

## Brighton & Hove Community Infrastructure Levy

Jan 2019

### Updated Relevant Evidence supporting the CIL Statement of Modifications

The **CIL Income Estimate** has been updated to reflect changes proposed by the Statement of Modifications:

The evidence listed below was produced in March 2018 to support the Draft Charging Schedule consultation. This evidence continues to support the Proposed Charging Schedule through examination:

**Total s106 contributions secured by year (large/major sites – 6 units and over)**

**Total s106 sums received / held by infrastructure type**

**Affordable Housing delivery**

**Affordable Housing Permissions breakdown**

**Affordable Housing Secured breakdown (first Affordable Housing Commuted Sums payable May 2018)**

**Appendix 1 Total s106 sums received/held by infrastructure type**

**Appendix 2 Development Site Calculation examples - s106 and CIL**

## CIL Income Estimate Review

### Brighton & Hove Community Infrastructure Levy - Statement of Modifications to the Draft Charging Schedule January 2019

The estimated annual income from the Community Infrastructure Levy (CIL) to the Draft Charging Schedule (DCS) (March 2018) has been reviewed further to the Statement of Modifications (Jan 2019). The updated CIL income estimate remains in the region of £2 million per annum. It should be noted that the annual CIL income is dependent on the actual amount of development consented in any one year.

The Statement of Modifications (nos.8 – 14 inclusive) includes changes to some aspects of proposed residential charges. The methodology and assumptions to review the residential component of the estimate are set out below and are considered appropriate for the high –level considerations required for the setting of a CIL Charging Schedule. DCS Purpose Built Student Accommodation (PBSA) and Retail rates have not been modified. For ease of reference these are set out at the end of this section.

#### Review of Estimated CIL Income for C3 Residential Units (modification nos. 10 – 14 inclusive)

##### Assumptions

There are a number of considerations when estimating a CIL income for residential development in Brighton & Hove. Of particular significance is the high level of residential development in the City coming forward on previously developed land. Allowances have been made for the requirements of the CIL Regulations 2010 (as amended) in regard to affordable housing and residential completions from conversions and change of use. The City Plan Part One Implementation and Monitoring target is for 30% of all housing delivery in the city to be affordable housing (as defined in the National Planning Policy Framework) and therefore a **30% allowance is made for affordable housing**. The allowance made for conversions and change of use is set out below and is based on the most recently published Brighton & Hove Planning Authority Monitoring Report (AMR) 2016/2017 Chart 1 'Net Completions by Development Type 2010-2017'.

**In last 5 years (2012/13 – 2016/17) from an overall net total of 2417 completed dwellings:**

**66% AMR net completions were new build (1597 units)**

Table 3 of the AMR 2016/2017 shows the number of residential completions by unit size. Flats comprised 76% of new residential completions (flats include units of more than one storey). Of the 24% completed as houses 78% were three bed houses or larger, a total of 80 units.

Chart 4 of the AMR 2016/2017 'Proportion of Gross Number of Units per Unit Size' (below) demonstrates that approximately one third of overall units come from one bedroom units; one third comes from two bedroom units and one third comes from three/four bedroom units. The percentage of one and two bed units completed in 2016/17 is comparable with the previous two monitoring years.

Based on the above information, assumptions considered to be appropriate purely for the purposes of providing a CIL income estimate are that one and two bed flats will come forward in Residential Zone 1 of the DCS; one bedroom flats and two bedroom two storey units will come forward in zone 2; and two and 3 bedroom two storey units/ houses will come forward in zone 3. Development sizes are based on the Nationally Described Space Standard published by Department for Communities and Local Government 2015.

#### **Residential Zone 1: 50% one bed flats; 50% two bed flats**

One bed flat 50 Sq. m                      50 sq. m x £175 = £8,750 per unit.

Two bed 1 storey flat 70 Sq. m        70 sq. m x £175 = £12,250 per unit.

#### **Residential Zone 2: 50% one bed flats; 50% two bed two storey unit**

One bed flat 50 Sq. m                      50 sq.m x £150 = £7,500 per unit

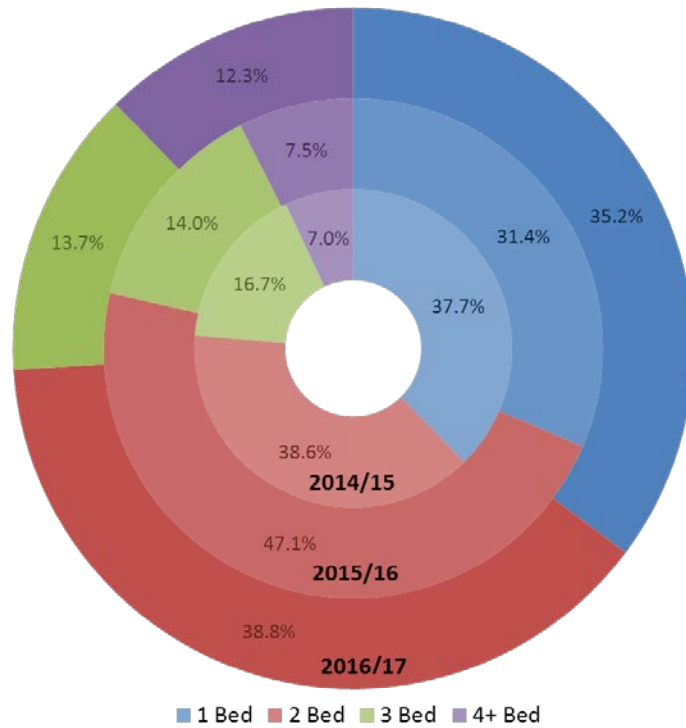
Two bed 2 storey 79 Sq. m                79 sq.m x £150 = £11,850 per unit

