

Examiner's question ID/CIL/4:

The Examiner is currently considering whether the proposed charges are realistic and proportionate. To this end it may be helpful if he could compare, in general terms, what the charge is projected to generate in a year with the Council's highest annual Section 106 receipts. Could the Council assist by providing the appropriate figures before 11 November?

Portsmouth City Council response:

A table of the council's projected CIL receipts is attached to this note as Appendix A. It should be noted that a number of assumptions underlie these projections. They are set out with the projections.

Below are shown past S106 receipts. These are those collected from tariff style contributions for open space, sustainable transport, education and environmental improvements. Receipts from affordable housing contributions and for site specifics are excluded.

Year	<u>2006/07</u>	<u>2007/08</u>	<u>2008/09</u>	<u>2009/10</u>	<u>2010/11</u>
Total S106	£771,732	£686,379	£466,572	£366,591	£387,204

Figures for 2011/12 are naturally not yet available, but it should be noted that payments of over £1 million are expected from one city centre site alone in this period.

Portsmouth City Council
4 November 2011

Appendix A: Projected CIL income 2012- 2027

Projected CIL Income (from residential floorspace only)								
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Number of Completions	522	556	535	520	598	712	860	667
Total Floorspace (sqm)	39,672	42,256	40,660	39,520	45,448	54,112	65,360	50,692
Floorspace attributable to affordable housing (sqm)	(11,902)	(12,677)	(12,198)	(11,856)	(13,634)	(16,234)	(19,608)	(15,208)
Small schemes, conversions etc floorspace (sqm)	(7,934)	(8,451)	(8,132)	(7,904)	(9,090)	(10,822)	(13,072)	(10,138)
Remaining CIL chargeable floorspace (sqm)	19,836	21,128	20,330	19,760	22,724	27,056	32,680	25,346
Total Estimated CIL from Residential floorspace	£2,082,780	£2,218,440	£2,134,650	£2,074,800	£2,386,020	£2,840,880	£3,431,400	£2,661,330
Contribution towards Neighbourhood Projects (estimate)	(208,278)	(221,844)	(213,465)	(207,480)	(238,602)	(284,088)	(343,140)	(266,133)
Net Estimated CIL income	1,874,502	1,996,596	1,921,185	1,867,320	2,147,418	2,556,792	3,088,260	2,395,197
								Plan Period Total
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Number of Completions	621	526	476	275	269	235	165	7,537
Total Floorspace (sqm)	47,196	39,976	36,176	20,900	20,444	17,860	12,540	572,812
Floorspace attributable to affordable housing (sqm)	(14,159)	(11,993)	(10,853)	(6,270)	(6,133)	(5,358)	(3,762)	(171,844)
Small schemes, conversions etc floorspace (sqm)	(9,439)	(7,995)	(7,235)	(4,180)	(4,089)	(3,572)	(2,508)	(114,562)
Remaining CIL chargeable floorspace (sqm)	23,598	19,988	18,088	10,450	10,222	8,930	6,270	286,406
Total Estimated CIL from Residential floorspace	£2,477,790	£2,098,740	£1,899,240	£1,097,250	£1,073,310	£937,650	£658,350	£30,072,630
Contribution towards Neighbourhood Projects (estimate)	(247,779)	(209,874)	(189,924)	(109,725)	(107,331)	(93,765)	(65,835)	(3,007,263)
Net Estimated CIL income	2,230,011	1,888,866	1,709,316	987,525	965,979	843,885	592,515	27,065,367

Assumptions

- Figures based on completion of dwellings, as opposed to commencements
- Estimated numbers of completions, as per Appendix 3 of the submitted Core Strategy
- Residential dwellings are to be charged the CIL rate of £105 per sqm and are assumed to occupy 76 sqm of floorspace
- In line with policy requirements 30% of the completed residential dwellings are assumed to be affordable housing, therefore exempt from CIL
- 20% of the completed residential dwellings are estimated to have a floorspace less than 100sqm. These 'Small Schemes', including conversions, are exempt from CIL
- The table shows residential floorspace receipts only, as this is the only use where a long term trajectory is available
- As yet, the proportion of CIL income to be contributed to a 'Neighbourhood Fund' is unknown. An estimate of 10% is assumed, until the Government produces the regulations identifying the exact proportion.

Residential Floorspace	
<u>DATA assumptions</u>	
CIL Rate (per sqm)	£105
Affordable Housing	30%
Small Schemes under 100sqm floorspace, conversions etc	20%
Sqm per dwelling	76
Contribution to neighbourhood fund (estimate)	10%