

Community Infrastructure Levy Charging Schedule

April 2015



Hackney Community Infrastructure Levy Charging Schedule

The Charging Authority: This is the Community Infrastructure Levy (CIL) Charging Schedule for the London Borough of Hackney. The London Borough of Hackney is a CIL Charging Authority according to Part 11 of the Planning Act 2008 (as amended).

Date of Approval: This Charging Schedule was approved on 25 February 2015.

Date of Effect: This Charging Schedule will take effect on 1 April 2015.

This Charging Schedule has been issued, approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended).

Schedule of Rates: The rate (per square metre of Gross Internal Area) the London Borough of Hackney is to charge CIL in respect of development across the borough is as follows:

Type of Development and Zone	Hackney CIL (£ per sqm)
Residential – Zone A	£190
Residential – Zone B	£25
Residential – Zone C	£55
Residential – Zone D	£0
Offices – City Fringe	£50
Offices – Rest of Borough	£0
Large Format Retail ¹ – whole Borough	£150
Other Retail – City Fringe	£65
Other Retail – Rest of Borough	£0
Hotel – City Fringe	£80
Hotel – Rest of Borough	£55
Student Housing – whole Borough	£373
All Other Uses, including development of operational buildings by the emergency services	£0

A map showing the above mentioned zones is attached as Appendix 1.

The Mayoral CIL rate of £35 per square metre across Hackney is additional to the above Hackney CIL rates.

¹ Convenience based supermarkets and superstores and retail warehousing. Superstores/supermarkets and shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit. Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

The area of Hackney identified on the map as MDC (Mayoral Development Corporation) is part of a wider area that was previously known as the Olympic Delivery Authority (ODA) and is now referred to as the London Legacy Development Corporation (LLDC). The LLDC as of the 1st of October 2012 is a CIL collecting and charging authority in its own right, and adopted a Charging Schedule on 29 January 2015 to take effect on 6 April 2015 which contains the proposed rates pertaining to that area. The Hackney CIL rates do not apply to the LLDC area.

CIL Chargeable Development

A chargeable development is one for which planning permission is granted and which is liable to pay CIL in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) (hereafter, the CIL Regulations).

The CIL Regulations specify that CIL will be charged on net additional floorspace of all new development, other than those exempt under Part 2 and Part 6 of the CIL Regulations, which can be summarised as follows:

- Development of less than 100 square metres (see Regulation 42 of the CIL Regulations) – unless this is a whole dwelling, in which case the levy is payable;
- Houses, flats, residential annexes and residential extensions which are built by ‘self builders’ (see Regulations 42A, 42B, 54A and 54B of the CIL Regulations);
- Social housing that meets the relief criteria set out in Regulation 49 or 49A of the CIL Regulations;
- Charitable development that meets the relief criteria set out in Regulations 43 to 48 of the CIL Regulations;
- Buildings into which people do not normally go (see Regulation 6(2) of the CIL Regulations);
- Buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (see Regulation 6(2) of the CIL Regulations);
- A building for which planning permission was granted for a limited period (see Regulation 40 of the CIL Regulations);
- Structures which are not buildings, such as pylons and wind turbines;
- Specified types of development which the charging authority has determined should be subject to a ‘zero’ rate and specified as such in the relevant charging schedule;
- Vacant buildings brought back into the same use, in certain circumstances (see Regulation 40 of the CIL Regulations);
- Where the levy liability is calculated to be less than £50, the chargeable amount is deemed to be zero so no levy is due;
- Mezzanine floors of less than 200 square metres, inserted into an existing building, are not liable for the levy unless they form part of a wider planning permission that seeks to provide other works as well.

This information is accurate at the date of publication in February 2015.

For up to date guidance on the Community Infrastructure Levy, refer to: <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>

Calculating CIL

CIL will be calculated as set out in Part 5 of the CIL Regulations.

This means that CIL will be charged on the total net additional floorspace created (measured as Gross Internal Area) subject to the relevant exemptions outlined above.

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.

Relief from Payment of CIL

The following types of development will usually be exempt from CIL and can apply for relief from the payment of the London Borough of Hackney CIL.

- Development to be let as social housing, in accordance with the specific provisions of Regulation 49 of the CIL Regulations;
- Development by registered charities where the development will be used wholly, or mainly, for charitable purposes (Regulation 43 of the CIL Regulations).

Under sections 55 to 58 of the CIL Regulations, the Council has the option to provide discretionary relief in 'exceptional circumstances'. It is the Council's intention to allow discretionary relief, where appropriate. For further information please refer to the Council's website at www.hackney.gov.uk/hcil.

For further information on other forms of relief from CIL, please see Community Infrastructure Levy Guidance June 2014 on the Planning Portal website at <http://planningguidance.planningportal.gov.uk/blog/guidance/communityinfrastructure-levy/relief/>.

Payment by Instalments

In accordance with Regulation 69B of the CIL Regulations, London Borough of Hackney will allow the payment of CIL by instalments.

For further information on Hackney's Instalments Policy please refer to the Council's website at www.hackney.gov.uk/hcil.

