

WEST HENDON PHASE 3B+C RESERVED MATTERS

CIL ASSESSMENT

December 2014

Quod



WEST HENDON ESTATE

RESERVED MATTERS – PHASE
3 (SUB PHASE 3B AND 3C)

CIL ASSESSMENT

10th December 2014

Our Ref: Q10102

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1 INTRODUCTION

1.1 This CIL Statement is prepared in support of the submission of reserved matters pursuant to hybrid planning application ref. H/01054/13 dated 20th November 2013 which relates to the redevelopment of the West Hendon Estate, Barnet.

1.2 The application for reserved matters approval is submitted on behalf of Barratt Metropolitan LLP and is undertaken pursuant to the following planning condition:

“Condition 3

Applications for the approval of reserved matters (being layout, scale, appearance, access and landscaping) pursuant to the first phase of the outline planning permission shall be made to the Local Planning Authority before the expiration of five years from the date of this planning permission.”

1.3 The development which is subject to this reserved matters submission appears as **Document 1**.

1.4 The purpose of this CIL statement is to provide information to enable the determining authority to calculate CIL; as well as a claim for Exceptional Circumstances Relief and Social Housing Relief (submitted in draft at this stage).

1.5 This statement is submitted alongside a suite of supporting documents which provide further justification and reasoning to the reserved matters application. The most relevant to this submission are the Planning Statement and the Design and Access Statement.



2 CIL INFORMATION AND LIABILITY

- 2.1 The relevant CIL information form is enclosed as **Document 2**.
- 2.2 The claim for assumption of liability appears as **Document 3**.

3 CIL EXCEPTIONAL CIRCUMSTANCES AND SOCIAL HOUSING RELIEF PROCEDURE

- 3.1 Hybrid planning application H/01054/13 was granted Exceptional Circumstances Relief from Barnet Council's Community Infrastructure Levy owing to the financial burden that CIL levied on the development proposals and the extent of the s.106 financial obligation.
- 3.2 The CIL Regulations 2010 (as amended) require this relief (as well as social housing relief) to be claimed for each "chargeable development" that is permitted by the grant of planning permission. The detailed permission comprises one chargeable development, and exceptional circumstances relief and social housing relief has already been claimed for this chargeable development. CIL Liability notice (reference H/01054/13) was issued on 7th January 2014 confirming this.
- 3.3 This reserve matters submission now comprises a 'chargeable development' for the purposes of the CIL Regulations, and therefore it is necessary to establish and claim exceptional circumstances and social housing relief pursuant to the development approved under reserved matters.
- 3.4 Since 7th January 2014 (the first award of exceptional circumstances relief and social housing relief) the national CIL regulations have changed marginally which we discuss below.

a) Exceptional Circumstances Relief for London Borough of Barnet CIL

- 3.5 A claim for Exceptional Circumstances Relief exists under Regulation 55, 56, 57 & 58 of the Community Infrastructure Levy (CIL) Regulations 2010 (As Amended).
- 3.6 The claim must precede a material start on site.
- 3.7 Set out below are the relevant obligations to enable a claim to be made and our respective comments.

Table 3.1: Regulation 55 – Discretionary Relief for Exceptional Circumstances

Regulation Ref.	Regulation	Comment
55(3)(a)	Relief has been made available in the area	LBB have made relief available in the area.
55(3)(b)	A planning obligation has been entered into in respect of the planning permission which permits the development (D)	A planning obligation has been entered into.
55(3)(c)(i)		This obligation has been removed following amendments to the CIL Regulations.
55(3)(c)(ii)	The requirement to pay CIL in respect of the planning permission which permits the development (D) would have an unacceptable impact on the economic viability of that planning permission	The viability of this development has been independently assessed at hybrid approval stage by the London Borough of Barnet and their independent advisors BNPP who concluded that the development (D) is viable on the basis of the s.106 obligations required. However any additional financial burden by way of additional LBB CIL liability would, as a matter of fact, have an unacceptable impact on economic viability. Accordingly this test was addressed as part of the approval of hybrid application H/01054/13.
55(3)(c)(iii)	The grant of relief would not constitute State Aid	Leading advice obtained during the determination of hybrid application H/01054/13 has confirmed that to grant relief would not constitute a State Aid.

3.8 Once Regulation 55 has been met, then it is necessary to consider Regulation 57 and the procedure for claiming exceptional relief.

Table 3.2: Regulation 57 – Exceptional Circumstances Procedure

Regulation Ref.	Regulation	Comment
57(3)	The person claiming relief must be an owner of a material interest in the relevant land.	Regulation 4 2(b) confirms that a material interest is either a freehold, or a leasehold estate, the term of which

Regulation Ref.	Regulation	Comment
		<p>expires more than seven years after the day on which planning permission first permits the chargeable development. Barratt Metropolitan LLP own a material interest in the land and specifically this chargeable development boundary.</p>
57(4)(a)	A claim for relief must be submitted on the relevant form	As enclosed in draft.
57(4)(b)	A claim for relief must be submitted before commencement of the chargeable development	This form is submitted prior to commencement of development as defined by Section 56(4) of TCPA 1990 which defines a material operation on the land.
57(d)	<p>The claim for relief must include the following:-</p> <ul style="list-style-type: none"> ii. An assessment by an independent person of the economic viability of the chargeable development iii. An explanation why payment of the amount would have an unacceptable impact on the economic viability of the development 	<p>The cost of complying with the planning obligations has been assessed in detail by Barratt Metropolitan LLP, and their professional team, and various departments within LB Barnet Council under the determination of hybrid planning permission H/01054/13. An assessment by BNPP (comprising the independent person) has been undertaken into the economic viability of the development. It has already been confirmed in writing that the payment of the amount would result in an unacceptable impact on viability by virtue of rendering the development unviable.</p>
57(6)	The claimant must send copies of the completed forms to any party with a material interest in the chargeable development land, notifying them that information detailed at 57(d) is available upon request.	Noted
57(7)	As soon as practicable after receiving a claim for relief, the charging authority must notify the claimant in writing of its decision on the claim and (where relief is	Noted

Regulation Ref.	Regulation	Comment
	granted) the amount of relief granted.	

3.9 The draft claim for exceptional circumstances relief is enclosed at Document 4.

b) Social Housing Relief

3.10 A claim for Social Housing Relief exists under Regulation 49, 49C, 50, & 51 of the Community Infrastructure Levy (CIL) Regulations 2010 (As Amended).

3.11 The claim for relief must precede a material start on site.

3.12 Set out below are the relevant obligations with regards to the claim for social housing relief.

Table 3.3: Regulation 49 – Social Housing Relief

Regulation Ref.	Regulation	Comment
49(2)	A qualifying dwelling is a dwelling which satisfies at least Condition 1 (Regulation 49(3)); Condition 2 (Regulation 49(4)); Condition 3 (Regulation 49(5)); or Condition 4 (Regulation 49(7));	Metropolitan Housing (a partner within Barratt Metropolitan) has confirmed that the proposed affordable housing will meet the relevant Condition as defined by the s.106 Legal Agreement.

3.13 Once Regulation 49 has been met, then it is necessary to consider Regulation 51 and the procedure for claiming exceptional relief.

