

# Appendix C

## CIL Income and Balance Report – August 2016

### **1.0 Introduction**

- 1.1 This report sets out the latest position regarding the collection of the council's local Community Infrastructure Levy (CIL).
- 1.2 CIL is a pound per square metre levy charged on most new development granted planning permission. Its purpose is to contribute some funding for the provision of new infrastructure needed to support development. The council adopted its own local CIL in April 2015 and has been collecting this CIL since this time for developments granted planning permission after 1<sup>st</sup> April 2015.
- 1.3 CIL is collected in accordance with the CIL Regulations 2010 ('The CIL Regulations') and is usually paid in full within 60 – 240 days of development commencing, depending on the scale of the relevant development.
- 1.4 The Regulations require that both a CIL Liability Notice, followed by a CIL Demand Notice (alongside an invoice) be issued to the developer, after which payment is made to the council.

### **2.0 CIL Liability Notices**

- 2.1 The CIL Regulations require a developer to submit floorspace information to the council from which a CIL calculation is undertaken.
- 2.2 A CIL Liability Notice is then issued by the council to notify the developer of the CIL collection process, their subsequent CIL Liability, and their responsibilities. A breakdown of the CIL calculation is included.
- 2.3 The CIL Liability Notice has the purpose of facilitating an early discussion with the developer before commencement of the development.
- 2.4 Table 1 overleaf shows CIL Liability Notices issued since 1<sup>st</sup> April 2015 to developments according to their ward location.

**Table 1: CIL Liability Notices Issued**

<b>Ward</b>	<b>Number of Liability Notices</b>	<b>Sum of Total to Pay to LBTH</b>
Bethnal Green	4	£8,794.30
Blackwall and Cubitt Town	1	£349,271.42
Bow East	2	£118,149.48
Bow West	1	£4,290.00
Bromley North	1	£2,320.70
Bromley South	2	£20,188.27
Canary Wharf	2	£13,356,666.94
Island Gardens	1	£- (100% relief granted)
Lansbury	3	£390,941.19
Limehouse	1	£- (100% relief granted)
Mile End	4	£282,372.80
Poplar	1	£69,413.50
Spitalfields and Banglatown	1	£22,439.04
St Dunstons	1	£10,400.00
St Katharine's and Wapping	1	£28,000.00
St Peter's	6	£96,713.53
Stepney Green	2	£1,040.00
Weavers	3	£447,175.38
Whitechapel	13	£503,063.76
<b>Grand Total</b>	<b>50</b>	<b>£15,711,240.31</b>

### **3.0 CIL Demand Notices**

- 3.1 The developer is required by the CIL Regulations to submit a Commencement Notice one day prior to the commencement of development. Upon receipt of the Commencement Notice, the council will issue a CIL Demand Notice which confirms the CIL Liability and the date upon which payment is required.
- 3.2 Table 2 overleaf shows CIL Demand Notices issued this month to developments according to their ward location.

**Table 2: CIL Demand Notices Issued**

Ward	Number of Demand Notices	Sum of Total to Pay to LBTH
Bethnal Green	2	£3,686.05
Bow East	1	£85,163.86
Bromley North	1	£2,320.70
Canary Wharf	2	£13,753,133.04
Lansbury	2	£390,941.19
Mile End	3	£238,505.33
St Dunstons	1	£10,400.00
St Peters	3	£86,869.93
Stepney Green	1	£1,040.00
Weavers	2	£81,280.00
Whitechapel	5	£203,523.56
	<b>23</b>	<b>£14,856,863.66</b>

#### 4.0 CIL Invoices Issued

- 4.1 Following the issuing of a CIL Demand Notice, an invoice is then raised by the council.
- 4.2 The council has adopted the Mayor for London's CIL Instalments Policy which stipulates that if the CIL Liability is greater than £500,000, then the developer is allowed to pay the liability over two instalments, one 60 days after commencement of the development and another 240 days after commencement. An invoice is issued for each instalment.
- 4.3 Table 3 below shows invoices issued since the 1<sup>st</sup> April 2015 to developments according to their ward location.

**Table 2: Total Invoices Issued by Ward**

Ward	Number of Invoices Issued	Total Amounts Issued
Bethnal Green	1	£2,080.00
Bow East	1	£85,163.86
Bromley North	1	£2,320.70
Canary Wharf	1	£13,351,728.81
Lansbury	2	£233,348.86
Mile End	3	£238,505.33
St Dunstons	1	£10,400.00
St Peters	3	£86,869.93
Stepney Green	1	£1,040.00
Weavers	2	£81,280.00
Whitechapel	3	£181,138.76
Grand Total	19	£14,273,877.25

## 5.0 CIL Payments Received

- 5.1 Upon receipt of an invoice, the developer is then required to make payment either immediately if it is overdue, or at two instalments, the first 60 days after commencement; the second 240 days after commencement.
- 5.2 Table 4 below shows payments received this year from developments according to their ward location.

**Table 4: Total Payments Received by Ward**

<b>Ward</b>	<b>No. of Payments Received</b>	<b>Total Amount Received</b>
Bethnal Green	1	£2,080.00
Canary Wharf	1	£6,680,802.54
Lansbury	2	£233,348.86
Mile End	2	£162,500.33
Stepney Green	1	£1,040.00
Weavers	1	£11,080.00
Whitechapel	3	£163,484.91
St Peters	2	£82,472.23
<b>Grand Total</b>	<b>13</b>	<b>£7,336,808.87</b>