

# Community Infrastructure Levy Draft Charging Schedule



**January 2019**

This Charging Schedule has been issued, approved and published in accordance with The Community Infrastructure Levy Regulations 2010 and Part 11 of PA 2008.

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## 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, as set by the Mayor of London, when setting its own CIL rate(s). In April 2019 the new Mayoral CIL 2 rate comes into place replacing the current Mayoral CIL rate and sets out a single rate for the whole of the Legacy Corporation area. The Mayoral CIL 2 rate for the Legacy Corporation area will be £60 per square metre from April 2019. The Legacy Corporation is a collecting authority for Mayoral CIL and will therefore collect this charge and pass it to Transport for London.

2.2 The Legacy Corporation CIL rates are shown in the table below. For clarity, the table shows rates exclusive of Mayoral CIL.

	Exclusive of Mayoral CIL
Development Type	Proposed Legacy Corporation CIL Charge (£/m <sup>2</sup> )
Residential (C3 and C4), residential institutions except hospitals (C2), shared-living/co-living (Sui Generis) but excluding student accommodation	£73.90
Student accommodation (Sui Generis)	£123.17
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m)	£123.17
Hotels (C1)	£123.17
Comparison and all other retail (A1-A5) in 'Stratford Retail Area'	£123.17
Office (B1a) within the 'Stratford Retail Area'	£123.17
All other uses except education, healthcare and affordable workspace	£20
Education, healthcare and affordable workspace	Nil

