

APPENDIX 5

COMMUTED SUM CALCULATOR

LONDON BOROUGH OF RICHMOND UPON THAMES
AFFORDABLE HOUSING SPD - ANNEXE A - COMMUTED SUM CALCULATION

REV A

Site Name:	Garage Site South Worpole Way	Date	03/10/2019	Notes
Number of Units on proposed development	5	No.		
Level of Affordable Housing required	25%			
Number of Affordable Units required	1.25	No.		
Percentage Affordable Rented required	80%			
Number of Affordable Rented Units required	1.00	No.		
Percentage Intermediate required	20%			
Number of Intermediate units required	0.25	No.		
Less on Site provision				
Affordable Rented Units provided on site	0	No.		
Net number of units of Affordable Rented off-site	1.00	No.		
Intermediate Units provided on site	0	No.		
Net number of Intermediate units off-site	0.25	No.		

Off-Site Commuted Sum calculation

Affordable Rented									
Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	Rent per week	Mgt Charge 25.00%	Yield 6.00%	Capitalised Rent	Commutated Sum
1 Bed Flat			0	0		0	6.00%	0	0
2 Bed Flat			0	0		0	6.00%	0	0
3 Bed Flat			0	0		0	6.00%	0	0
2 Bed Hse			0	0		0	6.00%	0	0
3 Bed Hse	1.00	950,000	190,000	760,000	700	9,100	6.00%	455,000	305,000
4 Bed Hse			0	0		0	6.00%	0	0
5 Bed Hse			0	0		0	6.00%	0	0
Total	1							Total	305,000

Intermediate - Shared Ownership										
Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	Equity Rent 2.75%	Mgt Charge 6.50%	Yield 6.00%	Capitalised Rent	1st Tranche 40.00%	Commutated Sum
1 Bed Flat			0	0	0	0	6.00%	0	0	0
2 Bed Flat			0	0	0	0	6.00%	0	0	0
3 Bed Flat			0	0	0	0	6.00%	0	0	0
2 Bed Hse			0	0	0	0	6.00%	0	0	0
3 Bed Hse	0.25	950,000	190,000	760,000	15,675	1,019	6.00%	244,269	380,000	33,933
4 Bed Hse			0	0	0	0	6.00%	0	0	0
5 Bed Hse			0	0	0	0	6.00%	0	0	0
Total	0.25									33,933

Total Units	1.25							Total Commuted Sum	338,933
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