Pagham Harbour Contribution

Intro:

The following calculation is used to determine the Pagham Harbour contribution for the existing C1 guesthouse use at 90 Aldwick Road, Bognor Regis.

Hotels

No. of rooms × the average occupancy rate* = A
9 × 90 percent = 8.1

Total occupancy A × expected average capacity* = B
8.1 × 1.2 persons per room = 9.72

Average occupancy B × percentage expected leisure use of the hotel accommodation* = C
9.72 × 100 percent = 9.72

6 months summer occupancy at 100 percent C divide by 2 = D
9.72 ÷ 2 = 4.86

6 months winter occupancy at 70 percent C divide by 2 then multiply by 70 percent = E
9.72 ÷ 2 × 0.70 = 3.402

Therefore, total annual expected leisure only occupancy D plus E = F persons
4.86 + 3.402 = 8.262 persons

For the equivalent in number of dwellings F divide by 2.2 2018 average occupancy rate as per Arun Open Space SPD = G dwellings
8.262 ÷ 2.2 = 3.755 dwellings
G divide by 2 for consideration of no dogs except assistance dogs = H dwellings
3.755 ÷ 2 = 1.878 dwellings

H × the current standard rate per dwelling £962 = £1,806.37

These figures assume approximately 90 percent annual occupancy, an average of 1.2 persons per room, and 100 percent leisure use, with winter at 70 percent.

Result
Existing guesthouse use C1 equates to approximately 1.878 dwellings £1,806.37.
Proposed 9 bedroom HMO equates to 9 ÷ 3 = 3.000 dwellings £2,886.00.
Net increase N = 3.000 minus 1.878 = 1.122 dwellings.
Indicative contribution N × £962 = **£1,079.63.**

*These figures are indicative only and have been assumed for calculation purposes, based on comparable C1 guesthouse uses in the local area.