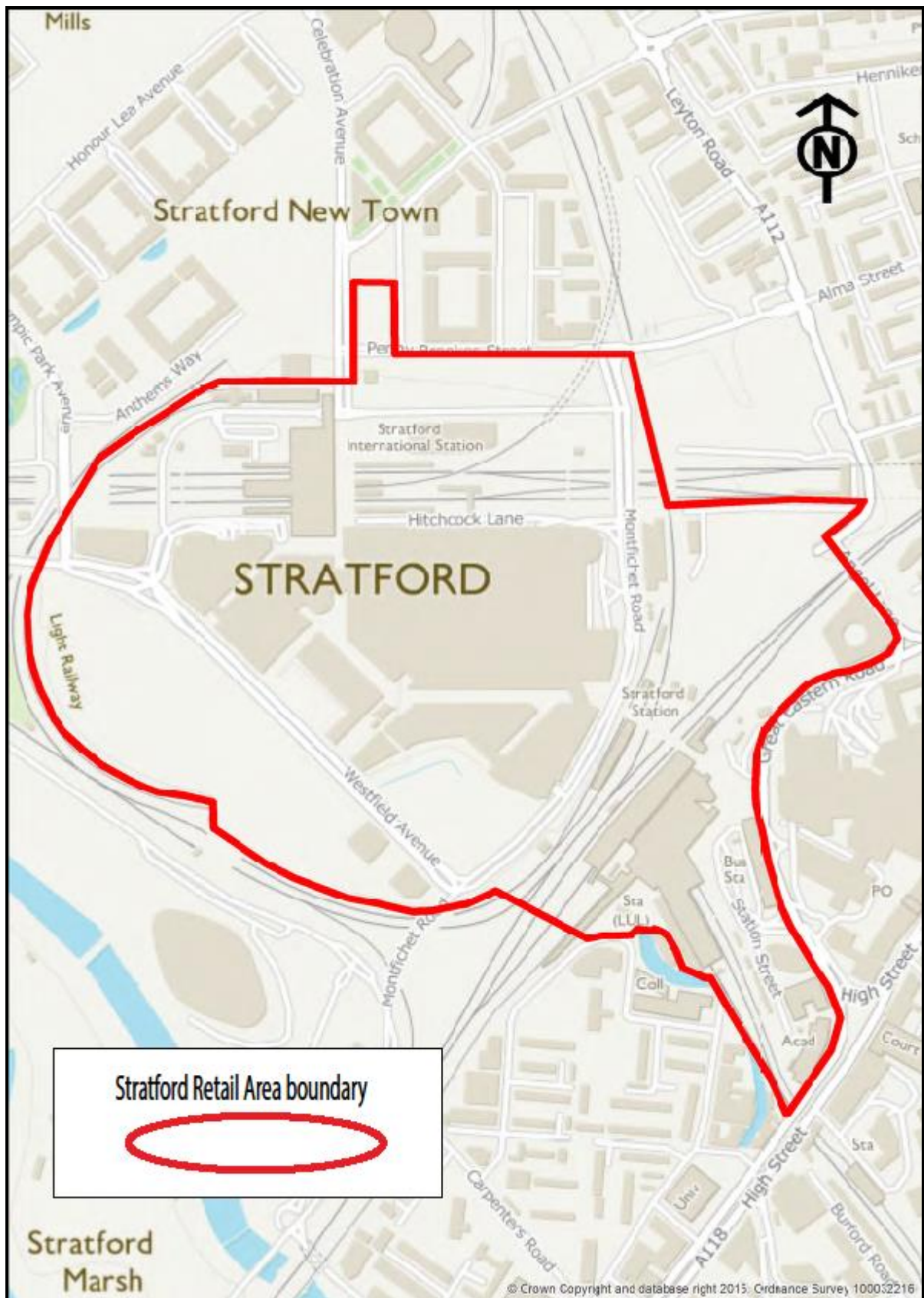
### 3 Definitions

- 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.
- 3.5 **Shared-Living/Co-Living:** Large-scale, purpose-built shared living developments which in planning terms are Sui Generis non-self-contained market housing (demonstrably not C3), this type of accommodation is seen as providing an alternative to traditional flat shares and includes additional services and facilities, such as room cleaning, bed linen, on-site gym and concierge service determined in line with Legacy Corporation Local Plan Policy H.7<sup>1</sup>.
- 3.6 **Affordable and low cost workspace:** Workspace with a below market rental values secured through Section 106 agreements in line with Legacy Corporation Local Plan Policy B.4.

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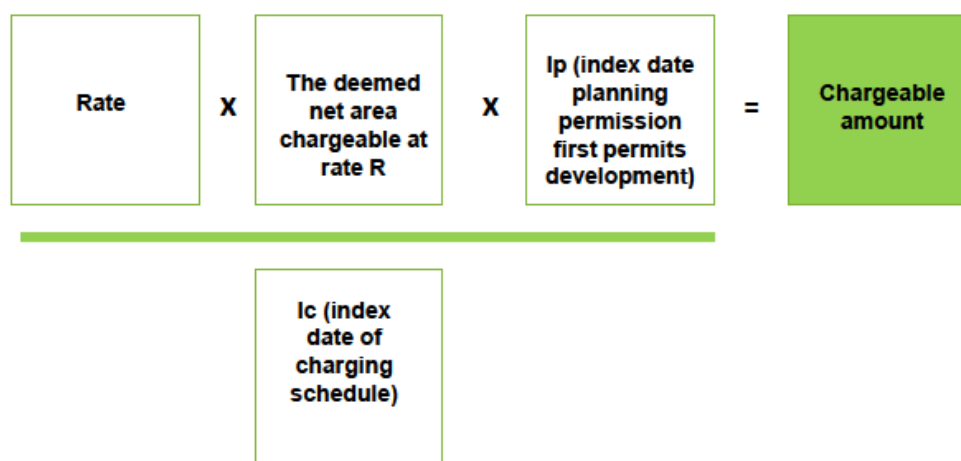
<sup>1</sup> Reference is to Policy H7 Shared Living Accommodation, in the draft Revised Local Plan (November 2018)

**Map 1: Stratford Retail Area**



## 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:



- 4.2 In most cases the deemed net chargeable area will be the gross internal area of the chargeable development. 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).

## 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
£100,000 or less	No instalments	Total amount payable within 60 days of commencement of development
£100,001 or more	Two	<ul style="list-style-type: none"> <li>• The greater of £100,000 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 The Neighbourhood Funding element represents 15% of all Legacy Corporation CIL collected, under the regulations the neighbourhood funding element does not need to be spent in accordance with the Draft Infrastructure List.
- 7.2 In 2016 the Legacy Corporation ran a consultation to establish neighbourhood priorities for use of this funding, the results of which have been published on the Legacy Corporation website. Following this in 2018 a first bidding round has been undertaken to enable the community in the Legacy Corporation area, and related partners, to bid for monies from the Neighbourhood Priorities Fund, in line with the established Neighbourhood Priorities, to fund projects that will mitigate the impacts of development on the local community. It is hoped that this will be an annual opportunity for local projects, however this will be based on available CIL revenue going forward.

## 8 Review and Monitoring Arrangements

- 8.1 During the process of consultation for the Legacy Corporation’s first Preliminary Draft Charging Schedule views were invited on a review mechanism, responses

were not conclusive. Therefore, the Legacy Corporation proposed to apply the rates first set out for at least three years, with the potential for a review to be undertaken sooner if circumstances changed materially. The Preliminary Draft Charging Schedule (October 2018) was developed after this initial three-year deadline and is, along with this Draft Charging Schedule, a response to proposed changes to national policy, market changes, and the types of development coming forward within the Legacy Corporation's administrative area and the emergence of new market products.

- 8.2 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'.