

Action Note from CIL Steering Group– 17th January 2017

16:00 Windsor House

Attendees: Neil Lees (**NL**), Richard Jones (**RJ**), Ryan Gerrish (**RG**), Anna Hart (**AH**), Elliot Sharples (**ES**), Peter Heath (**PH**).

1. MCIL 2

RJ led discussion concerning the CAZ boundary. Theoretically (on viability grounds) it could be extended, particularly eastwards. However, CAZ is now a well understood concept, so intention is to reflect the London Plan CAZ and 'tidy up' to exclude Paddington / Liverpool St 1 km zones, and recover those areas south of the river lost at examination.

Action: AH to print A3 CAZ/North Docklands map for discussion at 24/1 meeting

Action: RJ to write up section 4 of draft MCIL2 paper for discussion at 24/1 meeting

Action: RJ to extract from the regulations the part stipulating what the MCIL money can be spent on and circulate. This will help to inform the argument regarding why the money will continue to be taken as part of MCIL 2

Discussion around house price tables & methodology (median vs mean). Affects Waltham Forest. Analysis tabled by JLL. Needs further work on ordering of boroughs.

Action: RG to review / develop analysis on house price league tables

Need to consider the issue of charging around stations was discussed. RJ felt it was premature. Discussion around: CR1 zones were impact related (s106), MCIL2 will happen regardless of CR2, CR2 is not yet a committed scheme, and crucially values will not rise now ~ happens much closer to scheme delivery. Feeling was that issue would be better picked up in proposed 2024 review.

RJ highlighted the need for a 'big picture' introductory chapter that would be best crafted by TfL.

Affordable Housing performance / policy analysis explored. Pick up at next meeting along with CR2 stations and strategic sites, & review of CAZ.

Action: RG – to check with JLL Planning to see what information they hold on AH.

Action: PH – to check with GLA colleagues re their data on affordable housing rates

Emerging work on Table 2 re buffers discussed with mixed results so far. Intention is to analyse: House Price Inflation ÷ Building Cost Inflation = X. Apply X to the buffer.

Action: RG to send list of Boroughs where 'buffer' needs exploring to NL and ES by 19/1

Action: ES to research 'buffer' wording within BCIL examiners reports and circulate findings to the group by 20/1

2. Biennial Review

NL explained that some comments received and are being incorporated into the revised document.

Action: ALL to provide any outstanding comments to NL by close of play Thursday.

Action: NL to show track changes on draft and recirculate to Steering Group.

3. MCIL Q3 Receipts

NL outlined current status of MCIL Q3 receipts. Healthy returns of more than £30m, with Q4 likely to be even higher if 22 Bishopsgate receipt (£11m) is forthcoming as expected.

Action: NL to adjust dates of Q3 MCIL Update and Biennial Review reporting that they can both go to the same meetings (Deputy Mayors ~ 7 Feb, Mayor ~ 15 Feb).

4. Programming

NL set out a potential basic timeline for taking forward MCIL2, highlighting that any programme would be subject to consideration by GLA planning on chronology and relationship with London Plan.

Subsequently captured by AH in table below:

Action: PH – to share with GLA colleagues

2017	
23 March	Growth Board - Deputy Mayors to approve PDCS consultation launch and preliminary engagement with key stakeholders
End of March	Informal briefing to London Councils and London First – get views on proposed MCIL2 rates
10 April	Mayoral sign-off of PDCS
End of April	PDCS consultation starts
End of June	PDCS consultation ends
August-October	Consider consultation responses, prepare for DCS consultation, seek approval from Deputy Mayors & Mayor
November	DCS consultation starts
End of December	DCS consultation ends
2018	
January-February	Consider consultation responses, prepare for Examination, seek approval from Deputy Mayors & Mayor
March	Submit CS for EiP
Autumn	Examiner's decision
2019	
April	MCIL2 CS formally implemented

Next CIL Steering Group: **Tuesday 24th January, 4-5pm, 13R2M1**, Windsor House.