Numbers Sheet Name	Numbers Table Name	Excel Worksheet Name
How_to_complete_the_form		
	Table 1	How_to_complete_the_form
How_to_complete_the_form		
	Table 1	How_to_complete_the_form
Affordable_housing_calculator		
	Table 1	Affordable_housing_calculator
Sheet 1		
	Table 1	Sheet 1

How to fill in the commuted sum calculator form.
All cells coloured yellow are to be filled in by the Applicant.
Enter site name (cell B2) and date (cell F2) carrying out the calculation.
Enter the Affordable Housing Threshold Percentage required to meet the appropriate Local Plan Policy (B4) and
Enter the Affordable Housing the tenure split Affordable Rented (B6) as per the appropriate local plan policy. N
Enter the Affordable Housing the tenure split for Intermediate Housiing (B8) as per the appropriate local plan
The number of Affordable Rented and Intermediate tenure units are automatically calculated on the basis of th
If any affordable rent or intermediate units are to be provided on site, enter into the appropriate cells.

Enter Affordable Rented Units provided on site	
Enter Intermediate Units provided on site	

The net amount of affordable rented and shared ownership units are shown in cells B12 and B 14. The mix of u
The net amount of affordable rented and shared ownership units to be provided are input in cells B20 and B26
The Open Market Value (OMV) of each unit should be input in cells C20 and C26 for Affordable Rented and C32
The profit level to be inputted for market housing at cell D19 should be the gross profit inclusive of marketing c
Affordable Rents – the rent level per week for each unit type are to be entered in G20 to G26 as per current Loc
The yield to capitalise the Affordable Rent has been set following consultation with the Registered Providers act
The ‘equity rent‘ on the unsold portion of a shared ownership unit is to be input at cell G31. This information c
The ‘initial tranche’ sale for shared ownership should be input at cell J31. The percentage of equity sold will ha
The calculator will calculate the affordable housing commuted sum taking into account all of the above inputs.

to C38. The OMV should be the anticipated net achievable price, ie net of any discounts or marketing incentive
osts as these would not apply to affordable housing. The normal range of operating profit is 15% to 20% as set
al Housing Allowance Rates for the "Broad Residential Market Area" in which the site sits as defined by the Valu

an be established by contacting an RP, but the value should not exceed 2.75% being the maximum allowed by H
ve to ensure that the units are affordable to the target market for this type of tenure and this will vary from wa

uation Office. This information is available on the valuation office website.

Commuted Sums for Affordable Housing calculator form									
Site Name:	Canfield Moat				**Assumptions**	NDSS space standards applied to affordable housing units			
Number of Units on proposed development	15	units				2 bed 3 person house - 70 m2			
Level of Affordable Housing required	40%	%				3 bed 4 person house - 84 m2			
Number of Affordable Units required	6.00	units				4 bed 5 person house - 97 m2			
Percentage Affordable Rented Units required	67%								
Number of Affordable Rented Units required	4.00	units				Sales proceeds per m2 @ £4,000 for area based on Government			
Percentage Intermediate required	33%					[redacted]			
Number of Intermediate units required	2.00	units							
Less on Site provision						66.67% affordable rent and 33.33% shared ownership split			
Affordable Rented Units provided on site	0	units							
Net number of units of Affordable Rented off-site	4.00	units							
Intermediate Units provided on site	0	units							
Net number of Intermediate units off-site	2.00	units							

