

New Homes Bonus Calculator



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East Hertfordshire

Current housing stock (Oct 10): 58,274
 Net change in stock (Oct 10)¹: 392
 Stock of empty homes (Oct 10): 587
 Affordability ratio (2010)²: 10.18

Band	A	B	C	D	E	F	G	H	Total
Dwelling stock: (Oct 10)	1%	10%	25%	25%	17%	12%	9%	1%	58,274
Council tax: average national band (2010/11)	£959	£1,119	£1,279	£1,439	£1,759	£2,079	£2,399	£2,878	

Net additions (Oct 09-10):

392									
17	29	166	89	38	21	17	15		392

Empty homes brought back into use⁴:

-1	-45	-10	-18	-5	7	7	1		-64
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Provisional allocations for Year 1:

Lower tier	Upper tier
£415,263	£103,816

Total payment over 6 years:

Lower tier	Upper tier
£2,491,578	£622,894

Please note that the calculator has been updated following the consultation and presents provisional allocations. All revisions to 2009 and 2010 CTB data should be sent to CTB.statistics@communities.gsi.gov.uk. Payments are calculated by subtracting effective stock (total stock less empty homes) in the current year from the previous year to give the net change.

Assumptions:

- Net additional dwellings are calculated by subtracting effective stock (total stock less long-term empty homes) as recorded on the CTB in one year from the previous year. Please see page 21 of the consultation document for further details (<http://www.communities.gov.uk/publications/housing/newhomesbonusconsult>).
- Affordability is measured by the ratio of lower quartile house price to lower quartile earnings (2010).
- Long term empty homes are measured by Lines 12, 14 & 15 of the CTB form (see page 21 of the consultation document). The number brought back into use is calculated by subtracting the stock of empty homes in October 2010 from October 2009 to give the net change. A negative figure represents an increase in the number of empty homes.
- The data have been taken from the Local Authority Council Tax Base 2009 and 2010 Statistical releases. These are based on the council tax base forms submitted by all billing authorities in England. In the case of Welwyn Hatfield and North Warwickshire an interim adjusted figure for empty homes in 2009 have been used. Further data checks will be carried out before any allocations are final. Any revisions to the 2010 CTB statistical release will be made after formal data consultation and quality assurance and they will be officially published.
- The first enhancement payments for affordable homes will be based on 2011/12 data; and paid in Year 2.