

Croydon Council CIL Charge

CIL is charged on net additional floor space in a development plus any existing floorspace that has been vacant for more than six months of the three years prior the granting permission.

The Croydon Council CIL charges (per square metre of gross internal floor area) are:

Development Type	Planning use Class	Within Croydon Metropolitan Centre (see Map below)	Rest of the Borough
Residential	C3	£25.00	£145.00
Business	B1, B2 or B8	£145.00	£25.00
Institutions	C2 or D1	£25.00	£25.00
Schools, colleges, higher education institution, medical and health service	C2 or D1	Nil	Nil
All the other uses not identified above	A1, A2, A3, A4, A5, C1, C4, D2 or Sui Generis	£145.00	£145.00

In all cases above the first £25 per m² goes to the Mayor of London. Any remainder is retained by Croydon Council

NB CIL rates increase/decrease in line with the BCIS All-in-Tender Price Index. The Council will use the figure for Q4 taken on the 1st April of the following year as the basis of changes to the CIL rate. The BCIS All-In-Tender Price Index is a subscription service and under the terms of the license agreement the Council cannot publish index figures.

The CIL is payable as set out in the table below:

Total CIL to be paid	When it has to be paid	Number of instalments
Any amount less or equal than £250,000.00	Full payment within 60 days of commencement of development	1
Amounts between £250,000.01 and £500,000.00	£100,000.00 within 60 days of commencement of development, and balance within 120 days of commencement of development	2
Amounts greater than £500,000.01	£250,000.00 within 60 days of commencement of development, and balance in 2 equal instalments within 120 and 180 days of commencement of development	3

NB if the Council is not notified of the commencement of the development or the planning permission is retrospective (because construction or engineering works commenced before permission was granted) then CIL is payable in full immediately.

CIL in Croydon is split between the Mayor of London and Croydon Council and is spent on the following infrastructure shown in the table below:

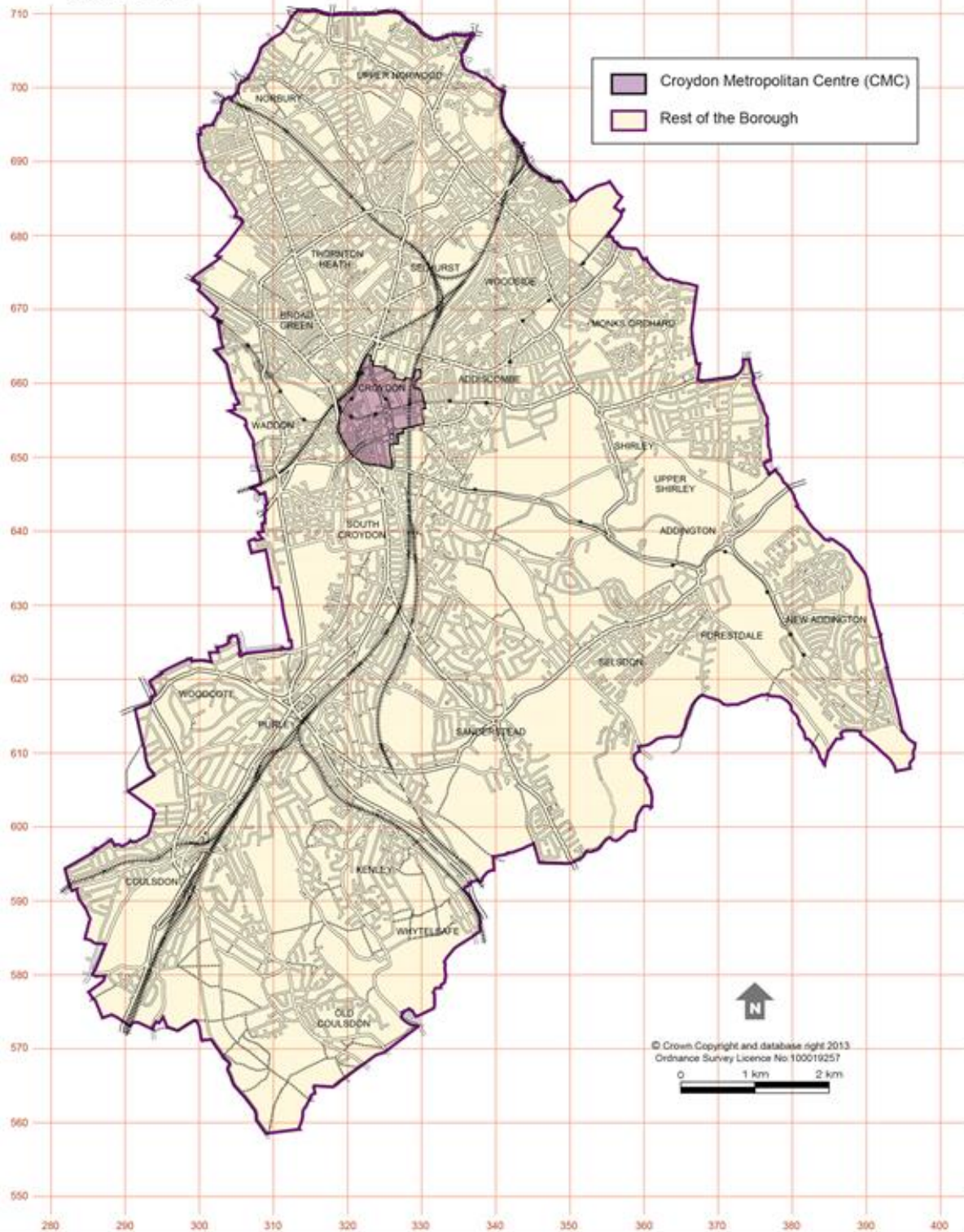
Mayor of London	Croydon Council
Crossrail construction works	Provision, improvement, replacement, operation or maintenance of: <ul style="list-style-type: none"> • Education facilities; • Health care facilities; • Projects in the Connected Croydon Delivery Programme; • Public open space; • Public sports and leisure; • Community facilities (as defined by the Croydon Local Plan: Strategic Policies)

When CIL is charged at £145.00 per m², up to £18.00 per m² can be spent on items not listed above. This proportion of the CIL could be spent on other infrastructure projects or anything else concerned with addressing the demands that development places on Croydon. Local community and amenity groups will be invited by the Council to suggest projects that this proportion of the CIL could be spent on. The Council's Infrastructure Finance Group will manage this funding to ensure that over of a four year period each of the sixteen Place of Croydon (identified in the Croydon Local Plan: Strategic Policies) receive some investment.

Croydon Council

**Community Infrastructure Levy Charging Zones Map
in support of the Charging Schedule of Rates**

April 2013



The Community Infrastructure Levy (Amendment) Regulations 2014

40. Calculation of chargeable amount

- (1) The collecting authority must calculate the amount of CIL payable (“chargeable amount”) in respect of a chargeable development in accordance with this regulation.
- (2) The chargeable amount is an amount equal to the aggregate of the amount of CIL chargeable at each of the relevant rates.
- (3) But where that amount is less than £50 the chargeable amount is deemed to be zero.
- (4) The relevant rates are the rates, taken from the relevant charging schedules, at which CIL is chargeable in respect of the chargeable development.
- (5) The amount of CIL chargeable at a given relevant rate (R) must be calculated by applying the following formula

$$\frac{R \times A \times I_p}{I_c}$$

where

A = the deemed net area chargeable at the rate R , calculated in accordance with paragraph (7);

I_p = the index figure for the year in which planning permission was granted; and

I_c = the index figure for the year in which the charging schedule containing rate R took effect.

- (6) In this regulation the index figure for a given year is
 - (a) the figure for 1st November for the preceding year in the national All-in Tender Price Index published from time to time by the Building Cost Information Service of the Royal Institution of Chartered Surveyors [Registered in England and Wales RC00487]; or
 - (b) if the All-in Tender Price Index ceases to be published, the figure for 1st November for the preceding year in the retail prices index.

- (7) The value of A must be calculated by applying the following formula

$$G_R - K_R - \frac{(G_R \times E)}{G}$$

where

G = the gross internal area of the part of the chargeable development

G_R = the gross internal area of the part of the chargeable development at rate R ;

K_R = the aggregate of the gross internal areas of the following

- (i) retained parts of in-use building, and
- (ii) for other relevant buildings, retained parts where the intended use following completion of the chargeable development is a use that is able to be carried on lawfully and permanently without further planning permission in that part on the day before planning permission first permits the chargeable development;

E = the aggregate of the following

- (i) the gross internal areas of parts of in-use buildings that are to be demolished before completion of the chargeable development, and
- (ii) for the second and subsequent phases of a phased planning permission, the value E_x (as determined under paragraph (8)), unless E_x is negative,

Provided that no part of any building may be taken into account both of paragraphs (i) and (ii) above.

(8) The value E_x must be calculated by applying the following formula

$$E_P - (G_P - K_{PR})$$

where

E_P = the value of E for the previously commenced phase of the planning permission;

G_P = the value of G for the previously commenced phase of the planning permission; and

K_{PR} = the total of the value of K_R for the previously commenced phase of the planning permission.

(9) Where a collecting authority does not have sufficient information, or information of sufficient quality, to enable it to establish that a relevant building is an in-use building, it may deem it not be an in-use building.

(10) Where a collecting authority does not have sufficient information, or information of sufficient quality, to enable it to establish

(a) whether part of a building falls within a description in the definitions of K_R and E in paragraph (7); or

(b) the gross internal area of any part of a building falling within such a description,

It may deem the gross internal area of the part in question to be zero.

(11) In this regulation

“building” does not include

(i) a building into which people do not normally go,

(ii) a building into which people go only intermittently for the purpose of maintaining or inspecting machinery, or

(iii) a building for which planning permission was granted for a limited period;

“in-use” building” means a building which

(i) is a relevant building, and

(ii) contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development;

“new build” means that a part of the chargeable development which will comprise new buildings and enlargements to existing buildings;

“relevant building” means a building which is situated on the relevant land on the day planning permission first permits the chargeable development;

“relevant charging schedules” means the charging schedules which are in effect

(i) at the time planning permission first permits the chargeable development, and

(ii) in the area in which the chargeable development will be situated;

“retained part” means part of a building which will be

(i) on the relevant land on completion of the chargeable development (excluding new build),

(ii) part of the chargeable development on completion, and

(iii) chargeable at rate R .