

**Haringey Council Agents Forum
7 March 2012
Meeting Notes**

The following questions were raised at the Agents Forum on March 7th 2012. A summary of the answers are also provided below – a copy of the presentation will be available with these notes.

1. Community Infrastructure Levy

1.1 Who creates the Haringey CIL Charging Schedule?

BNP Paribas have been appointed to develop a draft charging schedule for Haringey. They have a wide range of expertise in planning and the built environment.

As stated in the presentation slides, the charging schedule should strike a balance between funding the infrastructure gap to support the development of the area and the potential effects of the imposition of CIL upon the economic viability of development across the area – therefore the schedule should not deter development.

Haringey are currently awaiting a draft charging schedule from BNP Paribas, and until this is received, we do not have a full picture of what the borough is likely to charge. When this is received we will consult widely on this and amend as necessary. This will then be reported to Members and finally submitted to an independent inspector for an Examination in Public before being adopted.

1.2 What are other London Boroughs Charging?

Redbridge began charging their own CIL from 1 January 2012. They are charging a flat rate of £70m² (therefore with the Mayoral CIL of £35 they will charge a total of £105m²).

Other boroughs are going through the process of adopting their CIL charging schedules, Wandsworth who consulted on their draft charging schedule in Summer 2011 are proposing charges between £0 - £575m² for residential £100m² for office/retail and £0 for all other uses. Croydon, who consulted on their draft charging earlier this year, are proposing to charge £120m² for all residential outside town centres and £0m² within, and the opposite for office/retail - £120m² within the town centres and £0m² in the rest of the borough.

Outside of London, many Local Authorities and Parish Councils who have adopted CIL have created complex charging schedules, charging different rates for different areas as well as different types of development, but this can be hard to administer and calculate.

1.3 Would 'Assisted Living Housing' be exempt from the charge?

That is dependent on whether or not it was a charity building the accommodation for a charitable purpose. If this is the case then yes the charity can apply for an exemption or relief from CIL. If it is a private company providing the accommodation and it is not to be used for charitable purposes then they will be liable to pay the levy.

1.4 Would an extension of 100m² or more be liable to pay CIL?

Yes, any new development of 100m² or more is liable to pay CIL.

1.5 Would Haringey's exemptions be the same as the Mayor's?

The Mayoral CIL does not charge for education or health uses, as we are still developing our CIL charging schedule and are yet to begin consultation on this, we are yet to decide if we will follow the same route.

1.6 Will there be an instalments policy?

The Mayor has not yet established an instalment policy for the payment of the CIL, however it has been suggested that if they do it will only be for developments with a CIL in excess of £500,000. More information on this will be published on the GLA website's Mayoral CIL pages and will set out details of any such policy.

<http://www.london.gov.uk/publication/mayoral-community-infrastructure-levy>

1.7 Will Haringey accept exceptional circumstances relief?

As stated above, we are still producing our CIL charging schedule therefore we are still to develop and consult on this and any exemptions and relief options that we may offer.

1.8 How often will we update our charging schedule and Community Infrastructure Plan?

The Community Infrastructure Levy Guidance: Charge Setting and Charging Schedule Procedures (March, 2010) encourages authorities to keep their charging schedules under review to ensure that that CIL charges remain appropriate over time. For instance, as market conditions change, and also so that they remain relevant to the gap in the funding for the infrastructure needed.

1.9 Is VAT applicable for CIL?

Revenue and Customs accept that payments made by a developer by way of CIL are outside the scope of VAT, CIL being a statutory levy.

1.10 What will Haringey spend the CIL on and how will this be reported?

Councils must spend income from the levy on infrastructure to support the development of the area. At the moment we are a collecting authority for the Mayoral CIL, and the money from that will be used to collect £300m towards the funding of Crossrail.

Haringey keep 4% of the Mayoral CIL to cover administration costs of collecting CIL.

When Haringey becomes a charging authority, we will be required to produce an annual report outlining what the money has been spent on in that financial year. Authorities should also set out on their website what they will use CIL for (also known as a Regulation 123 list).

More information on CIL can be found on the Haringey website at:

www.haringey.gov.uk/cil

2. Local Development Framework

2.1 What happens if the Site Allocations DPD is not adopted in time for CIL?

We need an adopted Core Strategy in place before going ahead with adoption of a CIL charging schedule. The presence of a site allocations DPD does not influence the authority's right to develop a CIL charging schedule.

2.2 What value is there in an Article 4 direction for HMOs?

There is some concern over the loss of single family dwelling homes and this will bring this under the planning departments control.

3. Building Control Regulations and Fees

3.1 Do we benchmark our fees against other boroughs?

Yes. All boroughs charge different fees, some of which have very complex fee schedules and we are looking at ways to make our own simpler.

3.2 Agents are getting requests from clients not to go down the Local Authority route and to use an approved inspector because they are deemed cheaper, friendlier and less complicated.

We understand this and add that Haringey always guarantee a Building Control Surveyor visits the site on as many occasions as necessary for the project. Haringey Building Control provides a value for money service that is truly independent and protects you and your clients interest. In addition we are local to your site and can visit quickly to help resolve any problems that may arise without holding the contract up. If anyone is unhappy with the service provided by Haringey Building Control, agents are welcome to contact Bob McIver the Head of Building Control and he will investigate.

3.3 How we, Building Control, check that consequential improvements have been made?

Changes to the requirements around consequential improvements are only being consulted on at the moment and are proving to be highly contentious. It is agreed that consequential improvements are necessary to meet the carbon reduction targets, it is not yet clear what these will consist of and/or how they will be applied. When the consequential improvements have been agreed they will form part of the Building Regulation application and will be checked in the normal way.

4. Pre-application Planning Advice

4.1 What are the benefits of getting the community involved at pre-application stage as it can be detrimental?

Involving the community at the pre-application stage helps to answer any issues regarding the development at an early stage, this is especially beneficial for larger, more complex proposals. It also gives the community a chance to be involved in the proposals from an early point in the planning process, when there is still opportunity for changes to be made, thus providing opportunity to shape the development.

4.2 It can take too long following a PAPA meeting for the report to be sent and it would be easier and cheaper to submit an application and get a refusal.

We are looking into this issue and trying to improve the time taken to produce reports, it must be noted that this is not always the case and some reports are signed off and sent within the 10 day period.