

# DRAFT CHARGING SCHEDULE

## London Legacy Development Corporation Community Infrastructure Levy Draft Charging Schedule

### 1. NAME OF THE CHARGING AUTHORITY

1.1 The Charging Authority is the London Legacy Development Corporation

### 2. THE CIL RATES

2.1 The Legacy Corporation as a charging authority is required to have regard to the Mayoral CIL when setting its own CIL rate(s). The rates set out in this DSC are exclusive of the Mayoral rate. The Mayoral CIL rate is £20 per square metre in Newham and Waltham Forest, and £35 per square metre in Hackney and Tower Hamlets. The CIL rates are shown in the table below. For clarity, the table shows rates exclusive of Mayoral CIL (i.e. the Legacy Corporation CIL rates) and inclusive of mayoral CIL. The Mayoral CIL is set by the Mayor of London, and as the Legacy Corporation area covers parts of four London Boroughs, the Mayoral CIL will vary depending on which borough within the Legacy Corporation area development takes place. The Legacy Corporation is a collecting authority for Mayoral CIL, and therefore collects the CIL and passes it to Transport for London.

	Exclusive of Mayoral CIL	Inclusive of Mayoral CIL <sup>1</sup>	
Development Type	Proposed Legacy Corporation CIL Charge (£/m <sup>2</sup> )	Mayor of London and proposed Legacy Corporation CIL rates Newham and Waltham Forest (£/m <sup>2</sup> )	Mayor of London and proposed Legacy Corporation CIL rates Tower Hamlets and Hackney (£/m <sup>2</sup> )
All residential development	£60	£80	£95
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m).	£100	£120	£135
Hotels	£100	£120	£135
Student Accommodation	£100	£120	£135
Comparison and all other retail (A1-A5) in 'Stratford Retail Area'.	£100	£120	£135
Comparison and all other retail (A1-A5) outside 'Stratford Retail Area'.	Nil	£120	£135
All other uses except education and healthcare	Nil	£20	£35
Education and Healthcare	Nil	Nil	Nil

<sup>1</sup> These rates are shown for information only and are not formally part of the charging schedule.

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## 3. DEFINITIONS

### 3.1 Superstores/supermarkets:

Shopping destinations in their own right where food and convenience shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit

### 3.2 Retail warehousing:

Large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of comparison goods, catering for a significant proportion of car-borne customers.

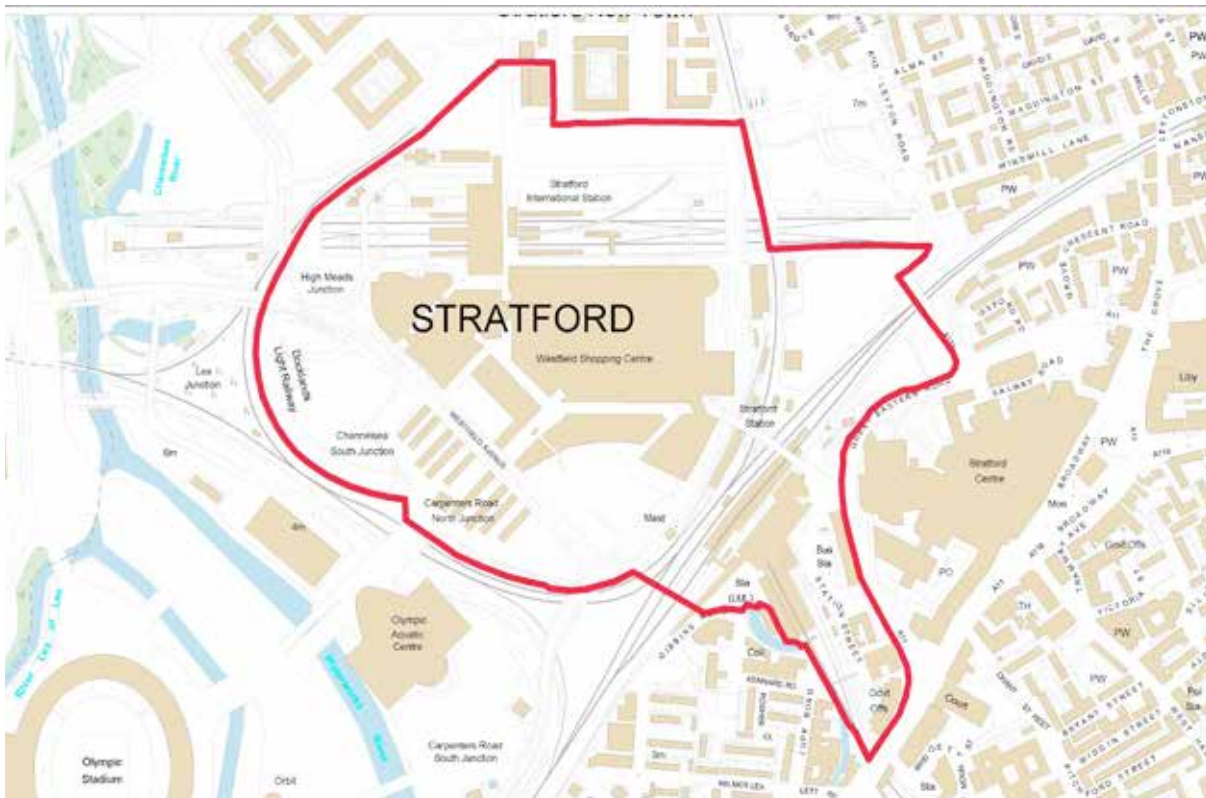
### 3.3 Convenience goods:

