# Dorset Council Commuted Sum Calculator explanatory document and information required (2025)

You need to read the [Dorset Wide Affordable Housing Commuted Sum Calculator webpage](https://www.dorsetcouncil.gov.uk/dorset-council-wide-affordable-housing-commuted-sum-calculator-1) and explanatory notes prior to completing this form.

The following information is required to accompany applications for small sites (9 and under) where local plan affordable housing policy requires a financial contribution or where a part/ portion of an affordable housing unit is required to meet the full policy requirement. The information will be used to calculate the affordable housing commuted sum contribution. This form can also be used at the pre-application stage to obtain advice on the likely affordable housing contribution that your proposal will require. In exceptional circumstances, where the case officer agrees that a portion, or all, of the affordable housing units can be provided as a commuted sum payment instead of onsite then this form can be submitted after the validation process is complete. The Council’s calculator uses default values for certain inputs as set out in the guidance online. If you wish the Council to consider alternative figures, then please insert these for consideration.

Any deviation from the default values will need to be robustly justified by the agent/ applicant. Third party costs incurred in justifying departure from the default values, which may include assessment by a consultant on behalf of Dorset Council, will need to be met by the agent/ applicant.

The following information is required for entry into the calculator:

## Mix

### Table 1.1

Please enter into the User Values Column, the total number of dwellings for a scheme, along with the proposed percentage of affordable housing. This percentage of affordable housing will be informed by the adopted [Local Plan’s](https://www.dorsetcouncil.gov.uk/adopted-local-plans) affordable housing policy for the relevant area.

|  |  |
| --- | --- |
|  | **User Values** |
| **Total Dwellings proposed on site (A)** |  |
| **% affordable housing required (B)** |  |

### Table 1.2

Please enter into the User Value Column, the number of affordable flats/ houses proposed to be provided on-site, if applicable.

|  |  |
| --- | --- |
|  | **User Values** |
| **Total number of affordable dwellings (A x B = C)** |  |
| **On-site provision (D)** |  |
| **Affordable dwellings to be taken as a commuted sum (C – D)** |  |

### Table 1.3

Please enter into the User Value Column, the required tenure split of affordable housing. This is to be informed by the adopted Local Plans affordable housing policy for that area or through discussions with the Dorset Council Housing Enabling team.

|  |  |
| --- | --- |
| **Tenure type** | **Tenure split**  **User Values** |
| Affordable Rent |  |
| Social Rent |  |
| Shared Ownership |  |
| First Homes |  |
| Other |  |
| **Total (Equal to B in Table 1.1)** |  |

### Table 1.4

Please enter into the User Value Column, the gross internal floor areas for each dwelling type and size. This detail should be contained in your submitted planning application. If you are proposing different unit sizes within the categories, please list these.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Flats/houses** | **Type** | **No. bedrooms** | **Dwelling Sqm default** | **Dwelling Sqm**  **User Values** |
| Flats | N/A | 1 bed | 50.00 |  |
| Flats | N/A | 2 bed | 70.00 |  |
| Flats | N/A | 3 bed | 85.00 |  |
| Houses | Terraced/ Semi/ Detached | 2 bed | 79.00 |  |
| Houses | Terraced/ Semi/ Detached | 3 bed | 93.00 |  |
| Houses | Terraced/ Semi/ Detached | 4 bed | 106.00 |  |
| Houses | Terraced/ Semi/ Detached | 5 bed | 119.00 |  |

### Table 1.5

In relation to the information you have entered into Table 1.4, please enter the number of dwellings for each affordable tenure type.

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Flats/houses** | **Type** | **No. bedrooms** | **Affordable Rent** | **Social Rent** | **Shared Ownership** | **First Homes** | **Other** | **Total** |
| Flats | N/A | 1 bed |  |  |  |  |  |  |
| Flats | N/A | 2 bed |  |  |  |  |  |  |
| Flats | N/A | 3 bed |  |  |  |  |  |  |
| Houses | Terraced/ Semi/ Detached | 2 bed |  |  |  |  |  |  |
| Houses | Terraced/ Semi/ Detached | 3 bed |  |  |  |  |  |  |
| Houses | Terraced/ Semi/ Detached | 4 bed |  |  |  |  |  |  |
| Houses | Terraced/ Semi/ Detached | 5 bed |  |  |  |  |  |  |
|  |  | **Total** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |  |
|  |  | **Policy Requirement** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | **Total (Equal to B in Table 1.1)** |

## Market values

### Table 2.1

The relevant Value Area will be selected when the figures are entered into the calculator, which brings up a square metre value in £s based on 2023 house prices. The Value Areas are informed by the Dorset Wide Viability Study 2022; Dorset East and Dorchester, Dorset Central and West and Dorset North and South.

