

Questions from the Chair of Camden Town DMC regarding the Community Infrastructure Levy (CIL) with responses from officers

1. How much leeway does LBC have in setting zone land values?

Not very much. The Government has produced detailed regulations setting out how a CIL may be collected the principal component of which is that the rates should not be so high that they deter development from coming forward.

Before Camden could start charging a CIL we had to commission economic viability evidence to demonstrate that the proposed rates would not deter most development from coming forward. Viability testing was done on roughly 25 common development scenarios in a range of locations all across Camden e.g. from one houses to major mixed use developments. An estimate was made of what developers may be able to afford to pay without being deterred from bringing schemes forward and this was then distilled down to a rate per sqm for different uses and locations. These rates are set out in a charging schedule which is attached

Camden's rates were then subject to two rounds of public consultation and an Examination in Public details of which (including the viability evidence) can be viewed at the following link.

<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/cil-examination/cil-examination.en>

2. What criteria are used to calculate the CIL contribution from each eligible source? At what stage is this payable?

The main criteria are the cost of constructing development and the value which is generated from that development. This is derived from looking property transactions and published information on construction costs. CIL is targeted at the uplift in value which occurs when a development takes place. A full explanation of this is given at the link above

The CIL is collected from property developers in most cases 60 days after they implement their development schemes. Payment of over £500,000 are accepted in up to four instalments

3. Is all CIP development liable for a charge under the CIL? How much of this type of CIL has been generated to date by ward, and how much is projected by ward?

CIP schemes pay the CIL like other developments schemes. CIL is not charged on affordable housing and community and infrastructure uses so there are significant amounts of floorspace in CIP scheme which not pay a CIL. Also Camden CIL is only chargeable on schemes which granted planning permission after April 2015 and many of larger CIL schemes received planning permission before this time and therefore were not required to pay any Camden CIL.

We do not have any data prepared on precisely how much CIL has been collected specifically from CIP schemes. This will require some research and checking of the relevant cases which will take some time so we won't be able to provide this information by Wednesday.

4. Allocation of the 75% CIL monies needs to be made more transparent and more easily available

Camden publishes an annual CIL and Section 106 Report, which sets out details of CIL and Section 106 spending for each Financial Year. The report is publicly available on our website (and is also discussed each year at Culture and Environment Scrutiny Committee), and includes a summary and more detailed breakdown of how Strategic CIL has been spent. Our Annual CIL and Section 106 reports are available via our [Planning Obligations web page](#).

An explanation of Camden's approach to CIL spending and how funds can also be viewed at the following link

<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/spending-the-camden-cil/>

We have also recently completed a consultation on local CIL spending the responses to which can be viewed at the following link:

<https://camdencilmap.commonplace.is> The results from this are being collected and will be reported to Members who will be asked to agree priority lists early next year which will be used to inform future for local CIL spending.

ENDS