Off-Site Commuted Sum calculation

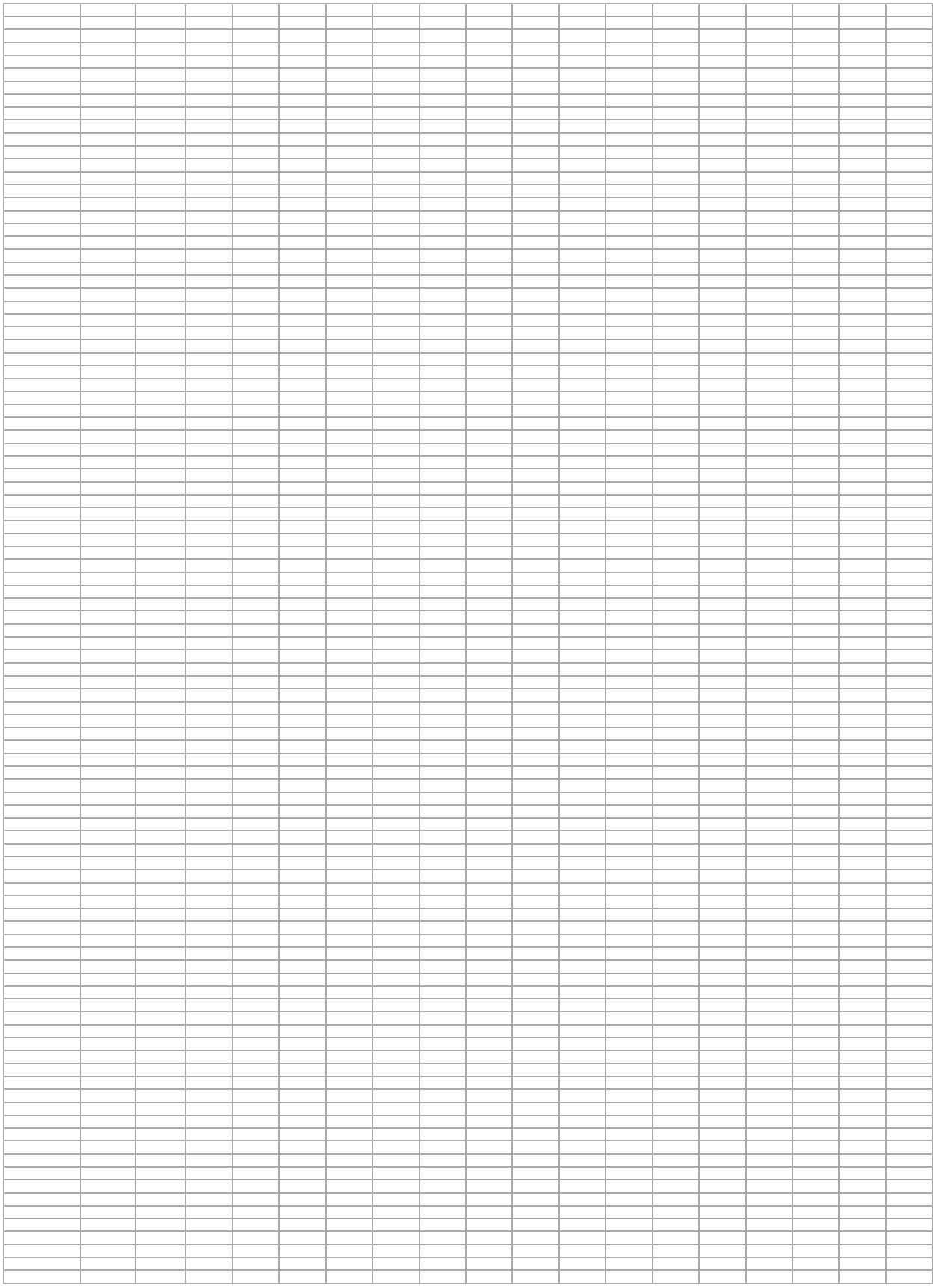
