

Action Note from CIL Steering Group – 28th March 2017

16.00 Windsor House

Attendees: Richard Jones (**RJ**), Ryan Gerrish (**RG**), Neil Lees (**NL**), Julian Ware (**JW**), Peter Heath (**PH**), Neil Hook (**NH**), Alexander Toop (**AT**), Harriet Vincett-Wilson (**HVW**)

1. MCIL2 JLL Draft Document

RJ spoke through latest version of JLL MCIL2 document- most changes involved minor editing/updating figures. NL suggested rearranging table 6 in order of floorspace- green boroughs would still be at the bottom section of the table- group agreed. Table 20 also needs colours/figures correcting.

NH outlined some possible changes, mainly regarding wording in the affordable housing section of the document- JLL to consider if these changes are to be made.

JW has been asked about the impact on CR2 funding following the changes in November.

Action: JW to ask colleague to run KPMG figures in model and send to JLL.

Action: RJ to then form a judgement after having received this information.

NH explained that an alignment is needed between the GLA Office Review Evidence Base (for the London Plan) and the MCIL2 evidence base (JLL). The Office Review includes floorspace figures and appears broadly in line with the JLL document. NH also highlighted that the GLA document identifies OPDC and Stratford as emerging centres that will be protected for office expansion.

Action: PH to ask Gerard Burgess for Office Review Evidence Base and send to JLL for consideration.

Action: JLL to update document (without track changes) for review by group.

2. Draft PDCS Documents

NH raised an issue regarding seeking zero rate for discount market rent products provided by registered affordable housing providers. JW suggested that we need to find out the legal position, costs involved and policy change options v. no policy change. RJ explained that this zero rate would need to be justifiable on viability grounds but thought that there is no need for policy change- DCLG have a different definition of affordable housing which has caused some confusion.

Action: NH to carve out relevant part of SPG and share with group.

Action: NL to ask:

- a) If this policy desire is currently met by existing regulations (Reg.49).
- b) If not, is social housing discretionary relief possible by the Mayor via MCIL.
- c) If the answer to b) is no, could the Mayor set a Nil rate for this.

Depending on the above, may need to assess cost implications and consider the need to lobby for changes to the Regs.

Action: PH/RL to redraft 3.4 and 3.5 in further information PDCS document.

3. Cover Note

JW spoke through MCIL2 cover note. JW asked PH what is needed and length of time expected to secure CIB approval. PH suggested seeing where the document gets to by Friday. JW will circulate to top end of TfL in order to build consensus.

Action: JW to add updated comments and table from updated CR2 document.

Action: RL/PH to respond to NL's proposed timetable (emailed on 23/3)

4. AOB

RJ asked NL if Ealing had an update regarding CIL- no updates to report.

RJ asked HVW to email Hounslow to obtain BNP Paribas viability evidence from LB Hounslow's CIL examination (June 2015).

Action: HVW to locate BNP Paribas viability evidence from Hounslow examination.

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