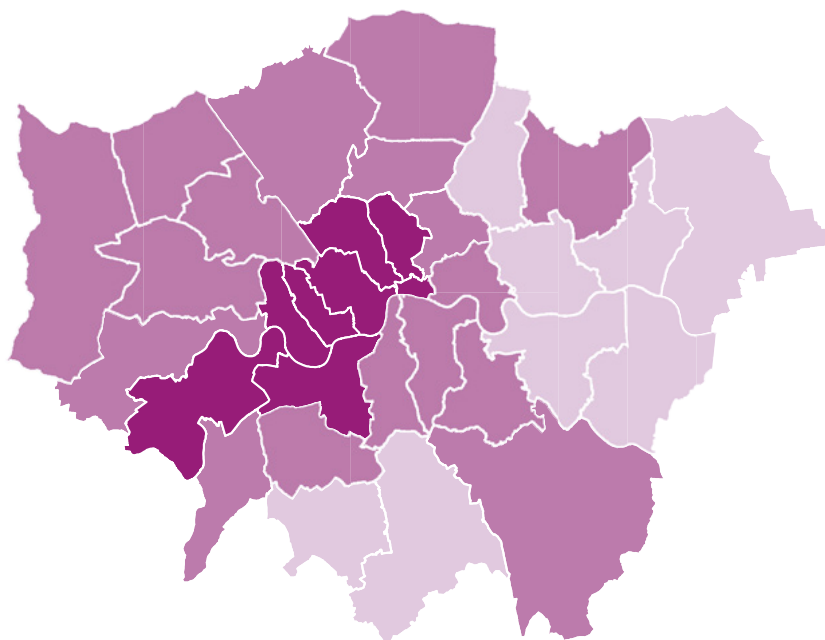


Mayoral CIL 2

On 26 June 2017, the Greater London Authority set out the Preliminary Draft Charging Schedule for the Mayor's Community Infrastructure Levy 2 (MCIL2).

The rates would forward fund Crossrail 2 and would come into force from 2019. The amendments include both increases to rates and changes to zonal boundaries.

Proposed MCIL2 rates from April 2019 (£/sqm)



- Band 1: **£50 to £80**
- Band 2: **£35 to £60**
- Band 3: **£20 to £25**

- CIL rates across all bands would rise as shown.
- Band 1 would be left unchanged.
- Greenwich would be moved from Band 2 to Band 3.
- Waltham Forest and Enfield would be moved from Band 3 to Band 2.
- LLDC and OPDC would also join band 2.

Excludes proposed rates for office, retail and hotel in Central London and Isle of Dogs. Also excludes health and education in all of Greater London.

Comparison of proposed Central London MCIL2 charging rates and existing MCIL1 and Crossrail S106 rates

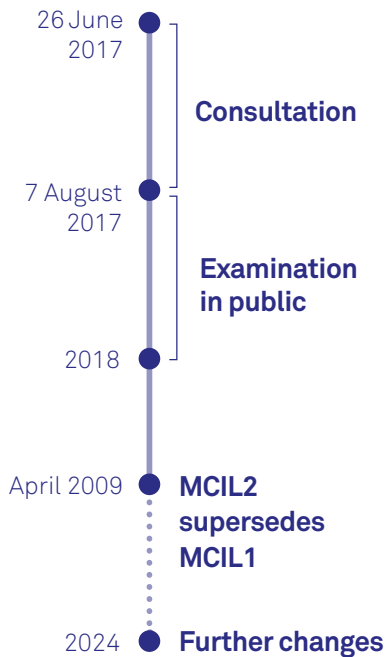
	Central Activity Zone (£/sqm)	Isle of Dogs (£/sqm)
OFFICE	£140	£190
	£185	£185
RETAIL	£90	£121
	£165	£165
HOTEL	£61	£84
	£140	£140

MCIL 1 MCIL 2

From April 2019 Band 1 and Central Activities Zone (CAZ) rates will also apply to parts of the London Boroughs of Wandsworth and Southwark.

This reflects the extension of the CAZ south of the river, which we anticipate to come forward in the forthcoming Draft London Plan consultation, Autumn 2017.

Timeline for implementation



Shutterstock

More details

The Mayor's publication of the Preliminary Draft Charging Schedule follows the National Infrastructure Commission's recommendation in 2016 that over fifty percent of the forward funding of Crossrail 2 should be secured from within Greater London.

As set out in the GLA's Supporting Information document for the scheme, MCIL2 receipts are anticipated to generate 15% of the estimated project costs.

TfL has previously put the total cost of the project at £30bn (in 2014 prices). Accordingly, the Mayor will need to raise upwards of £4.5bn in MCIL2 receipts over the course of the project.

The increases in rates and re-designation of the original MCIL charging zone boundaries relates to relative growth in house prices between 2010 and 2016. The method for calculating the rates remains consistent with MCIL

charging and is based on average house prices per Borough.

MCIL2 would apply to any chargeable development permitted before April 2019 but implemented after this date.

The amendments to MCIL charging will be subject to two rounds of consultation. Examination is targeted for August 2017 and adoption in 2019.



Nick Belsten
Director
020 3848 2541
nick.belsten@indigoplanning.com



Sam Pullar
Associate Director
020 3848 2549
sam.pullar@indigoplanning.com