Updated House Price Index information will be used when updated information becomes available. The figures below are illustrative.

|  |  |
| --- | --- |
| **Enter a value area (using the map on the** [Dorset Wide Affordable Housing Commuted Sum Calculator webpage](https://www.dorsetcouncil.gov.uk/dorset-council-wide-affordable-housing-commuted-sum-calculator-1)) |  |

|  |  |  |
| --- | --- | --- |
|  | **Flats** | **Houses** |
| **£ per sqm** | £3,691 | £3,643 |

|  |  |
| --- | --- |
| **HPI (base date)** | 97.7 |
| **Latest HPI** | 97.3 |

### Table 2.2

The calculator will generate a Market Value default, based on sqm and £ per sqm of the value area chosen. If you wish the Council to consider your own estimate of open market values then please enter them into the User Value Column. If these are lower than those assumed by the calculator in the market value default then the difference will need to be robustly justified by the agent/ applicant, also with third party costs being met by the agent/ applicant.

Default values shown here are generic; within the calculator they will be relevant to the specific Value Area of your application site.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Flats/houses** | **Type** | **No. bedrooms** | **Market value default** | **Market value**  **User Values** |
| Flats | N/A | 1 bed | £205,896 |  |
| Flats | N/A | 2 bed | £288,255 |  |
| Flats | N/A | 3 bed | £350,024 |  |
| Houses | Terraced/ Semi and Detached | 2 bed | £321,086 |  |
| Houses | Terraced/ Semi and Detached | 3 bed | £377,987 |  |
| Houses | Terraced/ Semi and Detached | 4 bed | £430,824 |  |
| Houses | Terraced/ Semi and Detached | 5 bed | £483,660 |  |

### Table 2.3

Default percentages used in the calculator are shown below. These default percentages were used in the Dorset Wide Viability Study 2022. Again, should you wish to provide alternative assumptions and if these are higher than those assumed in the default column, this will need to be robustly justified. Also, costs for third party assessment will need to be met by the agent/applicant.

|  |  |  |
| --- | --- | --- |
| **Tenure** | **Default** | **User Values** |
| Developer Return (Open Market) | 17.50% |  |
| Contractor Return (First Homes) | 10.00% |  |
| Contractor Return (Affordable) | 6.00% |  |
| Marketing Fees | 3.00% |  |

## Affordable Housing values

In table 3.1, the calculator allows users to select how they want to calculate the value of affordable housing units, for each tenure type. There are three Options for calculating the value of affordable housing units. In the Council’s view, Option 1 will be used. Option 1 (open market) automatically calculates the value as a percentage of market value, shown in the default column of Table 3.2. These percentages are informed by the Dorset Viability Study 2022. If you wish the Council to take an alternative percentage of market value into account, then the figures can be entered into the User Value Column. Those lower than the defaults would need to be robustly justified by the agent/ applicant. Any third-party assessment costs will need to be met by the agent/ applicant. Should you wish to discuss alternative options for this calculation, please speak to the Dorset Council Housing Enabling Team (housingenabling@dorsetcounci**l**.gov.uk. Tel: 01305 252443).

### Table 3.1

|  |  |
| --- | --- |
| **Tenure** | **Method of Calculation** |
| Affordable Rent | % of Open Market Value |
| Social Rent | % of Open Market Value |
| Shared Ownership | % of Open Market Value |
| First Homes | % of Open Market Value |
| Other | % of Open Market Value |

### Table 3.2 (% of Open Market Value)

|  |  |  |
| --- | --- | --- |
| **Tenure** | **Default** | **User Values** |
| Affordable Rent | 57.5% |  |
| Social Rent | 42.5% |  |
| Shared Ownership | 70.0% |  |
| First Homes | 70.0% |  |
| Other | 70.0% |  |

The figures you have provided will be used to calculate the Total Commuted Sum. This will reflect the overall value of affordable housing units on the site based on all of the information entered within the calculator.

Once your application is validated, your planning officer will liaise with the Council’s Housing Enabling Team who will use the calculator to obtain the Commuted Sum for your proposal. Your planning officer will also advise you of the total amount of money the Council will require to be secured by s106 legal agreement instead of the provision of affordable housing on-site or off-site.