

London Borough of Islington

Community Infrastructure Levy (CIL) Charging Schedule

Corrected version: published 1 September 2014

To take effect on 1 September 2014.

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The Charging Authority

The London Borough of Islington is a Community Infrastructure Levy Charging Authority according to Part 11 of the Planning Act 2008 (as amended).

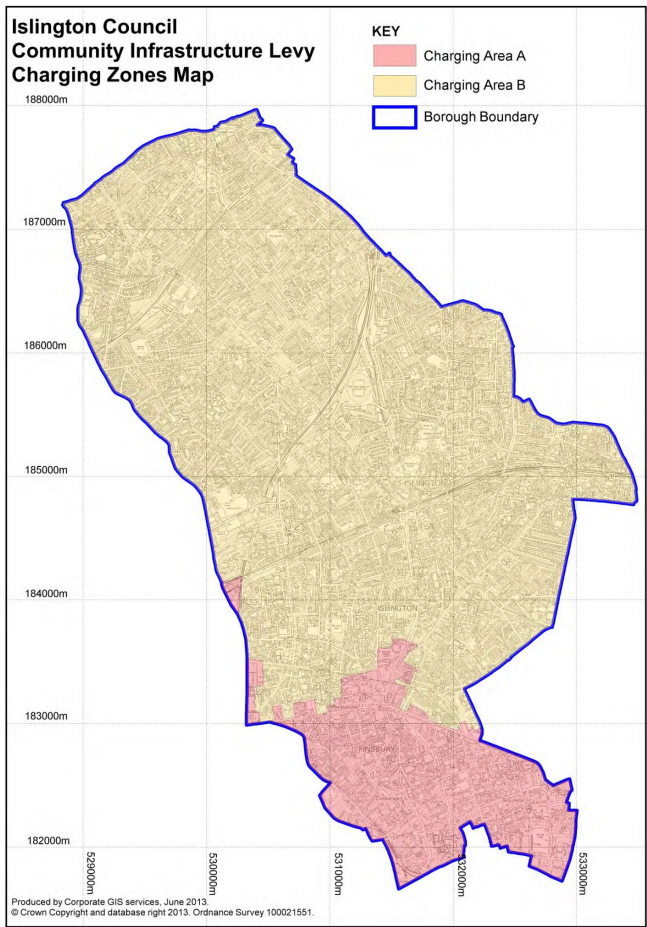
Schedule of Rates

The London Borough of Islington is to charge CIL in respect of development across the London Borough of Islington at the following rates:

