

Action Note from CIL Steering Group– 15th August 2017

16:00 Windsor House

Attendees: Neil Lees (NL), Anna Hart (AH), Julian Ware (JW), Stephen Gardiner (SG), Peter Heath (PH), Richard Linton (RL), Philip Osei-Mensah (POM), Richard Jones (RJ), Ryan Gerrish (RG), Alice Bennett (AB)

1. Borough CIL Tracker

- PH mentioned Havering are awaiting clarity on CIL from Autumn statement.
- Bromley MCIL response refers to an Autumn consultation on its BCIL.
- No update to BCIL Tracker needed.

2. MCIL Instalment Policy

- RJ questioned whether the CIL charge runs with the individual or the land, SG action to find out.
- AH update on analysis of the financial impact the instalment policy taken to discuss with the Counsel would have. Findings presented negative cash impact for TfL as around £1m for 2019/20, with further loss of £1.4m per year over a 25 year period.
- NL provided update re: conversations with borough surrounding their instalment policies, giving an overview of borough concerns, intentions and overall comments.
- Group discussed James Murray presentation on 18/08 agreeing that legal, financial and administrative feedback was essential. NL suggested an alternative MCIL instalment policy consisting of 3 stages, group agreed to present both options to James Murray.

Action: SG to find out if CIL charge runs with the individual or the land (29/08)

Action: AH to test the financial impact under alternative instalments policy suggested by NL (completed & circulated to group 17/08)

Action: NL to prepare powerpoint presentation for meeting with James Murray on 18/08, detailing the two options (completed & circulated to group 17/08)

3. MCIL2 PDCS Consultation Programme

- POM has begun summarising responses into excel, capturing relevant information.
- JW highlighted MCIL2 PDCS has notably more support than MCIL PDCS did. However, concerns raised re: financial spend should CR2 not go ahead.
- RL outlined the reporting process to deputy mayors re: any proposed changes to MCIL2 PDCS.
- Group discussed time periods and agreed to create a timetable/schedule to keep on track.

Action: POM to finalise PDCS responses & share with CSG (completed & circulated to group 22/08)

Action: PH to create a MCIL 2 Draft Consultation Schedule (completed & circulated to group 16/08)

4. LLDC Viability Update Study

- AH and JW discussed meeting with Katherine Pelton (LLDC) and subsequent provision of BMP study.
- Main point appears to be the polarity in viability between areas within LLDC e.g. Stratford and Waltham Forest.
- Group considered what action to take.

Action: RL will liaise with AH and respond to LLDC

5. Station Zones Report

- RJ talked through summary report, highlighting main points.
- JW to consider reconciling potential conflict of JL and AECOM analysis.

Action: RJ and RG to finish report (29/08)

Action: JW to liaise with CR2 colleagues re: housing delivery and numbers

Action: Once report is finalised, JW to share report with Michelle and CR2 team

6. AOB

- NL explained as part of TfL restructuring he would be leaving. No certain date yet, probably in the New Year.

Action: JLL to provide NL with work stream details to progress Purchase Order (completed 18/08)

Action: AB to return meetings to every week after next meeting on 29/08 (completed 16/08)

Next CIL Steering Group: Tuesday 29th August, 4-5pm, Room 13R2M1, Windsor House.