

Planning and Borough Development

Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Executive Director Planning and Borough Development

Mr Jonathan Bore



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Mr Philip Staddon BSc, Dip, MBA, MRTPI

Planning Inspectorate

29th May 2014

Please ask for: Planning Policy

Dear Mr Staddon,

Draft Community Infrastructure Levy (CIL) Schedule- Examination Hearing

Further to receiving the agenda for the examination hearing for this Borough's Draft Charging Schedule, we would like to take this opportunity to provide some additional information to inform the hearing. This information relates to the percentage of build costs which the proposed CIL rates represent.

The following table shows the Borough's CIL as a percentage of total development cost, including land, for 12 'marginal' sites and Kensal Gasworks. The appraisals for these sites are contained within Appendix 2 of the 2014 viability report by BNP Paribas.

	Zone	CIL rate per sqm	RBKC CIL	Total development costs incl land	CIL as % of total development costs
Site 1	F	£110	£87,450	£5,487,766	1.59%
Site 2	B	£590	£553,420	£15,026,384	3.68%
Site 3	B	£590	£1,351,100	£35,134,192	3.85%
Site 4	E	£190	£151,810	£9,032,377	1.68%
Site 5	C	£430	£4,663,350	£89,809,758	5.19%
Site 6	B	£590	£130,390	£10,761,627	1.21%
Site 7	A	£750	£1,501,500	£195,358,927	0.77%
Site 8	A	£750	£141,000	£2,980,430	4.73%
Site 9	B	£590	£16,520	£8,465,689	0.20%
Site 10	D	£270	£6,480	£1,787,285	0.36%
Average					2.33%
Site 11	Student	£125	£381,625	£19,246,216	1.98%
Site 12	Hotel	£160	£787,720	£23,220,000	3.39%
Kensal Gas Works	F	£110	£19,411,765	£1,329,192,894	1.46%

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This information is intended to give additional clarity to the appraisals contained in the viability assessment.

Yours Sincerely

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