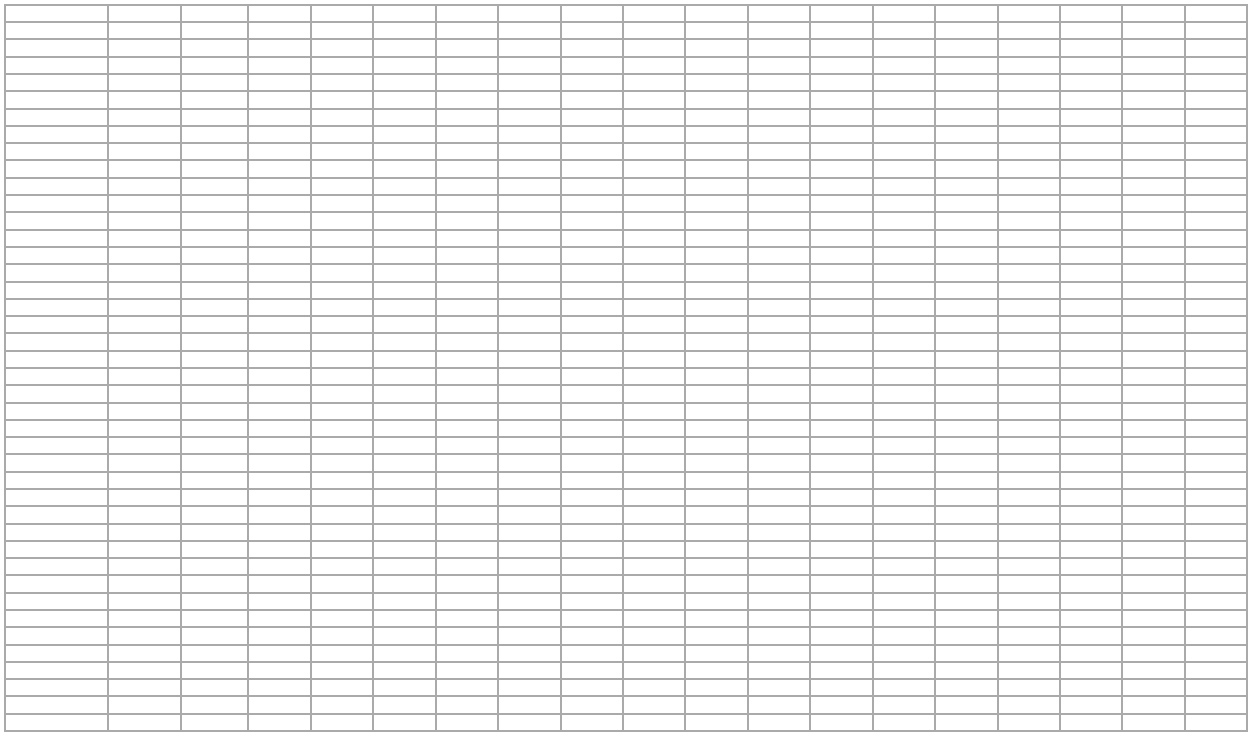
