

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

REV A

<b>Site Name:</b> 96 Court Way	<b>Date:</b> 05/08/2021	<b>Notes</b>
Number of Units on proposed development	1	No.
Level of Affordable Housing required	4%	
Number of Affordable Units required	0.04	No.
Percentage Affordable Rented required	80%	
Number of Affordable Rented Units required	0.03	No.
Percentage Intermediate required	20%	
Number of Intermediate units required	0.01	No.
<b>Less on Site provision</b>		
Affordable Rented Units provided on site	0	No.
<b>Net number of units of Affordable Rented off-site</b>	0.03	No.
Intermediate Units provided on site	0	No.
<b>Net number of Intermediate units off-site</b>	0.01	No.

**Off-Site Commuted Sum calculation**

<b>Affordable Rented</b>									
Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	Rent per week	Mgt Charge 25.00%	Yield 6.00%	Capitalised Rent	Commuted 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	0.03	425,000	85,000	340,000		0	6.00%	0	10,200
3 Bed Hse			0	0		0	6.00%	0	0
4 Bed Hse			0	0		0	6.00%	0	0
5 Bed Hse			0	0		0	6.00%	0	0
<b>Total</b>	0.03							<b>Total</b>	10,200

<b>Intermediate - Shared Ownership</b>										
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%	Commuted Sum
1 Bed Flat	0.00		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	0.01	425,000	85,000	340,000	7,013	456	6.00%	109,278	170,000	607
3 Bed Hse			0	0	0	0	6.00%	0	0	0
4 Bed Hse			0	0	0	0	6.00%	0	0	0
5 Bed Hse			0	0	0	0	6.00%	0	0	0
<b>Total</b>	0.01									607

<b>Total Units</b>	0.04							<b>Total Commuted Sum</b>	10,807
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