

**CITY OF LONDON**

**COMMUNITY INFRASTRUCTURE LEVY**

**CHARGING SCHEDULE**

Approved 1 May 2014

Implementation from 1 July 2014



# CITY OF LONDON COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

## The Charging Authority

The City of London Corporation is a charging authority for the Community Infrastructure Levy for the purposes of Part 11 of the Planning Act 2008 (as amended).

## Schedule of Rates

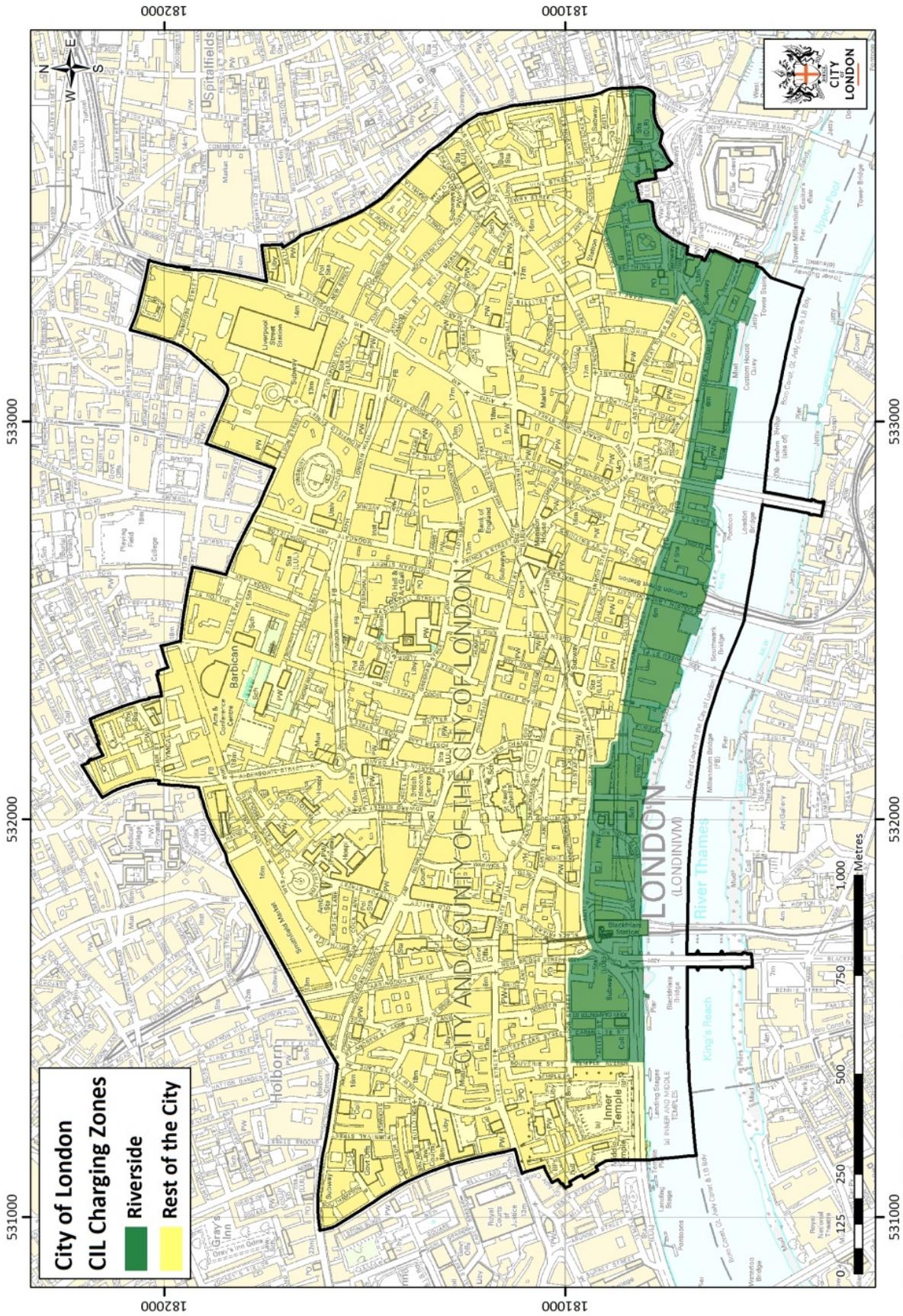
The City of London proposes to charge CIL in respect of development in the City of London at the following rates (expressed as pounds per square metre net additional floorspace, gross internal area):

