

CHARGES AND THRESHOLDS – RESIDENTIAL DEVELOPMENT

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

Infrastructure	1 bed	2 bed	3 bed	4 bed+	Notes
Average occupancy	1.4	1.88	2.68	4.41	
	person	person	person	person	
	£	£	£	£	
Threshold: developments with potential 10 dwellings or 0.25ha					
Education – early years					By negotiation
Education - primary	0	864	5,169	6,461	Does not apply to specialist housing (such as sheltered housing or exclusive student flats/accommodation). Adjust to take account of capacity in some schools
Education - secondary	0	615	3,687	7,784	Does not apply to specialist housing (such as sheltered housing or exclusive student flats/accommodation). Adjust to take account of capacity in some secondary schools.
Education – sixth form	0	128	766	1,617	Does not apply to specialist housing (such as sheltered housing or exclusive student flats/accommodation). Adjust to take account of capacity in some secondary schools.
Libraries	118	159	226	373	Contribution applies to residential accommodation. Separate contribution for purpose built student accommodation of £63 per student place
Transport	1,600	2,450	2,625	2,975	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. Account will be taken of the potential different needs of specialist housing types.
Waste recycling centres	75	85	100	135	

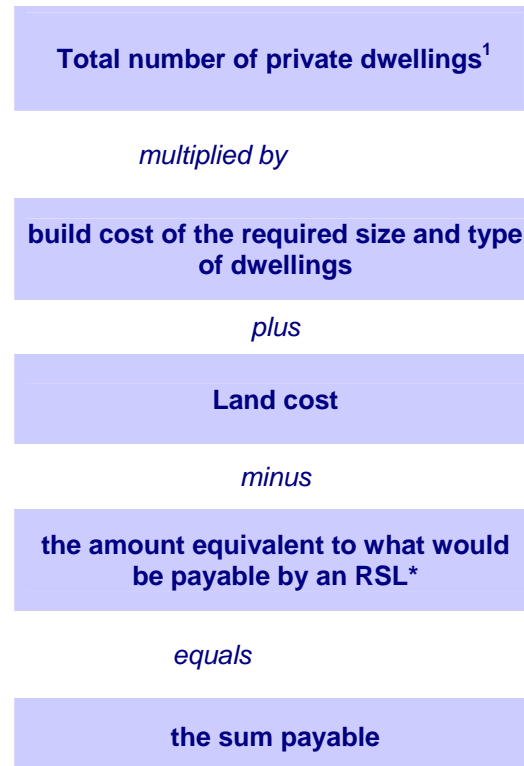
Museum resource centre	7	9	13	22	
Day care provision for adults					By negotiation
Threshold: developments with potential of 20 or more dwellings or smaller sites where appropriate					
Open space, park or ecology areas	333	447	636	1,048	Contribution applies if no on-site measures. Maintenance contribution if land transferred to the City Council of £37,370 per ha to cover 10 years maintenance.
Play facilities	15	56	151	319	Contribution applies if no on-site measures. Maintenance contribution if land transferred to City Council of £8,700 for local park play area and £23,793 4for neighbourhood park play area, to cover 10 years maintenance.
Outdoor sports ground	90	120	171	281	Contribution applies if no on-site measures
Indoor leisure facilities	125	168	240	393	Contribution applies to residential accommodation. Separate contribution for purpose built student accommodation of £60 per student place
Allotments	6	8	11	18	
Threshold: developments of 20 or more dwellings					
Community facilities					By negotiation
Youth service					By negotiation
Public art	235	330	450	570	
Threshold – 100 dwellings or more					
Special education needs					By negotiation
Other contributions/charges					
Costs of preparing legal agreement					Will be based on hourly rate
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	2,604	5,439	14,245	21,996	Plus other charges that may be applicable by negotiation and costs of preparing and implementing the legal agreement
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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.

Example of calculating a contribution for residential development:

Based on a development of 40 dwellings (6x1 bed, 8x2 bed, 20x3 bed, 6x4 bed) and based on the following list of infrastructure identified to mitigate the impact of development plus 50% affordable housing on-site. Assume site in catchment area of East Oxford primary school and partnership secondary schools are Cheney, Oxford Community and Peers Technology

East Oxford primary school – forecast capacity under 95% so no contribution

Secondary partnership schools – Cheney, Oxford Community and Peers Technology – only Cheney with forecast capacity exceeding 95% and assume even split of pupils between schools so contributions reduced by 2/3rds.

Infrastructure	1 bed 1.4 person £	2 bed 1.88 person £	3 bed 2.68 person £	4+ bed 4.41 person £	Total:	Notes
Education – secondary County	0	1,640 (£615 x 8 ÷ 3)	24,580 (£3,687 x 20 ÷ 3)	15,568 (£7,784 x 6 ÷ 3)	41,788	See below
Education 6 th form County	0	341 (£128 x 8 ÷ 3)	5,106 (£766 x 20 ÷ 3)	3,234 (£1,617 x 6 ÷ 3)	8,681	See below
Libraries County	708 (£118 x 6)	1,272 (£159 x 8)	4,520 (£226 x 20)	2,238 (£373 x 6)	8,738	
Waste recycling County	450 (£75 x 6)	680 (£85 x 8)	2000 (£100 x 20)	810 (£135 x 6)	3,940	
Museum Resource Centre - County	42 (£7 x 6)	72 (£9 x 8)	260 (£13 x 20)	132 (£22 x 6)	506	
Open space/park/ecology City	1,998 (£333 x 6)	3,576 (£447 x 8)	12,720 (£636 x 20)	6,288 (£1,048 x 6)	24,582	
Play facilities - City	90 (£15 x 6)	448 (£56 x 8)	3,020 (£151 x 20)	1,914 (£319 x 6)	5,472	
Outdoor sports ground - City	540 (£90 x 6)	960 (£120 x 8)	3,420 (£171 x 20)	1,686 (£281 x 6)	6,606	
Indoor leisure facilities - City	750 (£125 x 6)	1,344 (£168 x 8)	4,800 (£240 x 20)	2,358 (£393 x 6)	9,252	
Allotments - City	36 (£6 x 6)	64 (£8 x 8)	220 (£11 x 20)	108 (£18 x 6)	428	

Public Art - City	1,410 (£235 x 6)	2,640 (£330 x 8)	9,000 (£450 x 20)	3,420 (£570 x 6)	16,470	
Cost of implementing agreement					4,075	Value of County contributions £63,653 So from table 2 County monitoring fee is £1,500 Number of County contributions – 5 Value of City contributions £62,810 So from table 2 City monitoring fee is £1,500 plus £700 for affordable housing on-site clause plus discharge County clauses 5 x £75. So City monitoring fee is £2,575
Overall total:					130,538	