Food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.

### 3.4 Comparison goods:

Any other goods, including clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects.

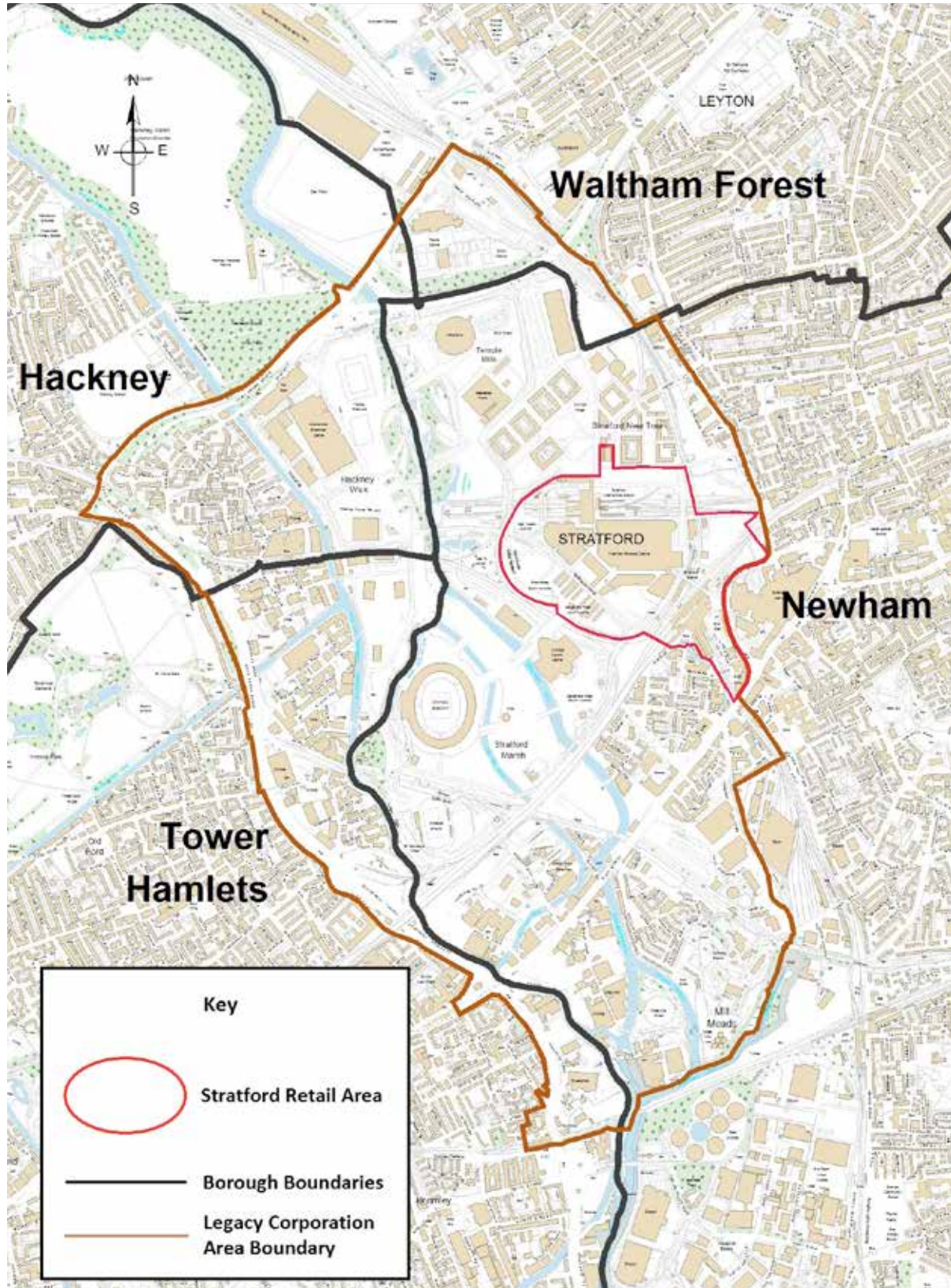
## MAP 1: STRATFORD RETAIL AREA





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MAP 2: COMPARISON AND ALL OTHER RETAIL (A1-A5) OUTSIDE 'STRATFORD RETAIL AREA'



