

Community Infrastructure Levy



Bloomsbury Area Action Group

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Areas to cover.

- What is CIL?
- Camden CIL rates
- What happens to s106 agreements
- Camden Approach to local CIL spending
- Priority setting process
- What can local CIL be spent on?
- Outline of CIL application process



What is CIL?

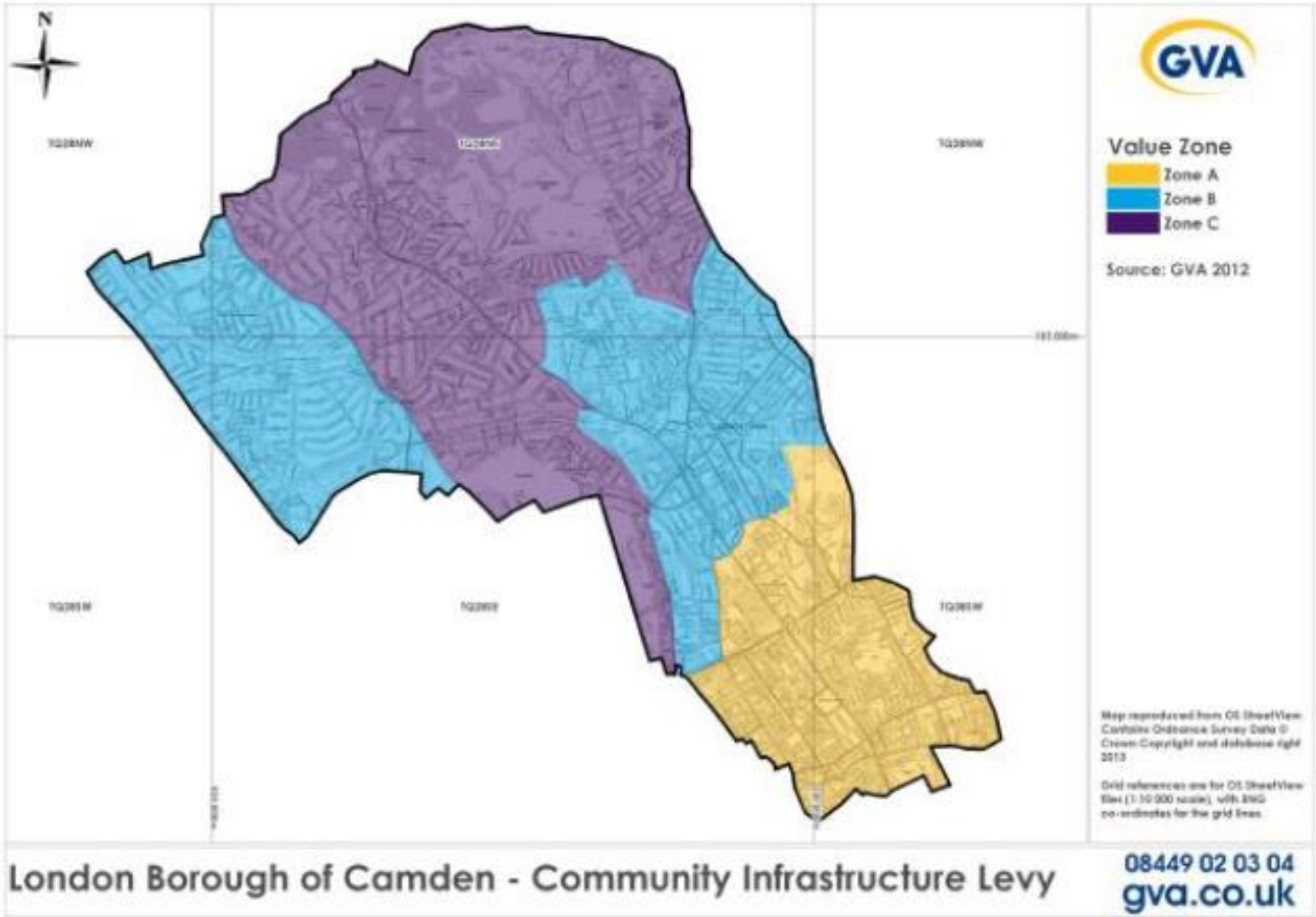
- A new standard charge Local Authorities may charge developers
- Relates to the size and type of development.
- Charged a rate per square metre.
- Paid 60 days after a development starts.
- Intended to provide more certainty about expected contributions.