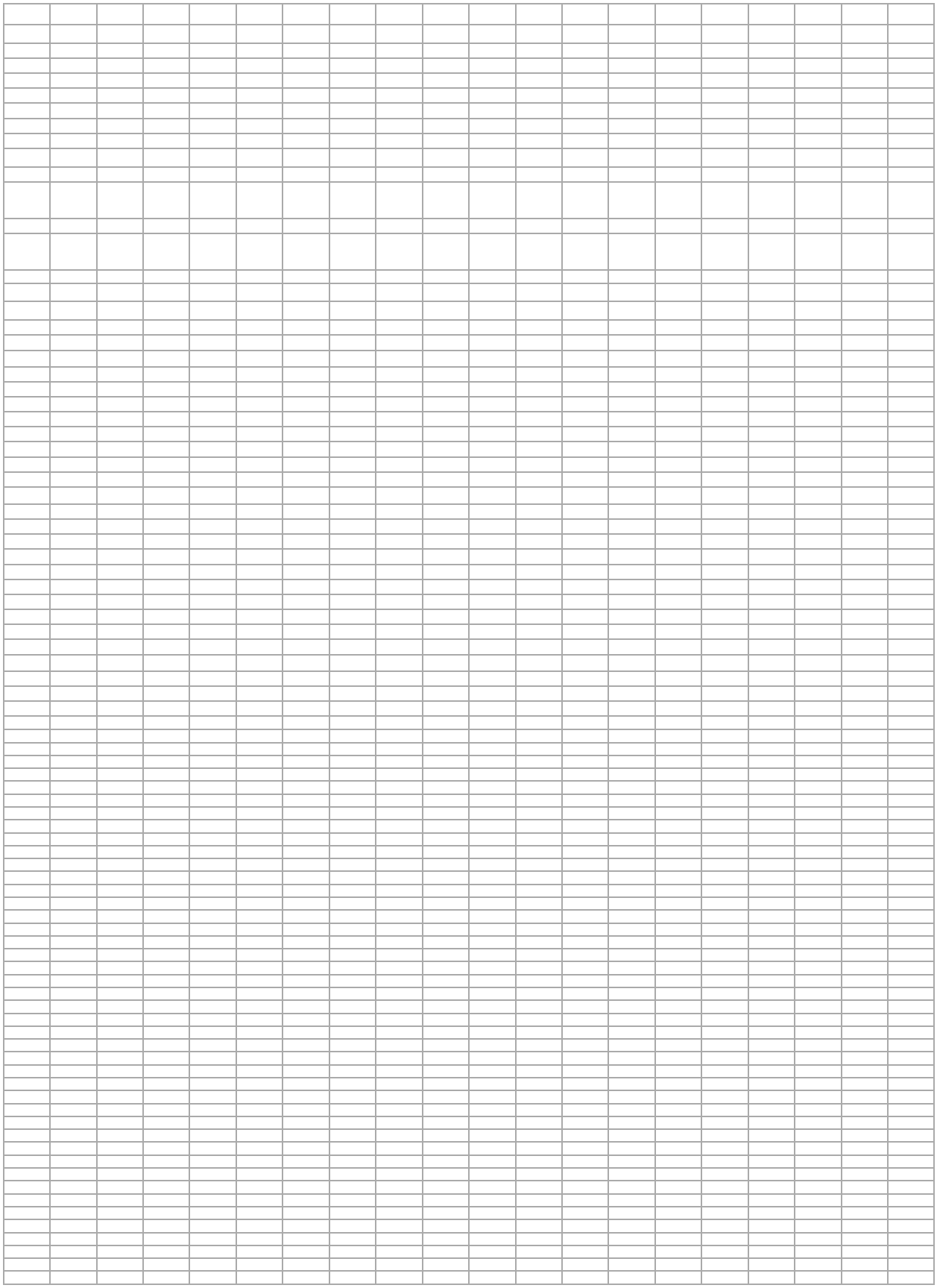
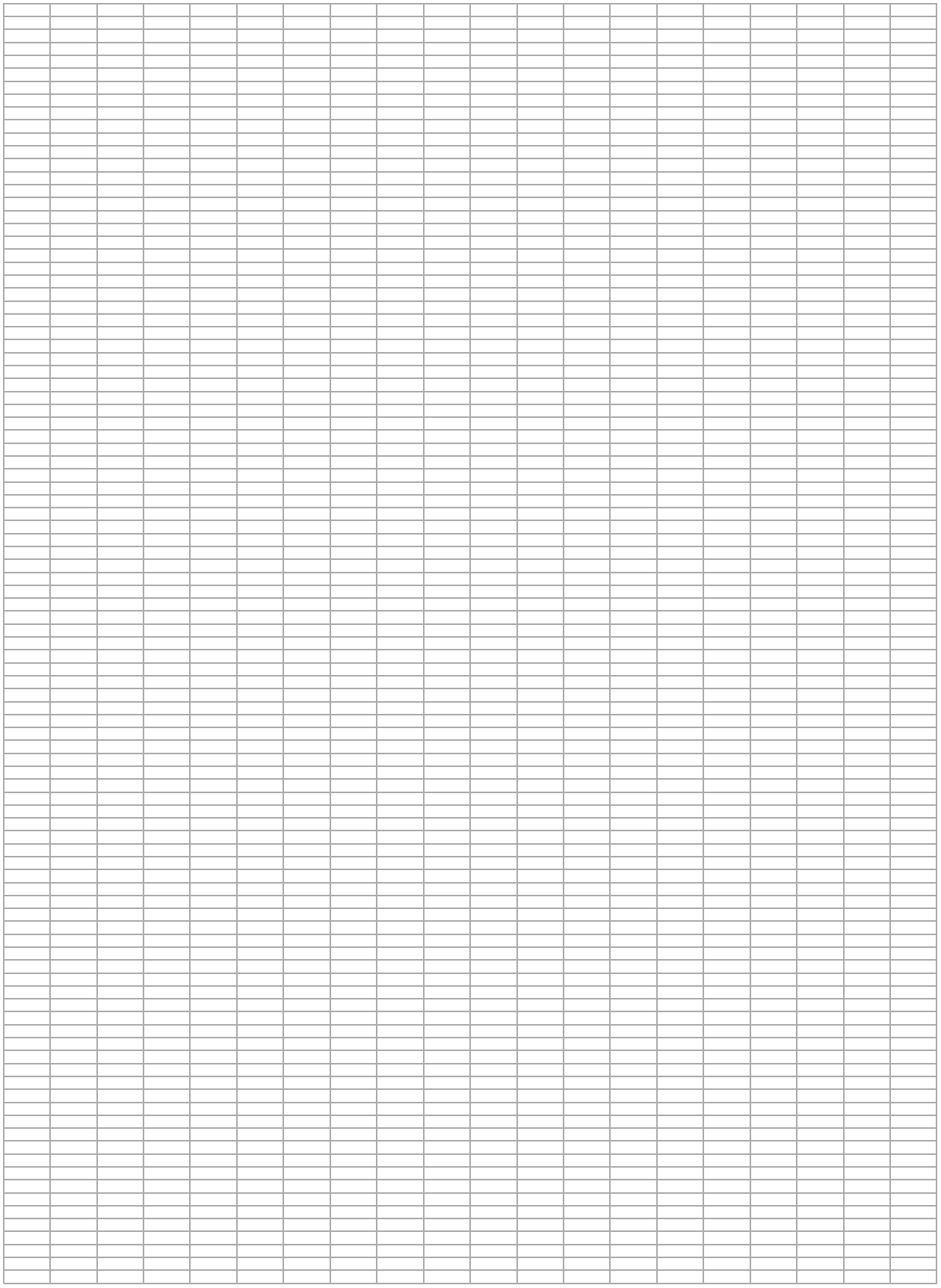
