

Appendix 2

LAMBETH

COMMUNITY INFRASTRUCTURE LEVY (CIL)

CHARGING SCHEDULE (DRAFT)

| February~~October~~ 2014~~3~~

The Charging Authority

This is the (draft) Community Infrastructure Levy Charging Schedule for the London Borough of Lambeth.

Date of Approval

This Charging Schedule was approved by the Council on (date to be inserted following examination and Council approval)

Date of Effect

This Charging Schedule will come into effect on (date to be inserted following the examination and Council approval)

Liability to Pay CIL

A chargeable development is one for which planning permission is granted and which is liable to pay CIL in accordance with the Regulations.

CIL will be chargeable on the net additional floor space of all new development, apart from those exempt under Part 2 and Part 6 of the Community Levy Regulations 2010 (as amended by the Community Levy Regulations 2011, ~~and~~ 2012, [2013 and 2014](#)). Those exempt from the charge can be summarised as:

- Non-residential buildings, or extensions to buildings, less than 100 square metres
- Buildings into which people do not normally go, or enter only intermittently for the purpose of inspecting or maintaining fixed plant or machinery
- Affordable housing
- Buildings owned by charities used for a charitable purpose.

Calculating the Chargeable Amount

CIL will be calculated on the basis set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended 2011, ~~and~~ 2012, [2013 and 2014](#)).

Rates

The rate at which CIL is charged shall be:

Development type	Zone A - Waterloo and Vauxhall	Zone B - Kennington, Oval and Clapham	Zone C – Streatham, West Norwood, Streatham Hill, Tulse Hill, Brixton and Herne Hill
Residential	£265	£150	£50
Hotel	£250	£100	
Office	£125	Nil	
	Whole Borough		
Industrial	Nil		
Large Retail Development (*)	£115		
Other Retail	Nil		
Student accommodation	£360		
All other uses not identified above	Nil		

(*) Large Retail Development is defined as being either Retail warehouses or superstores/supermarkets, where:

- Retail warehouses: are large stores specialising in the scale of household goods (such as carpets, furniture, and electrical goods), DIY items and other ranges of goods catering for mainly car-borne customers.

- Superstores/supermarkets: are shopping destinations in their own right, selling mainly food or food and non-food goods, which must have a dedicated car park.

Charging Zones

The Charging Zone A, B and C are defined in the Community Infrastructure Levy Charging Zones Map in Appendix 1.

Inflation and Indexation

The rate shown shall be updated annually for inflation in accordance with the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors "All In Tender Price Index".

Exemptions & Relief

The CIL Regulations [2010](#) exempt or provide the scope for relief for the following types of development from liability for CIL.

- Development by registered charities for the delivery of their charitable purposes
- Those parts of a development which are to be used as social housing
- Development of dwellings which are sold for no more than 80% of market value (discounted market value)
- Self-build housing
- Self-build communal development
- The conversion of any building previously used as a dwelling house to two or more dwellings
- Development of less than 100 m² of new build floorspace, provided that it does not result in the creation of a new dwelling
- The conversion of, or works to, a building in lawful use that affects only the interior of the building
- Development of buildings and structures into which people do not normally go (eg, pylons, wind turbines, electricity sub stations).

In exceptional circumstances the charging Authority, under Regulation 55 can also allow discretionary relief, and the Council will consider this for CIL in its area, subject to the relief being sought where a planning obligation under a Section 106 Agreement has been entered in to, and where; ~~and meeting the following three statutory tests:~~

~~the cost of complying with S106 planning obligation is greater than the chargeable amount payable by a developer;~~

- there is an unacceptable impact on the economic viability arising out of the requirement to pay CIL on the development; and,
- the granting of relief would not constitute state aid.

The Council will further consider discretionary relief for investment activities for charities under CIL Regulation 44.

Based on available evidence the Council considers the proposed charge is viable. The level of charge will be monitored to ensure it remains viable. Should market or other conditions change the viability of development the Council will introduce a revised CIL charging schedule.

Further Information

This Draft Charging Schedule has been published in accordance with the Community Infrastructure Levy Regulations 2010, as amended by the subsequent Community Levy (amending) Regulations 2011, 2012, 2013 and 2014, and Part 11 of the Planning Act 2008.

Further information on the Community Infrastructure Levy is available on the Council's website www.lambeth.gov.uk

Annex 1: Charging zones map