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### 4. HOW THE CHARGEABLE AMOUNT WILL BE CALCULATED

- 4.1 The Chargeable amount will be calculated in accordance with the CIL regulations 2010 (as amended). The Legacy Corporation will use the following formula, as required by the regulations:

$$\begin{array}{c}
 \text{Rate} \\
 \hline
 \end{array}
 \times
 \begin{array}{c}
 \text{the deemed net} \\
 \text{area chargeable at} \\
 \text{rate R} \\
 \hline
 \end{array}
 \times
 \begin{array}{c}
 \text{Ip} \\
 \text{(index date} \\
 \text{planning} \\
 \text{permission} \\
 \text{first permits} \\
 \text{development)} \\
 \hline
 \end{array}
 =
 \begin{array}{c}
 \text{Chargeable} \\
 \text{amount} \\
 \hline
 \end{array}$$


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$$\begin{array}{c}
 \text{Ic} \\
 \text{(Index date of} \\
 \text{charging schedule)} \\
 \hline
 \end{array}$$

- 4.2 In most cases the deemed net chargeable area will be the gross internal area of the chargeable development<sup>2</sup>. However, the regulations allow for the gross internal area of retained parts of in-use buildings to be deducted and not charged. There are also provisions for deducting parts of existing buildings that will be demolished. Applicants are advised to look at the CIL regulations (regulation 40) and the government guidance for detailed advice.
- 4.3 Index linking will be applied as set out in the formula above, using the All in tender price index published by BCIS.
- 4.4 The regulations also allow for social housing relief, and exemptions for residential annexes or extensions. These are explained fully in the regulations and government guidance.
- 4.5 Applicants should note however that if they commence development without serving a commencement notice as required by the regulations and / or without having applied for social housing relief, then they will lose their ability to pay by instalments and / or will not be eligible for relief for social housing.
- 4.6 Legacy Corporation officers will liaise with applicants and agents to confirm the correct CIL charges, and will issue liability notices as soon as practicable after planning permission first permits developments (as required by the regulations).

<sup>2</sup> Almost all development is chargeable development under the regulations, except for a) a building into which people do not normally go; b) a building into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery. The change of use of a single dwelling house to two or more separate dwellinghouses is also not chargeable development. See regulation 6 for more information.

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### 5. INSTALMENT POLICY

- 5.1 The Legacy Corporation has decided not to introduce its own instalment policy, therefore the Mayor of London's instalment policy will apply in the Legacy Corporation area. This is set out below.

Amount of CIL liability	Number of Instalment Payments	Amount or proportion of CIL payable in any instalment/time at which payments are due
£500,000 or less	No instalments	Total amount payable within 60 days of commencement of development
£500,001 or more	Two	<ul style="list-style-type: none"> <li>• The greater of £500,000 or half the value of the total amount payable within 60 days of commencement of development</li> <li>• The remainder within 240 days of commencement of development</li> </ul>

### 6. DRAFT INFRASTRUCTURE LIST

- 6.1 Infrastructure that the Legacy Corporation intends to fund through CIL is set out on its Draft Infrastructure List.

### 7. NEIGHBOURHOOD FUNDING

- 7.1 Once the charging schedule is in operation the Legacy Corporation will set out using its regular communication tools how it will meet the requirements for spending a proportion of the funds in consultation with the local community. Under the regulations the neighbourhood funding element does not need to be spent in accordance with the Draft Infrastructure List.

### 8. REVIEW AND MONITORING ARRANGEMENTS

- 8.2 Views were invited on a review mechanism during consultation on the Preliminary Draft Charging Schedule. Responses were not conclusive. Therefore the Legacy Corporation is proposing to apply the rates set out in this DCS for at least three years. Review will be undertaken sooner if circumstances change materially.
- 8.3 The Legacy Corporation is committed to ensuring the use of CIL is open and transparent and will publish an annual report which will clearly set out how much CIL money has been received and the infrastructure to which that money has been applied, as required by regulation 62 Reporting.