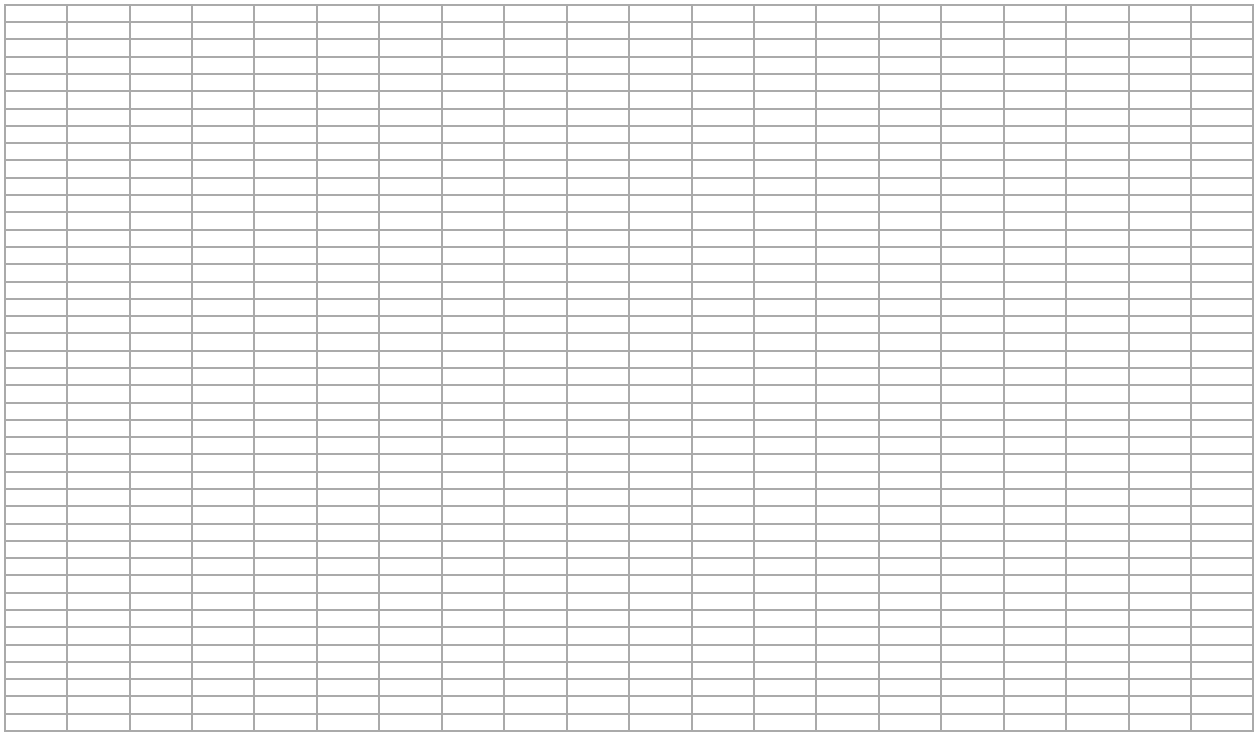
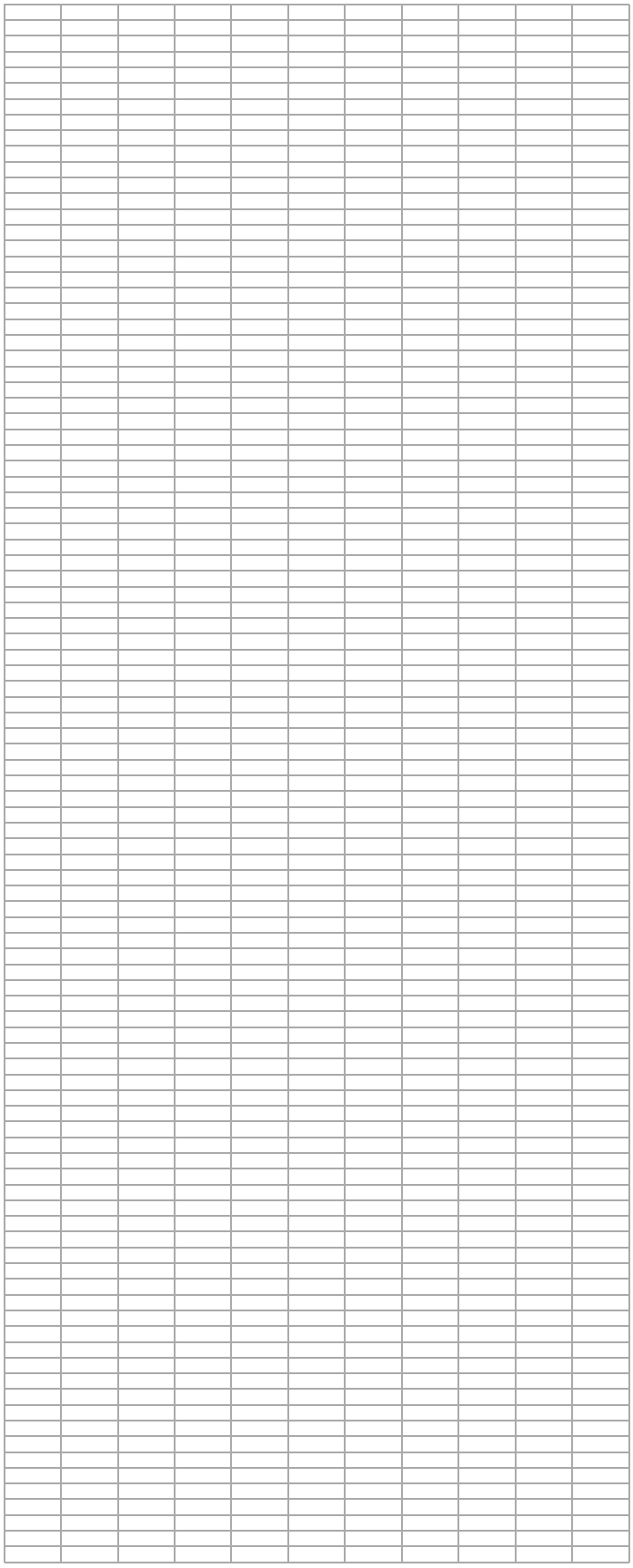
