

Jacob Gemma

From: Gerrish, Ryan <[REDACTED]@eu.jll.com>
Sent: 03 April 2017 14:46
To: Hart Anna; 'Neil Hook'; Gardiner Stephen; Vincett-Wilson Harriet; Lees Neil; Peter Heath; Jones, Richard (UK); Richard Linton; Sharples Elliot; Turner Lucinda; Ware Julian
Subject: RE: MCIL 2 PDCS documents - latest drafts
Attachments: 20170403_MCIL2 working towards PDCS - DRAFT (Clean).pdf; 20170403_MCIL2 working towards PDCS compared with 20170327 - DRAFT.pdf

Dear All,

Please find attached the latest version of the JLL document.

The main points of change are:

- 3.4.2 – we include a description of what ranges of correlation coefficient are considered, high, moderate, low etc before showing the correlation analysis charts.
- Table 6 – this has been reordered by net additional development (highest to lowest)

The other changes are mainly formatting tweaks/minor corrections.

I attach a clean version and a track changes version with the document dated 27/03/17 circulated for last weeks' SG meeting for reference.

Kind regards,

Ryan

Ryan Gerrish
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From: Hart Anna [mailto:[REDACTED]@tfl.gov.uk]
Sent: 03 April 2017 14:11
To: 'Neil Hook'; Gardiner Stephen; Vincett-Wilson Harriet; Lees Neil; Peter Heath; Jones, Richard (UK); Richard Linton; Gerrish, Ryan; Sharples Elliot; Turner Lucinda; Ware Julian
Subject: MCIL 2 PDCS documents - latest drafts

Hi all,

Please find attached the latest set of the PDCS documents – charging schedule, further information and the MDF. These documents incorporate the suggestions made over the past week.

Richard J – there are a couple of areas in the text that need your attention – page 10 of PDCS on exemptions and para 28 in the MDF on viability advice.

Stephen – please could you check the extracts from the CIL Guidance in para 3.2 of the further information document. Updated version of the Guidance no longer has the following phrase ‘*charging authorities should “take a strategic view across their area and not focus on the potential implications of setting a CIL for individual development sites within a charging authority’s area”*’. I replaced with an extract that to me made most sense.

I’m liaising with the CR2 team on the project cost figure that we should use. **Julian** – I specified the PWC 2014 report in the affordable housing section.

Kind regards,
Anna

Anna Hart

Telephone: [REDACTED] | Auto: [REDACTED] | Mobile: [REDACTED]

From: Neil Hook [mailto:[REDACTED]@london.gov.uk]
Sent: 03 April 2017 11:36
To: Gardiner Stephen; Vincett-Wilson Harriet; Hart Anna; Lees Neil; Peter Heath; 'Richard Jones'; Richard Linton; 'Ryan Gerrish'; Sharples Elliot; Turner Lucinda; Ware Julian
Subject: RE: CIL Steering Action Note- 28/3

Hi all,

Picking up on this and my actions – please find attached and below the extract from the draft SPG on BTR:

(2) AFFORDABLE HOUSING TENURE

4.19 The second element of the Build to Rent pathway is the affordable housing offer, in which the aim is to maintain the integrity of the Build to Rent development, with unified ownership and management of all the homes. Where a developer is proposing a Build to Rent development which meets the definition set out above, the affordable housing offer can be entirely discounted market rent (DMR), managed by the Build to Rent provider and delivered without grant, i.e. entirely through planning gain. As it is not necessary to be a Local Authority or a Registered Provider to deliver or manage intermediate rented homes that are delivered without grant, these units can be owned and/or managed by Build to Rent landlords themselves.

4.20 Discounted market rent is also better suited to Build to Rent than other affordable products because units can more easily be tenure blind and “pepper potted” through the development. In addition, some discounted market rented products not let by local authorities/ registered providers can also qualify for mandatory CIL relief.²⁷

4.25 All affordable housing, including discounted market rent/ London Living Rent, secured through planning should be affordable in perpetuity in line with the requirements of the NPPF. Therefore, should the developments be sold onto the open market at any time, during or after the covenant period, then a commuted sum would need to be paid to the LPA to secure the affordable housing provision in perpetuity, or replacement affordable housing would need to be provided of an equivalent value.

Does the existing framework allow DMR as described in the SPG (above) to be exempted as an affordable product, or do we need to take specific action / make reference in the PDCS and accompanying MD?

Thanks,

Neil

Neil Hook
Senior Area Manager (North East London)
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From: Gardiner Stephen [mailto:[REDACTED]@Tfl.gov.uk]
Sent: 30 March 2017 14:05
To: Vincett-Wilson Harriet; Alan Benson; Hart Anna; Lees Neil; Neil Hook; Peter Heath; Richard Jones; Richard Linton; Ryan Gerrish; Sharples Elliot; Lucinda Turner; Julian Ware
Subject: RE: CIL Steering Action Note- 28/3

Neil

On item 2 and the definition of Affordable Housing, you will note that Regulation 49 does not use that terminology but refers to “qualifying dwellings” or “qualifying communal development”.

To be a qualifying dwelling one of the 5 conditions in the section have to be met, and to be a qualifying communal development the requirements set out in S.49C have to be met.

Best regards.

Stephen Gardiner | Principal Solicitor - Planning and Highways | Legal
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From: Vincett-Wilson Harriet
Sent: 30 March 2017 12:43
To: Alan Benson; Gardiner Stephen; Hart Anna; Lees Neil; Neil Hook; Peter Heath; Richard Jones; Richard Linton ; Ryan Gerrish; Sharples Elliot; Turner Lucinda; Ware Julian
Subject: CIL Steering Action Note- 28/3

Hi All,

Please find attached an action note from CIL SG on Tuesday.

Many thanks,
Harriet.

Harriet Vincett-Wilson | Assistant Planner - Planning Obligations
TfL Planning *Transport For London*

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