#### **Residential Zone 3: 50% three bed house; 50% four bed house**

Three bed 2 storey 102 Sq m            102 sq.m x £75 = £7,650 per unit

Four bed 3 storey 130 Sq m              130 sq.m x £75 = £9,750 per unit

Proportion of Gross Number of Units per Unit Size 2014-2017 (Chart 4: AMR 2016/17)



## Methodology

### Residential delivery targets from policy CP1 'Housing Delivery' City Plan Part 1

The implied annual dwelling provision rate of 660 units per annum is associated with the overall housing provision target of 13,200 new homes to be delivered over the plan period 2010-2030. This is taken from policy CP1 in the adopted City Plan Part One. For the purposes of this CIL income estimate there is also the need to take into account the nil-CIL residential units from:

**DA2** - 1745 units total (1940 units less 195 units delivered through phase 1 of Brighton Marina Outer Harbour);

**Brighton General Hospital** - 200 units as set out in Draft City Plan Part Two

**King Alfred/ RNR site** – 400 units.

Of the 13,200 units allocated in CP1 (660 dpa); 2345 units yet to be developed fall within a nil-CIL charge zone.

This equates to an annual average delivery rate of 543 dpa to be developed outside a nil-CIL charge zone.

Using AMR Chart 1 'Net Completions by Development Type 2010-2017' outlined in assumptions above:

66% will be new build = 358 dpa new build

30% of these new build will be affordable housing

**This gives an estimated total of approximately 251 new build units per year liable for CIL**

Using the same zone split (as above)

84 one bed unit (from Residential Zone 1 and 2) = £8,125 per unit = £682,500

84 two bed units (from Residential Zone 1 and 2) = £12,050 per unit = £1,012,200

84 three and four bed units (from Residential Zone 3) = £8,700 per unit = £730,800

**Taken on a per annum basis this equates to = £ 2,425,500**

(Note : The first of two methodologies used in DCS estimate of CIL income based on 'past residential unit delivery projected forward' is now withdrawn)

## Review of Estimated CIL Income for C2 Residential Units

**Modification nos. 8 and 9** - remove reference to C2 use class alongside C3 and include a separate category for 'Private care residential homes with a degree of self-containment including Extra Care and Assisted Living' with a rate of £100/sq.m in residential Zones 1 & 2

**C2** – there are no C2 allocations within the Local Development Plan. The Annual average for the last 5 years of new build communal accommodation is shown in the table below and is not considered significant for the purposes of the CIL Income Estimate.

Year	Communal Accommodation where this could reasonably be considered part of the dwelling stock. i.e. any accommodation which would attract a council tax banding including; care homes, hostels, school boarding and barracks accommodation (excluding student Halls)	
	Units (net)	Bedrooms (net)
2017/18	2	16
2016/17	-2	-37
2015/16	-12	-12
2014/15	0	
2013/14	10	

## Modification no. 15

For the avoidance of doubt this modification clarifies that the Purpose Built Student Housing rate includes Purpose Built Shared Living (PBSL) accommodation set around cluster type accommodation and/or studio units commensurate with PBSA standards where this living accommodation falls outside of the residential rates. There are no PBSL allocations in the Development Plan. The estimate remains as set out in the DCS CIL Income Estimate.

The CIL income estimate supporting the DCS for Purpose Built Student Accommodation (PBSA) and Retail rates have not been modified and are set out below:

### **Estimated CIL Income for new PBSA allocated through policy CP21 of the City Plan Part One**

AMR Table 6 'City Plan Part One Strategic Allocations for Purpose Built Student Housing' demonstrates that the majority of allocated PBSA sites have permission or have commenced development. Preston Barracks site now has planning consent (BH2017/00492). Therefore, for the purpose of calculating a CIL estimate for PBSA, this is based on the outstanding Pelham Street allocation of 300 bed spaces which does not currently benefit from planning permission.

Approx. 12 Sq. m per cluster unit (source: Viability Report and Addendum Assumptions evidencing the CIL DCS); approx. 25 Sq. m per studio unit (source: as above)

Estimate uses an average of 18.5 Sq. m per unit

$18.5 \text{ Sq. m} \times £175 \text{ £/Sq. m} = £3240$  estimated CIL per unit.

$£3240 \times 300 = £972,000$  estimated CIL Income for allocated PBSA over City Plan Part One plan period to 2030

**Taken on a per annum basis to the end of the plan period this equates to £75,000 (BEFORE any amount may be netted off as an existing 'in-use building')**

### **Estimated CIL Income for new retail floorspace allocated through policy DA1 of the City Plan Part One.**

DA1 – 20,000 sq m comparison goods retail

$20,000 \times £50 = £1,000,000$  estimated CIL Income for allocated retail development over City Plan Part One plan period to 2030

