

Action Note from CIL Steering Group– 24th January 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. Biennial Review

NL explained that the Biennial Review 2016 final draft will go to the Jules Pipe next week. It will then go to Deputy Mayors (7th Feb) before going to the Mayor for sign off (15th Feb).

Action: RG to send suggested amendments of draft to NL by Friday 27th.

2. MCIL 2 & Affordable Housing/ Strategic Zones

RJ tabled and summarised latest JLL analysis regarding MCIL 2 and affordable housing. The commentary explains how MCIL is one numerous factors and is only a small proportion of total costs incurred during development; therefore the proposed raised rates from MCIL 1 should have little effect.

RJ asked if GLA hold data regarding the biggest housing development sites across London. PH and NH explained SHLAA data of 9,000+ sites. Analysis of proportion that have been approved would be helpful. NH Suggested random sampling by size.

Discussion re sensitivity of data- fine for JLL to analyse but will need consideration clearance before publishing.

Action: RG to email Jennifer (GLA) regarding obtaining/sharing the data.

Action: RG to circulate latest version of draft PDCS documentation to all.

3. MCIL 2 & Crossrail 2 Station Zones/ MDCs

RJ considered station zones would be premature given CR2 timescales. JW agreed and indicated similar conclusion in KPMG/PWC reports.

Discussion re CR2 powers and uncertainty of route, stations and phasing (e.g. Woolwich Station-CR1)

Consideration of how MCIL will work in OAs. OAs are mixed bag and need to separately consider housing zones and MDCs.

JW suggested having one rate across the MDCs, RJ agreed it could be plausible if it can be justified on viability grounds. Pragmatic approach would be £60 rate for LLDC and OPDC

Action: AH to provide conclusions on station zones from reports by KPMG, PWC and Savills, and send these reports to JLL.

4. MCIL 2 & CAZ Maps

Group agreed that CAZ area should remain a similar shape with some additions/subtractions, potentially including 1km zones around Victoria, Euston, Paddington and Liverpool Street, also considering Waterloo and VNEB. Further consideration needed for Elephant and Castle, North Docklands and Stratford.

Action: JLL to map out potential new CAZ boundary to review at future CIL SG meeting.

5. AOB

NL provided update on MCIL returns- £34.6m of MCIL collected in Q3, the second highest ever recorded.

■ unable to attend CIL SG next week (31st).

Next CIL Steering Group: Tuesday 31st January, 4-5pm, 13R2M1, Windsor House.