

Woking Borough Council  
Affordable Housing Supplementary Planning Guidance

Table 1 Amendment: Commuted Sums Formula (April 2012)

Bedroom Size	TCl at 100%	Total Cost Indicator at 110% (£) Woking	Grant rate at 65% (£) (the developers contribution) April 2005	Reviewed grant rate at 65% (£) (the developers contribution) April 2005 <sup>1</sup>	Reviewed grant rate at 65% (£) (the developers contribution) April 2006 <sup>2</sup>	Reviewed grant rate at 65% (£) (the developers contribution) April 2007 <sup>3</sup>	Reviewed grant rate at 65% (£) (the developers contribution) April 2008 <sup>4</sup>	Reviewed grant rate at 65% (£) (the developers contribution) April 2009 <sup>5</sup>	Reviewed grant rate at 65% (£) (the developers contribution) April 2010 <sup>6</sup>	Reviewed grant rate at 65% (£) (the developers contribution) April 2011 <sup>7</sup>	Reviewed grant rate at 65% (£) (the developers contribution) April 2012 <sup>8</sup>
1 bedroom unit (45 – 50m <sup>2</sup> )	97,000	106,700	69,355	73,143	79,117	82,790	87,261	88,657	87,770	91,369	94,932
2 bedroom unit (65-70m <sup>2</sup> )	126,200	138,820	90,233	95,162	102,970	107,750	113,569	115,386	114,232	118,915	123,553
3 bedroom unit (85-90m <sup>2</sup> )	155,400	170,940	111,111	117,180	126,795	132,681	139,846	142,083	140,662	146,430	152,140
4 bedroom unit (95-100m <sup>2</sup> )	169,000	186,890	121,478	128,113	138,625	145,060	152,893	155,340	153,786	160,091	166,335

- 1 Figure reflects an increase to the House Building Cost Index by 5.462% for the period March 2004 to March 2005.  
2 New figure reflects an increase to the House Building Cost Index by 8.205% for the period March 2005 to March 2006.  
3 New figure reflects an increase to the House Building Cost Index by 4.624% for the period March 2006 to March 2007.  
4 New figure reflects an increase to the House Building Cost Index by 5.4% for the period March 2007 to March 2008.  
5 New figure reflects an increase to the BCIS House Rebuilding Cost Index by 1.6% for the period March 2008 to March 2009.  
6 New figure reflects an increase to the BCIS House Rebuilding Cost Index by -1.0% for the period March 2009 to March 2010.  
7 New figure reflects an increase to the BCIS House Rebuilding Cost Index by 4.1% for the period March 2010 to March 2011.  
**8 New figure reflects an increase to the BCIS House Rebuilding Cost Index by 3.9% for the period March 2011 to March 2012.**