Table 3.4: Regulation 51 – Social Housing Relief: Procedure

Regulation Ref.	Regulation	Comment
51(2)(a)	The claimant must assume liability to pay CIL for which relief is sought.	Barratt Metropolitan LLP will claim liability for CIL and Form 1 is submitted with correspondence.
51(2)(b)	The claimant must be an owner of the relevant land.	Regulation 4 2(b) confirms that a material interest is either a freehold, or a leasehold estate, the term of which expires more than seven years after the day on which planning permission first permits the chargeable development. Barratt Metropolitan LLP own a

Regulation Ref.	Regulation	Comment
		material interest in the land as evidence by Land Registry Documentation.
51(3)(a)	A claim for relief must be submitted on the relevant form	Draft Form 2 is enclosed.
51(3)(b)	A claim for relief must be received before commencement of the chargeable development	This form is submitted prior to commencement of development as defined by Section 56(4) of TCPA 1990 which defines a material operation.
51(3)(d)(i) & (ii)	A claim must be accompanied by:- <ul style="list-style-type: none"> i. A relief assessment ii. Evidence that that chargeable development qualifies for social housing relief (Reg 49) 	<p>Regulation 51(8) confirms that a relief assessment identifies the qualifying dwellings and the GIA of those dwellings. It also includes a calculation of the qualifying amount and identifies the qualifying communal development and the GIAm² of that development.</p> <p>The location of the dwellings are identified within the A&M DAS and are detailed as follows (Block G4 Affordable Rent; Affordable Intermediate Blocks F2 and F4). The GIA is included in the application accommodation schedule.</p> <p>Finally, as detailed above, Metropolitan Housing (a partner within Barratt Metropolitan) has confirmed that the proposed affordable housing will meet the relevant Condition as set out in Regulation 49. The obligations within the s.106 agreement endorse this definition.</p>
51(4)	A claim for social housing relief will lapse where the chargeable development to which the claim relates commences before the claimant is notified of the claim.	Noted

3.14 The draft claim for social housing relief is enclosed at Document 5.

4 CIL ASSESSMENT

4.1 The key assumptions that have informed the calculation of CIL and the completion of the forms are set out below:-

a) CIL Levy and Indexation

4.2 We have calculated Barnet CIL liability at Q3 2014 index as £151.27.

- Ip = 251 (*figure for the year Planning Permission was granted .i.e Q3 2014 (forecast)*)
- Ic = 224 (*figure for the year charging schedule took effect i.e Q4 2012*)
- A = £135 (*Rate*)

$$\frac{\pounds 135 \times 251}{224} = \pounds \underline{\underline{151.27}}$$

4.3 We have calculated Mayoral CIL liability at Q3 2014 index as £39.40.

- Ip = 251 (*figure for the year Planning Permission was granted .i.e Q3 2014 (forecast)*)
- Ic = 223 (*figure for the year charging schedule took effect i.e Q4 2011*)
- A = £35 (*rate*)

$$\frac{\pounds 35 \times 251}{223} = \pounds \underline{\underline{39.40}}$$

b) Floorspace

4.4 We have used the following floorspace assumptions as set out in the enclosed accommodation schedule.

- GIAm² to be demolished to facilitate Phase 3b&3b 18,223m²
- GIAm² total residential dwellings proposed 23,048m²
- GIAm² total residential communal 15,577m²

- GIAm² market dwellings (13,528m²) and communal (9142.90m²) total 22,671m²
- GIAm² affordable dwellings (9520m²) and communal (6433.30m²) total 15,953.30m²
- Communal space is apportioned as GIAm² dwelling floorspace ratio whereby affordable = 41.30% (by GIA floorspace) and market 58.69% (by GIA floorspace)
- GIAm² total commercial 1118m² + 17m² SSSI office = 1,135m²
- GIAm² total residential (inc. communal) 38,625m²

4.5 The buildings to be demolished are identified as **Document 6**.

4.6 As a result of a manual assessment of the liability the following assessment can be concluded.

Table 4.1: Outputs: CIL Charge

OUTPUTS								
CIL Charge								
£	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total as single phase	Total for all phases
District/Borough CIL	3,257,901.99	0.00	0.00	0.00	0.00	0.00	3,257,901.99	3,257,901.99
Mayoral CIL	848,557.80	0.00	0.00	0.00	0.00	0.00	848,557.80	848,557.80
Total CIL	4,106,459.79	0.00	0.00	0.00	0.00	0.00	4,106,459.79	4,106,459.79
District/Borough social housing relief	1,307,175.82	0.00	0.00	0.00	0.00	0.00	1,307,175.82	1,307,175.82
Mayoral social housing relief	340,468.88	0.00	0.00	0.00	0.00	0.00	340,468.88	340,468.88
Total social housing relief	1,647,644.69	0.00	0.00	0.00	0.00	0.00	1,647,644.69	1,647,644.69
Net District Borough CIL	1,950,726.17	0.00	0.00	0.00	0.00	0.00	1,950,726.17	1,950,726.17
Net Mayoral CIL	508,088.92	0.00	0.00	0.00	0.00	0.00	508,088.92	508,088.92
Total Net CIL	2,458,815.10	0.00	0.00	0.00	0.00	0.00	2,458,815.10	2,458,815.10

4.7 This is replicated as **Document 7**.

4.8 Accordingly the following is assumed:-

- Exceptional circumstances relief from Barnet CIL £3,257,901.99
- Social Housing relief from GLA CIL £340,468.88
- GLA CIL liability £508,088.92



DOCUMENT 1

ACCOMMODATION SCHEDULE

Allies and Morrison Architects
85 Southwark Street
London SE1 -HX
T -2- 921 1-
F -2- 921 1-
E info@alliesandmorrison.co.uk

rev.	date	issue record
P1	10.12.2014	Planning

West Hendon - Phase 3B+C
765_05

ACCOMODATION SCHEDULE &
NET INTERNAL AREA
BLOCKS F, G4, H3+4

765_05-2-QA-01

notes

	external wall thickness	internal structure	ancillary spaces	demonable partitions, pipes
net internal area (NIA)	X excluded	included	X excluded	included
net usable area	X excluded	X excluded	X excluded	X excluded
net external area	included	included	X excluded	X excluded
gross internal (GIA)	X excluded	included	included	included
gross external (GEA)	included	included	included	included

All measurements have been taken in CAD software in m2.
Conversion to ft2 achieved by multiplying m2 by 10.76391

Note: NIA, GEA & GIA include double height spaces and stair cases with clear height above, measured at each level. NIA of units does not include party walls between units

Note: GIA areas are measured to inside face of external and centre line of party walls between different uses

Areas below are scheme design only. Refer to QS measured areas for costs and valuations

Information on Block H3+4 is supplied by Makower Architects

PHASE 3B Unit numbers and tenures

Market	No. Units		NIA SQ M	NIA SQ FT
	20 No.	1 Bed	1004.00	10806.97
	8 No.	2 Beds	548.00	5898.62
	- No.	2 Beds Duplex	0.00	0.00
	9 No.	3 Beds	832.00	8955.57
	12 No.	3 Beds Duplex	1328.00	14294.47
	- No.	4 Beds	0.00	0.00
	- No.	4 Beds Duplex	0.00	0.00
TOTAL	49		3712.00	39955.63

