

Elmbridge Borough Council
Affordable Housing SAMM and CIL Liability Calculation Sheet

Applicants can only insert data into the yellow cells. All other cells are locked.

Address of Proposed Development	12 Claygate Lane, KT10
Development Description	Construction of 9 new
Application Number (if known)	

Section 1 - Affordable Housing (On-site Provision and Contributions)

COMPLETE SECTION 1 ONLY WHERE THE PROPOSAL IS TO INCREASE THE NUMBER OF DWELLING UNITS

Is the proposal seeking to increase the net No. of dwellings units within the development site?	Yes
Existing Land Use	Other
Number of existing Dwelling Units to be demolished	1
Gross No of Dwelling Units	9
Number of Affordable Units (On-site Provision) including Vacant Building Credit	2
Number of Open Market Units	7
Gross floorspace of VACANT building(s) being bought back into lawful use, or is demolished to be replaced by a new building	
Gross floorspace of proposed development (cell F74)	1067.50

Units	No of Bedrooms	Number of Floors	Gross Internal Floor Area*(GIA) sq ms	Open Market Valuation	Open Market or Affordable Housing
Complete row for Unit 1	4	3	212.30	1,200,000.00	Open Market
Complete row for Unit 2	3	2	164.20	900,000.00	Open Market
Complete row for Unit 3	1	1	40.70	225,000.00	Open Market
Complete row for Unit 4	1	1	41.30	235,000.00	Open Market
Complete row for Unit 5	1	1	52.20	290,000.00	Open Market
Complete row for Unit 6	3	2	120.90	675,000.00	Open Market
Complete row for Unit 7	3	2	120.90	675,000.00	Open Market
Complete row for Unit 8	3	2	158.50	875,000.00	Open Market
Complete row for Unit 9	3	2	158.50	875,000.00	Open Market
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Step 1 Average OMV of one Relevant or Comparative Affordable Unit	441,599.87
Step 2 - (Step 1) multiplied by Residual Land Value Percentage (39.2%)	173,107.15
Step 3 - Add 15% of the Result of Step 2 to Reflect Site Acquisition and Servicing Costs	199,073.22
Step 4 - Apply the Affordable Housing Policy Percentage (Column C Table C) to Step 3. Including Vacant Building Credit	£139,351.25

Section 2 - Thames Basin Heath - Strategic Access Management Monitoring (SAMM) for all developments where there is a net increase in dwelling units.

Thames Basin Heath (TBH) Zone Mitigation Area				
Proposed Number of Open Market Dwelling Units	Existing Number of Open Market Dwelling Units	Bedrooms	SAMM Rate	SAMM Contribution
		1 Bed Unit	£650.00	
		2 Bed Unit	£873.00	
		3 Bed Unit	£1,245.00	
		4 Bed Unit	£1,418.00	
		More than 4 Bed Units	£1,850.00	
Total SAMM Contribution				

Section 3 - Community Infrastructure Levy

Complete section 3 for all developments.

1. Does the development involve:	
a) new building (including extensions and replacement) floor space of 100 sq ms or above	Yes
b) proposals for one or more dwellings (except the conversion of a single dwelling house into two or more separate dwellings)?	Yes
c) a site owned by a charity where the development will be wholly or mainly for charitable purposes, and will the development will be either occupied by or under the control of a charitable institution?	No
d) residential annexe(s) or extension(s)	No
e) self-building housing	No
2. GIA of existing lawful use floorspace within the site to be demolished prior to completion.	159.80

Type of Development Proposed	CIL Rate per sq m	Gross Internal Floor Area of Chargeable Development*	of which, retained floorspace in existing buildings*
C3 - Open Market Housing	£125.00	1,067.50	0.00
C3 - On-site Social Housing provided within the development	£125.00		
C3 - Residential annexe or extension	£125.00		
C3 - Self-build housing	£125.00		
A1 - A5 use classes	£50.00		
Other	£0.00		
GIA of the chargeable development		1,067.50	0.00
RICS CIL indexation for 2021			355
RICS national All-in Tender Price for the 1st November of the year preceding the date when the charging schedule took effect			224
Indicative Chargeable Amount (including indexation for 2022)			£179,817.80

Summary of Contributions / On-site Provision

Number of On-site Affordable Housing units to be provided.	2
Indicative Affordable Housing financial contribution required	£139,351.25
SAMM contribution required	£0.00
Community Infrastructure Levy - Indicative Chargeable Amount	£179,817.80
Indicative relief for Social Housing (to be applied for and determined by EBC)	£0.00
Indicative exemption for residential annex or extension (to be applied for and determined by EBC)	£0.00
Indicative exemption for self-build housing (to be applied for and determined by EBC)	£0.00
Indicative Total Contribution	£319,169.05

Schedule of Indicative Payments Required

Contribution / Levy	Payment required prior to	Amount
Indicative Affordable Housing contribution	Commencement	£139,351.25
SAMM Contribution	Commencement	£0.00
Indicative Community Infrastructure Levy	90 days following commencement	£59,939.27
Payment - (Upon Deemed Commencement	180 days following commencement	£59,939.27
if no prior Commencement Notice is given)	270 days following commencement	£59,939.26

Final affordable housing and CIL payments are subject to indexation as show in section 4 below. Therefore, the values shown above are only indicative values at this stage.

Additional Documents Required

- CIL Form 1 Assumption of Liability****
- CIL Additional Information Form****
- Scaled floor plans of existing buildings in lawful use.****
- Unilateral Undertaking for Affordable Housing on-site provision****
- Unilateral Undertaking for Affordable Housing financial contribution****

*Gross Internal Floor Area (GIA) = Is the area of a building measured to the internal face of the perimeter walls at each floor level using the Code of Measuring Practice 6th edition by RICS, 2007, subject to exclusions set out in the CIL regulations where mezzanine floors are exempt.

**Where any exemption or relief is being claimed such forms will be required to complete the registration process. Where any discount for buildings in existing lawful use is being claimed, scaled plans of the existing buildings will be required to complete the registration process. Any Unilateral Undertaking for affordable housing on-site provision, a financial contribution towards affordable housing or SAMM will be required to be submitted prior to the determination of the planning application.

Failure to submit a correctly completed Unilateral Undertaking in sufficient time will result in a refusal to grant planning permission.

Name:.....

Date: