



Community Infrastructure Levy (CIL)

Revised Draft Charging Schedule

October 2013

1. The Charging Authority

- 1.1 The London Borough of Tower Hamlets is a Charging Authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in Tower Hamlets.

2. Date of Approval

- 2.1 This Charging Schedule was approved by the Council on [date to be inserted]

3. Date of Effect

- 3.1 This Charging Schedule will come into effect on [date to be inserted]

4. Liability to Pay CIL

- 4.1 A chargeable development is one for which planning permission is granted and or which is liable to pay CIL in accordance with the CIL Regulations 2010 (as amended). CIL will be chargeable on the net additional floorspace (gross internal area) of all new development apart from those exempt under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended). These exemptions include:
- Developments where the gross internal area of new build on the relevant land will be less than 100 square metres except where the 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.

5. CIL Rates

- 5.1 The Council intends to charge different rates of CIL by the land use of a proposed development (expressed as pounds per square metre) and by the area where a proposed development is situated, as set out in the Table 1 below.
- 5.2 The Council is designated as the 'Collecting Authority' for the Mayor of London CIL. This requires a charge of £35 per square metre to be levied in addition to the amount specified in Table 1.

Table 1: Tower Hamlets Proposed CIL Rates

Development type	Proposed CIL rate per sq. m (GIA) of development		
	<i>Zone 1</i>	<i>Zone 2</i>	<i>Zone 3</i>
Residential	£200	£65	£35
Offices	<i>City Fringe</i>	<i>North Docklands</i>	<i>Rest of Borough</i>
	£120	£60	Nil
Retail (except Convenience supermarkets, superstores and retail warehousing)	£70	£70	Nil
Convenience supermarkets, superstores and retail warehousing	Borough Wide		
	£135		
Hotel	Borough Wide		
	£210		
Student Housing	Borough Wide		
	£425		
All other uses	Borough Wide		
	Nil		

6. Charging Zones

- 6.1 The charging areas (Zones 1 to 3, City Fringe and North Docklands) referred to in the above table are illustrated on the Charging Zones Maps, attached at Appendix 1 of this document. The maps also identify the areas of Tower Hamlets, which fall within the boundary of London Legacy Development Corporation. Developments in these locations are not covered by this Schedule and will be subject to any Community Infrastructure Levy adopted by the London Legacy Development Corporation.

7. Calculating the Chargeable Amount

- 7.1 CIL will be calculated on the basis set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended).

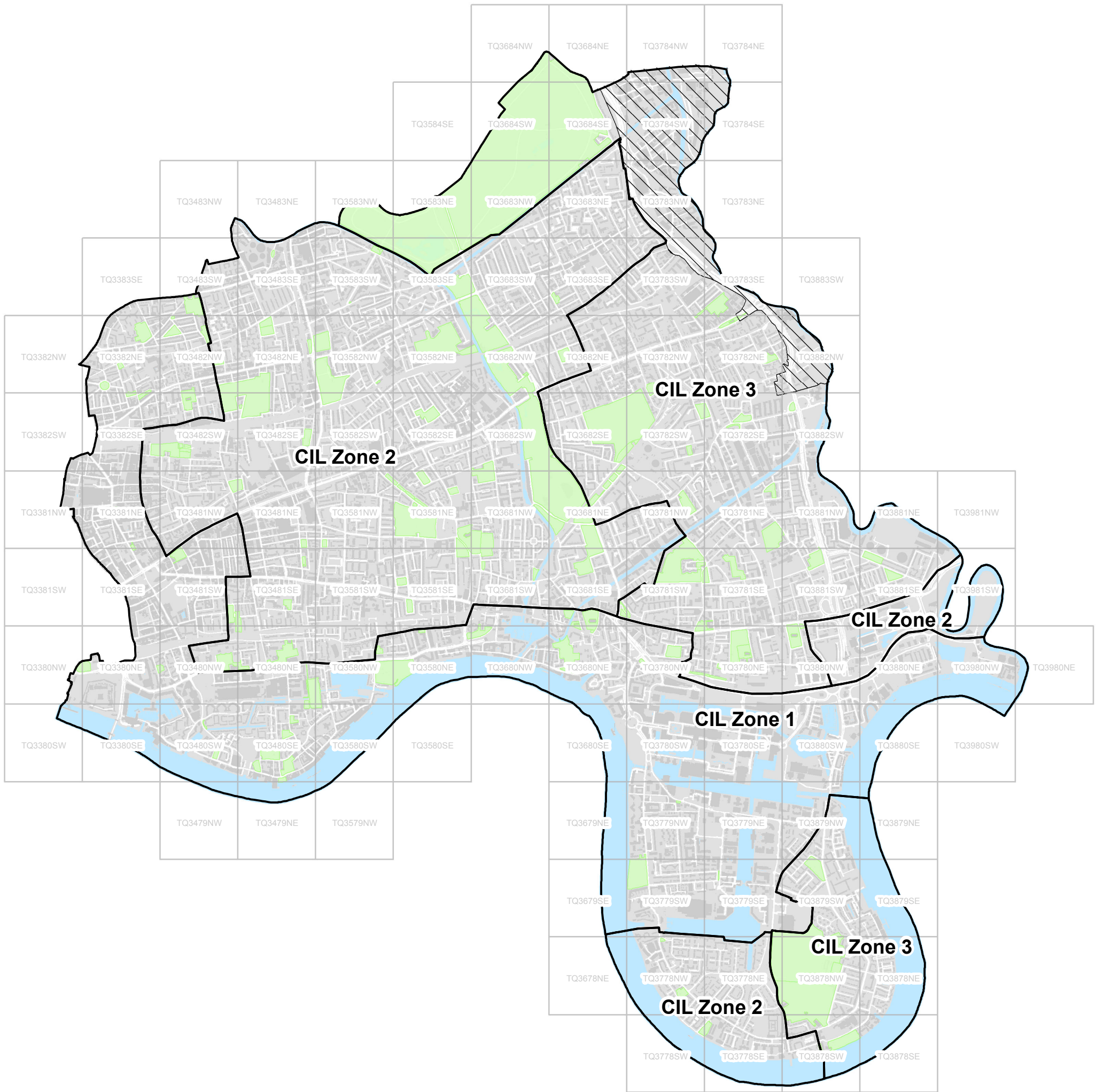
8. Inflation and Indexation




- 8.1 The rates referred to in Table 1 above shall be subject to annual indexation in keeping with the “All-in Tender Price Index” published by the Building Cost Information Service (BCIS). The rates should be increased by an amount equivalent to the increase in the index from the date hereof until the date on which the sums are payable provided that in the event that the “All-in Tender Price Index” shall decrease, the sum not fall below the figures set out.

9. Further Information

- 9.1 Further information on the Community Infrastructure Levy is available on the Council’s website www.towerhamlets.gov.uk/CIL

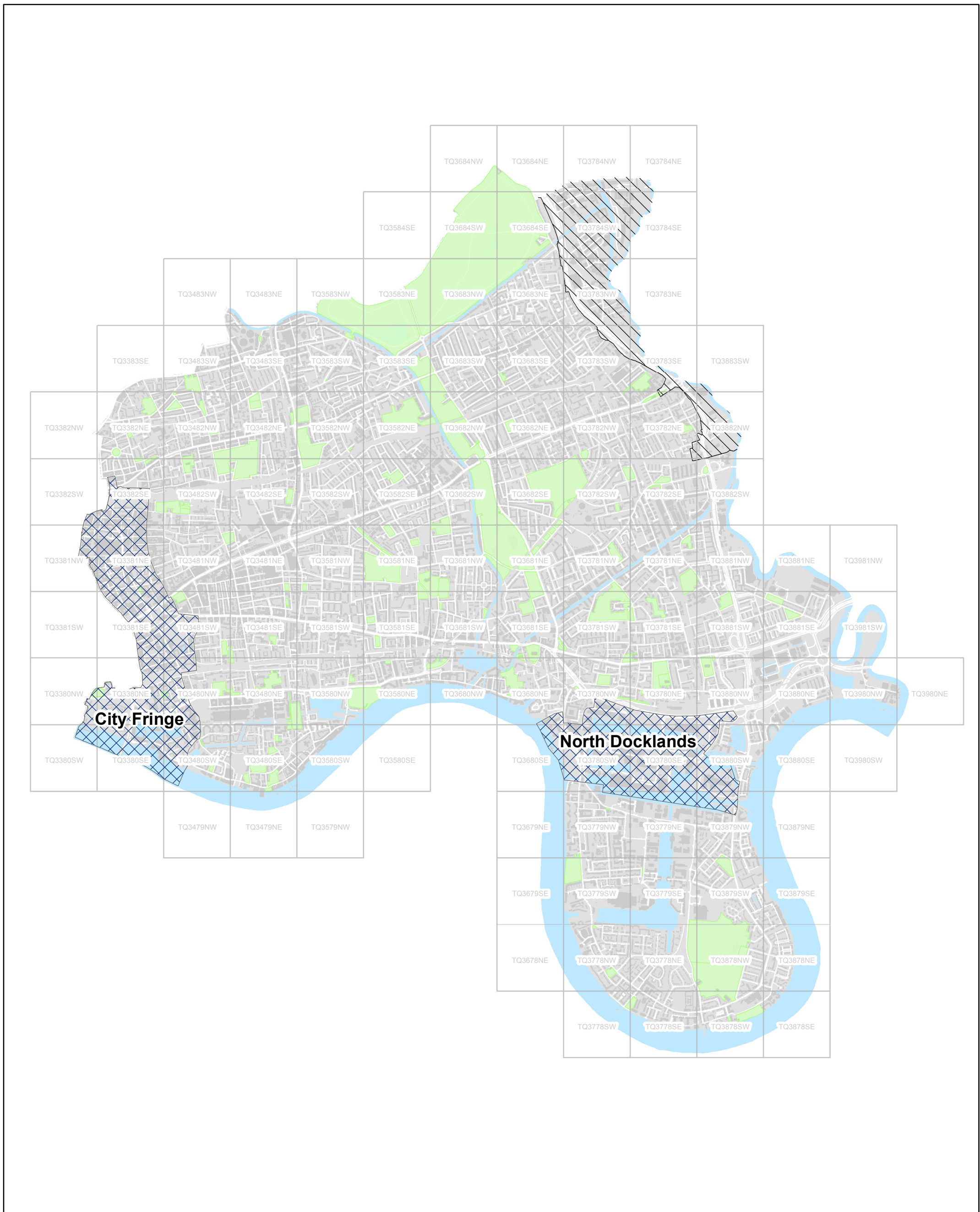
Appendix 1: Charging Area Maps






-  Draft Residential Charging Zone Boundaries
-  Ordnance Survey Grid (*Labels represent grid reference*)
-  London Legacy Development Corporation Area



Appendix 1: Draft Office & Retail (except Convenience Supermarkets, Superstores and Retail Warehousing) Charging Zones



-  Draft Office & Retail (except Convenience Supermarkets, Superstores and Retail Warehousing) Charging Zones
-  Ordnance Survey Grid (*Labels represent grid reference*)
-  London Legacy Development Corporation Area

Date: 12/09/2013



Appendix 2: Explanatory Notes

Please note that this Appendix 2 does not formally constitute part of the Community Infrastructure Levy Revised Draft Charging Schedule of the London Borough of Tower Hamlets.

1. Relief from Payment of CIL

1.1 The following types of development will usually be exempt from CIL and can apply for relief from the payment of the London Borough of Tower Hamlets' CIL:

- Dwellings let by registered providers of social housing, in accordance with the specific provisions of Regulation 49 of the CIL Regulations (2010) (as amended).
- Charities where the development will be used wholly, or mainly, for charitable purposes (regulation 43 of the CIL Regulations 2010 (as amended)).

1.2 Under sections 55 to 58 of the CIL Regulations 2010 (as amended), the Council has the option to provide discretionary relief in 'exceptional circumstances'. The Council intends to make relief for exceptional circumstances available in its area.

2. Payment by Instalments

2.1 Regulation 70 of the CIL Regulations 2010 (as amended) provides options for a Charging Authority to adopt an instalment policy, which will allow developers/liable parties to pay for the levy by instalments.

2.2 The London Mayoral Instalment Policy has been in effect since 1st April 2013, which allows two instalments for developments with a CIL liability equal to or more than £500,000. The Council intends to develop its own instalment policy.

3. Relationship with Planning Obligations

3.1 By 6th April 2014, or the date (if earlier) when Tower Hamlets' Charging Schedule takes effect, the use of planning obligations for infrastructure will be largely scaled back. The Council is developing a new Planning Obligations Supplementary Planning Document which will set out the Council's approach to planning obligations. A 'Regulation 123' will be published alongside this and will identify infrastructure that CIL may be spent on and for which planning obligations will not be sought.

4. Monitoring and Administration

- 4.1 The London Borough of Tower Hamlets will retain up to 5% of CIL charges for monitoring and administrative purposes in accordance with the CIL Regulations 2010 (as amended).

5. Reporting and Review

- 5.1 Regulation 62 of the CIL Regulations 2010 (as amended) requires the Charging Authority to publish annual reports for each financial year.
- 5.2 The Council will keep the operation of the CIL and the position regarding the funding and economic viability evidence under continual review and, where necessary, will seek to renew the Charging Schedule in accordance with the latest Government guidance and legislation.

Appendix 3: Draft Regulation 123 List

Draft Regulation 123 List of Infrastructure Projects

October 2013

The list below sets out those types of infrastructure projects that Tower Hamlets Council intends will be, or may, be wholly or partly funded by CIL.

Types of infrastructure (including new provision, replacement or improvements to existing infrastructure, operation and maintenance):

- **Public education facilities**
- **Community facilities and faith buildings**
- **Leisure facilities such as sports facilities, libraries and Idea Stores;**
- **Public open space**
- **Roads and other transport facilities**
- **Health facilities**
- **Employment and training facilities**
- **Strategic energy and sustainability infrastructure**
- **Flood defences**
- **Electricity supplies to all Council managed markets**
- **Infrastructure dedicated to public safety (for example, wider CCTV coverage)**
- **Infrastructure dedicated to public art**

The Council will not seek planning obligations (Section 106) for infrastructure included in the list unless the need for specific infrastructure contributions is required to make the development acceptable in planning terms and in accordance with the statutory requirements. Further detail is provided in the Council's Revised Draft Planning Obligations Supplementary Planning Document, October 2013.