Intermediate	No. Units		NIA SQ M	NIA SQ FT
	1 No.	1 Bed	50.00	538.20
	1 No.	2 Beds	64.00	688.89
	1 No.	3 Beds	92.00	990.28
TOTAL	3		206.00	2217.37

Rented	No. Units		NIA SQ M	NIA SQ FT
	7 No.	1 Bed	370.00	3982.65
	32 No.	2 Beds	2338.00	25166.02
	11 No.	2 Beds Duplex	1049.00	11291.34
	10 No.	3 Beds	890.00	9579.88
	- No.	3 Beds Duplex	0.00	0.00
	1 No.	4 Beds	112.00	1205.56
	- No.	4 Beds Duplex	0.00	0.00
TOTAL	61		4759.00	51225.45

Market	No. Units		NIA SQ M	NIA SQ FT
	20 No.	1 Bed	1035.00	11140.65
	15 No.	2 Beds	1105.00	11894.12
	11 No.	2 Beds Duplex	965.00	10387.17
	5 No.	3 Beds	442.00	4757.65
	5 No.	3 Beds Duplex	537.00	5780.22
	- No.	4 Beds	0.00	0.00
	- No.	4 Beds Duplex	0.00	0.00
TOTAL	56		4084.00	43959.81

Rented	No. Units		NIA SQ M	NIA SQ FT
	9 No.	1 Bed	473.00	5091.33
	20 No.	2 Beds	1548.00	16662.53
	7 No.	2 Beds Duplex	660.00	7082.65
	- No.	3 Beds	0.00	0.00
	- No.	3 Beds Duplex	0.00	0.00
	1 No.	4 Beds	132.00	1420.84
	- No.	4 Beds Duplex	0.00	0.00
TOTAL	37		2813.00	30257.35

PHASE 3C Unit numbers and tenures

Market	No. Units		NIA SQ M	NIA SQ FT
	24	1 Bed	1217.60	13106.14
	52	2 bed	3547.00	38179.59
TOTAL	76		4764.60	51285.73

Intermediate	No. Units		NIA SQ M	NIA SQ FT
	4 No.	1 Bed	201.00	2163.55
	3 No.	2 Beds	208.00	2238.89
	8 No.	2 Beds Duplex	713.00	7674.67
	1 No.	3 Beds Duplex	109.00	1173.27
	- No.	4 Beds	0.00	0.00
	- No.	4 Beds Duplex	0.00	0.00
TOTAL	16		1231.00	13250.37

PHASE 3B + C	No. Units	NIA sq m	NIA sq ft	PHASE 3B+C	No. Units	NIA sq m	NIA sq ft
TOTAL MARKET	181	12561	135201	TOTAL AFFORDABLE	117	9009	94733
TOTAL UNITS	298	21570	229934				

PHASE 3B+C

Wheelchair units

Block	amount	% of block
F1	4	7.69%
F2	2	3.28%
F3	6	10.71%
F4	9	24.32%
G4	0	0
H3+4	7	9%
TOTAL	28	10.64

PHASE 3B+C

Private amenity space

Block	Balcony	Terrace
F1	248.00 m ²	156.00 m ²
F2	339.00 m ²	132.00 m ²
F3	287.00 m ²	113.00 m ²
F4	190.00 m ²	97.00 m ²
G4	104.00 m ²	23.00 m ²
H3+4	520.00 m ²	
TOTAL	1688.00 m²	521.00 m²

PHASE 3B+C

Tenure Mix and areas

Unit Type	Market		Area		Intermediate		Area		Rented		Area		TOTAL		Area	
	amount	% of total	NIA sqm	% of total	amount	% of total	NIA sqm	amount	% of total	NIA sqm	TOTAL	% of total	NIA sqm	TOTAL	% of total	NIA sqm
1 bed	64	35.36%	3257 m ²	5	26.32%	251 m ²	16	16.33%	843 m ²	85	28.52%	4351 m ²				
2 bed	75	41.44%	5200 m ²	4	21.05%	272 m ²	52	53.06%	3886 m ²	131	43.96%	9358 m ²				
2b duplex	11	6.08%	965 m ²	8	42.11%	713 m ²	18	18.37%	1709 m ²	37	12.42%	3387 m ²				
3 bed	14	7.73%	1274 m ²	1	5.26%	92 m ²	10	10.20%	890 m ²	25	8.39%	2256 m ²				
3b duplex	17	9.39%	1865.00	1	5.26%	109 m ²	0		0	18	6.04%	1974 m ²				
4 bed							2	2.04%	244 m ²	2	0.67%	244 m ²				
TOTAL	181	100.00%	12561 m²	19	100.00%	1437 m²	98	100.00%	7572 m²	298	100.00%	21570 m²				

PHASE 3B+C

GIA

Block	residential			GIA			Total GIA m sq
	GIA market	GIA rented	GIA intermediate	communal/basement/ plant	GIA commercial	GIA other (SSSI)	
F Basement				5679 m ²			5679 m ²
F Lower Ground				4686 m ²			4686 m ²
F1	3898 m ²		215 m ²	738 m ²		17 m ²	4686 m ²
F2		5012 m ²		956 m ²			4868 m ²
F3	4318 m ²			744 m ²			5968 m ²
F4		2974 m ²		632 m ²			5062 m ²
G4 basement				673 m ²			3606 m ²
G4			1319 m ²	442 m ²	508 m ²		2942 m ²
H3+4	5312 m ²			1027 m ²	610 m ²		6949 m ²
TOTAL	13528 m²	7986 m²	1534 m²	15577 m²	1118 m²	17 m²	39760 m²

PHASE 3B+C

GIA - demolitions - refer to drawing 765_05_07_002

Building	GIA
Franklin House No 1-32 Tyrell Way Marriotts Close - (excluding houses 1-10) 181-197 The Broadway	4378 m ² 2765 m ² 6999 m ² 4081 m ²
TOTAL	18223 m²

PHASE 3B+C

GEA

Block	*GEA residential	GEA commercial	GEA Other (SSSI)	GEA Basement/parking	TOTAL
F Basement				5609 m ²	5609 m ²
F Lower Ground				4511 m ²	4511 m ²
F1	5456 m ²		18 m ²		5474 m ²
F2	6755 m ²				6755 m ²
F3	5593 m ²				5593 m ²
F4	4053 m ²				4053 m ²
G4 basement				721 m ²	721 m ²
G4	1971 m ²	580 m ²			2551 m ²
H3+4	7111 m ²	665 m ²			7776 m ²
TOTAL	30939 m²	1245 m²	18 m²	10840 m²	43042 m²

*includes Bram and fitness suite



DOCUMENT 2

CIL INFORMATION FORM

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at http://www.planningportal.gov.uk/uploads/1app/cil_guidance.pdf**

1. Application Details

Applicant or Agent Name:

QUOD

Planning Portal Reference
(if applicable):

Local authority planning application number
(if allocated):

H/01054/13 (RESERVED MATTERS)

Site Address:

WEST HENDON ESTATE, WEST HENDON, LONDON, NW9

Description of development:

REDEVELOPMENT OF WEST HENDON ESTATE FOR RESIDENTIAL LED MIXED USE PURPOSES - RESERVED MATTERS SUBMISSION PHASE 3B&3C

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes

Please enter the application number:

No

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes No

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

c) None of the above

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes No

b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered yes to a) or b), please also complete CIL Form 2 – '**Claiming Exemption or Relief**' available from www.planningportal.gov.uk/cil. You will also need to complete this form if you think you are eligible for discretionary charitable relief offered by the relevant local authority, please check their website for details.

