



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 2024/25 a 4.5% increase has been applied.**

Contribution type	2023/24 sum £	2024/25 sum £
TRANSPORT:		
Residential (per unit)		
Private Houses	2,001	2,091
Private Flats	1,041	1,088
Commercial (per 100m2)		
Food Retail	9,844	10,287
Discount Food Retail	5,097	5,326
Non-Food Retail	1,865	1,949
Office B1a	2,095	2,189
Office B1c	1,135	1,186
Industrial B2	1,212	1,266
Commercial B8	244	255
Parcel Distribution B8	1,805	1,886
Warehouse B8	475	496

TRAVEL PLAN		
A maximum penalty of £50,000 per year will be charged for missed targets (index linked)	66,072	69,045
Monitoring Fee per Travel Plan per year	1,334	1,394
PUBLIC OPEN SPACE:		
Amenity Green Space		
Per person rate	990	1,035
Maintenance of Amenity Green Space (per m2 of open space)	82	86
Major Open Space		
Per person rate	1,391	1,454
Maintenance of Major Open Space (per m2 of open space)	39	41
Maintenance of Play Areas		
Annual maintenance of LEAP per m2 of play area	27	28
Annual Maintenance of junior area per m2 of area	31	32
EDUCATION:		
Per Primary school place generated	19,483	20,360
Per Secondary school place generated	29,321	30,640
COMMUNITY CENTRES:		
Per person rate for community centres	372	389

SPORTS FACILITIES:		
Per person for Health and Fitness Suites	116	121
Per person for Swimming Pools	223	233
Per person for Sports Halls	206	215
HEALTH		
Construction cost per square metre of extension or new building	4,500	5,000*
ADMINISTRATION FEES	90	95
Note-these are calculated independently of the RPI uplift. Rate is per residential unit or 75sqm commercial floorspace capped at £9,500		
*Updated independently by the NHS		

STUDENT CONTRIBUTION RATES		
Amenity green space	512	535
Major open space	536	560
Sports facilities	173	181
Transport (not applicable to car-free schemes)	801	837
Health facilities	To be calculated per site	To be calculated per site