



From: Councillor Robert Davis MBE DL

**Deputy Leader of Westminster City Council
and Cabinet Member for the Built Environment**

**Westminster City Hall, 64 Victoria Street, London SW1E 6QP
020 7641 2852**

26th November 2015

Dear Sir / Madam

A number of neighbourhood forums have commented on the council's proposals for a Community Infrastructure Levy (CIL) or asked questions about the spending arrangements. I thought it would be helpful to write and let you know about the current position and what we will be doing next.

Mr Philip Staddon of the Planning Inspectorate has been appointed as the independent Examiner of Westminster's CIL Draft Charging Schedule. The examination hearing, to be held in public, is scheduled to commence at 10.00am on the 30th November 2015 at City Hall, 64 Victoria Street, London SW1E 6QP.

The purpose of the examination is to consider the council's proposed CIL rates and CIL charging areas. Under the CIL legislation, the Examiner will decide whether the CIL rates proposed are based on an appropriate balance between the desirability of funding from CIL to help pay for the infrastructure required to support development in Westminster and the potential effects that the proposed rates might have on the economic viability of development across the City.

A copy of the Hearing Agenda and the associated documentation (including the council's Draft CIL Charging Schedule) is available on the council's website at <https://www.westminster.gov.uk/draft-charging-schedule>. The impact of the charging schedule on development viability is the central theme of the examination. The examination is, therefore, the stage at which the Examiner considers whether the council has set the appropriate rates and charging zones. It will not be dealing with questions about how spending decisions will be taken once the CIL is set.

Assuming that the Examiner approves Westminster's Draft CIL Charging Schedule, and the council decides to adopt a CIL, the next steps for the Council will be to put in place an effective governance process to oversee the collection process, take decisions on how future CIL monies will be spent and keep the rates set under review. The government have been very clear in stating that it does not prescribe a specific process for administering funding. This is an extremely important part of introducing a CIL and my officers have already started considering how these arrangements might work.

As many of you know, the CIL Regulations require charging authorities to pass a proportion of CIL receipts from development taking place in their area on to local councils, of which

there is only currently one in Westminster - the Queen's Park Community Council. It is important to stress that there is no regulatory requirement to pass on this "neighbourhood portion" of CIL funding to areas without a local council. However, Government guidance states that charging authorities should engage with the communities in the area where development has taken place and agree with them how best to spend this neighbourhood funding proportion.

Westminster's CIL provides an opportunity for the council and the local community to work together to ensure that the use of neighbourhood funds matches the priorities expressed by local communities, including those priorities set out formally in neighbourhood plans, and the council's wider objectives to create a City for All.

If you have any other queries please do not hesitate to contact Andrew Barry-Purssell or Rachael Ferry-Jones by email to CIL@westminster.gov.uk / 020 7641 2418.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Robert Davis', with a long horizontal line extending to the right.

Councillor Robert Davis MBE DL
Deputy Leader of the Council
and Cabinet Member for the Built Environment