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered yes to c) please also complete a CIL Form SB1-1 - '**Self Build Exemption Claim Form: Part 1**' available from www.planningportal.gov.uk/cil.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes No

If you have answered yes to d) please also complete CIL Form '**Self Build Annex or Extension Claim Form**' available from www.planningportal.gov.uk/cil.

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes Please enter the application number:

No

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes No

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes No

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)			22,670	22,670
Social Housing, including shared ownership housing (if known)			15,953	15,953
Total residential floorspace	18,223	18,223	38,625	20,402
Total non-residential floorspace			1,135	1,135
Total floorspace	18,223	18,223	39,760	21,537

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1	Franklin House			4,378	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input checked="" type="checkbox"/>
2	1-32 Tyrell Way			2,765	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input checked="" type="checkbox"/>
3	Marriots Close			6,999	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input checked="" type="checkbox"/>
4	181-197 The Broadway			4,081	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input checked="" type="checkbox"/>
Total floorspace				18,223			

7. Existing Buildings continued

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings **into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period**? If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building?

Yes No

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

QUOD

Date (DD/MM/YYYY). Date cannot be pre-application:

10/12/14

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:



DOCUMENT 3

CIL ASSUMPTION OF LIABILITY FORM

Community Infrastructure Levy (CIL) Form 1: Assumption of Liability

This form should be used to assume liability prior to commencement of development

Please complete using block capitals and black ink.

Description of Development

Planning Permission / Notice of Chargeable Development Reference:

H/01054/13

Site address:

WEST HENDON ESTATE, WEST HENDON, LONDON, NW9

Description of development:

REDEVELOPMENT OF WEST HENDON ESTATE FOR RESIDENTIAL LED MIXED USE PURPOSES - RESERVED MATTERS SUBMISSION PHASE 3B&3C

Section A: Assumption of Liability

Party A Assuming Liability

Title: First name:

Last name:

Company (optional):

Position:

Company registration no:
(where applicable)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number

Country code: National number: Extension number:

Email address (optional):

Party B Assuming Liability

Title: First name:

Last name:

Company (optional):

Position:

Company registration no:
(where applicable)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number

Country code: National number: Extension number:

Email address (optional):

Party C Assuming Liability

Title: First name:

Last name:

Company (optional):

Position:

Company registration no:
(where applicable)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number

Country code: National number: Extension number:

Email address (optional):

Party D Assuming Liability

Title: First name:

Last name:

Company (optional):

Position:

Company registration no:
(where applicable)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number

Country code: National number: Extension number:

Email address (optional):

Party E Assuming Liability

Title: First name:

Last name:

Company (optional):

Position:

Company registration no: (where applicable)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number

Country code: National number: Extension number:

Email address (optional):

Party F Assuming Liability

Title: First name:

Last name:

Company (optional):

Position:

Company registration no: (where applicable)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number

Country code: National number: Extension number:

Email address (optional):

Agent Name and Address

Title: First name:

Last name:

Company (optional):

Telephone number

Country code: National number: Extension number:

Email address (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Declaration

I/we hereby assume liability for the Community Infrastructure Levy Charge for the above development. I/we understand that I/we must submit a commencement notice in order to secure the 60 day payment window or such time as the charging authority has allowed in its current payment instalments policy, as per the requirements of the Community Infrastructure Levy Regulations (2010) as amended. I/we am/are aware of the surcharges I/we will incur if I/we do not follow the correct procedures for paying the CIL charge. I/we understand any communication and actions by the collecting authority to pursue me/us for the assumed liability will be copied to the site land owners (as defined in CIL regulations)

Signed - A Party Assuming Liability:

Date (DD/MM/YYYY):

Signed - D Party Assuming Liability:

Date (DD/MM/YYYY):

Signed - B Party Assuming Liability:

Date (DD/MM/YYYY):

Signed - E Party Assuming Liability:

Date (DD/MM/YYYY):

Signed - C Party Assuming Liability:

Date (DD/MM/YYYY):

Signed - F Party Assuming Liability:

Date (DD/MM/YYYY):

Or signed - Agent:

Date (DD/MM/YYYY):

Under regulation 37(2) of the Community Infrastructure Levy Regulations (2010) as amended, where two or more persons have assumed liability to pay CIL in respect of a chargeable development they shall each be jointly and severally liable to pay any CIL payable in respect of that chargeable development.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.



DOCUMENT 4

DRAFT CLAIM FOR EXCEPTIONAL CIRCUMSTANCES RELIEF

Community Infrastructure Levy (CIL) Form 2: Claiming Exemption or Relief

This form should be used to claim charitable relief, social housing relief, and/or exceptional circumstances relief prior to the commencement of development.

Please complete using block capitals and black ink.

Section A: Claiming Relief - General Information

Details of Development

Planning Permission / Notice of Chargeable Development Reference:

H/01054/13 - RESERVED MATTERS

Site address:

WEST HENDON ESTATE, WEST HENDON, LONDON, NW9

Description of development:

REDEVELOPMENT OF WEST HENDON ESTATE FOR RESIDENTIAL LED MIXED USE PURPOSES - RESERVED MATTERS PHASE 3B&3C

Claimant Name and Address

Title: First name:

Last name:

Company (optional):

Position:

Company registration no: (where applicable)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number

Country code: National number: Extension number:

Email address (optional):

Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number

Country code: National number: Extension number:

Email address (optional):

Charity Details

Charity registration no: (where applicable)

If claimant represents a charity exempt or excepted from registration, please state grounds:

HMRC tax registration no: (where applicable)

If claimant represents a trust of which all the beneficiaries are charities or a unit trust scheme in which all the unit holders are charities, please state what form this takes (eg a Common Investment Fund)

I wish to apply for: Charitable relief **(Go to Section A1)** Exceptional circumstances relief **(Go to Section A2)** Social housing relief **(Go to Section A3)** Discretionary social housing relief **(Go to Section A4)**

Some areas of relief are at the discretion of the Charging Authority, such as discretionary charitable relief, exceptional circumstances relief and discretionary social housing relief.

Section A1: Charitable Relief

I wish to claim: (tick 1 box)

A mandatory exemption for using this chargeable development wholly or mainly for charitable purposes

Discretionary charity relief for holding the greater part of this CIL chargeable development as an investment from which the profits will be applied for charitable purposes.

Before selecting this option please check whether your Charging Authority has a policy for granting discretionary charitable relief in its area.

Supporting Information For All Charitable Relief

What are your charity's charitable purposes?

