

APPENDIX 16.1 – SOCIO-ECONOMIC CALCULATIONS

Table 1.1 Proposed Development Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	30.01	0.00	0.00	30
3-4	8.22	0.00	0.00	8
5-10	11.73	0.00	0.00	12
11-15	3.74	0.00	0.00	4
16-19	9.53	0.00	0.00	10

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey

Table 1.2 Additional Local Household Expenditure

Average Weekly Household Expenditure
£585.60
No. of Units
1220
Gross Weekly Expenditure of Residential Development
£714,432.00
Gross Annual Expenditure of Residential Development
£37,150,464.00
Leakage
50%
Gross Annual Expenditure of Residential Development
£18,575,232.00

Note: Average weekly expenditure from ONS household spending data for 2019-2020

Table 1.3 South site Extant Planning Permission Accommodation Mix

Tenure	1 bed	2 bed	3 bed	Total
Market	70	144	15	229
Intermediate	142	173	49	364
Social	27	23	0	50
Total	239	340	64	643

Table 1.4 South site Extant Planning Permission Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	9.76	31.71	7.37	49
3-4	3.05	21.14	2.49	27
5-10	4.42	5.29	4.35	14
11-15	1.37	15.86	1.86	19
16-19	2.51	5.29	5.57	13

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey

Table 1.5 Rank Xerox Accommodation Mix

Tenure	1 bed	2 bed	3 bed	Total
Market	5	22	0	27
Intermediate	0	3	0	3
Social	0	8	0	8
Total	5	33	0	38

Table 1.6 Rank Xerox Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	1.24	0.43	1.73	3
3-4	0.31	0.29	0.86	1
5-10	0.42	0.07	1.51	2
11-15	0.14	0.21	0.65	1
16-19	0.30	0.07	1.73	2

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey

Table 1.7 Bridge Road East Accommodation Mix

Tenure	1 bed	2 bed	3 bed	Total
Market	12	25	0	37
Intermediate	1	7	0	8
Social	6	3	0	9
Total	19	35	0	54

Table 1.8 Bridge Road East Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	1.43	1.00	1.18	4
3-4	0.35	0.67	0.32	1
5-10	0.48	0.17	0.57	1
11-15	0.16	0.50	0.24	1
16-19	0.38	0.17	0.78	1

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey

Table 1.9 Mercury House Accommodation Mix

Tenure	1 bed	2 bed	3 bed	Total
Market	37	2	0	39
Intermediate	4	0	0	4
Social	0	0	0	0
Total	41	2	0	43

Table 1.10 Mercury House Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	0.25	0.00	0.00	0
3-4	0.03	0.00	0.00	0
5-10	0.04	0.00	0.00	0
11-15	0.01	0.00	0.00	0
16-19	0.30	0.00	0.00	0

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey

Table 1.11 Accord House Accommodation Mix

Tenure	1 bed	2 bed	3 bed	Total
Market	16	1	0	17
Intermediate	4	0	0	4
Social	4	0	0	4
Total	24	1	0	25

Table 1.12 Accord House Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	0.12	0.00	0.36	0
3-4	0.01	0.00	0.00	0
5-10	0.02	0.00	0.00	0
11-15	0.01	0.00	0.00	0
16-19	0.13	0.00	0.09	0

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey

Table 1.13 73 Bridge Road East Accommodation Mix

Tenure	1 bed	2 bed	3 bed	Total
Market	27	38	12	77
Intermediate	6	8	3	17
Social	6	8	3	17
Total	39	54	18	111

Note: Assumed mix of 35% 1 bed, 50% 2 bed, 15% 3 bed and that 50% of affordable housing is social.

Table 1.14 73 Bridge Road East Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	3.41	1.57	2.91	8
3-4	1.37	1.05	1.19	4
5-10	2.05	0.26	2.08	4
11-15	0.60	0.79	0.89	2
16-19	0.89	0.26	2.51	4

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey

Table 1.15 37 Broadwater Road Accommodation Mix

Tenure	1 bed	2 bed	3 bed	Total
Market	0	22	2	24
Intermediate	0	0	0	0
Social	0	0	0	0
Total	0	22	2	24

Table 1.16 37 Broadwater Road Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	1.42	0.00	0.00	1
3-4	0.45	0.00	0.00	0
5-10	0.64	0.00	0.00	1
11-15	0.20	0.00	0.00	0
16-19	0.30	0.00	0.00	0

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey

Table 1.17 Former Roach Building Accommodation Mix

Tenure	1 bed	2 bed	3 bed	Total
Market	11	23	0	34
Intermediate	0	0	0	0
Social	0	0	0	0
Total	11	23	0	34

Table 1.18 Former Roach Building Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	1.32	0.00	0.00	1
3-4	0.32	0.00	0.00	0
5-10	0.44	0.00	0.00	0
11-15	0.15	0.00	0.00	0
16-19	0.35	0.00	0.00	0

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey

Table 1.19 29 Broadwater Road Accommodation Mix

Tenure	1 bed	2 bed	3 bed	Total
Market	0	0	0	0
Intermediate	38	55	15	108
Social	7	10	3	20
Total	45	65	18	128

Note: Assumed mix of 35% 1 bed, 50% 2 bed, 15% 3 bed and that social rent units a mix of sizes.

Table 1.20 29 Broadwater Road Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	0.00	10.00	3.43	13
3-4	0.00	6.67	1.41	8
5-10	0.00	1.67	2.46	4
11-15	0.00	5.00	1.05	6
16-19	0.00	1.67	2.97	5

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey

Table 1.21 Biopark

Tenure	1 bed	2 bed	3 bed	4 bed houses	Total
Market	119	113	20	8	260
Intermediate	8	8	4	0	20
Social	2	5	2	0	9
Total	129	126	26	8	289

Table 1.22 Biopark Child Yield

Age	Market	Intermediate	Social Rented	Total
0-2	11.56	1.71	1.69	15
3-4	5.14	1.14	0.76	7
5-10	6.84	0.29	1.32	8
11-15	2.37	0.86	0.57	4
16-19	2.99	0.29	1.56	5

Source: Wandsworth Council Population Yield Calculator, 2004 New Housing Survey