

## **Appendix VI**

### **Results of Financial Contributions in lieu of on-site Affordable Housing Calculations**

**Appendix VI: Waverley Borough Council Payments in lieu of on-site provision - Value Points 1 to 5: 0%, 20%, 33% & 40% Equivalent Affordable Housing Provision**

| Value Point 1 |  |                          |                |                  |                           |                |                  |                           |                |                  |                           |                |  |
|---------------|--|--------------------------|----------------|------------------|---------------------------|----------------|------------------|---------------------------|----------------|------------------|---------------------------|----------------|--|
| Scheme Size   | Mix  | 0% Affordable Equivalent |                |                  | 20% Affordable Equivalent |                |                  | 30% Affordable Equivalent |                |                  | 40% Affordable Equivalent |                |  |
|               |  | RLV (£)                  | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) |  |
| 1 House       | 1 x 3-bed house                                      | £81,660                  | 31.7%          | £22,609          | £59,690                   | 23.1%          | £33,913          | £48,705                   | 18.9%          | £45,217          | £37,720                   | 14.6%          |  |
| 3 Houses      | 3 x 3-bed houses                                     | £242,529                 | 31.3%          | £67,826          | £177,279                  | 22.9%          | £101,738         | £144,653                  | 18.7%          | £135,651         | £113,160                  | 14.6%          |  |
| 5 Flats       | 5 x 2-bed flats                                      | £243,721                 | 24.6%          | £86,754          | £164,810                  | 16.6%          | £130,131         | £124,083                  | 12.5%          | £173,507         | £81,691                   | 8.3%           |  |
| 5 Houses      | 5 x 3-bed houses                                     | £383,043                 | 29.7%          | £113,043         | £275,881                  | 21.4%          | £169,564         | £226,884                  | 17.6%          | £226,085         | £172,198                  | 13.3%          |  |
| 5 Houses      | 5 x 4-bed houses                                     | £449,175                 | 29.6%          | £132,759         | £323,323                  | 21.3%          | £199,139         | £260,397                  | 17.2%          | £265,519         | £201,542                  | 13.3%          |  |
| 10 Flats      | 10 x 2-bed flats                                     | £482,417                 | 24.4%          | £173,507         | £322,962                  | 16.3%          | £260,261         | £245,685                  | 12.4%          | £347,015         | £161,749                  | 8.2%           |  |
| 10 Flats      | 5 x 1-bed flats; 5 x 2-bed flats                     | £427,217                 | 24.3%          | £153,791         | £281,427                  | 16.0%          | £230,686         | £212,832                  | 12.1%          | £307,581         | £138,434                  | 7.9%           |  |
| 10 Houses     | 5 x 2-bed houses; 3 x 3-bed houses; 2 x 4-bed houses | £735,814                 | 29.2%          | £220,828         | £528,633                  | 21.0%          | £331,241         | £429,470                  | 17.0%          | £441,655         | £324,801                  | 12.9%          |  |
| 14 Houses     | 7 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses | £1,032,757               | 29.2%          | £309,947         | £741,964                  | 21.0%          | £464,921         | £596,568                  | 16.9%          | £619,895         | £455,871                  | 12.9%          |  |