What is the intended use of the development and in what proportions?

How (if at all) does your charity fulfil the criteria in the charging authority's discretionary relief policy? (Maximum 100 words)

What is your apportioned CIL liability for this chargeable development? Please use the apportionment assessment at Annex A to calculate this.

Please provide a breakdown of all the activities of your organisation, including any goods or services it trades in and what these are:

Please complete the relevant declaration below and provide the supporting information:

Declaration - Mandatory Relief

I wish to be granted mandatory relief for my portion of the CIL liability.

I declare that all the below points apply:

- As indicated in Section B above, I am a person or trust established for charitable purposes only (a "charity") **or** I am a trust of which all the beneficiaries are charities or a unit trust scheme in which all the unit holders are charities; **and**
- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date planning permission first permits the chargeable development; **and**
- I do not own this interest jointly with a party which is not a charitable institution; **and**
- the whole or main part of the chargeable development will be used for charitable purposes (whether of myself, or of myself and other charities); **and**
- a qualifying charity will occupy or control the portion of the chargeable development used for charitable purposes; **and**
- I have completed an apportionment assessment to determine the extent of my CIL liability and will submit a revised apportionment assessment where I make a material disposition of any of the relevant land prior to commencement of development; **and**

I understand:

- That where mandatory CIL charitable relief cannot apply due to it constituting a State aid, and the charging authority operates such a policy, my claim may be considered for discretionary relief under regulation 45 of the Community Infrastructure Levy Regulations (2010) as amended;
- The meaning of a "disqualifying event" for CIL charitable relief and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days.
- that my claim for relief will lapse where development commences on this chargeable development prior to the collecting authority informing me of its decision
- that my claim for relief will lapse where a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Declaration - Discretionary Relief

I wish to be considered for discretionary relief for my portion of the CIL liability.

I declare that all the below points apply:

- As indicated in Section B above, I am a person or trust established for charitable purposes only (a "charity") **or** I am a trust of which all the beneficiaries are charities **or** a unit trust scheme in which all the unit holders are charities; **and**
- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; **and**
- I do not own this interest jointly with a party which is not a charitable institution; **and**
- the whole or the greater part of the chargeable development will be held by myself or by myself and other qualifying charities as an investment from which the profits will be applied for charitable purposes (whether of myself, or of myself and other charities); **and**
- the portion of the chargeable development held in the manner described above will not be used for ineligible trading activities; **and**
- I am satisfied that I meet the criteria advertised by the charging authority for giving discretionary relief; **and**
- I have completed an apportionment assessment to determine the extent of my CIL liability and will submit a revised apportionment assessment where I make a material disposition of any of the relevant land prior to commencement of development; **and**

I understand:

- The meaning of a "disqualifying event" for CIL charitable relief and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days.
- that my claim for relief will lapse where development commences on this chargeable development prior to the collecting authority informing me of its decision
- that my claim for relief will lapse where a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Section A2: Exceptional circumstances relief

Charging Authority Details

Before completing this form, please check your Charging Authority has decided to accept claims for exceptional circumstances relief in its area

Please state charging authority for chargeable development:

LONDON BOROUGH OF BARNET

Supporting Information for Exceptional Circumstances Relief

Please provide a summary of why you wish to be considered for exceptional circumstances relief (maximum 500 words):

PLEASE SEE ENCLOSED QUOD CIL ASSESSMENT

Please provide a breakdown of all the activities of your organisation, including any goods or services it trades in and what these are:

HOUSEBUILDER AND SOCIAL HOUSING PROVIDER

Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your claim. Failure to submit all information will result in your application not being accepted:

- An assessment carried out by an independent person of the cost of complying with the s106 planning obligation
- An assessment carried out by an independent person of the economic viability of the chargeable development;
- An explanation of why, in the opinion of the claimant, payment of the chargeable amount would have an unacceptable impact on the economic viability of that development. This additional explanation should not be included where the summary provides all the necessary information; and
- Where there is more than one material interest in the relevant land, an apportionment assessment.

Declaration

I wish to be considered for discretionary exceptional circumstances relief for my portion of the CIL liability.

I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; **and**
- A planning obligation under section 106 of the TCPA 1990 has been entered into in respect of the planning permission referred to at Section A: General Information; **and**
- The charging authority has approved my choice of independent person to conduct the assessments required to accompany this claim; **and**
- Copies of this completed form and the accompanying documentation will be sent to any other owners of the relevant land; **and**

I understand:

- The meaning of a "disqualifying event" for CIL exceptional circumstances relief and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days.
- That my claim for relief will lapse where development commences on this chargeable development prior to the charging authority informing me of its decision.
- That it is an offence under sections 2 and 3 of the Fraud Act 2006, to commit fraud by false representation, or to fail to disclose information when under a legal duty to do so, and that should this be found to be the case for this declaration or the supporting information, I could face criminal proceedings.

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Section A3: Social housing relief (mandatory)

Supporting Information for Social Housing Relief

Please indicate the type of social housing you intend to build and where on the site this will be located. A site map indicating the intended location of the social housing in the chargeable development **MUST** be attached. Please note that this must include any qualifying communal areas

Does your organisation operate separate management accounts for public service and commercial activities? Please supply evidence.

Declaration

I wish to claim social housing relief on the chargeable development.

I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; **and**
- I have assumed liability to pay the CIL charge on this chargeable development; **and**
- This chargeable development will include qualifying dwellings as described in the CIL regulations relating to social housing relief; **and**
- The degree to which this chargeable development consists of qualifying dwellings is as specified in the relief assessment and I will submit a revised relief assessment with supporting evidence where this changes prior to commencement of development; **and**

I understand:

- The meaning of a "disqualifying event" for CIL social housing relief and that where a disqualifying event occurs, I must inform the collecting authority within 14 days and will be liable to pay some or all of the relief I have claimed.
- That where there is a disposal of any of the land on which these qualifying dwellings will be situated to another person, I must inform the collecting authority as soon as practicable after this occurs.
- That my claim for relief will lapse where:
 - development commences on this chargeable development prior to the collecting authority informing me of its decision;
 - a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies;
 - my assumption of liability is withdrawn or otherwise ceases to have effect, or is transferred to another person.

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Section A4: Social housing relief (discretionary)

Supporting Information for Social Housing Relief (discretionary)

Please indicate the type of social housing you intend to build and where on the site this will be located. A site map indicating the intended location of the social housing in the chargeable development **MUST** be attached. Please note that this must include any qualifying communal areas

Is this development in receipt of any other public subsidy? (for example, funding from the Homes and Communities Agency, or contributions from the local authority towards the provision of affordable housing). If yes, please provide an estimate of how much the subsidy is worth. (This information is required in order to assess the State Aid implications of any discretionary relief that can be offered).

Declaration

I wish to claim social housing relief on the chargeable development.

