Community Infrastructure Levy - update

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Associate

- The story so far
- LPA progress
- Emerging themes
- Engaging in the process
- Issues facing the industry
- Making a difference
- Conclusions

The story so far

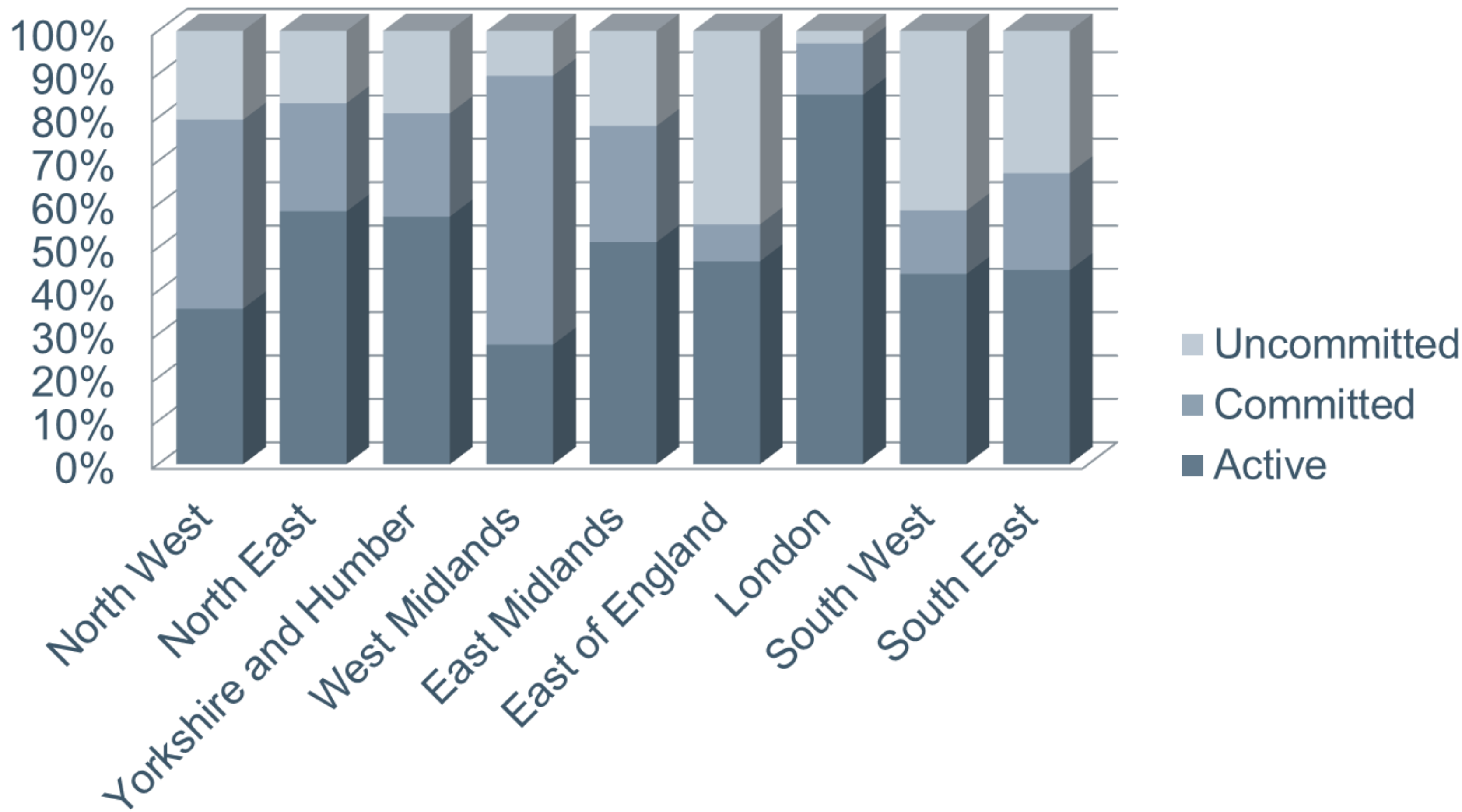
- CIL came into force in April 2010
- Savills have been representing consortia since February 2012
- 70% of LPAs with four or more expressions of interest to form consortia
- 19 consortia formed to date

Local Planning Authority Progress to Date

- 83 — Committed to CIL
- 96 — Producing their evidence base
- 38 — Preliminary Draft Charging Schedule stage
- 10 — Draft Charging Schedule stage
- 10 — Examination stage
- 6 — Charging Schedule Adopted or Implemented

