

Charging Schedule

30 April 2015

London Borough of Bexley Community Infrastructure Levy Charging Schedule April 2015

The Charging Authority

The Charging Authority is the London Borough of Bexley.

Date of Approval

This Charging Schedule was approved by the Council on 2 March 2015.

Date Charging Schedule will take effect

This Charging Schedule will come into effect on 30 April 2015.

Community Infrastructure Levy Rates

The rates which shall be charged are listed in Table 1. The residential charging zones are shown in Figure 1. These rates will apply in addition to the rates set out in the Mayor of London's community infrastructure levy charging schedule which for Bexley is currently £20 psm plus indexation.

Table 1 London Borough of Bexley CIL Charging Schedule

| Development type ¹ | CIL rate (£psm) |
|---|-----------------------------------|
| Residential, Hotel and Student Housing ² | Zone 1 ³ £40 |
| | Zone 2 £60 |
| Supermarket and superstore ⁴ and retail warehouse ⁵ development (over 280m ²) | £100 |
| All other uses ⁶ | £10 |
| Medical, health and emergency services which are publically funded | Nil |
| Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education | Nil |

¹ Development types based on The Town and Country Planning (Use Classes) Order 1987, as amended

² Use classes C1, C2, C3 and C4, but excluding public health, care homes, C2 and C3 that are used as sheltered, extra care, assisted care and similar accommodation where they provide a minimum of 10% communal space (common rooms and shared kitchens/laundries but excluding corridors, stair wells and lift shafts) and on site scheme management (i.e. warden, scheme manager) and C2A uses (Secure Residential Institutions)

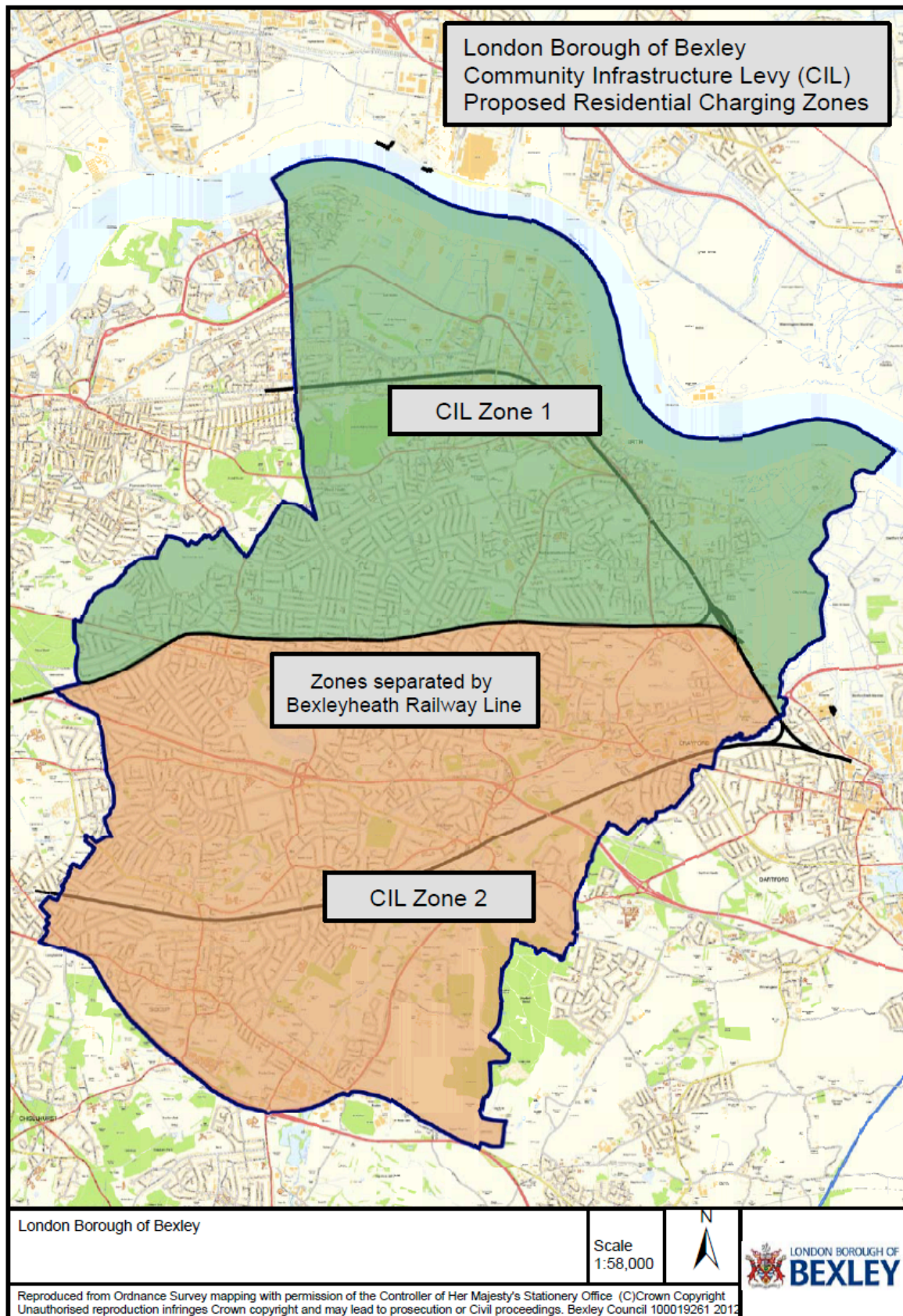
³ See Figure 1 for the London Borough of Bexley Charging Zones for CIL residential rates

⁴ Supermarkets/superstores are shopping destinations in their own rights where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit

⁵ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers

⁶ All other use classes (including sui generis) not specifically listed, and including A uses below 280m², care homes, C2 and C3 that are used as sheltered, extra care, assisted care and similar accommodation as defined in footnote 2 above and C2A uses

Figure 1 London Borough of Bexley charging zones for CIL residential rates



Calculating the Chargeable amount

The relevant rate for each development type is shown in the Charging Schedule (Table 1) above and the Gross Internal Area (GIA) is measured and calculated in accordance with the Royal Institute of Chartered Surveyors (RICS) Code of Measuring Practice⁷.

Amended CIL Regulations 2012 mean that for Section 73 applications to vary an existing planning condition, CIL will only be payable upon any increase in chargeable floorspace from the section 73 application/permission⁸.

Inflation and Indexation

The CIL rates in Table 1 will reflect inflation by being index linked to RICS' Building Cost Information Service 'All-in Tender Price Index'.

Statutory Compliance

The Charging Schedule has been approved and published in accordance with Part 11 of the Planning Act 2008 as amended by Part 6 of the Localism Act 2011) and the Community Infrastructure Levy Regulations 2010 (as amended).

Further Information

Further information on the Community Infrastructure Levy is available on the London Borough of Bexley's website – www.bexley.gov.uk

⁷ RICS Code of Measuring Practice

⁸ Regulation 9 of the Community Infrastructure Regulations 2010 (as amended)

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