I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; **and**
- I have assumed liability to pay the CIL charge on this chargeable development; **and**
- This chargeable development will include qualifying dwellings as described in the CIL regulations relating to discretionary social housing relief; **and**
- The degree to which this chargeable development consists of qualifying dwellings is as specified in the relief assessment and I will submit a revised relief assessment with supporting evidence where this changes prior to commencement of development; **and**

I understand:

- The meaning of a "disqualifying event" for CIL social housing relief and that where a disqualifying event occurs, I must inform the collecting authority within 14 days and will be liable to pay some or all of the relief I have claimed.
- That where there is a disposal of any of the land on which these qualifying dwellings will be situated to another person, I must inform the collecting authority as soon as practicable after this occurs.
- That my claim for relief will lapse where:
 - development commences on this chargeable development prior to the collecting authority informing me of its decision;
 - a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies;
 - my assumption of liability is withdrawn or otherwise ceases to have effect, or is transferred to another person.

Name - Claimant:

Date (DD/MM/YYYY):

Or Name- Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

ANNEX A: APPORTIONMENT ASSESSMENT

Please complete the table below, including the assessment of the percentage of the value of the interest in the relevant land owned by the claimant:

Name of Owner	Type of Interest	Value of Interest (%)
BARRATT METROPOLITAN LLP	DEVELOPMENT PARTNER	100
TOTAL VALUE OF ALL MATERIAL INTERESTS (MUST EQUAL 100%):		100

This information will be used to calculate the amount of CIL relief that may be granted on this development. The collecting authority may choose to carry out its own assessment for these purposes.

ANNEX B: RELIEF ASSESSMENT (SOCIAL HOUSING)

Gross internal area of chargeable development including relevant communal development (sq m):

Gross internal area of relevant communal development (sq m):

Gross internal area of qualifying dwellings to which the relevant communal development relates (sq m):

Gross internal floorspace on relevant land in continuous lawful use for 6 of the last 36 months that is:

a) To be demolished (sq m):

b) Subject to change of use as part of the development (sq m)

Please attach a site plan indicating the position of qualifying dwellings and qualifying communal development.

Please note that the collecting authority may choose to accept the above assessment or carry out its own assessment to determine the relief to be granted.



DOCUMENT 5

DRAFT CLAIM FOR SOCIAL HOUSING RELIEF

Community Infrastructure Levy (CIL) Form 2: Claiming Exemption or Relief

This form should be used to claim charitable relief, social housing relief, and/or exceptional circumstances relief prior to the commencement of development.

Please complete using block capitals and black ink.

Section A: Claiming Relief - General Information

Details of Development

Planning Permission / Notice of Chargeable Development Reference:

H/01054/13 - RESERVED MATTERS

Site address:

WEST HENDON ESTATE, WEST HENDON, LONDON, NW9

Description of development:

REDEVELOPMENT OF WEST HENDON ESTATE FOR RESIDENTIAL LED MIXED USE PURPOSES - PHASE 3B&3C

Claimant Name and Address

Title: First name:

Last name:

Company (optional):

Position:

Company registration no: (where applicable)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number
Country code: National number: Extension number:

Email address (optional):

Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number
Country code: National number: Extension number:

Email address (optional):

Charity Details

Charity registration no: (where applicable)

If claimant represents a charity exempt or excepted from registration, please state grounds:

HMRC tax registration no: (where applicable)

If claimant represents a trust of which all the beneficiaries are charities or a unit trust scheme in which all the unit holders are charities, please state what form this takes (eg a Common Investment Fund)

I wish to apply for: Charitable relief **(Go to Section A1)** Exceptional circumstances relief **(Go to Section A2)** Social housing relief **(Go to Section A3)** Discretionary social housing relief **(Go to Section A4)**

Some areas of relief are at the discretion of the Charging Authority, such as discretionary charitable relief, exceptional circumstances relief and discretionary social housing relief.

Section A1: Charitable Relief

I wish to claim: (tick 1 box)

A mandatory exemption for using this chargeable development wholly or mainly for charitable purposes

Discretionary charity relief for holding the greater part of this CIL chargeable development as an investment from which the profits will be applied for charitable purposes.

Before selecting this option please check whether your Charging Authority has a policy for granting discretionary charitable relief in its area.

Supporting Information For All Charitable Relief

What are your charity's charitable purposes?

What is the intended use of the development and in what proportions?

How (if at all) does your charity fulfil the criteria in the charging authority's discretionary relief policy? (Maximum 100 words)

What is your apportioned CIL liability for this chargeable development? Please use the apportionment assessment at Annex A to calculate this.

Please provide a breakdown of all the activities of your organisation, including any goods or services it trades in and what these are:

Please complete the relevant declaration below and provide the supporting information:

Declaration - Mandatory Relief

I wish to be granted mandatory relief for my portion of the CIL liability.

I declare that all the below points apply:

- As indicated in Section B above, I am a person or trust established for charitable purposes only (a "charity") **or** I am a trust of which all the beneficiaries are charities or a unit trust scheme in which all the unit holders are charities; **and**
- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date planning permission first permits the chargeable development; **and**
- I do not own this interest jointly with a party which is not a charitable institution; **and**
- the whole or main part of the chargeable development will be used for charitable purposes (whether of myself, or of myself and other charities); **and**
- a qualifying charity will occupy or control the portion of the chargeable development used for charitable purposes; **and**
- I have completed an apportionment assessment to determine the extent of my CIL liability and will submit a revised apportionment assessment where I make a material disposition of any of the relevant land prior to commencement of development; **and**

I understand:

- That where mandatory CIL charitable relief cannot apply due to it constituting a State aid, and the charging authority operates such a policy, my claim may be considered for discretionary relief under regulation 45 of the Community Infrastructure Levy Regulations (2010) as amended;
- The meaning of a "disqualifying event" for CIL charitable relief and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days.
- that my claim for relief will lapse where development commences on this chargeable development prior to the collecting authority informing me of its decision
- that my claim for relief will lapse where a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Declaration - Discretionary Relief

I wish to be considered for discretionary relief for my portion of the CIL liability.

I declare that all the below points apply:

- As indicated in Section B above, I am a person or trust established for charitable purposes only (a "charity") **or** I am a trust of which all the beneficiaries are charities **or** a unit trust scheme in which all the unit holders are charities; **and**
- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; **and**
- I do not own this interest jointly with a party which is not a charitable institution; **and**
- the whole or the greater part of the chargeable development will be held by myself or by myself and other qualifying charities as an investment from which the profits will be applied for charitable purposes (whether of myself, or of myself and other charities); **and**
- the portion of the chargeable development held in the manner described above will not be used for ineligible trading activities; **and**
- I am satisfied that I meet the criteria advertised by the charging authority for giving discretionary relief; **and**
- I have completed an apportionment assessment to determine the extent of my CIL liability and will submit a revised apportionment assessment where I make a material disposition of any of the relevant land prior to commencement of development; **and**

I understand:

- The meaning of a "disqualifying event" for CIL charitable relief and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days.
- that my claim for relief will lapse where development commences on this chargeable development prior to the collecting authority informing me of its decision
- that my claim for relief will lapse where a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Section A2: Exceptional circumstances relief

Charging Authority Details

Before completing this form, please check your Charging Authority has decided to accept claims for exceptional circumstances relief in its area

Please state charging authority for chargeable development:

Supporting Information for Exceptional Circumstances Relief

Please provide a summary of why you wish to be considered for exceptional circumstances relief (maximum 500 words):

Please provide a breakdown of all the activities of your organisation, including any goods or services it trades in and what these are:

Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your claim. Failure to submit all information will result in your application not being accepted:

- An assessment carried out by an independent person of the cost of complying with the s106 planning obligation
- An assessment carried out by an independent person of the economic viability of the chargeable development;
- An explanation of why, in the opinion of the claimant, payment of the chargeable amount would have an unacceptable impact on the economic viability of that development. This additional explanation should not be included where the summary provides all the necessary information; and
- Where there is more than one material interest in the relevant land, an apportionment assessment.

