

News: Draft Instalments Policy and CIL FAQs added on 13 June 2016

The Community Infrastructure Levy (CIL) is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. The CIL is a charge that developers must pay in relation to certain types of new development.

The Council have prepared a Preliminary Draft Charging Schedule for the Community Infrastructure Levy in the borough. The proposed charging rates [expressed a £/sqm] are as follows:

Development Type	South	North	East	Central
New Homes	Zero (£15)	£40	£60	£125
Small Apartments Schemes [14 or fewer units]	Zero (£15)	£48	£20	£125
Large Apartments Schemes [15 or above]	Zero (£15)	Zero (£15)	Zero (£15)	£15
Food and Drink Uses [A3, A4 and A5]	£106			
Large Supermarkets [>2,787 sq m]	£91			
Other Uses	zero			

Charge of £48 per sqm for HMO's**My suggestions in Red**

The proposed charging rates are supported by the following information:

- [Map of the different charging zones](#)
- [Sefton Community Infrastructure Levy - Economic Viability Study \[February 2016\]](#)
- [Community Infrastructure Levy Addendum Report – Apartments \[May 2016\]](#)
- [Draft ‘Section 123’ list \[this sets out the types of infrastructure the Community Infrastructure Levy will support\]](#)
- [Draft CIL Instalments Policy](#)
- [Community Infrastructure Levy FAQs](#)

The Community Infrastructure Levy will be used to provide new infrastructure to support the Local Plan. We published a draft [Infrastructure Delivery Plan \[IDP\]](#) to support the Local Plan. This sets out an initial list of infrastructure needed. This will be updated on a regular basis.

Comments are invited on the Preliminary Draft Charging Schedule for the Community Infrastructure Levy, and the supporting information, until **5pm on Friday 15 July 2016**. Comments can be made in writing to CIL@sefton.gov.uk or Local Plan Team, Magdalen House, Trinity Road, Bootle L20 3NJ.

Following this consultation stage the Council will update the draft charging schedule and the supporting information to take account of:

- Comments made
- Updates to the Local Plan following the Inspector's Report [expected September 2016]
- The impact of the introduction of starter homes [expected late summer]
- The review of the Community Infrastructure Levy national guidance [expected this summer]
- An update of house prices, build costs and other financial evidence

The Council will publish a Final Draft Charging Schedule for comment later in the year [expected November] and will aim to submit the charging schedule and comments made for examination early in 2017.