Two CILs operate in Camden

- Mayor of London introduced in 2012 (Crossrail)
- Camden CIL - introduced April 2015
 - 75% (minus admin charge) on strategic projects - 'strategic CIL'
 - 25% on local projects – 'local CIL'

Camden CIL rates

Type of Development	CIL Tariff per sq m		
	Zone A (central)	Zone B (Rest of Camden)	Zone C (Highgate , Hampstead)
Residential below 10 dwellings (or 1000sqm)	£500	£500	£500
Residential of 10 or more dwellings (or above 1000sqm) and private care residential homes with a degree of self-containment.	£150	£250	£500
Retail (including bar/restaurant/entertainment and other town centre uses)	£25	£25	£25
Office	£45	£25	£25
Student Housing	£175	£400	£400
Hotel (including tourist hostels)	£40	£30	£30
Health, Education, Community meeting spaces, Police, Fire, Water Waste Management and related infrastructure, Care homes with no self-containment subsidized by the public sector	£0	£0	£0
Industry, warehousing, research and development	£0	£0	£0
Other commercial uses	£25	£25	£25



London Borough of Camden - Community Infrastructure Levy

What happens to S106 agreements?

- Non financial clauses will remain e.g. construction or servicing management plans.
- Affordable housing still be secured through s106.
- Other financial contributions scaled back to site specific works.
- Up to five contributions can still be pooled towards a project or type of infrastructure
- Infrastructure which does not address the direct impacts of development such as school places or health facilities will transfer over to a CIL.
- S106 funds and CIL can't be spent on same thing.

Camden Approach to local CIL spending

1. CIL information pack prepared by officers



2. Members Develop Local CIL priority project list(s)



3. Ward based reports on amount of CIL collected and local funds available (25%) (quarterly)



4. Application process for release of funds

Local CIL per year estimates 2018-2023

Ward	CIL estimate	Ward	CIL estimate
Belsize	£133,125	Highgate	£39,750
Bloomsbury	£78,300	Holborn and Covent Garden	£337,950
Camden Town with Primrose Hill	£138,875	Kentish Town	£189,188
Cantelowes	£243,188	Kilburn	£182,813
Fortune Green	£47,625	King's Cross	£42,413
Frognal and Fitzjohns	£6,375	Regent's Park	£53,438
Gospel Oak	£248,250	St Pancras and Somers Town	£379,463
Hampstead Town	£20,000	Swiss Cottage	£246,750
Haverstock	£109,875	West Hampstead	£213,375

NOTES: These estimates are based on predictions of the general levels of housing floorspace which are expected to come forward in each ward and have been produced to give a general idea of the scope of likely CIL funds available. They represent 25% of the predicted CIL in these wards. Collection of CIL is dependent on individual development schemes coming forward and planning permissions being granted and implemented which may not occur as expected. Therefore the figures should be treated with caution.

Priority list process

Ward estimates and CIL information pack produced by officers
September 2015



Funding lists developed by members with communities and Neighbourhood Forums.
Late 2015 / Early 2016



Priority lists submitted by ward members and collated by officers.
January 2016



Cabinet Member Planning Regeneration and Transport agrees lists / final spending system
April 16 (provisional)

What can local CIL be spent on?

- Infrastructure must support the development of the area
- Can be used to
 - increase the capacity of existing infrastructure or
 - repair failing infrastructure, if needed to support development

Projects could relate to...

- Roads and other transport projects
- Schools and other education
- Community facilities
- Health facilities
- Sport/ recreation and open spaces
- ... but not affordable housing

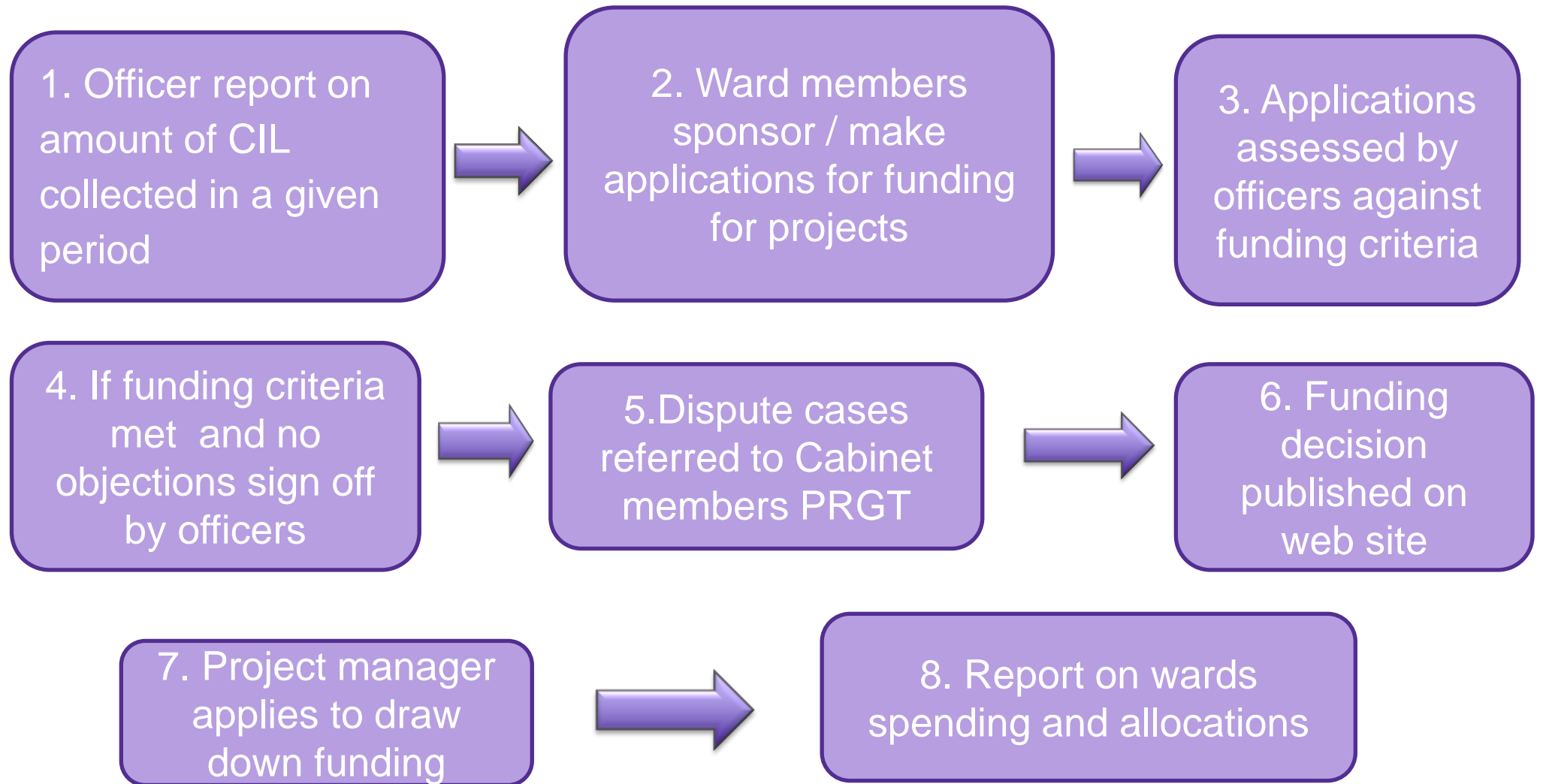
Spending criteria...



CIL spending criteria

- Is it included in an adopted plan or strategy / neighbourhood plan?
- Is it an identified local priority?
- Do all the ward members support the proposal?
- Are there sufficient funds CIL available for the project?
- Is there an ongoing revenue cost to Camden?
- Does it provide value for money / lever in funding?
- Does it mitigate the impacts of development in the area?
- Has a feasibility study been undertaken and is the project deliverable within a defined timescale?
- Does it reduce or tackle inequality?
- Does it support growth?
- Does it benefit the wider community?
- Does it exceed a minimum financial threshold?

CIL funding application process outline.



Next Steps / Timescales

- September 2015: Cabinet member signs off outline of spending system and Information pack sent to members.
- September 2015 – January 2016 – member consultation with communities and Neighbourhood Forums.
- Early 2016 – first set of Priority lists and final version of spending system agreed by Cabinet member Planning Regeneration and Transport.
- Mid-2016 onwards – applications for local CIL funds from members.