Declaration

I wish to be considered for discretionary exceptional circumstances relief for my portion of the CIL liability.

I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; **and**
- A planning obligation under section 106 of the TCPA 1990 has been entered into in respect of the planning permission referred to at Section A: General Information; **and**
- The charging authority has approved my choice of independent person to conduct the assessments required to accompany this claim; **and**
- Copies of this completed form and the accompanying documentation will be sent to any other owners of the relevant land; **and**

I understand:

- The meaning of a "disqualifying event" for CIL exceptional circumstances relief and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days.
- That my claim for relief will lapse where development commences on this chargeable development prior to the charging authority informing me of its decision.
- That it is an offence under sections 2 and 3 of the Fraud Act 2006, to commit fraud by false representation, or to fail to disclose information when under a legal duty to do so, and that should this be found to be the case for this declaration or the supporting information, I could face criminal proceedings.

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Section A3: Social housing relief (mandatory)

Supporting Information for Social Housing Relief

Please indicate the type of social housing you intend to build and where on the site this will be located. A site map indicating the intended location of the social housing in the chargeable development **MUST** be attached. Please note that this must include any qualifying communal areas

LOCATION IDENTIFIED WITH ALLIES AND MORRISON DESIGN AND ACCESS STATEMENT
AFFORDABLE HOUSING DEFINED WITHIN S106 LEGAL AGREEMENT AS SOCIAL RENTED HOUSING AND INTERMEDIATE HOUSING WHICH MEETS THE REQUIREMENTS OF REGULATION 49 OF THE CIL REGULATIONS 2010 (AS AMENDED), AS CONFIRMED BY BARRATT METROPOLITAN LLP.

Does your organisation operate separate management accounts for public service and commercial activities? Please supply evidence.

NO

Declaration

I wish to claim social housing relief on the chargeable development.

I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; **and**
- I have assumed liability to pay the CIL charge on this chargeable development; **and**
- This chargeable development will include qualifying dwellings as described in the CIL regulations relating to social housing relief; **and**
- The degree to which this chargeable development consists of qualifying dwellings is as specified in the relief assessment and I will submit a revised relief assessment with supporting evidence where this changes prior to commencement of development; **and**

I understand:

- The meaning of a "disqualifying event" for CIL social housing relief and that where a disqualifying event occurs, I must inform the collecting authority within 14 days and will be liable to pay some or all of the relief I have claimed.
- That where there is a disposal of any of the land on which these qualifying dwellings will be situated to another person, I must inform the collecting authority as soon as practicable after this occurs.
- That my claim for relief will lapse where:
 - development commences on this chargeable development prior to the collecting authority informing me of its decision;
 - a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies;
 - my assumption of liability is withdrawn or otherwise ceases to have effect, or is transferred to another person.

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Section A4: Social housing relief (discretionary)

Supporting Information for Social Housing Relief (discretionary)

Please indicate the type of social housing you intend to build and where on the site this will be located. A site map indicating the intended location of the social housing in the chargeable development **MUST** be attached. Please note that this must include any qualifying communal areas

Is this development in receipt of any other public subsidy? (for example, funding from the Homes and Communities Agency, or contributions from the local authority towards the provision of affordable housing). If yes, please provide an estimate of how much the subsidy is worth. (This information is required in order to assess the State Aid implications of any discretionary relief that can be offered).

Declaration

I wish to claim social housing relief on the chargeable development.

I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; **and**
- I have assumed liability to pay the CIL charge on this chargeable development; **and**
- This chargeable development will include qualifying dwellings as described in the CIL regulations relating to discretionary social housing relief; **and**
- The degree to which this chargeable development consists of qualifying dwellings is as specified in the relief assessment and I will submit a revised relief assessment with supporting evidence where this changes prior to commencement of development; **and**

I understand:

- The meaning of a "disqualifying event" for CIL social housing relief and that where a disqualifying event occurs, I must inform the collecting authority within 14 days and will be liable to pay some or all of the relief I have claimed.
- That where there is a disposal of any of the land on which these qualifying dwellings will be situated to another person, I must inform the collecting authority as soon as practicable after this occurs.
- That my claim for relief will lapse where:
 - development commences on this chargeable development prior to the collecting authority informing me of its decision;
 - a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies;
 - my assumption of liability is withdrawn or otherwise ceases to have effect, or is transferred to another person.

Name - Claimant:

Date (DD/MM/YYYY):

Or Name- Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

ANNEX A: APPORTIONMENT ASSESSMENT

Please complete the table below, including the assessment of the percentage of the value of the interest in the relevant land owned by the claimant:

Name of Owner	Type of Interest	Value of Interest (%)
BARRATT METROPOLITAN LLP	DEVELOPMENT PARTNER	100
TOTAL VALUE OF ALL MATERIAL INTERESTS (MUST EQUAL 100%):		100

This information will be used to calculate the amount of CIL relief that may be granted on this development. The collecting authority may choose to carry out its own assessment for these purposes.

ANNEX B: RELIEF ASSESSMENT (SOCIAL HOUSING)

Gross internal area of chargeable development including relevant communal development (sq m):	39760
Gross internal area of relevant communal development (sq m):	15577
Gross internal area of qualifying dwellings to which the relevant communal development relates (sq m):	9520
Gross internal floorspace on relevant land in continuous lawful use for 6 of the last 36 months that is:	
a) To be demolished (sq m):	18223
b) Subject to change of use as part of the development (sq m)	0

