

Cabinet meeting on Wednesday August 8 2018 – Amendments for consideration

The Cabinet report includes a table (in Section 4, page 13 of the Agenda Pack) to set out the recommended CIL charges for Havering. The table will be included in the Draft Charging Schedule and will also be included in the supporting items to this.

It is recommended that the table below replace Table 1 in the Cabinet report (and the supporting items, where necessary, pages 61, 80 and 88 of the Agenda Pack).

The revisions to the table concern :

- the definitions set out for retail uses; and
- the explanatory notes beneath the table

Specifically, the adjustments provide an accurate description of the retail uses that will pay the respective CIL charges. It :

- responds to representations made at the initial stage of public consultation
- better reflects the viability assessment
- places the Council in a stronger position to robustly justify its Draft Charging Schedule

TYPE OF DEVELOPMENT (and use class)	CIL RATE (£ PER M ² OF NET ADDITIONAL FLOORSPACE)	
	ZONE A (NORTH)	ZONE B (SOUTH)
Residential*	£125	£55
Office and industrial	£0	
Retail – supermarkets**, superstores and retail warehouses*** above 280m ² gross internal area	£175	
All other retail (A1-A5) in Metropolitan, District and Local Centres as defined in the Local Plan.	£50	
Hotels	£20	
All other development	£0	

*Including private care homes and retirement homes (excluding Extra Care)

** Supermarkets/Superstores are defined as shopping destinations in their own right, where weekly food needs are met, catering for a significant proportion of car-borne customers, and which can also include non-food floorspace as part of the overall mix of the unit.

• *** Retail Warehousing is defined as shopping destinations specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for a significant proportion of carborne customers.

