

# Viability Assessment Modelling

London Borough of Tower Hamlets  
Infrastructure Planning & Development Viability team

# Tower Hamlets policy documents

- London Joint Viability Protocol 2016 - see agenda link
- London Borough of Tower Hamlets Development Viability Supplementary Planning Document (SPD) - [www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Development-control/Planning-obligations/Development\\_Viability\\_SPD.pdf](http://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Development-control/Planning-obligations/Development_Viability_SPD.pdf)
- Transparency Requirements and Implementation
- Use of Community Infrastructure Levy (CIL)
- LBTH CIL Charging Schedule

# London's Overarching Approach to Viability

- London Borough Viability Group
- The Mayor of London's Affordable Housing & Viability SPG - see agenda link
- Target of reaching a minimum 35% affordable housing
- Viability Tested Route Vs Fast Track Route

# LBTH Development Viability SPD

- In October 2017 the Council adopted a Development Viability SPD
- The document outlines the Council's approach and requirements:
  - Key Requirements
  - Process Overview
  - Deliverability
  - Methodology of FVA's
  - Viability Reviews

# Transparency Requirements and Implementation

*Applicants can reasonably expect that FVAs (and accompanying documents) submitted in support of planning applications can be made available to the public alongside other application documents. In submitting information, applicants do so in the knowledge that it may be made publicly available – LBTH Viability SPD*

- Draft Planning Practice Guidance (PPG)
- Environmental Information Regulations 2004

## Transparency Requirements and Implementation (2)

- What else is required:
  - An executive summary report
  - Appraisal input summary sheet
  - Statement of objectivity, impartiality and reasonableness
  - Confirmation of instructions and no conflict of interests
  - A no contingent fee statement
- Local List/Validation

# Community Infrastructure Levy (CIL)

- What is CIL?
- Uses of CIL and LBTH' Regulation 123 List & Infrastructure Delivery Framework
- LBTH CIL Instalment Policy – Adopted 1<sup>st</sup> January 2018
- LBTH' New CIL Preliminary Draft Charging Schedule

# LBTH' New CIL - Preliminary Draft Charging Schedule

## Current Rates

Development Type	Proposed CIL Rate Per sq. m (GIA) of Development			
	Zone 1	Zone 2	Zone 3	Large Allocated Sites*****
Residential				
	£200	£65	£35	Nil
Offices	City Fringe	North Docklands	Large Allocated Sites	Rest of Borough
	£90	Nil	Nil	Nil
Retail (Except Convenience Supermarkets/ Superstores* and Retail Warehousing**)	£70	£70	Nil	Nil
Convenience Supermarkets/ Superstores* and Retail Warehousing**	Borough Wide, except Large Allocated Sites*****			Large Allocated Sites
	£120			Nil
Hotel	Borough Wide, except Large Allocated Sites			Large Allocated Sites
	£180			Nil
Student Housing Let at Market	Borough Wide, except Large Allocated Sites			Large Allocated Sites

## Proposed Rates

Development Type	Proposed CIL rate per m <sup>2</sup> (GIA) of development		
	Zone 1	Zone 2	Zone 3
Residential			
	£280	£180	£85
Offices	City Fringe and North Docklands		Rest of Borough
	£100		Nil
Retail (Except Convenience Supermarkets/ Superstores and Retail Warehousing)	£90	£90	TBC
Convenience Supermarkets/ Superstores* and Retail Warehousing**	Borough Wide		
	£130		
Hotel	£190		
Student Housing Let at Market Rents***	£450		
Student Housing Let at Below Market Rents****	Nil		
All Other Uses	Nil		



## For More Information

- For more information/documents, please visit [www.towerhamlets.gov.uk/](http://www.towerhamlets.gov.uk/)

Joshim.Uddin@towerhamlets.gov.uk