| Value Point 2 |  |                          |                |                  |                           |                |                  |                           |                |                  |                           |                |  |
|---------------|--|--------------------------|----------------|------------------|---------------------------|----------------|------------------|---------------------------|----------------|------------------|---------------------------|----------------|--|
| Scheme Size   | Mix  | 0% Affordable Equivalent |                |                  | 20% Affordable Equivalent |                |                  | 30% Affordable Equivalent |                |                  | 40% Affordable Equivalent |                |  |
|               |  | RLV (£)                  | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) |  |
| 1 House       | 1 x 3-bed house                                      | £114,692                 | 38.1%          | £26,377          | £89,061                   | 29.6%          | £39,565          | £76,245                   | 25.3%          | £52,753          | £63,429                   | 21.1%          |  |
| 3 Houses      | 3 x 3-bed houses                                     | £333,754                 | 37.0%          | £79,130          | £259,167                  | 28.7%          | £118,695         | £226,448                  | 25.1%          | £158,260         | £188,385                  | 20.9%          |  |
| 5 Flats       | 5 x 2-bed flats                                      | £364,166                 | 31.5%          | £101,213         | £268,219                  | 23.2%          | £151,819         | £224,787                  | 19.5%          | £202,425         | £175,824                  | 15.2%          |  |
| 5 Houses      | 5 x 3-bed houses                                     | £534,419                 | 35.5%          | £131,883         | £414,964                  | 27.6%          | £197,825         | £352,453                  | 23.4%          | £263,766         | £289,942                  | 19.3%          |  |
| 5 Houses      | 5 x 4-bed houses                                     | £626,961                 | 35.5%          | £154,886         | £481,647                  | 27.3%          | £232,329         | £413,250                  | 23.4%          | £309,772         | £339,836                  | 19.2%          |  |
| 10 Flats      | 10 x 2-bed flats                                     | £720,823                 | 31.2%          | £202,425         | £530,907                  | 23.0%          | £303,638         | £440,491                  | 19.1%          | £404,851         | £344,544                  | 14.9%          |  |
| 10 Flats      | 5 x 1-bed flats; 5 x 2-bed flats                     | £634,127                 | 31.0%          | £179,422         | £470,645                  | 23.0%          | £269,134         | £385,601                  | 18.8%          | £358,845         | £300,557                  | 14.7%          |  |
| 10 Houses     | 5 x 2-bed houses; 3 x 3-bed houses; 2 x 4-bed houses | £1,039,239               | 35.3%          | £257,632         | £797,528                  | 27.1%          | £386,448         | £676,673                  | 23.0%          | £515,264         | £555,818                  | 18.9%          |  |
| 14 Houses     | 7 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses | £1,458,637               | 35.3%          | £361,605         | £1,119,378                | 27.1%          | £542,408         | £949,749                  | 23.0%          | £723,210         | £780,120                  | 18.9%          |  |

| Value Point 3 |  |                          |                |                  |                           |                |                  |                           |                |                  |                           |                |  |
|---------------|--|--------------------------|----------------|------------------|---------------------------|----------------|------------------|---------------------------|----------------|------------------|---------------------------|----------------|--|
| Scheme Size   | Mix  | 0% Affordable Equivalent |                |                  | 20% Affordable Equivalent |                |                  | 30% Affordable Equivalent |                |                  | 40% Affordable Equivalent |                |  |
|               |  | RLV (£)                  | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) |  |
| 1 House       | 1 x 3-bed house                                      | £146,248                 | 42.5%          | £30,145          | £118,432                  | 34.4%          | £45,217          | £103,785                  | 30.2%          | £60,289          | £89,139                   | 25.9%          |  |
| 3 Houses      | 3 x 3-bed houses                                     | £429,879                 | 41.7%          | £90,434          | £344,636                  | 33.4%          | £135,651         | £302,015                  | 29.3%          | £180,868         | £259,393                  | 25.1%          |  |
| 5 Flats       | 5 x 2-bed flats                                      | £484,610                 | 36.7%          | £115,672         | £374,957                  | 28.4%          | £173,507         | £320,130                  | 24.3%          | £231,343         | £265,303                  | 20.1%          |  |
| 5 Houses      | 5 x 3-bed houses                                     | £689,744                 | 40.1%          | £150,724         | £548,335                  | 31.9%          | £226,085         | £482,606                  | 28.1%          | £301,447         | £411,165                  | 23.9%          |  |
| 5 Houses      | 5 x 4-bed houses                                     | £809,378                 | 40.1%          | £177,013         | £643,305                  | 31.8%          | £265,519         | £560,268                  | 27.7%          | £354,025         | £482,202                  | 23.9%          |  |
| 10 Flats      | 10 x 2-bed flats                                     | £959,229                 | 36.3%          | £231,343         | £742,183                  | 28.1%          | £347,015         | £633,659                  | 24.0%          | £462,686         | £525,136                  | 19.9%          |  |
| 10 Flats      | 5 x 1-bed flats; 5 x 2-bed flats                     | £845,441                 | 36.1%          | £205,054         | £653,059                  | 27.9%          | £307,581         | £556,868                  | 23.8%          | £410,108         | £465,476                  | 19.9%          |  |
| 10 Houses     | 5 x 2-bed houses; 3 x 3-bed houses; 2 x 4-bed houses | £1,342,665               | 40.0%          | £294,437         | £1,066,424                | 31.7%          | £441,655         | £928,303                  | 27.6%          | £588,874         | £790,183                  | 23.5%          |  |
| 14 Houses     | 7 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses | £1,884,516               | 40.0%          | £413,263         | £1,496,792                | 31.7%          | £619,895         | £1,302,930                | 27.6%          | £826,526         | £1,109,068                | 23.5%          |  |

