

Affordable Housing Commuted Sums

The Local Development Plan 2023 was formally adopted on 13th January 2023.

As part of this there was recommendation from the Reporter to produce statutory supplementary guidance on developer obligations and affordable housing “the SPG”, produced in February 2024 and which forms part of the Local Development Plan 2023.

[Supplementary Guidance on Developer Obligations and Affordable Housing](#)

Part 3.11 Commuted Sums, of the SPG, sets out the principle as to how Commuted sums would be determined and that an updated valuation of this would be undertaken by the District Valuer Scotland, “DVS” using a benchmark approach. The DVS has produced an updated note of the commuted sums and which are as undernoted. These new figures have in most instances fallen from the current figures.

New Figures

- Aboyne Academy £43,000
- Alford Academy £35,000
- Banchory Academy £45,000
- Banff Academy £20,000
- Ellon Academy £38,000
- Fraserburgh Academy £20,000
- Huntly £25,000
- Inverurie Academy £43,000
- Kemnay Academy £40,000
- Laurencekirk £35,000
- Mintlaw Academy £20,000
- Oldmeldrum £38,000
- Peterhead Academy £20,000
- Portlethen Academy £40,000
- Stonehaven £43,000
- Turriff Academy £22,000
- Westhill Academy £45,000

The Commuted sum must be spent within the local housing market area which means the Aberdeen Housing Market Area or Rural Housing Area. However as noted in the SPG, we believe, that any assessment of expenditure of such commuted payments will be required to be spent locally with regards to the development to accord with Circular 3/20/ so have broken these down using the Academy areas.