

107 STUDENT BED SCHEME S106 FINANCIAL CONTRIBUTIONS/CIL CONTRIBUTIONS

30.11.2016

93-103 Drummond Street, London NW1 2JH

Contributions taken from Camden Planning Guidance 8, Planning Obligations, February 2015, and pre-app response 23rd September 2016

1. Highways Contribution. Approx **£5,000**
2. Travel Plan and monitoring fee **£6,020**
3. Open Space

Capital costs	£31,771
+maintenance costs	£31,779
+ design and administration costs	£3,935
= grand total	<u>£67,485</u>

4. Developments over £3 million will be required to recruit one construction apprentice through Camden Council, or its nominated partner, for every £3million of build where the length of the project allows (generally, where the contract is 52 weeks or more) A support fee of £1,500 per apprentice placement will also be payable. Assume need for two apprentice placement.
Support fee would then be **£3,000**
5. Camden charge £745 per head of term for Processing and Monitoring. Assume five. **£3725**
6. Community Infrastructure Levy **£312,260.32** (see over)

TOTAL £397,490.32

CIL

GLA £50M² on all development

$$A = 3201 \times (3201 - 1774) / 3201 = 1427M^2$$

$$R \times 1427 \times I / IC$$

$$50 \times 1427 \times 270 / 230$$

$$= \underline{\underline{\pounds 83,758.70}}$$

Camden CIL – student housing £175/m² student housing, £25/m² for commercial

Student housing (incl plant, services)

$$A = 2959.4 \times (3201.1 - 1774) / 3201.1 = \underline{1319.3463}$$

$$175 \times 1319.3463 \times 270 / 276$$

$$= \underline{\underline{\pounds 225,866.34}}$$

Commercial

$$A = 241.7 \times (3201.1 - 1774) / 3201.1 = \underline{107.7536}$$

$$25 \times 107.7536 \times 270 / 276$$

$$= \underline{\underline{\pounds 2,635.28}}$$

$$= \underline{\underline{\pounds 312,260.32}}$$

is commenced.

(4) An assumption of liability under paragraph (3) must be made in accordance with regulation 31; but for the purposes of that regulation as it applies to this paragraph, an assumption of liability notice is not valid unless it is accompanied by P's death certificate.

PART 5

CHARGEABLE AMOUNT

Calculation of chargeable amount

40.—(1) The collecting authority must calculate the amount of CIL payable ("chargeable amount") in respect of a chargeable development in accordance with this regulation.

(2) The chargeable amount is an amount equal to the aggregate of the amounts of CIL chargeable at each of the relevant rates.

(3) But where that amount is less than £50 the chargeable amount is deemed to be zero.

(4) The relevant rates are the rates at which CIL is chargeable in respect of the chargeable development taken from the charging schedules which are in effect—

- (a) at the time planning permission first permits the chargeable development; and
- (b) in the area in which the chargeable development will be situated.

(5) The amount of CIL chargeable at a given relevant rate (R) must be calculated by applying the following formula—

$$\frac{R \times A \times I_p}{I_c}$$

where—

A = the deemed net area chargeable at rate R;

I_p = the index figure for the year in which planning permission was granted; and

I_c = the index figure for the year in which the charging schedule containing rate R took effect.

(6) The value of A in paragraph (5) must be calculated by applying the following formula—

$$\frac{C_R \times (C - E)}{C}$$

where—

C_R = the gross internal area of the part of the chargeable development chargeable at rate R;

C = the gross internal area of the chargeable development; and

E = an amount equal to the aggregate of the gross internal areas of all buildings which—

- (a) on the day planning permission first permits the chargeable development, are situated on the relevant land and in lawful use; and
- (b) are to be demolished before completion of the chargeable development.

(7) The index referred to in paragraph (5) is the national All-in Tender Price Index published from time to time by the Building Cost Information Service of the Royal Institution of Chartered Surveyors(a); and the figure for a given year is the figure for 1st November of the preceding year.