| Value Point 4 |  |                          |                |                  |                           |                |                  |                           |                |                  |                           |                |  |
|---------------|--|--------------------------|----------------|------------------|---------------------------|----------------|------------------|---------------------------|----------------|------------------|---------------------------|----------------|--|
| Scheme Size   | Mix  | 0% Affordable Equivalent |                |                  | 20% Affordable Equivalent |                |                  | 30% Affordable Equivalent |                |                  | 40% Affordable Equivalent |                |  |
|               |  | RLV (£)                  | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) |  |
| 1 House       | 1 x 3-bed house                                      | £178,950                 | 46.2%          | £33,913          | £146,325                  | 37.8%          | £50,869          | £130,012                  | 33.6%          | £67,826          | £114,848                  | 29.7%          |  |
| 3 Houses      | 3 x 3-bed houses                                     | £520,581                 | 44.8%          | £101,738         | £430,106                  | 37.0%          | £152,608         | £382,156                  | 32.9%          | £203,477         | £334,207                  | 28.8%          |  |
| 5 Flats       | 5 x 2-bed flats                                      | £598,817                 | 40.3%          | £130,131         | £481,695                  | 32.4%          | £195,196         | £420,015                  | 28.3%          | £260,261         | £358,334                  | 24.1%          |  |
| 5 Houses      | 5 x 3-bed houses                                     | £845,069                 | 43.7%          | £169,564         | £685,984                  | 35.5%          | £254,346         | £606,441                  | 31.3%          | £339,128         | £526,899                  | 27.2%          |  |
| 5 Houses      | 5 x 4-bed houses                                     | £991,795                 | 43.6%          | £199,139         | £804,962                  | 35.4%          | £298,709         | £711,546                  | 31.3%          | £398,278         | £618,129                  | 27.2%          |  |
| 10 Flats      | 10 x 2-bed flats                                     | £1,197,635               | 40.3%          | £260,261         | £953,458                  | 32.1%          | £390,392         | £831,369                  | 28.0%          | £520,522         | £709,280                  | 23.9%          |  |
| 10 Flats      | 5 x 1-bed flats; 5 x 2-bed flats                     | £1,056,755               | 40.1%          | £230,686         | £840,326                  | 31.9%          | £346,029         | £732,111                  | 27.8%          | £461,372         | £623,896                  | 23.7%          |  |
| 10 Houses     | 5 x 2-bed houses; 3 x 3-bed houses; 2 x 4-bed houses | £1,646,090               | 43.5%          | £331,241         | £1,335,319                | 35.3%          | £496,862         | £1,179,934                | 31.2%          | £662,483         | £1,024,548                | 27.1%          |  |

|           |  |            |       |          |            |       |          |            |       |          |            |       |
|-----------|--|------------|-------|----------|------------|-------|----------|------------|-------|----------|------------|-------|
| 14 Houses | 7 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses | £2,310,396 | 43.5% | £464,921 | £1,874,206 | 35.3% | £697,381 | £1,656,112 | 31.2% | £929,842 | £1,438,017 | 27.1% |
|-----------|--|------------|-------|----------|------------|-------|----------|------------|-------|----------|------------|-------|

