

Action Note from CIL Steering Group – 16th January 2018

16:00, 55 Broadway

Attendees: Julian Ware (JW), Anna Hart (AH), Peter Heath (PH), Rachel Rooney (RR), Richard Jones (RJ), Ryan Gerrish (RG), Stephen Gardiner (SG), Neil Lees (NL), Alice Bennett (AB)

1. MCIL2 DCS Consultation and Programme

MCIL2 examination - RR explained that discussions with PINs identified a preference for London Plan examination to take place before MCIL2 examination. NL stressed the importance of sticking to the proposed timetable to ensure MCIL2 examination report is published by January 2019.

Group agreed advantage in having Carmel as admin officer for both MCIL2 and LP examination.

DCS Responses to date – None. Agreement to allow consultees a week extension after the deadline.

Capturing DCS responses – Referring to the table previously produced by TfL which captured consultee responses against issues raised at PDCS, NL suggested tweaking this to show responses to these issues at DCS. NL feels that capturing full DCS responses into a table is the responsibility of City Hall – RR noted lack of resources at the moment but in the process of organising help.

NL circulated indicative MCIL2 DCS programme – Agreed no CIL SG meeting on 23/01 and 6/02.

Longer meeting (14:00-17:00) on 13/02 to allow time to review all DCS responses. SG highlighted pre-election period begins 27/03.

Action: PH to circulate all responses to SG members by close of play 07/02 and late responses by 11/02.

Action: AB to cancel meetings on 23/01 and 6/02, extend meeting on 13/02 (completed 17/01).

Action: RR to clarify examination timings with PINs and provide update to CIL SG.

2. London First – MCIL2 DCS roundtable

AH debrief of meeting – point emphasised by London First attendees was the lack of further viability work, especially to justify MCIL2 rates.

Hotels – RJ; budget hotels tend to be outside of CAZ but will explore.

VNEB – JW and AH informed attendees that valid viability points would be taken seriously. SG, good to do the additional viability work ahead of examination and show/discuss with consultees to try and avoid representation at examination.

Buffers – AH; concerns raised re: house prices, would we be willing to test again if there was a change in house price growth. JW, consider further sensitivity analysis for balance of argument?

Use of money if not CR2 – JW informed LF attendees that a statement would be made ahead of EIP.

Action: JLL to undertake research on ‘budget hotels’ within the CAZ.

Action: JLL to undertake further VNEB viability work.

Action: JLL to undertake further sensitivity analysis.

3. Tower Hamlets – CIL PDCS Consultation

PDCS documents – NL, Tower Hamlets response to MCIL2 seems very gentle compared to their response to MCIL1 DCS. JW, main area of change is in their residential rates.

Proposed meeting – NL, Tower Hamlets want a ‘light’ meeting to discuss their PDCS. Agreed NL, PH, JW and Holy Weir (if available) to attend meeting on 22/01.

Action: NL to arrange meeting with Tower Hamlets (completed 17/01).

Action: RJ to provide attendees with viability analysis on TH PDCS (completed 18/01).

4. AOB

Regulation 123 List – NL, presumably need to change before we get to £600m. JW, need to put advice to TfL/GLA, may need to plan for a report to the Mayor.

Action: JW to pursue details of changes to Regulation 123 list.

Government response to CIL review.

Action: meeting being arranged through JW with MHCLG (on going)

Next CIL Steering Group Meeting: Tuesday 30th January, 16:00–17:00, 55 Broadway