**Taken on a per annum basis to the end of the plan period this equates to £77,000**

**Total s106 contributions secured by year (large/major sites – 6 units and over)**

<b>Total s106 contributions secured by Year</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16 *AH commuted sums policy change</b>	<b>2016/17</b>
<b>Total s106 sums secured toward infrastructure provision</b>	£1,231,378	£1,887,943	£1,663,697	£1,486,046	£1,677,133	£2,155,019 (£5,780,019 with AH commuted sum)	£3,883,274 (£6,486,782 with AH commuted sum)
<b>Total dwellings on large /major sites granted p.p.</b>	507	481	370	549	980	437	533
<b>Average s106 contribution per dwelling for large/major sites</b>	£2,429	£3,925	£4,496	£2,707	£1,711	£4931  (£13,227 with commuted sum)	£7285  (£12,170 with commuted sum)
<b>Total dwellings granted p.p. (including sites of 6 units and</b>	759	674	505	763	1306	607	706



over)							
<b>Average s106 contribution per dwelling over total permissions</b>	£1622	£2801	£3294	£1948	£1284	£3550	£5500

**Total s106 sums received / held by infrastructure type = £7,979,000**

Please see Appendix 1 for Total s106 sums received/held by infrastructure type

### Affordable Housing delivery

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16 *AH commuted sums policy change	2016/17
<b>Affordable Housing Secured by Year</b>	292	132	39	124	104	125	112
<b>Affordable Housing completions by Year</b>	8	66	113	163	132	99	56
<b>S106 Commuted Sums Secured</b>	0	0	0	0	0	£3,625,000	£2,603,508
<b>S106 Commuted Sums Received</b> *Note: first contribution payable due May 2018	0	0	0	0	0	0	0

### Affordable Housing Permissions breakdown

Affordable Permissions	Affordable Rented	Intermediate	Affordable homes Permitted	S106 Commuted Sums
2010/11	170	122	292	N/A
2011/12	74	58	132	N/A
2012/13	22	17	39	N/A
2013/14	46	78	124	N/A
2014/15 (*AH commuted sums policy change)	61	43	104	N/A
2015/16	82	43	125	£3,625,000
2016/17	70	42	112	£2,603,508
<b>2010-17 Provision</b>	<b>525</b>	<b>403</b>	<b>928</b>	<b>£6,228,508</b>

**Affordable Housing Secured breakdown (first Affordable Housing Commuted Sums payable May 2018)**

<b>Affordable Completions</b>	<b>Affordable Rented</b>	<b>Intermediate</b>	<b>Affordable homes provided</b>
<b>2010/11</b>	5	3	8
<b>2011/12</b>	66	0	66
<b>2012/13</b>	69	44	113
<b>2013/14</b>	53	110	163
<b>2014/15</b>	44	88	132
<b>2015/16</b>	34	65	99
<b>2016/17</b>	56	0	56
<b>2010-17 Provision</b>	<b>327</b>	<b>310</b>	<b>637</b>

## Appendix 1 - Total s106 sums received/held by infrastructure type

s106 Ref: XPPB	Application Ref:	Development /address	Contribution received (Existing balance as at 20/3/18)		Spent previous years	Available Balances inc 17/18 proposed spends
<b>Artistic components inc public realm (Note: off-site contributions to cease following adoption of CIL)</b>						
59	2001/02071	179 Church Road and 1a Connaught Road	£	20,000.00	(15,601.00)	£ 6,609.00
131	2004/02722	4-8 Somerhill Avenue	£	30,140.00	(24,734.00)	£ 5,406.00
157	2004/01705	9-11 The Upper Drive Hove	£	25,000.00	(20,741.00)	£ 4,259.00
167	2007/02974	Travis Perkins Wellington Road Portslade	£	41,000.00		£ 41,000.00
180	2006/01761	Btn Station Blocks E/F NEQ	£	20,000.00	(488.00)	£ 19,512.00
246	2007/02192	University of Brighton, Faculty of Science Qu	£	42,000.00		£ 42,000.00
286	2010/03714	88-92 Queens Road (IBIS Hotel) Brighton	£	40,000.00		£ 40,000.00
289	2012/02625	former Co-op Site London Road	£	100,000.00	(74,250.00)	£ 25,750.00
312	2010/01824	112/113 Lewes Road Brighton	£	12,500.00		£ 12,500.00
354	2012/00782	Former Ice Rink Queens Square	£	24,900.00		£ 24,900.00
						<b>£ 221,936.00</b>

<b>Education (Note: off-site contributions to cease following adoption of CIL)</b>						
106	2006/01124	Brighton Marina Outer Harbour	£	67,447.31		£ 67,447.31
180	2006/01761	Btn Station Blocks E/F NEQ	£	100,000.00		£ 100,000.00
232	2010/01054	Land at Pankhurst (ex Brighton General	£	135,796.00		£ 135,796.00
252	2010/03994	Ainsworth House Wellington Road Btn	£	39,636.00		£ 39,636.00
256	2009/03154	Gala Bingo Portland Road	£	55,680.00		£ 55,680.00
271	2010/03999	Btn Station Block J	£	199,884.00		£ 199,884.00
281	2010/03379	former Royal Alex Hospital Dyke Road Bright	£	177,646.92	(74,612.00)	£ 103,034.92
282	2009/01340	Vega ex Caffyns 331 Kingsway Hove	£	78,744.00	(33,072.00)	£ 45,672.00

285	2010/0498	Former Esso site, Hollingdean Road, Brighton	£	40,097.00		£	40,097.00
294	2012/03364	1 Manor Road, Brighton (former convent site)	£	107,743.00		£	107,743.00
299	2010/00692	land at Redhill Close Brighton	£	164,715.57	(69,300.00)	£	95,415.57
300	2013/01278	former Infinity Foods Franklin Road Portslade	£	79,000.00		£	79,000.00
310	2012/00114	Park House (One Hove Park) Old Shoreham	£	139,000.00		£	139,000.00
332	2015/02941	former Whitehawk Library, Findon Road, Brighton	£	116,348.00		£	116,348.00
333	2014/02417	Robert Lodge, Manor Place, Whitehawk Brighton	£	10,092.00		£	10,092.00
336	2010/02012	25/28 St James's Street, Brighton	£	46,080.00		£	46,080.00
349	2015/02917	121/123 Davigdor Road, Hove	£	77,332.28		£	77,332.28
353	2014/03605	Chrome site inc 70 Newtown Road Hove	£	136,162.00		£	136,162.00
356	2016/01438	Adj Wellesbourne inc 179 Whitehawk Road	£	54,421.00		£	54,421.00
366	2016/01020	4/7 & 15/20 Kensington Street Brighton	£	8,063.00		£	8,063.00
367	2016/02756	Former Texaco site Kingsway/Victoria Terrace	£	67,971.00		£	67,971.00
						<b>£</b>	<b>1,724,875.08</b>

### Local Employment

310	2012/0114	Park House (One Hove Park) Old Shoreham	£	35,000.00	(16,792.13)	£	18,207.87
320	2013/01318	154/155 Edward Street, Brighton	£	35,680.00	(16,792.13)	£	18,887.87
329	2011/03791	Unit 5 (PC World) 274 Old Shoreham Road Hove	£	11,150.00	(4,505.67)	£	6,644.33
332	2015/02941	former Whitehawk Library, Findon Road, Brighton	£	28,500.00	(2,971.36)	£	25,528.64

333	2014/02417	Robert Lodge, Manor Place, Brighton	£	7,500.00	(2,000.00)	£	5,500.00
349	2015/02917	121/123 Davigdor Road, Hove	£	23,789.56		£	23,789.56
353	2014/03605	Chrome site inc 70 Newtown Road Hove	£	32,872.00		£	32,872.00
354	2012/00782	Former Ice Rink Queens Square Brighton	£	31,290.00		£	31,290.00
355	2016/01877	Shelter Hall Kings Road Arches	£	8,120.00		£	8,120.00
356	2016/01438	Adj Wellesbourne Health Centre, 179 Whiteh	£	14,500.00	(4,310.83)	£	10,189.17
364	2013/00710	(Hannington Lane) North Street/Meeting Hou	£	9,009.00		£	9,009.00
365	2016/05493	Land Station Street/Blackman Street	£	55,542.00		£	55,542.00
366	2016/01020	4-7 & 15-20 Kensington Street Brighton	£	3,600.00		£	3,600.00
367	2016/02756	Former Texaco site Kingsway/Victoria Terrace Hove	£	12,403.00		£	12,403.00
368	2016/01001	East Slope University of Sussex	£	69,040.00		£	69,040.00
371	2017/01891	West Blatchington Primary School, Hangleton Way Hove	£	93,090.00		£	93,090.00
						<b>£</b>	<b>423,713.44</b>

#### Recreation & Sport (Note: off-site contributions to cease following adoption of CIL)

166	2007/01591	Ebenezer, Richmond Parade Brighton	£	80,016.00	(71,724.00)	£	8,292.00
289	2012/02625	Former Co-op London Road	£	5,000.00	(4,338.00)	£	662.00
349	2015/02917	121/123 Davigdor Road Hove	£	18,826.00		£	18,826.00
360	2014/01431	27/33 Ditchling Road Brighton	£	71,008.00		£	71,008.00
65	2002/01895	Pelham Terrace, ex BP Garage	£	51,389.00	(45,389.00)	£	6,000.00
275	2009/00655	Covers Yard Melbourne Street	£	29,790.00		£	29,790.00
285	2010/00498	former Esso site Hollingdean Road	£	57,921.00		£	57,921.00
312	2010/01824	112/113 Lewes Road	£	9,244.00		£	9,244.00
341	2015/01121	119 Lewes Road	£	45,000.00		£	45,000.00
82	2001/00848	Middle St/West Street	£	51,431.00	(47,316.00)	£	4,115.00
281	2010/03379	Former Royal Alex Dyke Road	£	191,836.00		£	191,836.00

327	2000/03007	The Hyde, Rowan Avenue Hove (new sum)	£	16,671.00		£	16,671.00
84	20014/01260	Knoll Primary School	£	73,116.00	(73,014.00)	£	102.00
180	2006/01761	Btn Station Block E/F	£	47,500.00	(44,292.00)	£	3,208.00
89	2001/02593	Crowhurst Corner Crowhurst Road	£	10,000.00	(2,307.00)	£	7,731.00
75	2001/01811	Btn Station NEQ Blocks A-D	£	25,000.00		£	25,000.00
113	2005/05142	Btn Station NEQ Block K	£	25,000.00		£	25,000.00
148	2006/01430	Btn Station NEQ Block G	£	10,625.00	(215.00)	£	9,979.00
271	2010/03999	Btn Station NEQ Block J	£	23,750.00		£	23,750.00
131	2004/02722	4- 8 Somerhill Avenue	£	65,303.00	(58,105.00)	£	7,198.00
349	2015/02917	121/123 Davigdor Road Hove	£	3,500.00		£	3,500.00
349	2015/02917	121/123 Davigdor Road Hove	£	24,600.00		£	24,600.00
349	2015/02917	121/123 Davigdor Road Hove	£	35,326.00		£	35,326.00
132	2006/03982	Freshfield/Pankhurst	£	41,064.00	(32,231.00)	£	8,833.00
325	2013/02152	Brook Mead Albion Street Brighton	£	23,700.00		£	23,700.00
251	2008/02303	Elmhurst Warren Road Woodingdean	£	10,000.00	(1,000.00)	£	9,000.00
282	2009/01340	Vega Former Caffyns Kingsway	£	20,000.00	(10,000.00)	£	10,000.00
144	20014/00793	Newlands Road	£	12,583.00		£	12,583.00
300	2013/01278	former Infinity Franklin Road Portslade	£	15,000.00		£	15,000.00
217	2009/02911	Pioneer House, Roedale Burstead Close	£	37,246.00	(36,359.00)	£	887.00
362	2017/01104	land Cedar Centre, Lynchet Close	£	12,000.00		£	12,000.00
253	2015/03031	Varley Halls Residence Univ Btn Coldean Lane (Phase 2)	£	6,855.00		£	6,855.00
258	2005/01616	26-28 Brading Road	£	21,483.00	(20,606.00)	£	877.00
275	2009/00655	ex Covers Yard Melbourne Street	£	38,517.00		£	38,517.00
345	2014/00310	106 Lewes Road	£	14,600.00		£	14,600.00
345	2014/00310	106 Lewes Road	£	28,472.00		£	28,472.00
289	2012/02625	Former Co-op London Road	£	50,000.00	(35,206.00)	£	14,794.00
289	2012/02625	Former Co-op London Road	£	84,506.00		£	84,506.00
289	2012/02625	Former Co-op London Road	£	68,435.00		£	68,435.00



341	2015/01121	119 Lewes Road	£	12,572.00		£	12,572.00	
349	2015/02917	121/123 Davigdor Road Hove	£	16,500.00		£	16,500.00	
345	2014/00310	106 Lewes Road	£	8,700.00		£	8,700.00	
332	2015/02941	former Whitehawk Library Findon Road, Brighton	£	174,667.00	(50,157.00)	£	124,510.00	
333	2014/02417	Robert Lodge, Manor Place	£	18,566.00		£	18,566.00	
356	2016/01438	Adj Wellesbourne inc 179 Whitehawk Road	£	879,070.00		£	879,070.00	
294	2012/03364	1 Manor Road Brighton	£	40,000.00		£	40,000.00	
106	20016/01124	Brighton Marina - Outer Harbour	£	10,000.00		£	10,000.00	
274	2011/03358	Carden Maycroft nursing home	£	8,000.00		£	8,000.00	
299	2010/00692	Redhill Close Brighton	£	23,670.00	(3,600.00)	£	20,070.00	
299	2010/00692	Redhill Close Brighton	£	149,444.00		£	149,444.00	
310	2012/00114	Park House (One Hove Park) Old Shoreham Road	£	130,000.00		£	130,000.00	
353	2014/03605	Chrome site inc 70 Newtown Road Hove	£	163,825.00		£	163,825.00	
353	2014/03605	Chrome site inc 70 Newtown Road Hove	£	31,674.00		£	31,674.00	
336	2010/02012	25/28 St James's Street, Brighton	£	55,524.00		£	55,524.00	
326	2013/03461	Circus Street Brighton	£	2,382.00		£	2,382.00	
366	2016/01020	4/7 & 15/20 Kensington Street Brighton	£	24,700.00		£	24,700.00	
370	2017/01259	Sussex House Crowhurst Road Brighton	£	20,000.00		£	20,000.00	
371	2017/01891	West Blatchington Primary School, Hangleton Way Hove	£	150,000.00		£	150,000.00	
							<b>£</b>	<b>2,839,355.00</b>

**Allotments (Note: off-site contributions to cease following adopted of CIL)**

294	2012/03364	1 Manor Road, Brighton	£	5,000.00		£	5,000.00
289	2012/02625	Former Co-op London Road	£	15,000.00	(8,701.00)	£	6,299.00
300	2013/01278	former Infinity Franklin Road Portslade	£	2,500.00		£	2,500.00
301	2012/02370	land at 9 Hillbrow Brighton	£	2,100.00		£	2,100.00
325	2013/02152	Brook Mead, Albion Street	£	1,726.00		£	1,726.00
332	2015/02941	former Whitehawk Library Findon Road	£	6,267.00		£	6,267.00
333	2014/02417	Robert Lodge, Manor Place	£	977.00		£	977.00
356	2016/01438	Adj Wellesbourne inc 179 Whitehawk Road	£	3,016.00		£	3,016.00
341	2015/01121	119 Lewes Road	£	5,000.00		£	5,000.00
345	2014/00310	106 Lewes Road	£	1,900.00		£	1,900.00
349	2015/02917	121/123 Davigdor Road Hove	£	3,529.00		£	3,529.00
353	2014/03605	Chrome site inc 70 Newtown Road Hove	£	6,695.00		£	6,695.00
							<b>£ 45,009.00</b>