**Table 1: City of London CIL Charging Zones and Rates**

Land Use	Zone	CIL Rate (£ per m <sup>2</sup> )
Offices	City-wide	£75
Residential	Riverside	£150
Residential	Rest of City	£95
Development used wholly or mainly for the provision of medical or health services, except the use of premises attached to the residence of the consultant or practitioner	City-wide	Nil
Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education	City-wide	Nil
Development used wholly or mainly for the operational purposes of the emergency services	City-wide	Nil
All other uses	City-wide	£75

Relevant zones are shown on the CIL Charging Zones Map.

Figure 1: CIL Charging Zones



## **Calculation of the CIL Charge**

The amount to be charged for each development will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended). For the purposes of the formulae in paragraphs (5) and (6) of Regulation 40, the relevant rate (R) is the rate for each charging zone shown in Table 1.

As set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended), the above CIL rates shall be tied to the Royal Institution of Chartered Surveyors "All In Tender Price Index"; the rate of CIL charged will therefore alter depending on the year planning permission for the chargeable development is first granted.

## **Scope of CIL**

CIL will be chargeable on the net additional floorspace (gross internal area) of all new development apart from those exempt under Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended). Those exempt from the charge are as follows:

- developments where the gross internal area of new build on the relevant land will be less than 100 square metres (does not apply where development will comprise one or more dwellings);
- buildings into which people do not normally go, or go into only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
- residential annexes or residential extensions;
- self-build housing or self-build communal development;
- buildings owned by charities and used wholly or mainly for a charitable purpose;
- those parts of a development used for social housing.

Applications for charitable or social housing relief must be submitted to the City Corporation in accordance with Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended).

## **Discretionary Relief**

Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended) provides for discretionary relief from CIL for exceptional circumstances. The CIL rates in this Charging Schedule have been informed by a detailed viability study, which has demonstrated that a combination of the CIL, scaled back\_s106 planning obligations and reasonable site specific mitigation should not have an adverse impact on the general viability of development across the City. Where issues of viability arise and are supported by a verified viability

appraisal, the City Corporation will consider the potential for reductions in both City and Mayoral s106 planning obligations. The City Corporation does not therefore propose to offer any other discretionary or exceptional relief from CIL. If there is a more general issue over viability then that will be addressed through monitoring and review of the CIL rates.

### **Payment Instalments**

In line with Regulation 70 of the Community Infrastructure Levy Regulations 2010 (as amended), payment of the City and Mayoral CIL should be made in accordance with the following categories:

- Where the payable amount of CIL is £500,000 or less, the whole amount shall be paid in a single instalment not more than 60 days after commencement of the development.
- Where the payable amount is more than £500,000, developers have the option to pay two instalments:
  - The greater of £500,000 or half the value of the total payable amount 60 days after commencement, and
  - The remainder 240 days after commencement.

### **Mayoral CIL**

In accordance with Regulation 10 of the Community Infrastructure Levy Regulations 2010 (as amended), the City Corporation is a collecting authority for the Mayoral CIL. This is currently set at a level of £50 per square metre and will be levied in addition to the City of London CIL rates.

### **Statutory Compliance**

This Charging Schedule has been issued, approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008.

This Schedule was approved by the Court of Common Council of the Mayor and Commonalty and Citizens of the City of London on 1<sup>st</sup> May 2014

This Schedule takes effect on 1<sup>st</sup> July 2014