

GREATER LONDON AUTHORITY
Development, Enterprise and Environment

Mr Chris Banks
Banks Solutions
21 Glendale Close
Horsham
West Sussex
RH12 4Gr

Our ref: RBKCCILDCS/PH
Your ref:
Date: 7th October 2014

Dear Mr Banks,

Planning Act 2008
Royal Borough of Kensington and Chelsea Community Infrastructure Levy – Draft Charging Schedule Extended Examination

Thank you for giving the Mayor of London the opportunity to respond to the Examiner's Issues and Questions Paper (ED-9). You already have the Mayor's formal response of the 14th February indicating his support for the proposed rates. This additional response will focus on Questions 1-6 looking at various aspects of affordable housing.

Questions 1 and 2, looking at policy requirements and their flexibility – the Mayor supports the response submitted by RB Kensington & Chelsea in their response document (RBKC/3) to these two questions. The Mayor agrees with their interpretation of local, regional and national policy that policies are applied flexibly in response to viability/site constraints/other relevant material considerations.

Question 3 on delivery – is purely a factual update on affordable housing delivery within the borough. The Mayor can confirm completion of 245 affordable homes in the financial years 2011-14 (with a further 186 homes confirmed for completion in the 2014-15 financial year) through his 2011-15 affordable housing investment programme.

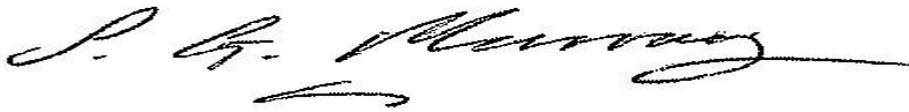
Question 4 on sensitivity testing of CIL rates – the approach undertaken by RB Kensington & Chelsea, of testing at a various levels of affordable housing provision, is the same approach that all London Boroughs have taken in their testing their own evidence. The Mayor supports this approach.

Question 5 on assessing the impact on viability with higher levels of affordable housing – the Mayor agrees with the response set by RB Kensington & Chelsea in RBKC/3. In bringing forward his own CIL, the Mayor successfully argued that CIL rates were such a small percentage of overall gross value that they would not, per se, prevent the delivery of affordable housing. He still holds this view.

Question 6 on the relevance of other CIL examinations to RBK&C – the Mayor agrees with the response set out in by RB Kensington & Chelsea in RBKC/3. London Boroughs have a policy requirement for affordable housing that they apply flexibly, their CILs' reflect that flexibility.

If you have any further queries on this response. Please contact peter.heath@london.gov.uk.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. G. Murray', with a stylized flourish at the end.

Stewart Murray
Assistant Director – Planning