

Action Note from CIL Steering Group– 7th February 2017

16.00 Windsor House

Attendees: Neil Lees (NL), Richard Jones (RJ), Ryan Gerrish (RG), Julian Ware (JW), Anna Hart (AH), Pete Heath (PH), Neil Hook (NH), Harriet Vincett-Wilson (HVW).

1. Housing White Paper/ Liz Peace Review

NH outlined some key points and changes in the Housing White Paper. Starter homes requirement is going to be replaced by a blanket 10% requirement of all units on a site to be affordable housing (including starter homes). The green belt is not being reviewed.

PH outlined some of the suggested changes in the Liz Peace Review;

- Current system is failing objective of faster, fairer, more transparent
- Proposed twin track approach to meet original objectives
- Will involve LIT and s106, as well as SIT.

2. Biennial Review/ Q3 MCIL Update

NL took the Biennial Review 2016 and the MCIL Q3 Update to the Deputy Mayors Meeting on Tuesday 7th February. Jules Pipe was happy with both documents and queried if funding beyond the £600m could be available for projects other than CR2. NL confirmed that MCIL could be spent on transport projects.

3. Average House Price Discussion

JLL provided handout for the basis of discussion surrounding adjustment of price boundaries- in particular, the boundary between the blue and green. It was previously agreed that Waltham Forest should be promoted, and that Greenwich should be relegated. Key issue is around fluctuations and how this may change order again before examination.

- RJ suggested bottom 8 become bottom 9 (relegate Hounslow)
- NL suggested bottom 8 become bottom 10 (relegate Hounslow and Enfield)
- JW view was bottom 8 become bottom 7 (promote Enfield). JW suggested we need to make a decision and stick to it.

4. MCIL 2

RJ talked through the first section of the draft document, as agreed at the previous CIL SG meeting. It was explained that some figures need updating to more recent Q3 data. RJ explained that there is going to be an additional chapter titled 'MCIL 3?'

NL queried the size of Hounslow's buffer (page 27) and the suggestion that if viability works in Hounslow then it'll work elsewhere- and whether this analysis is ambitious enough on rates. RJ will reconsider wording.

Zoning- AH asked re CR2 station zones. JW asked re Victoria and Euston zone adjustments. RJ indicated this work is ongoing. JW suggested that the covering report should explain why CR2 station zones are not included in the document.

Action: All to review JLL document circulated on 7th February and provide any comments/ feedback by lunchtime on Thursday 9th February.

Action: JLL to circulate revised draft document by Monday 13th February.

Action: RJ asked NL to provide data re Crossrail S106 viability challenges.

5. AOB

█ is unable to attend CIL SG next week.

Next CIL Steering Group: **Tuesday 14th February, 4-5pm, 13R2M1, Windsor House.**