

CHARGES AND THRESHOLDS – RESIDENTIAL DEVELOPMENT

1. Financial contributions payable in addition to 50% affordable housing on sites of 10 dwellings or more.

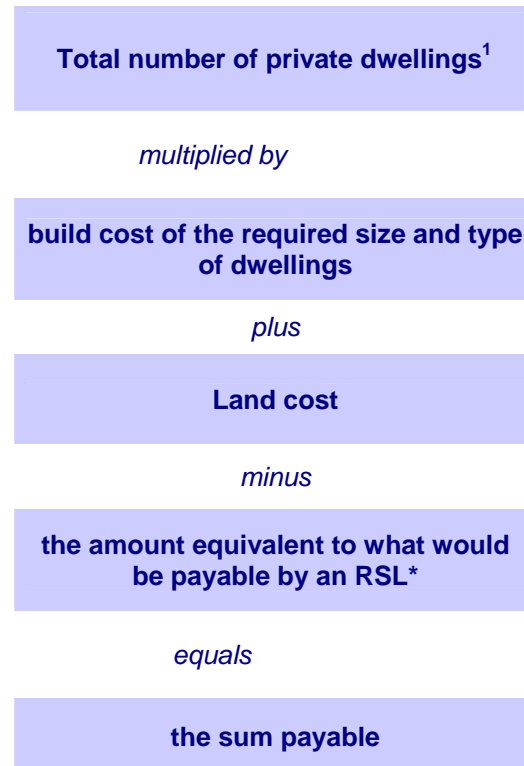
Infrastructure Average occupancy	1 bed 1.4 person £	2 bed 1.88 person £	3 bed 2.68 person £	4 bed+ 4.41 person £	Notes
Threshold: developments with potential 10 dwellings or 0.25ha					
Education – early years	0.00	279.00	744.00	836.00	Does not apply to specialist housing where children will not be resident
Education - primary	0.00	1,175.00	7,265.00	9,294.00	Does not apply to specialist housing where children will not be resident
Education - secondary	0.00	816.00	5,060.00	10,937.00	Does not apply to specialist housing where children will not be resident
Education – sixth form	0.00	175.00	1,086.00	2,348.00	Does not apply to specialist housing where children will not be resident
Libraries	118.00	159.00	226.00	373.00	Contribution applies to residential accommodation. Separate contribution for purpose built student accommodation of £63 per student place
Transport	1,600.00	2,450.00	2,625.00	2,975.00	Measures will include cycle, pedestrian, public transport traffic management, park & ride in addition to any specific measures needed as a result of development and on-site measures provided or routes reserved
Waste recycling centres	120.00	120.00	120.00	120.00	See Appendix 3 for formula for transport contribution for student accommodation
Museum records centre	13.00	13.00	13.00	13.00	
Fire hydrant					By negotiation – guideline approx. £700 per fire hydrant
Day care provision for adults					By negotiation
Threshold: developments with potential of 20 or more dwellings or smaller sites where appropriate					
Open space, park or	359.00	485.00	685.00	1,133.00	Contribution applies if no on-site measures.

ecology areas					Maintenance contribution if land transferred to the City Council of £46,580 per ha to cover 10 years maintenance.
Play facilities	11.00	44.00	114.00	243.00	Contribution applies if no on-site measures. Maintenance contribution if land transferred to City Council of £10,850 for local park play area and £29,660 for neighbourhood park play area, to cover 10 years maintenance.
Outdoor sports ground	54.00	72.00	103.00	151.00	Contribution applies if no on-site measures
Indoor leisure facilities	81.00	110.00	156.00	257.00	
Allotments	5.00	7.00	10.00	16.00	
Community facilities					By negotiation
Youth service					By negotiation
Public art	850.00	850.00	850.00	850.00	
Threshold – 100 dwellings or more					
Special education needs	0.00	124.00	767.00	1,194.00	
Other contributions/charges					
Costs of preparing legal agreement					Will be based on hourly rate: £100 per hour for City Council, £140 per hour for County Council
Costs of implementing legal agreement					See table 2, paragraph 36. Will depend on value of contributions and number of on-site measures
Maximum contribution potentially payable from infrastructure with standard charges	3,211	6,879	19,824	30,740	Plus other charges that may be applicable by negotiation

The above contributions are costed at June 2006 prices. They will be updated according to the BCIS All-in Tender Pricing Index published in the Quarterly Review of Building Prices by the Royal Institution of Chartered Surveyors except for highway contributions. Highway contributions will be adjusted according to the Monthly Bulletin of Indices – Prices Adjustment Formulae for Construction Contracts (1990 Series) published on behalf of the Department of Trade and Industry.

2. The adopted Affordable Housing Supplementary Planning Document sets out the following formulae for calculating developer contribution towards affordable housing from a residential development and self-contained student accommodation when an on-site contribution is not considered appropriate by the City Council.

Table 4 Formula for calculating financial contribution from residential development



*See Appendix 3, paragraphs 1 - 3.

¹ Ensures that the overall number of dwellings results in 50% affordable and 50% market.