**Transport - Bus Stop infrastructure (Note: off-site contributions to cease following adoption of CIL)**

113	2005/05142	Brighton Station - Block K (NEQ)	£	5,828.00	(5,564.00)	£	264.00
128	20014/01651	259 Goldstone Crescent Hove	£	20,000.00	(15,143.00)	£	4,857.00
146	2007/0009	Lidl Arundel Road, Brighton	£	24,000.00	(6,482.00)	£	17,518.00
152	2007/02930	ex Westbourne Hosp 50-52 New Church Road	£	47,000.00	(41,221.00)	£	5,779.00
157	20014/01705	9-11 The Upper Drive Hove	£	12,000.00	(6,482.00)	£	5,518.00
167	2007/02974	Travis Perkins Wellington Road Portslade	£	14,483.00		£	14,483.00
177	2007/0841	98 (rear) Goldstone Villas Hove	£	4,000.00	(2,222.00)	£	1,778.00
184	2007/0472	5 & 7 Wilbury Villas Hove	£	6,000.00	(3,500.00)	£	2,500.00
188	2009/0236	Rear 58-74 Baden Road Brighton	£	13,500.00	(11,512.00)	£	1,988.00

204	2008/02093	17 The Upper Drive Hove	£	3,000.00	(1,000.00)	£	2,000.00
205	2009/01320	98 Newick Road Brighton	£	3,300.00	(2,300.00)	£	1,000.00
221	2009/03109	53 Hill Brow Hove	£	2,000.00		£	2,000.00
224	2006/02369	Brighton i360 (West Pier)	£	10,000.00	(6,382.00)	£	3,618.00
226	2009/01361	175 Westbourne/Montgomery Street Hove	£	3,500.00		£	3,500.00
242	2008/01327	196 Dyke Road Brighton	£	3,750.00	(2,725.00)	£	1,025.00
248	2009/02071	land at 183 Ditchling Road Brighton	£	6,000.00	(2,482.00)	£	3,518.00
253	2015/03031	Varley Halls, Coldean Lane, Brighton	£	7,750.00		£	7,750.00
256	2009/03154	Gala Bingo, Portland Road Hove	£	12,000.00	(6,482.00)	£	5,518.00
259	2007/02497	323-325 Mile Oak Road Portslade	£	18,000.00	(12,640.00)	£	5,360.00
267	2010/03444	105 Marine Drive Rottingdean	£	11,000.00	(6,471.00)	£	4,529.00
270	2010/00736	8 Cliff Approach/1 Cliff Road Brighton	£	6,000.00	(682.00)	£	5,318.00
271	2010/03999	Brighton Station site Block J NEQ	£	34,700.00	(25,823.00)	£	8,877.00
273	2010/03276	Sovereign House Church Street Brighton	£	17,200.00	(15,682.00)	£	1,518.00
277	2012/00229	19 Bristol Gardens (Wolseley Build Centre) B	£	2,900.00		£	2,900.00
282	2014/00430	Vega ex Caffyns 331 Kingsway Hove	£	11,903.00	(6,182.00)	£	5,721.00
294	2012/03364	1 Manor Road Brighton (former convent)	£	33,000.00	(19,482.00)	£	13,518.00
299	2010/00692	land at Redhill Close, Brighton	£	23,000.00	(17,892.00)	£	5,108.00
310	2012/00114	Park House (One Hove Park) Old Shoreham	£	48,500.00	(26,458.00)	£	22,042.00
311	2013/04093	St Albans Church, Coombe Road Brighton	£	9,750.00	(9,336.00)	£	414.00
324	2014/01768 And 2016	Brighton Aldridge Community Academy, Lew	£	13,950.00		£	13,950.00
327	2013/00848	The Hyde, Rowan Avenue Hove (new sum)	£	8,047.00		£	8,047.00
332	2015/02941	former Whitehawk Library, Findon/Whitehawk	£	25,000.00	(12,081.00)	£	12,919.00

333	2014/02417	Robert Lodge, Manor Place, Brighton	£	8,000.00		£	8,000.00
335	2011/02401	27/31 Church Street, Brighton	£	33,000.00	(6,482.00)	£	26,518.00
338	2012/01844	157/159 Preston Road, Brighton	£	7,009.00		£	7,009.00
342	2012/02631	26a St Martins Place, Brighton	£	7,050.00	(6,682.00)	£	368.00
346	2001/00139	Land to rear 67-81 Princes Road Brighton	£	9,000.00		£	9,000.00
348	2015/01745	107 Marine Drive Rottingdean	£	6,750.00		£	6,750.00
349	2015/02917	121/123 Davigdor Road, Hove	£	27,485.00	(6,482.00)	£	21,003.00
350	2014/03525	18-30 Kingsthorpe Road, Hove	£	13,631.00	(6,482.00)	£	7,149.00
352	2012/03673	Blocks A-B Kingsmere London Road	£	6,000.00		£	6,000.00
358	2013/02613	17 Goldstone Crescent	£	4,773.00		£	4,773.00
						£	<b>291,405.00</b>

**Highways inc Walking & cycling/environmental improvements (Note: off-site contributions to cease following adoption of CIL)**

106	2006/1124	Brighton Marina Outer Harbour (phase 1)	£	299,095.00		£	299,095.00
122	2006/01203	City Park Legal & General Hove	£	150,000.00	(138,744.00)	£	11,256.00
124	2004/02629	Gordon Road Portslade (former Hosiden Bes	£	44,839.00	(11,034.00)	£	33,805.00
125	2006/03952	Patching Lodge Eastern Road Hove	£	50,000.00		£	50,000.00
130	2010/00369	383 Portland Road Hove	£	3,900.00	(3,854.00)	£	46.00
166	2007/01591	Ebenezer Chapel, Richmond Parade	£	101,102.78		£	101,102.78
180	2006/0761	Btn Station NEQ Blocks E/F	£	4,000.00		£	4,000.00
189	2007/04510	ex Lion & Unicorn PH Sussex Street Btn	£	5,260.79		£	5,260.79
190	2009/01354	1 Chapel Terrace Brighton	£	1,500.00		£	1,500.00

209	2009/01477	Amex House, John Street/Edward Street	£	62,000.00	(46,311.00)	£	15,689.00
224	Brighton i360 (West F Brighton i360 (West Pier)		£	77,000.00	(10,000.00)	£	67,000.00
238	2008/02826	20-32 Baden Road	£	2,000.00	(1,374.00)	£	626.00
251	2008/02303	Elmhurst Warren Road Woodingdean	£	24,595.00	(24,184.00)	£	411.00
255	2009/00813	29/29a Whitehawk Road	£	900.00		£	900.00
256	2009/03154	former Gala Bingo, Portland Road Hove	£	70,697.00		£	70,697.00
262	2010/03744	Open Market	£	6,224.00		£	6,224.00
264	2011/00635	12 Meeting House Lane	£	2,500.00	(2,263.00)	£	237.00
265	2011/00336	227 -233 Preston Road Brighton	£	7,500.00	(6,779.00)	£	721.00
271	2010/03999	Brighton Station site Block J NEQ	£	392,250.00	(237,250.00)	£	155,000.00
272	2011/02824	Portslade Aldridge Academy (PACA) Chalky	£	129,300.00	(20,706.00)	£	108,594.00
274	2011/03358	2 Carden Avenue and Maycroft & Parkside L	£	15,000.00	(11,042.00)	£	3,958.00
277	2012/00229	19 Bristol Gardens Brighton	£	10,600.00	(10,360.00)	£	240.00
279	2012/01178	10 Preston Park Avenue Brighton	£	3,000.00	(2,850.00)	£	150.00
280	2012/01178	58 Palmeira Avenue Hove	£	4,000.00	(1,233.00)	£	2,767.00
286	2010/03714	88-92 Queens Road (IBIS Hotel) Brighton	£	76,000.00		£	76,000.00
287	2012/00319	St Giles 119/120 Church Street Brighton (Ble	£	650.00		£	650.00
288	2012/00580	40/40a Bristol Gardens Brighton	£	7,500.00		£	7,500.00
292	2013/03331	4-6 Montefiore Road Hove	£	7,500.00	(7,399.00)	£	101.00

293	2010/01319	19 The Upper Drive Hove	£	5,250.00		£	5,250.00
295	2013/02816	BHASVIC 205 Dyke Road Brighton	£	90,300.00		£	90,300.00
296	2013/02729	6-7 Old Steine Brighton	£	20,000.00		£	20,000.00
297	2013/03391	Royal York Buildings, Old Steine Brighton	£	13,046.00		£	13,046.00
298	2012/03657	89 Payne Avenue Hove	£	2,250.00	(2,234.00)	£	16.00
299	2010/00692	land at Redhill Close, Brighton	£	17,361.00		£	17,361.00
300	2013/01278	Former Infinity Foods, Frankin Road Portslade	£	10,500.00		£	10,500.00
302	2014/00122	51 Ship Street Brighton	£	4,500.00	(4,232.00)	£	268.00
303	2012/00780	16 Tichbourne Street Brighton	£	2,500.00		£	2,500.00
304	2013/01034	East/West House Pavilion Mews (inc 17 Jubilee	£	24,000.00	(4,933.00)	£	19,067.00
305	2014/00922	Bilingual School, The Droveaway Hove	£	150,000.00	(91,139.00)	£	58,861.00
306	2011/03060	28 Marine Drive, Rottingdean	£	18,000.00		£	18,000.00
308	2010/03259	The Keep Lewes Road	£	28,000.00		£	28,000.00
310	2012/00114	Park House (One Hove Park) Old Shoreham	£	4,050.00	(2,050.00)	£	2,000.00
315	2014/00630	2 Dudley Road, Brighton	£	9,109.00		£	9,109.00
317	2014/00075	111 The Drive Hove (Kingsgate)	£	4,500.00		£	4,500.00
318	2012/03903	43 Palmeira Avenue Hove	£	6,000.00		£	6,000.00
319	2014/03968	Belvedere, 152/158 Dyke Road Brighton	£	4,500.00		£	4,500.00
320	2013/01318	154/155 Edward Street, Brighton	£	48,496.00		£	48,496.00

321	2014/00181	Stretton Hall 353 Portland Road Hove	£	6,750.00		£	6,750.00
322	2014/03799	26/26a Reigate Road, Brighton	£	3,000.00	(2,992.00)	£	8.00
323	2014/03968	84/86 Denmark Villas Hove	£	4,500.00		£	4,500.00
330	2015/02508	34 Warren Avenue, Woodingdean Brighton	£	1,500.00		£	1,500.00
331	2015/02176	35 Oaklands Avenue Saltdean	£	2,000.00		£	2,000.00
332	2015/02941	former Whitehawk Library, Findon Road, Brighton	£	30,643.00		£	30,643.00
333	2014/02417	Robert Lodge, Manor Place	£	3,250.00		£	3,250.00
334	2014/0523	7 Symbister Road, Portslade	£	3,600.00		£	3,600.00
336	2010/02012	25/28 St James's Street	£	16,500.00		£	16,500.00
337	2015/02118	131 Mill Lane, Portslade	£	2,000.00		£	2,000.00
340	2015/02529	109a Whippingham Road Brighton	£	3,003.00		£	3,003.00
341	2015/01121	119 Lewes Road Brighton	£	11,872.00		£	11,872.00
343	2011/03300	Britannia House, Kingsway Hove	£	6,750.00		£	6,750.00
344	2011/02886	RSCH (3T's) Eastern Road, Brighton	£	389,333.00		£	389,333.00
345	2014/00310	106 Lewes Road Brighton	£	29,457.59		£	29,457.59
347	2012/04086	73 Mighell Street and 70a Carlton Hill Brighton	£	10,500.00		£	10,500.00
351	2013/01800	Park Manor, London Road, Brighton	£	4,500.00		£	4,500.00

