



Michelmores



**Community Infrastructure Levy
and Affordable Housing**
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September 2009

Background

- Current arrangements
- PGS
- Legislative Framework

CIL – What is it?

- Based on formulae
- Spent on infrastructure

Consultation – Closing date 23rd October 2009

- Detailed proposals and draft regulations for the introduction of CIL

How will it be set

- Charging authorities will be same authorities who prepare the Development Plan
- Charging Schedule

How will it be calculated

- Total cost of infrastructure
- Other sources available
- Effect of CIL on viability of development
- Up to date Development Plan
- Consultation and examination

Collecting and Paying CIL

- Who collects?
- Who is liable?
- Calculated from when?
- What is development for CIL?
- Payment in kind and instalments

How CIL will be spent?

- Only on infrastructure
- Not Affordable Housing
- Outside their area?

Enforcement of CIL liabilities

- Discretionary
- Will not provide for suspension or cancellation of planning permission
- Surcharges
- CIL Stop Notices
- Recovery of CIL debts

Exemption and Reduction

- Charities
- Affordable Housing (based on definition of Social Housing in the Housing and Regeneration Act 2008)
- Not development
- Exceptional circumstances

Planning Obligations

- Section 106
- Circular 05/05
- Pooled contributions

Affordable Housing

- Percentages
- Tenure
- Viability
- Grant Funding
- Code for Sustainable Building
- Delivery

THANK YOU FOR LISTENING

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More than just lawyers