

# Action Note from CIL Steering Group– 2<sup>rd</sup> August 2016

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16:00 Windsor House

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Attendees: Neil Lees (**NL**), Richard Jones (**RJ**), Ryan Gerrish (**RG**), Julian Ware (**JW**), Abigail Rhodes (**AR**), Stephen Gardiner (**SG**), Richard Linton (**RL**), Harriet Vincett-Wilson (**HVW**),

## 1. **Borough CIL Response Required**

NL updated regarding Southwark's PDCS that primarily involves a boundary change, which is in consultation until September 2016.

JW added that that TfL would be keen to see the money raised for the potential Bakerloo Line Extension.

NL outlined recent discussion at DCLG with Chris Poulton- he indicated Review consideration of s106 use rather than CIL for large strategic sites.

RJ indicated potential benefits around the shift from CIL to s106- it can be tailored better with viability and phasing of payments, as well as infrastructure being site specific.

## 2. **Borough CIL Reviews**

RJ explained how the new Mayor may not be as keen on Development Corporations, and they could be run in a way involving less Governance and lower costs.

## 3. **MCIL- 2016/17**

NL updated on the Q1 MCIL 16/17 report findings. The total raised in Q1 being £28.1m, not including the disputed £6m from CWG. Payments have fallen from 550 in the previous quarter to 440 this quarter, and base contributions (<250k) have fallen from £11m last year to £8m this quarter.

NL also noted that phasing and consequent lag in payments provides some short term comfort and looking forward, NL was still reasonably confident that the £600m target should be reached.

JW added that it would take a severe property downturn in order to fall short of the £600m target.

RJ provided his thoughts, post the EU referendum. In terms of CIL viability, this analysis concluded:

- Financial readjustment was taking place
- Some evidence of occupational market decisions being justified on the basis of Brexit
- That a market correction was more likely to occur than a sharp downturn.

RJ explained how the result of the EU referendum could be beneficial to TfL, as the likelihood of a volatile downturn is reduced.

#### **4. CIL briefing for New Mayor**

JW outlined a paper on MCIL and Crossrail, which is being finalised and will go to Val Shawcross, including potential options:

- Achieving £600m and letting s106 fall away but continue with CIL.
- Proceed with the same route but CIL changes for Crossrail 2 when a deal is struck.
- Proceed as quick as can with what is stated in the Crossrail 2 business case- doubling of the rates.

RL informed the group that the London Plan Team are sending numerous policy papers to the Deputy Mayor. This includes a paper on CIL to the meeting on 16<sup>th</sup> August 2016.

**[Action- SG to check if MCIL Strategic Transport in the Planning Act- see email from SG, sent on 3/8/16 at 8.50am]**

#### **5. Canary Wharf Group/LB Tower Hamlets**

SG updated on the ongoing Dispute Resolution Process. LBTH are pursuing CWG in respect of £6m of outstanding MCIL contributions, further work is needed by September.

NL explained that the CWG s106 overpayment from Newfoundland has been returned to LBTH.

RJ described his knowledge on the history surrounding Heron Quays development. SG was interested in RJ's understanding of the area definition back in 2008.

**Action- SG to send Newfoundland drawings to RJ.**

Next CIL Steering Group: Tuesday 16<sup>th</sup> August, 4-5pm, 13R2M1, Windsor House