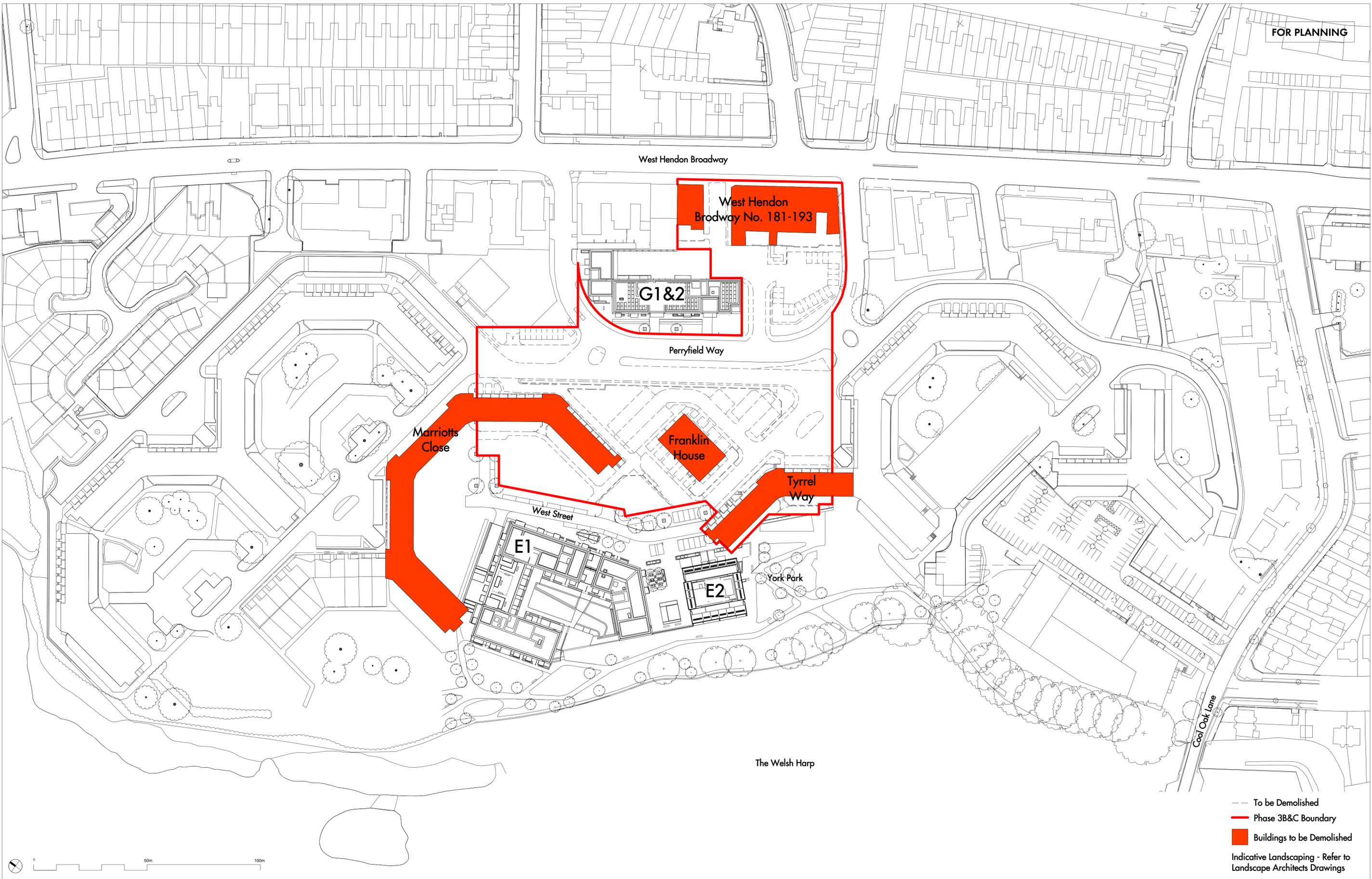
Please attach a site plan indicating the position of qualifying dwellings and qualifying communal development.

Please note that the collecting authority may choose to accept the above assessment or carry out its own assessment to determine the relief to be granted.

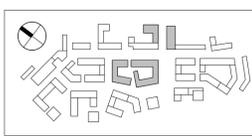


DOCUMENT 6

DEMOLITION PLAN

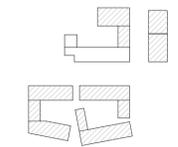


- To be Demolished
- Phase 3B&C Boundary
- Buildings to be Demolished
- Indicative Landscaping - Refer to Landscape Architects Drawings



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All dimensions shall be verified on site before proceeding with works. All levels are nominal: detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. All levels are in metres. This drawing is for design intent only. This drawing is to be read in conjunction with other documentation from the architect, design team, main contractor and employer's agent. The architect must be notified of any discrepancies.

REV	DATE	DESCRIPTION	CD
P1	06.12.2014	PLANNING APPLICATION	MD



Allies and Morrison Architects
 85 Southwark Street
 London SE1 0HX
 telephone 020 7921 0100
 facsimile 020 7921 0101
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West Hendon
 Reserved Matters Boundary Plan - Demolition
 765_05_07_003
 SCALE 1:750 @ A1



DOCUMENT 7

DRAFT CIL QUOD SPREADSHEET

INPUTS

Q-number & name:	10102
Scheme revision/version:	RESERVED MATTERS PHASE 3B&3C - REV 2
Sheet completed by:	BEN FORD
Date:	10/12/2014

Borough
BARNET

CIL Rates		
Rates	Borough CIL	Mayor's CIL
RESIDENTIAL	£151	£39
A1-A5	£151	£39
		£39
		£39
		£39
		£39
		£39
		£39
		£39
		£39
		£39
		£39
All other chargeable uses		£39

Development Areas (All sqm GIA)							
	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total
Floor Area to be Demolished*	18,223						18,223

Proposed Floor Area by Rate (including retained uses)			
RESIDENTIAL	38,625		38,625
of which, qualifying social housing	15,953		15,953
A1-A5	1,135		1,135
of which, qualifying social housing			
of which, qualifying social housing			
of which, qualifying social housing			
All other chargeable uses			
Total Proposed Floor Area	39,760		39,760

Of areas in 4, "In Use" floor area that is retained (by rate in proposed scheme)		
RESIDENTIAL		
of which, qualifying social housing		
A1-A5		
of which, qualifying social housing		
of which, qualifying social housing		
of which, qualifying social housing		
All other chargeable uses		
Total Retained Floor Area		

Indexation						
	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Index in year permission granted						
Index in year when charging schedule took effect						

OUTPUTS

CIL Charge								
£	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total as single phase	Total for all phases
District/Borough CIL	3,257,901.99	0.00	0.00	0.00	0.00	0.00	3,257,901.99	3,257,901.99
Mayor's CIL	848,557.80	0.00	0.00	0.00	0.00	0.00	848,557.80	848,557.80
Total CIL	4,106,459.79	0.00	0.00	0.00	0.00	0.00	4,106,459.79	4,106,459.79
District/Borough social housing relief	1,307,175.82	0.00	0.00	0.00	0.00	0.00	1,307,175.82	1,307,175.82
Mayor's social housing relief	340,468.88	0.00	0.00	0.00	0.00	0.00	340,468.88	340,468.88
Total social housing relief	1,647,644.69	0.00	0.00	0.00	0.00	0.00	1,647,644.69	1,647,644.69
Net District Borough CIL	1,950,726.17	0.00	0.00	0.00	0.00	0.00	1,950,726.17	1,950,726.17
Net Mayor's CIL	508,088.92	0.00	0.00	0.00	0.00	0.00	508,088.92	508,088.92
Total Net CIL	2,458,815.10	0.00	0.00	0.00	0.00	0.00	2,458,815.10	2,458,815.10

Instructions: Only fill in white cells

- Select London Borough or "Not in London" from drop down list
- Fill in local CIL rates and use classes (group together uses with same rate)
Put any residential CIL rates in the first four lines
- Fill in area to be demolished
- Fill in floorspace of completed development by use (including retained uses)
- Fill in qualifying retained floorspace
- Fill in indexation (if left blank, no indexation will be applied)
- Read off resulting CIL charge above



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web