

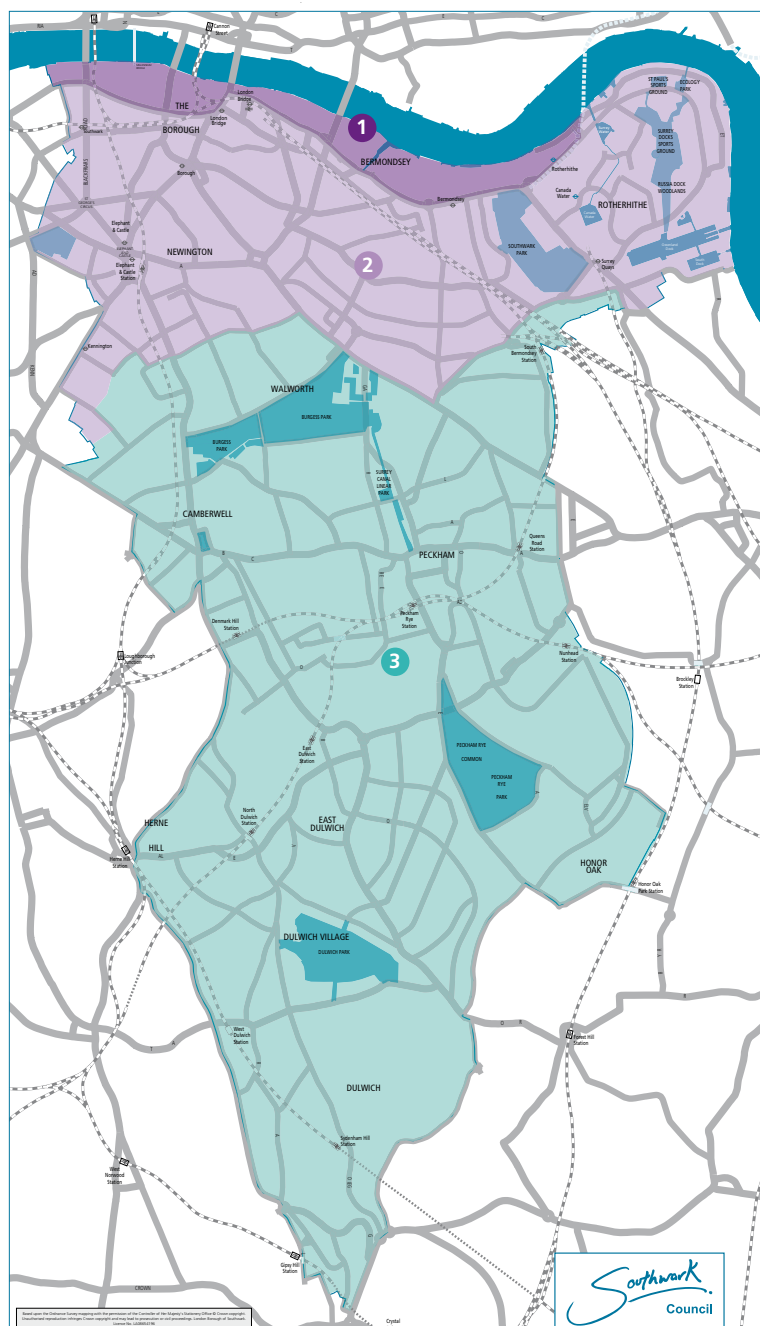
Appendix 1 - Value Areas

This map generally shows different value areas identified in the borough. These value areas are based on the costs of buying land and building affordable housing in different areas of the borough. There are three main value areas shown. These are indicative and higher value areas may exist in the borough, such as sites around schools or in the Dulwich Area for example. Contributions in these areas will be calculated at an appropriate level.

The purpose of these value areas is to identify the level of contributions that a developer will have to pay to us in circumstances where it is found that an in lieu payment is the most appropriate way of securing affordable housing. The number of habitable rooms that would have been provided on site will be used as the basis for calculating in-lieu payments as follows:

Table 2: Value areas

Value area	In-lieu contribution per hab room
1	Determined on a case by case basis.
2	£100,000
3	£80,000



This information relates to sections 3.6 through to 3.10 of this SPD.

The levels of contributions that a developer will have to pay in-lieu of affordable housing as shown in the second column of table 2 above will be updated annually based on changes in build costs and land values in the borough.