353	2014/03605	Chrome site inc 70 Newtown Road Hove	£	53,860.00	£	53,860.00	
354	2012/00782	Former Ice Rink Queens Square	£	22,100.00	£	22,100.00	
256	2016/01438	Adj Wellesbourne Health Centre, 179 Whiteh	£	27,600.00	£	27,600.00	
256	2016/01438	Adj Wellesbourne Health Centre, 179 Whiteh	£	4,200.00	£	4,200.00	
357	2015/04564	former Mile Oak Inn, Mile Oak Road Portslad	£	21,542.00	£	21,542.00	
359	2013/03946	Block C/D, The Priory London Road	£	6,000.00	£	6,000.00	
360	2014/01431	27/33 Ditchling Road - former Buxtons	£	24,750.00	£	24,750.00	
361	2016/01719	Zip Wire, Madeira Drive	£	10,237.00	£	10,237.00	
362	2017/01104	land Cedar Centre Lynchet Close Hollingde	£	10,800.00	£	10,800.00	
363	2014/02612	Corn Exchange/Theatre New Road	£	9,538.00	£	9,538.00	
364	2013/00710	Hannington Lane North Street/Meeting Hous	£	22,359.00	£	22,359.00	
366	2016/01020	4/7 & 15/20 Kensington Street Brighton	£	8,400.00	£	8,400.00	
367	2016/02756	Former Texaco Garage Kingsway/Victoria Te	£	33,835.00	£	33,835.00	
371	2017/01891	West Blatchington Primary School Hangleton	£	270,000.00	£	270,000.00	
						£	<b>2,432,692.16</b>
						<b>s106 total sums held</b>	<b>£ 7,978,985.68</b>



## Appendix 2

### Brighton & Hove Council CIL Draft Charging Schedule

#### Development site calculation examples

#### Existing/Current Section 106 requirements and proposed CIL

Note:

- Development threshold for s106 is 10 units and above, except Transport where lower threshold may apply
- Examples shown as Zone 2 = £150 sq.m
- Affordable Housing provision is exempt from CIL = reduced CIL contribution i.e. totals as shown are reduced due to Affordable Housing exemption.
- CIL chargeable on development which creates net additional floor space, where the gross internal area of new build is 100 square metres;
- Buildings to be in use at least 6 mths within 3 year period

<u>Development proposal</u>	Existing/Current s106 requirement (without a CIL Charge)		CIL @ £150 per sq.m and scaled back s106 obligation
New build 9 no one and two bed flats (792 sq.m floor space) (AH commuted sum 2 units (1 & 2 bed))		£	£
	Affordable Housing commuted sum	318,000	318,000
	Open Space	0	0
	Education	0	0
	Transport	6,750	0
	Local Employment Scheme	0	0
	<b>CIL receipt</b>	N/A	<b>118,800</b>
	<b>Total payable</b>	<b>£324,750</b>	<b>£436,800</b>
<u>Development proposal</u> Redevelopment providing 24 no residential units (1,584 sq.m with 1,350 net gain floor space)	Affordable housing provision	<b>10 units</b>	<b>10 units</b>
		£	£
	Open Space	69,163	0
	Education	39,003	0
	Transport	18,000	0
	Local Employment Scheme	12,000	12,000
	CIL - Minus Affordable Housing provision x10 units = 40% reduction in liable site area		-£ 81,000
	<b>CIL Receipt (minus AH provision)</b>	N/A	<b>121,500</b>
	<b>Total payable</b>	<b>£138,166</b>	<b>£133,500</b>
<u>Development proposal</u> Development comprising 12 B1/A1 (light industrial/retail) workshops and 87 no residential units (5,742 sq.m floor space total)	Affordable housing provision	<b>35 units</b>	<b>35 units</b>
		£	£
	Open Space	247,267	0
	Education	136,274	0
	Transport	89,250	0
	Local Employment Scheme	44,780	44,780
	CIL - Minus Affordable Housing provision x 35 units = 40% reduction in liable site area		-£ 344,520
	<b>CIL Receipt (minus AH provision)</b>	N/A	<b>516,780</b>

**Development proposal**

Redevelopment providing 51 no student accommodation rooms with communal rooms and associated works (1,574 sq.m net gain floor space)

<b>Total payable</b>	<b>£ 517,571</b>	<b>£ 561,560</b>
<b>Existing/Current s106 requirement (without a CIL Charge)</b>		<b>CIL @ £175 per sq.m and scaled back s106 obligation</b>
	<b>£</b>	<b>£</b>
Open Space	62,500	0
Transport	11,858	0
Local Employment Scheme	5,100	5,100
<b>CIL Receipt</b>	<b>N/A</b>	<b>275,450</b>
<b>Total payable</b>	<b>£ 79,458</b>	<b>£ 280,550</b>

March 2018