

# Appendix 3

## Example affordable housing in lieu payment calculation (calculator spread sheet)

Column E comment – unless Strategic Housing have specified the no. of bed spaces for each of the affordable units, enter average sizes (see accompanying guidance for figures)

Column I comment – formula needs changing depending on % to be applied whether this be 30% for larger schemes in accordance with CP8 or a lower % to take into account what cannot be provided on-site up to the required proportion of 20/30%

A	B	C	D	E	F	G	H	I
[SITE ADDRESS]								
Plot No:	Floor	Bedroom	m2	AH Min (based on National Technical Housing Standards)	Sq ft	Open Market Value (OMV)	Residual land value percentage 30%	Payment in lieu (based on 20% AH)
1		2	68.00503	65.5	732	£150,000.00	£47,676.62	£9,535.32
2		2	69.95599	65.5	753	£159,000.00	£49,127.82	£9,825.56
3		1	48.9599	44.5	527	£125,000.00	£37,492.42	£7,498.48
4		2	68.00503	65.5	732	£152,500.00	£48,471.23	£9,694.25
5		2	68.00503	65.5	732	£152,500.00	£48,471.23	£9,694.25
6		2	52.0257	65.5	560	£142,500.00	£59,204.15	£11,840.83
7		2	57.04247	65.5	614	£150,000.00	£56,839.23	£11,367.85
8		2	68.00503	65.5	732	£153,000.00	£48,630.16	£9,726.03
9		2	69.95599	65.5	753	£160,000.00	£49,436.80	£9,887.36
10		1	48.9599	44.5	527	£123,500.00	£37,042.51	£7,408.50
11		2	68.00503	65.5	732	£162,000.00	£51,490.75	£10,298.15
12		2	68.00503	65.5	732	£162,000.00	£51,490.75	£10,298.15
13		2	52.0257	65.5	560	£144,000.00	£59,827.35	£11,965.47
14		2	57.04247	65.5	614	£152,000.00	£57,597.09	£11,519.42
15		2	68.00503	65.5	732	£152,000.00	£48,312.31	£9,662.46
16		2	69.95599	65.5	753	£162,000.00	£50,054.76	£10,010.95
17		1	48.9599	44.5	527	£128,000.00	£38,392.23	£7,678.45
18		2	68.00503	65.5	732	£162,500.00	£51,649.68	£10,329.94
19		2	68.00503	65.5	732	£162,500.00	£51,649.68	£10,329.94
20		2	52.0257	65.5	560	£146,500.00	£60,866.02	£12,173.20
21		2	57.04247	65.5	614	£153,500.00	£58,165.48	£11,633.10
22		2	58.99343	65.5	635	£160,000.00	£58,623.48	£11,724.70
23		2	65.03213	65.5	700	£165,000.00	£54,841.74	£10,968.35
24		1	44.96507	44.5	484	£129,000.00	£42,129.70	£8,425.94
25		2	57.04247	65.5	614	£167,000.00	£63,281.01	£12,656.20
26		1	45.987	44.5	495	£129,500.00	£41,353.15	£8,270.63
27		2	52.95473	65.5	570	£152,250.00	£62,145.22	£12,429.04
		Totals	1620.972		17448	£4,057,750.00	£1,384,262.57	£276,852.51

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