| Value Point 5 |  |                          |                |                  |                           |                |                  |                           |                |                  |                           |                |  |
|---------------|--|--------------------------|----------------|------------------|---------------------------|----------------|------------------|---------------------------|----------------|------------------|---------------------------|----------------|--|
| Scheme Size   | Mix  | 0% Affordable Equivalent |                |                  | 20% Affordable Equivalent |                |                  | 30% Affordable Equivalent |                |                  | 40% Affordable Equivalent |                |  |
|               |  | RLV (£)                  | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) | Commuted Payment | RLV (£)                   | RLV (% of GDV) |  |
| 1 House       | 1 x 3-bed house                                      | £211,652                 | 49.2%          | £37,681          | £175,402                  | 40.8%          | £56,521          | £157,277                  | 36.6%          | £75,362          | £139,152                  | 32.4%          |  |
| 3 Houses      | 3 x 3-bed houses                                     | £615,715                 | 47.7%          | £113,043         | £510,260                  | 39.6%          | £169,564         | £462,298                  | 35.8%          | £226,085         | £409,021                  | 31.7%          |  |
| 5 Flats       | 5 x 2-bed flats                                      | £718,020                 | 43.5%          | £144,590         | £582,366                  | 35.3%          | £216,884         | £514,539                  | 31.2%          | £289,179         | £451,366                  | 27.4%          |  |
| 5 Houses      | 5 x 3-bed houses                                     | £1,718,414               | 45.2%          | £188,405         | £823,633                  | 38.3%          | £282,607         | £735,252                  | 34.2%          | £376,809         | £646,871                  | 30.1%          |  |
| 5 Houses      | 5 x 4-bed houses                                     | £1,892,232               | 45.3%          | £221,266         | £966,619                  | 38.3%          | £331,899         | £862,823                  | 34.2%          | £442,532         | £759,028                  | 30.1%          |  |
| 10 Flats      | 10 x 2-bed flats                                     | £1,436,041               | 43.5%          | £289,179         | £1,164,733                | 35.3%          | £433,769         | £1,029,079                | 31.2%          | £578,358         | £893,425                  | 27.1%          |  |
| 10 Flats      | 5 x 1-bed flats; 5 x 2-bed flats                     | £1,268,070               | 43.4%          | £256,318         | £1,027,592                | 35.1%          | £216,884         | £1,064,589                | 36.4%          | £512,636         | £787,114                  | 26.9%          |  |
| 10 Houses     | 5 x 2-bed houses; 3 x 3-bed houses; 2 x 4-bed houses | £1,949,516               | 46.4%          | £368,046         | £1,604,215                | 38.2%          | £552,069         | £1,431,564                | 34.1%          | £736,092         | £1,258,914                | 30.0%          |  |
| 14 Houses     | 7 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses | £2,736,275               | 46.4%          | £516,579         | £2,251,620                | 38.2%          | £774,868         | £2,009,293                | 34.1%          | £1,033,158       | £1,766,965                | 30.0%          |  |

| Value Point | 1-Bed Flats | Commuted Payment (Per Unit) | 2-Bed Flats | Commuted Payment (Per Unit) | 2-Bed Houses | Commuted Payment (Per Unit) | 3-Bed Houses | Commuted Payment (Per Unit) | 4-Bed Houses | Commuted Payment (Per Unit) |
|-------------|-------------|-----------------------------|-------------|-----------------------------|--------------|-----------------------------|--------------|-----------------------------|--------------|-----------------------------|
| 1           | £153,000    | £67,037                     | £198,000    | £86,754                     | £228,000     | £99,898                     | £258,000     | £113,043                    | £303,000     | £132,759                    |
| 2           | £178,500    | £78,210                     | £231,000    | £101,213                    | £266,000     | £116,548                    | £301,000     | £131,883                    | £353,500     | £154,886                    |
| 3           | £204,000    | £89,383                     | £264,000    | £115,672                    | £304,000     | £133,198                    | £344,000     | £150,724                    | £404,000     | £177,013                    |
| 4           | £229,500    | £100,555                    | £297,000    | £130,131                    | £342,000     | £149,847                    | £387,000     | £169,564                    | £454,500     | £199,139                    |
| 5           | £255,000    | £111,728                    | £330,000    | £144,590                    | £380,000     | £166,497                    | £430,000     | £188,405                    | £505,000     | £221,266                    |

Commuted payment calculated by:

1. Taking average residual land value as percentage of GDV from all appraisals with zero affordable housing = 38.1%
2. Multiplying this figure by the open market unit value
3. Adding 15% on-costs
4. Multiplying this figure by the equivalent affordable housing percentage.

Example: 5 Unit Housing Scheme of 5 x 3-bed houses  
3-bed houses at £344,000 x 0.381 = £131,064  
£136,244 +15% = £150,724  
5 x 3-bed houses x 20% = 1.0 houses x £150,724 = £150,724  
Commuted Payment = £150,724