Source: Savills, 10 September 2012

Regional Take-up



Source: Savills, 10 September 2012

Emerging Themes

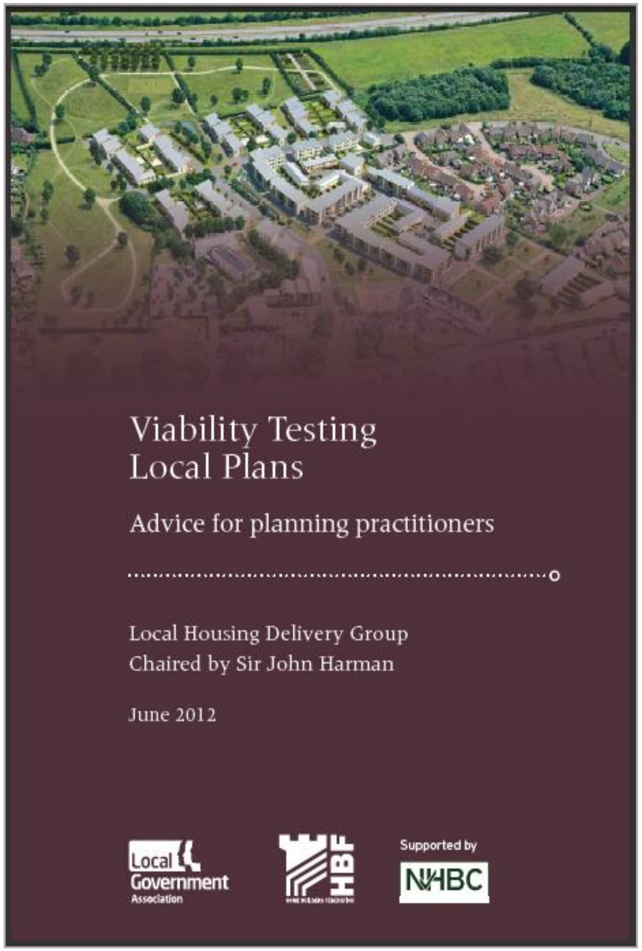
- Six consultancies representing approximately 80% of LPAs with emerging CILs
- Average maximum rates emerging nationally:
  - £135/m^2 for residential
  - £143/m^2 for retail
- Differential rates becoming less complex
  - Less Charging Zones
  - Fewer uses
  - Retail rates less likely to be split

Engaging in the process

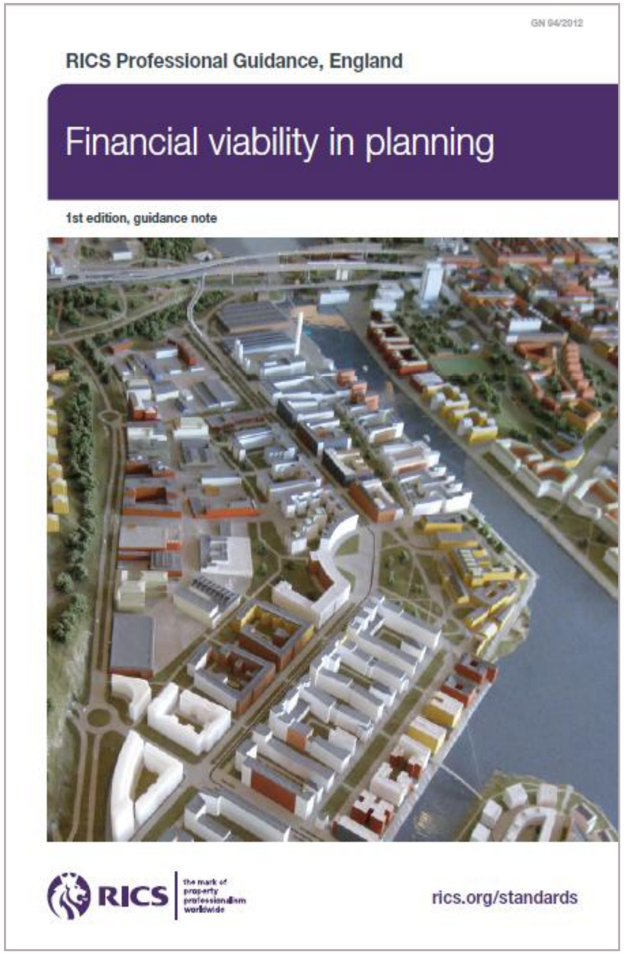
- LPAs and their consultants need data from the industry
- Early engagement is the most effective
- Keep abreast of emerging consultations – short four week consultation periods
- Examiners need to see alternative evidence
- Representations should be supported by viability evidence

Emerging guidance

Local Housing Delivery



RICS Professional Guidance



Issues facing the industry

- Regulation 123 and the use of s.106 thereafter
- S.73 – amendments to follow
- Offsetting of floor space
- Affordable housing relief – workable in practice?
- Regulation 123 list – no consultation
- CIL viability v Local Plan viability
- Delivery of infrastructure – who and when?!
- Certainty and transparency
- Can we make a difference?

Making a difference

- Outcomes:
  - Southampton reviewing their market evidence
  - Bristol amended the charging zone boundaries
  - Greater Norwich Development Partnership residential rate reduced
  - Greater transparency
  - Slow shift towards consensus on key assumptions
- Clarification slow to work through the system
  - Poole - Differential rates for retail

Conclusions

- Active engagement important in supporting LPAs to get it right
- Changes will come but LPAs are steaming ahead – we must keep up
- We can make a difference if approached in the right manner
- Doing nothing is not an option!