

Appendix 7: 2003 –2004 Guidance for Affordable Housing Contributions

Unit Size M ²		Assumed No. Beds	1 Assumed 1999 valuation (based on limited existing NDHA stock)	2 Target Rent p/w A	3 Net Rent p/w	4 Yearly Net Rent	5 Mortgage Funded by Net Rent	6 Total Cost Indicator (ICI)	7 Funding Gap
30 -35	1		£42,700.00	£56.84	£47.06	£2,447.35	£35,753.14	£70,600.00	£34,846.86
35 -40							£35,753.14	£77,300.00	£41,546.86
40 -45							£35,753.14	£84,000.00	£48,246.86
45 -50							£35,753.14	£90,600.00	£54,846.86
50 -55							£35,753.14	£97,300.00	£61,546.86
55 -60	2		£65,600.00	£65.75	£51.87	£2,697.20	£39,180.25	£104,000.00	£64,819.75
60 -65							£39,180.25	£110,600.00	£71,419.75
65 -70							£39,180.25	£117,300.00	£78,119.75
70 -75							£39,180.25	£124,000.00	£84,819.75
75 -80							£39,180.25	£130,700.00	£91,519.75
80 -85	3		£88,000.00	£78.50	£ 60.65	£3,153.74	£46,124.82	£137,300.00	£91,175.18
85 -90							£46,124.82	£144,000.00	£97,875.18
90 -95							£46,124.82	£150,700.00	£104,575.18
95 -100							£46,124.82	£157,400.00	£111,275.18
100 -105							£46,124.82	£164,000.00	£117,875.18
105 -110	4		£98,700.00	£82.66	£61.76	£3,211.46	£46,510.29	£170,700.00	£124,189.71
110 -115							£46,510.29	£177,400.00	£130,889.71
115 -120							£46,510.29	£184,100.00	£137,589.71

Assumption: Borrowing Rate for RSLs 8 % Service Charge (on costs) 11% Footnote

A) Target rent based on 1999 property valuation and number of bedrooms. They are set at +/- 5% of the target rent generated by the Housing Corporation Grant calculator. This table assumes target rents + 3%

Appendix 8: Developer Contributions required for Outdoor Playing Space

Size of dwelling in area of shortfall	Outdoor Sports Element of NPFA Standard	Casual / Informal Children's Play Space Element of NPFA Standard	Equipped Children's Play Area Element of NPFA Standard
2 bedroom dwelling (3 persons)	£801	£396	£1686
3 bedroom dwelling (4 persons)	£1068	£528	£2248
4 Bedroom dwelling (5 persons)	£1335	£660	£2810

Appendix 9: Financial Contributions towards Education Requirements

Primary education	£1409 per unit
Secondary education	£1315 per unit

Appendix 10: Other Useful Documents

Lewes District Local Plan – April 2003. Produced by Lewes District Council. Cost £40 plus £10 p&p. (also available as CD at a cost of £15)

Interim Supplementary Planning Guidance on the provision of affordable housing as part of new residential development – September 2003. Produced by Lewes District Council. Cost £2.50 plus p&p.

Supplementary Planning Guidance Note on the Provision of outdoor playing space as part of new residential development – February 2002. Produced by Lewes District Council. Cost £2.50 plus p&p.

Supplementary Planning Guidance on the Provision of Kerbside Recycling as part of New Residential Development – January 2004. Produced by Lewes District Council. Cost £2.50 plus p&p

Supplementary Planning guidance on `A new approach to development contributions.
Produced by East Sussex County Council. – Cost £10

Supplementary Planning Guidance for East Sussex – February 2002 – Parking Standards at Development. Produced by East Sussex County Council. – Cost £25

Appendix 11: Useful Contacts

Planning Policy	Debbie Portchmouth Principal Planner	Planning & Policy Lewes District Council Southover House Southover Road Lewes, BN7 1AB Tel: (01273) 484410 E-mail: debbie.portchmouth@lewes.gov.uk
Development Control	Steve Howe Principal Planner	as above Tel: (01273) 484422 E-mail: steve.howe@lewes.gov.uk
Noise, contamination, pollution, recycling	Tim Bartlett Senior Environmental Health Officer	as above Tel: (01273) 484345 E-mail: Tim.Bartlett@lewes.gov.uk
Affordable Housing	Roger Moore Policy & Development Officer	Affordable Housing Lewes District Council Council Offices Fisher Street Lewes, BN7 2DG Tel: (01273) 484016 E-mail: Roger.Moore@lewes.gov.uk
Development Control – Highways	Mark Amis	East Sussex County Council County Hall St Anne's Crescent Lewes, BN7 1UE Tel: (01273) 482277 E-mail: Mark.Amis@eastsussexcc.gov.uk
Public Transport	Owen South	As above Tel: (01273) 482123 E-mail: Owen.south@eastsussexcc.gov.uk
Flood Risk Technical Specialist – Planning Liaison	Edward Sheath	Environment Agency Saxon House Little High Street Worthing West Sussex BN11 1DH Tel: (01903) 215835 E-mail: Edward.Sheath@Environment-Agency.gov.uk
Newhaven Regeneration Issues	Emily Mottram Newhaven Regeneration Manager	Hillcrest Centre Newhaven East Sussex Tel: (01273) 517657 Email: Newhavensn@easynet.co.uk