

## Open Space Contributions – Commuted Sum Update - April 2021

As set out in the 'Provision of Open Space in New Residential and Commercial Development Supplementary Planning Document (2019)' there may be instances where Nottingham City Council will accept commuted sums in lieu of on-site open space provision. The document sets out the methodology for calculating commuted sums and is based on information published online by SPONS. The example calculations as found in the SPD have been updated below, using the latest figures from SPONS.

Please note, a new 'S106 Estimator' tool has been produced to help estimate the likely S106 contributions that the Council will seek for different types of development. The tool is designed to make the process more open and transparent and will give a summary of likely financial contributions, including Open Space contributions. Full details can be found on the [S106 Estimator web page](#).

### Residential development

#### Example calculations:

##### Example 1 – Full off-site financial contribution

A development for 15 dwellings proposed, made up of 10 x 3 beds and 5 x 4 beds. Developer proposes no on-site provision. The off-site contribution would therefore be: 10 x £2,645 (contribution for 3 bed dwelling) = £26,450, + 5 x £3,402 (contribution per 4 bed dwelling) = £17,010. Total £43,460.

##### Example 2 – Full on-site provision

A development for 15 dwellings proposed, made up of 10 x 3 beds and 5 x 4 beds. Developer proposes full on-site provision. The on-site provision would therefore be: 10 x 2.57 (average household figure) x 24 sq m = 616.8 sq m + 5 x 3.3 (average household figure) x 24 sq m = 396 sq m Total = 1012.8 sq m

##### Example 3 – Mix of on-site provision and off-site financial contributions

A development for 15 dwellings proposed, made up of 10 x 3 beds and 5 x 4 beds. Developer proposes full on-site provision for the 10 x 3 beds only, as below: 10 x 2.57 (average household figure) x 24 sq m = 616.8 sq m. The off-site financial contribution would therefore be for the remaining 5 x 4 bed dwellings as set out below: 5 x £3,402 (contribution per 4 bed dwelling) = £17,010

Table 1: Financial contributions from residential development by size of dwelling

	1 bed	2 bed	3 bed	4 bed	5 bed
Nottingham City Council	1.30 x £1031	1.88 x £1031	2.57 x £1031	3.30 x £1031	4.20 x £1031

Average household figure					
Contribution per dwelling	£1,340	£1,938	£2,645	£3,402	£4,330

### **Student Accommodation**

Example 1 - Full off-site financial contribution

300 bedspace development =  $300 \times £1,031 = £309,300$

Example 2 - Full on-site provision

300 bedspace development =  $300 \times 24 \text{ sq m} = 7,200 \text{ sq m}$

Example 3 - Mix of on-site provision and off-site financial contribution

Open space requirement for 200 bedspaces to be provided on-site:  $200 \times 24 \text{ sq m} = 4,800 \text{ sq m}$   
 Remaining off-site financial contribution would be:  $100 \times £1,031 = £103,100$

### **Commercial development**

Example calculations for B1 office development:

For an office development of 100,000 sq ft = 9,290 sq m = 774 employees (9,290 divided by 12 as per Table 2 below)

Type of B1 use	Employment density (space per employee)
B1 (a) Offices	12 sq m
B1 (b) research & development/high technology	50 sq m

Example 1 – Full off-site financial contribution

1 employee requires 6.12sq m of open space provision at a cost of £263 the total contribution =  $774 \times £263$  (cost per employee) = £203,562

Example 2 – Full on-site provision

1 employee requires 6.12sq m of open space provision. Total on-site provision = 774 x 6.12 sq m = 4,737 sq m

### Example 3 - Mix of on-site provision and off-site financial contribution

If 2,400 sq m of open space was provided on site, the off-site financial contribution would be calculated by working out how much it will cost to provide the remainder of open space required i.e. 4,737 sq m minus 2,400 sq m, times the cost to provide this amount of open space. Therefore the financial contribution would be  $2,337/6 \times £263 = £102,438$