



Derby City Council

Appendix B Financial Contributions Matrix

The contribution rates in the table will be updated on an annual basis using the latest RPI figure available on 1st April each year. **For 2026/27 a 3.6% increase has been applied.**

Contribution type	2025/26 sum £	2026/27 sum £
TRANSPORT:		
Residential (per unit)		
Private Houses	2,139	2,216
Private Flats	1,113	1,153
Commercial (per 100m2)		
Food Retail	10,524	10,903
Discount Food Retail	5,448	5,644
Non-Food Retail	1,994	2,066
Office B1a	2,239	2,320
Office B1c	1,213	1,257
Industrial B2	1,295	1,342
Commercial B8	261	270
Parcel Distribution B8	1,929	1,998
Warehouse B8	507	525

TRAVEL PLAN		
Monitoring Fee per Travel Plan per year	1,426	1,477
PUBLIC OPEN SPACE:		
Amenity Green Space		
Per person rate	1,059	1,097
Maintenance of Amenity Green Space (per m2 of open space)	88	91
Major Open Space		
Per person rate	1,487	1,541
Maintenance of Major Open Space (per m2 of open space)	42	44
Maintenance of Play Areas		
Annual maintenance of LEAP per m2 of play area	29	30
Annual Maintenance of junior area per m2 of area	33	34
EDUCATION:		
Per Primary school place generated	20,828	21,578
Per Secondary school place generated	31,345	32,473
COMMUNITY CENTRES:		
Per person rate for community centres	398	412

SPORTS FACILITIES:		
Per person for Health and Fitness Suites	124	128
Per person for Swimming Pools	238	247
Per person for Sports Halls	220	228
HEALTH		
Construction cost per square metre of extension or new building	5,000*	5,000*
ADMINISTRATION FEES	98	102
Note-these are calculated independently of the RPI uplift. Rate is per residential unit or 75sqm commercial floorspace capped at £10,200		
*Updated independently by the NHS		

STUDENT CONTRIBUTION RATES		
Amenity green space	547	567
Major open space	573	594
Sports facilities	185	192
Transport (not applicable to car-free schemes)	856	887
Health facilities	To be calculated per site	To be calculated per site