Monitoring CIL and the Regulation 123 List

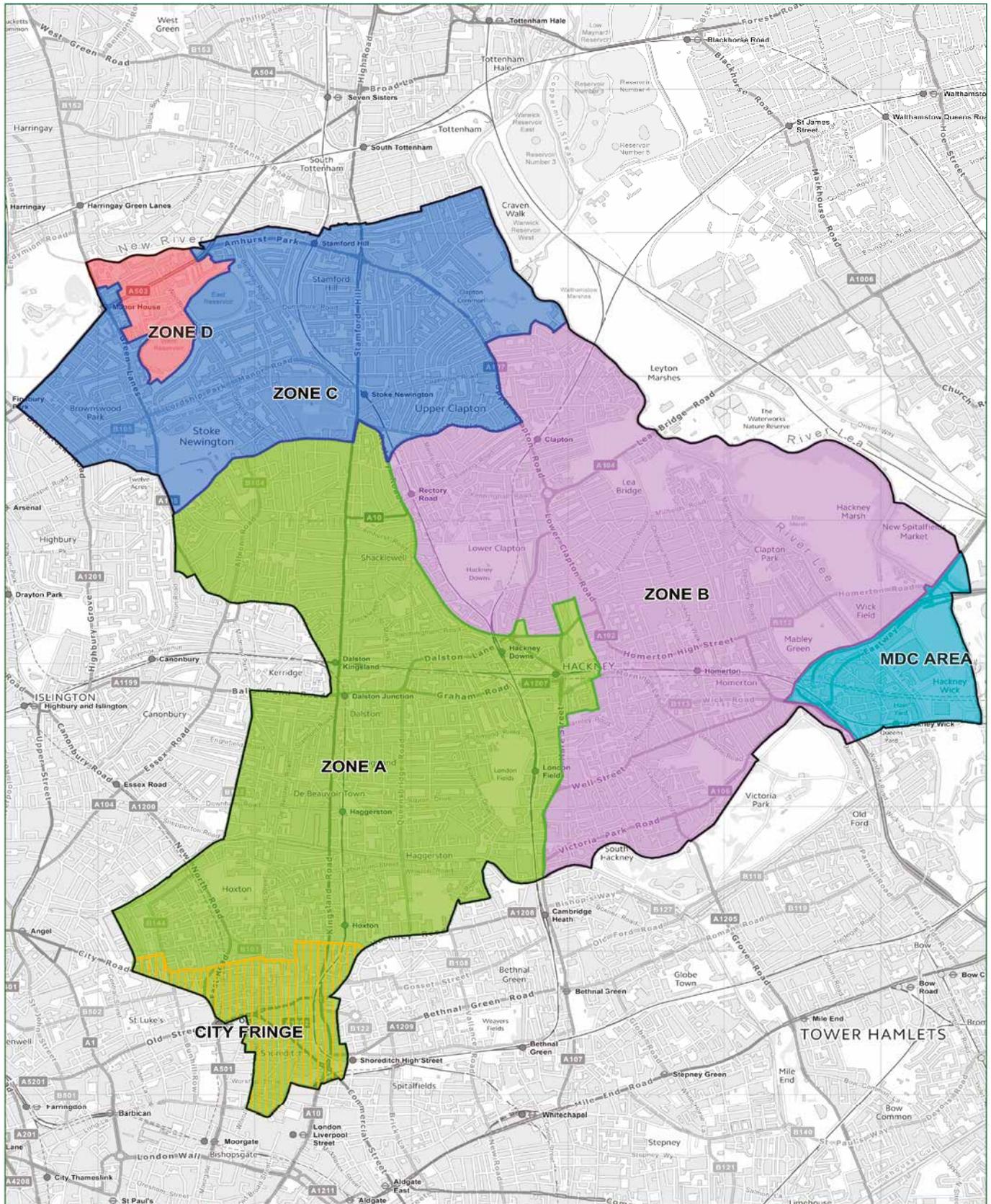
Hackney's CIL Charging Schedule will be reviewed periodically to take into account changing viability evidence.

Hackney has developed a "Regulation 123 List" which sets out how CIL receipts will be applied to infrastructure needed to support the growth set out in Hackney's Local Plan. Hackney's "Regulation 123 List" is available on the Council's website at www.hackney.gov.uk/hcil. This document will also be reviewed periodically to reflect the borough's infrastructure priorities.

The funds accrued through Hackney's CIL will be applied to items on Hackney's "Regulation 123 List", and the CIL expenditure will be published annually in accordance with the CIL Regulations.

Further information about the Community Infrastructure Levy is available on the Council's website at www.hackney.gov.uk/hcil.

Appendix 1: Charging Zone Map



 NORTH	CIL Charging Zone	
Scale: 1:22,160 at A3		
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Bengali

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Somali

Haddii aad jeclaan lahayd in aad ogaato waxa dokumeentigani sheegayo fadlan calaamadi godka ku haboon, ku qor magacaaga, cinwaanka iyo telefoon lambarkaaga boggan dhankiisa hoose ka dibna ku celi cinwaanka hoose.

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اگر آپ یہ جاننا چاہتے ہیں کہ دستاویز میں کیا لکھا ہے تو ازراہ کرم مناسب باکس میں صحیح کا نشان لگائیے اور اپنا نام، پتہ اور فون نمبر اس صفحہ کے نیچے لکھئے اور اسے نیچے دیئے گئے پتہ پر واپس بھیج دیجئے۔

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