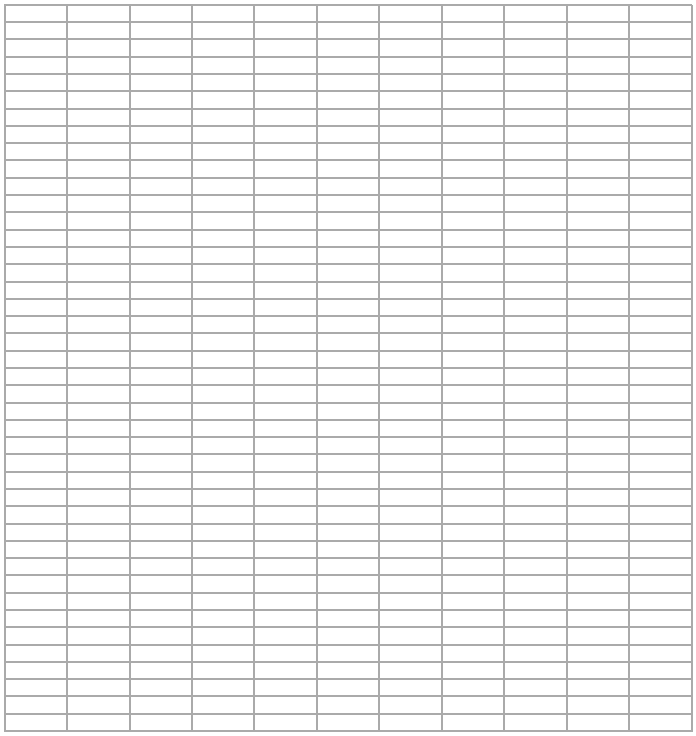
Affordable Rented

Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	AH Contractor Profit 6%	LHA Rent per week	Gross Yield 6.00%	Capitalised Rent	Commuted Sum per type
1 Bed Flat				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 House	1	280,000	56,000	224,000	13,440	207.12	6.00%	179,504	57,936
3 Bed House	2	336,000	67,200	268,800	16,128	258.9	6.00%	224,380	121,096
4 Bed House	1	388,000	77,600	310,400	18,624	299.18	6.00%	259,289	69,735
5 Bed House			0	0	0		6.00%	0	0
Total	4							**Total**	248,767

Intermediate - Shared Ownership

Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	AH Contractor Profit 6%	Equity Rent 2.75%	Gross Yield 5.50%	Capitalised Rent	1st Sale Tranche 35.00%
1 Bed Flat			0	0	0	0	5.50%	0	0
2 Bed Flat			0	0	0	0	5.50%	0	0
3 Bed Flat			0	0	0	0	5.50%	0	0
2 Bed House	1	280 000	56 000	224 000	13 440	5 005	5.50%	91 000	98 000
3 Bed House	1	336,000	67,200	268,800	16,128	6,006	5.50%	109,200	117,600
4 Bed House			0	0	0	0	5.50%	0	0
5 Bed House			0	0	0	0	5.50%	0	0
Total	2								

Total Units	**6**							**Total Commuted Sum**	

Data

Commuted
Sum per type
0
0
0
48 440
58,128
0
0
106 568
355,335