

Planning Obligations SPD April 2015

Appendix 1 (Affordable Housing): Options in lieu of Onsite delivery of affordable homes.

The 2018/2019 figures below replace Table 1 figures and examples in Appendix 1 April 2015

Table 1 Per unit Commuted Sum per scheme type and location

Scheme Density	Low Density	Medium Density	High Density
Density Definition	At least 80% houses or bungalows	Mix of houses and flats	At Least 80% flats
Bath Prime High Value Area 1 - (40% and 20% affordable housing)	£194,198	£159,501	£122,479
Bath Rural High Value Area 1 - (40% and 20% affordable housing)	£157,499	£129,218	£98,994
Bath North and East High Value Area 1 - (40% and 20% affordable housing)	£131,414	£107,921	£82,856
Area 2 Areas Low Value Area (30% and 15% affordable housing)	£91,820	£73,245	£54,730

1.7 **Example 1** - A scheme of 9 houses with a total m2 of 1200m2, meaning that the affordable housing policy applies, in Bath Rural post code areas, the calculation would be as follows:

9 x 20% (scheme under 10 units) = 1.8 units.

Scheme Type is 100% Houses = Low Density

The commuted sum figure per units for Low Density in Bath Rural Post Code area is £157,499 (See column 2 row 4 in Table 1 above)

The Commuted Sum Calculation is $1.8 \times \text{£}157,499 = \text{£}283,498$.

1.8 **Example 2** - A scheme of 15 houses and flats, meaning that the affordable housing policy applies, in Area 2 post code areas, the calculation would be as follows:

15 x 30% = 4.5 units.

Scheme Type is a mix of houses and flats = Medium Density.

The commuted sum figure per units for mix of houses and flats houses in Area 2 Post Code area is £73,245. (See column 3 row 6 in Table 1 above)

The Commuted Sum Calculation is $4.5 \times \text{£}73,245 = \text{£}329,602$.