

DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) SCHEDULE**ROYAL BOROUGH OF KENSINGTON AND CHELSEA****EXAMINATION HEARING – 9 JUNE 2014****AGENDA****1. Introductions and Scene Setting**

Welcome, housekeeping matters and introductions.

2. Evidence Base – Development Plan and Infrastructure

- The Core Strategy.
- The Local Infrastructure Delivery Plan (March 2014).
- The funding gap and CIL contributions.
- S.106 planning agreements – residual role.

3. Residential CIL**The Assumptions**

- Sales rates.
- Housing sub market areas / CIL charging zones.
- Affordable housing.
- Residential development types.
- Build costs including Code for Sustainable Homes requirements.
- Abnormals and contingencies.
- S.278 and S.106 costs.
- Developer profit.
- Benchmark land values.
- Mayoral CIL.

The Appraisals

- The 2012 Viability Study appraisals for residential schemes.
- The 2012 Viability Study appraisals for Extra Care housing schemes.
- The 2014 additional testing of 12 marginal sites.
- The 2014 consideration of two strategic sites (Earls Court and Kensal Gasworks).

Note – as the Council has dealt with student housing in its commercial CIL evidence it will be covered under item 4.

The Charges

- The process of defining the CIL rates.
- Viability buffers.
- Overall effect on scheme viability across the borough.

4. Commercial CIL

The Assumptions

- Hypothetical development types.
- Commercial rents and yields.
- Commercial build costs.
- Developer profit.
- Abnormals and contingencies.
- S.278 and S.106 costs.
- Benchmark land values.
- Mayoral CIL.

The Appraisals

- The Viability Study appraisals for commercial schemes – offices, retail, industrial and warehouse, student housing and Class D1 and D2 developments.

The Charges

- The borough wide hotel CIL charge.
- The borough wide student accommodation CIL charge.
- Viability buffers.
- Overall effect on commercial scheme viability across the borough.

5. Other CIL Matters

- Discretionary relief for exceptional circumstances.
- Phased payments.
- Any other matters that the Council and Representors wish to raise.

6. Round Up and Conclusions

In this final session, I will give the participants an opportunity to sum up their views on the evidence. The focus of this session will be on an overarching examination question, which is whether the CIL proposals strike an 'appropriate balance' between funding necessary infrastructure and development viability.

Mr. P.J. Staddon – Appointed Examiner – 14 May 2014