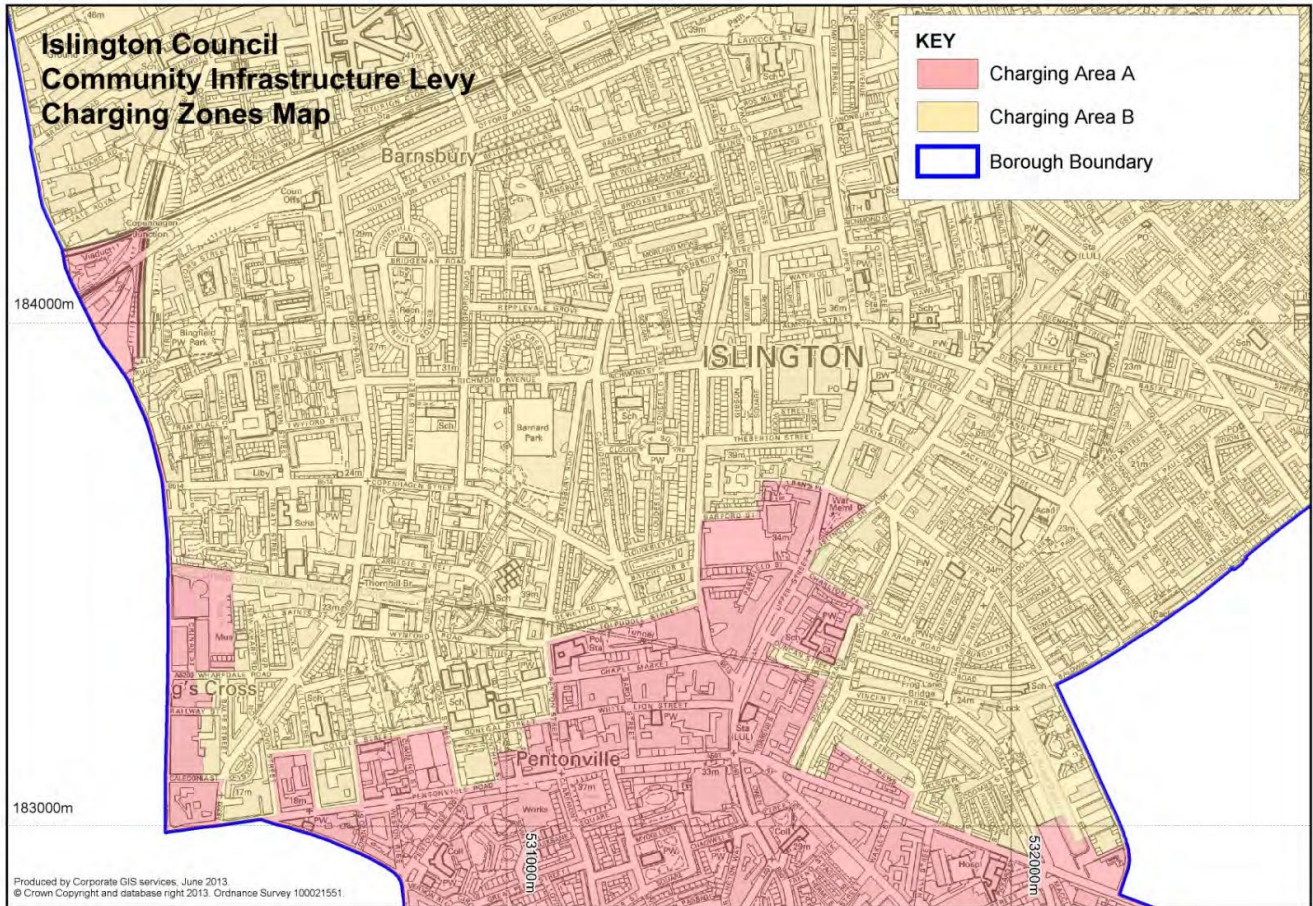
Use	CIL Rate (pounds per square metre) – Area A	CIL Rate (pounds per square metre) – Area B
Residential dwellings (Use classes C3, C4); Residential institutions (Use class C2, C2A), not including: Public Health Facilities and Public Care Facilities	£300	£250
Retail (Use classes A1, A2, A3, A4, A5)	£175	£125
Hotels (Use class C1), apart-hotels	£350	£250
Offices (Use class B1a)	£80	£0
Student accommodation	£400	£400
Conference centres; nightclubs; private members' clubs; amusement centres; Assembly and leisure (Use class D2), not including public leisure facilities	£80	£80
Research and development of products and processes (Use class B1b); Light industry appropriate in a residential area (Use class B1c); General industrial (Use class B2); Storage or Distribution (Use class B8); Public Leisure Facilities; Public Health	£0	£0

Use	CIL Rate (pounds per square metre) – Area A	CIL Rate (pounds per square metre) – Area B
Facilities; Public Care Facilities; Public Waste Facilities; Emergency Service Facilities; Water and Waste-Water Facilities; Non-residential Institutions (Use class D1) not including conference centres; sui generis, not including student accommodation; nightclubs; private members' clubs; and amusement centres		

Uses are as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) as in force on 1 January 2012, or as otherwise specified above. A map illustrating the proposed CIL charging areas can be found below. These rates will apply in addition to any Mayor of London CIL.



Detailed Plan of Charging Area Boundary



CIL Chargeable Development

The Community Infrastructure Levy Regulations 2010 (as amended) specify that CIL will be charged on gross internal floorspace in new development. Parts 2 and 6 of the Community Infrastructure Levy Regulations 2010 (as amended) state that the following development will be exempt from CIL charges:

- Development where the gross internal area of new build is less than 100 square metres, although this does not apply where the chargeable development will comprise one or more dwellings;
- Buildings into which people do not normally go;
- Buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery; and

- Development where the owner of a material interest in the relevant land is a charitable institution and the development will be used wholly (or mainly) for charitable purposes.

In addition, the Regulations also allow exemptions to be claimed for self-build housing, and residential annexes and extensions over 100 square metres (regulation 42A and 42B). Affordable housing will be eligible for relief from CIL (regulation 49).

This information is accurate at the date of publication.

Explanation of how the chargeable amount will be calculated

CIL charges will be calculated in accordance with CIL Regulation 40 (as amended). The chargeable amount will be an amount equal to the aggregate of the amounts of CIL chargeable at each of the relevant rates as set out in this Charging Schedule. The chargeable amount will be index linked using the Royal Institution of Chartered Surveyors' All-in Tender Price Index figures (or any subsequent Index specified by the CIL Regulations) for the year in which the planning permission is granted and the year in which this Charging Schedule took effect.

Date of Approval

This Charging Schedule was approved on 26 June 2014.

Date of Effect

This Charging Schedule will take effect on 1 September 2014.

This Charging Schedule has been issued, approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended).