

Comparison of historic S106 performance vs. proposed future CIL rates

SPD example of 50 unit scheme

	Resi S106 costs	
Employment	£10,420	
Idea Stores, Libraries, etc	£13,986	
Leisure	£37,095	
Ed - Primary	£110,988	
Ed - Secondary	£83,623	
Health	£61,350	
Transport	£1,665	
Open space	£68,206	
Streetscene	£30,750	
Total S106 financial contributions	£418,082	
Residential units	50	
Residential space*	3,750 sqm	
Minus affordable residential space (35%)	1,313 sqm	
Minus existing floorspace (15%)	366 sqm	
Net CIL chargeable area	2,072 sqm	
	S106 / sqm	CIL
Cost for 2,072 sqm of residential space**	£201.79	£35/£65/£200

* Based on average unit size of 75 sqm

** Total S106 financial contributions divided by Net CIL chargeable area

Permissions over 200 units in last 5 years - £200 Zone

Includes:		
Land at Royal Mint St Mansell St and Chamber St		
Park Place, Westferry Road & Heron Quay Road		
Aldgate Place Land		
Former Goodmans Fields		
Former News International Site		
City Pride Public House		
Total S106 financial contributions	£51,030,600	
Residential units	4,707	
Residential space*	353,025 sqm	
Minus affordable residential space (35%)	123,559 sqm	
Minus existing floorspace (15%)	34,420 sqm	
Net CIL chargeable area	195,046 sqm	
	S106 / sqm	CIL
Cost for 195,046 sqm of residential space	£261.63	£200

* Based on average unit size of 75 sqm

** Total S106 financial contributions divided by Net CIL chargeable area

Permissions over 200 units in last 5 years - All Zones

Includes those developments in the £200 sqm Zone and the following:

Ocean Estate

Leamouth Peninsula North

Former Blessed John Roche Secondary School

Site At Bromley by Bow North, Hancock Road

Land adjacent to Langdon Park Station

The Robin Hood Gardens Estate

St Clements Hospital, 2 Bow Road

Poplar Business Park

Bow Enterprise Park

New Union Close

Total S106 financial contributions £113,602,905

Residential units 10,877

Residential space* 815,775 sqm

Minus affordable residential space (35%) 285,521 sqm

Minus existing floorspace (15%) 79,538 sqm

Net CIL chargeable area 450,716 sqm

	S106 / sqm	CIL
Cost for 450,716 sqm of residential space	£252.05	£35/£65/£200

* Based on average unit size of 75 sqm

** Total S106 financial contributions divided by Net CIL chargeable area

Notes

The Council believe that the analysis of the Planning Obligations SPD 2012 case study example shows that the intention of the proposed CIL charging schedule is to be consistent with the existing policy requirements.

The Council are aware that when looking at the studies of recent permissions there are further, more detailed variables that could to be considered in order to fully calculate CIL liability, such as the non-residential liable floorspace. However the results of the studies undertaken show that the S106 amounts received could exceed the CIL requirement by 25-30% and the Council believe this is ample room to accommodate the impact on the S106 data by commercial elements of a scheme.

In summary, the Council believe that the results, demonstrate that the proposed CIL rates of £200, £65 and £35 are in an appropriate range and are certainly not in excess of the prevailing historic performance of planning obligations in the borough.