

To: Carney Sweeney on behalf of Coin Street Community Builders

Examiner's Question EQ 4.

I have now completed an initial study of the Local Plan and Community Infrastructure Levy Viability Review by BNP Paribas Real Estate, dated December 2019, other submitted documentation and the representations made during the consultation period.

In your submission on behalf of Coin Street Community Builders (CSCB), in respect of the CIL Charging Schedule, you state that CSCB "wishes to emphasise the importance of providing accommodation enabling older people in north Lambeth and north Southwark to remain near their friends and community when they need longer-term nursing care. Care is paid for by individual savings or by the state. Given land values in the area and the proposed CIL charge, the costs to an individual will be extremely high and affordable provision will be unlikely to be provided. It is acknowledged that the proposed CIL rate for self-contained extra care homes is half of the CIL residential rate for each charging zone but this does not focus on the issue. From this basis, CSCB continues to object to the proposal to introduce a CIL charge on nursing homes in this area.

I wish to provide the opportunity to provide any evidence that would support the concerns that you raise.