

Comparison of Camden CIL Charging Schedule and Annual CIL Rate Summary for 2020

1. Introduction

1.1 This document enables comparison between the three different versions of the CIL Charging Schedule:

- The Adopted CIL Charging Schedule Adopted on 1st April 2015
- The Proposed CIL Charging Schedule for Consultation in 2019
- The CIL Proposed Charging Schedule, with minor modifications made for the Examination in Public (2020).

Each section provides an example of the Charging Schedule. The Tariff Zone map is not provided, as the zones have not changed. Each section indicates the charges per broad use category and appropriate indexation, where appropriate.

2. CIL Charging Schedule, as Adopted 2015

2.1 The CIL Charging Schedule and CIL Tariff Zones as mapped (Figure 2.1).

Type of Development	CIL Tariff (pounds per square metre)		
	Zone A (central)	Zone B (Rest of Camden)	Zone C (Highgate, Hampstead)
Residential below 10 dwellings (or 1000sqm)	£500	£500	£500
Residential of 10 or more dwellings (or above 1000sqm) and private care residential homes with a degree of self-containment.	£150	£250	£500
Retail (including bar/restaurant/entertainment and other town centre uses)	£25	£25	£25
Office	£45	£25	£25
Student Housing	£175	£400	£400
Hotel (including tourist hostels)	£40	£30	£30
Health, Education, Community meeting spaces, Police, Fire, Water Waste Management and related infrastructure, Care homes with no self-containment subsidised by the public sector	£0	£0	£0
Industry, warehousing, research and development	£0	£0	£0
Other commercial uses	£25	£25	£25

Figure 2.1. CIL Charging Schedule, as Adopted 2015.

2.2 Legal compliance and the operational details of the CIL Charging Schedule are provide in listed as follows:

- Calculating the Chargeable Amount is in accordance with Schedule 1 of the CIL Regulations 2010
- The CIL Charging Schedule was issued, approved and published in accordance with the CIL Regulations 2010 and Part 11 of the Planning Act 2008
- The CIL Charging Schedule Rates covered Camden Tariff Zones A, B and C, from £500 to £0 per sqm
- In accordance of CIL Regulation 40 the indexation in 2019 was: Index Figure (lc) 259 and Index Figure (lp) 318

- Indexation was based on Building Costs Information Service (BCIS) All-In Tender Price Index, applied in line with Part 5 of the CIL Regulations 2010.

3 Draft CIL Charging Schedule, circulated at Public Consultation 2019

3.1 The Draft CIL Charging Schedule was circulated as part of the Public Consultation exercise in October 2019 (Figure 3.1).

Use	CIL Tariff (pounds per sq. m) Zone		
	Zone A (Central)	Zone B (Rest of Camden)	Zone C (Highgate, Hampstead)
Residential below 10 dwellings (or 1,000 sq m)	£613		
Residential of 10 or more dwellings (or above 1,000 sq m) and private care residential homes with a degree of self-containment	£184	£306	£613
Retail (including bar / restaurant / entertainment and other town centre uses)	£30		
B1 – Office, Research and Development	£110	£30	
Student housing	£214	£491	£491
Hotel (including tourist hostels)	£110	£36	£36
Health, Education, Community meeting spaces, Police, Fire, Water Waste Management and related infrastructure, Care homes with no self-containment subsidised by the public sector	£0	£0	£0
Industry, warehousing	£0	£0	£0
Other commercial uses	£30	£30	£30

Figure 3.1. Draft CIL Charging Schedule, circulated at Public Consultation 2019.

3.2 The Council's consultant PNB Paribas, based on their *CIL Viability Update Study*, suggested four changes to the existing CIL Charging Schedule:

- To consolidate Office (B1) and the Research and Development (B1(c)) use as one CIL Charge
- Based on market changes, to increase the proposed consolidated B1 Uses/Charge, Office, Research and Development Rate, to £110 per sqm in CIL Zone A
- Based on market changes, to increase the existing Hotel Rate, to £110 per sqm in CIL Zone A
- To index all other Uses/Charges using current Royal Institute for Chartered Surveyors (RICS) CIL Index, Index Figure (Ip), divided into the Index Figure (Ic) for the 2015 CIL Charging Schedule Building Costs Information Service (BCIS) All-In Tender Price Index. This is in line with Part 5 of the CIL Regulations 2010 and Schedule 1, part 1 of the CIL Regulations 2019.

3.3 Legal compliance and the operational details of the CIL Charging Schedule are provide in listed as follows:

- Calculating the Chargeable Amount is in accordance with Schedule 1 of the CIL Regulations 2010 and Schedule 1, Part 1 of the CIL Regulations 2019
- The CIL Charging Schedule was issued, approved and published in accordance with the CIL Regulations 2010 and Part 11 of the Planning Act 2008
- The CIL Charging Schedule Rates covered Camden Tariff Zones A, B and C, from £613 to £0 per sqm

- The single change in Charge is for Office and Hotels in CIL Tariff Zone A (This rate is not indexed)
- All Other Charges applied to Tariff Zones are Indexed
- Indexation - Index Figure (lc) 259 and Index Figure (lp) 334. Index Figure (lc) is based on the original Charging Schedule index 259, as per the Building Costs Information Service (BCIS) All-In Tender Price Index, applied in line with Part 5 of the CIL Regulations 2010; 2. Index Figure (lp) is based on RICS CIL Index published on 28th October 2019, in line with Schedule 1, part 1 of CIL Regulations 2019 (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>)

4 Draft Charging Schedule Submitted for Examination in Public 2020 and Annual CIL Rate

4.1 The Council is submitting its Draft Charging Schedule for Examination on 19th February 2020 (Figure 4.1).

Use	CIL Tariff (£ per sq. m)		
	Zone A (Central)	Zone B (Rest of Camden)	Zone C (Highgate, Hampstead)
Residential below 10 dwellings (or 1,000 sq m)	£644		
Residential of 10 or more dwellings (or above 1,000 sq m) and private care residential homes with a degree of self-containment	£193	£322	£644
Retail (including bar / restaurant / entertainment and other town centre uses)	£32		
Office , Research and Development	£110	£32	
Student housing	£225	£515	£515
Hotel (including tourist hostels)	£110	£38	£38
Health, Education, Community meeting spaces, Police, Fire, Water Waste Management and related infrastructure, Care homes with no self-containment subsidised by the public sector	£0	£0	£0
Industry, warehousing	£0	£0	£0
Other commercial uses	£32	£32	£32

Figure. 4.1. Draft Charging Schedule Submitted for Examination in Public 2020 and Annual CIL Rate. Notes: 1. The Annual CIL Rate is as published on 28th October 2019 in the RICS CIL Index, for 2020 is 334.