



BCKLWN Community Infrastructure Levy (CIL) Instalments Policy

Adopted March 2016

This policy only applies where:

- (a) a person has assumed liability to pay CIL; **and**
- (b) the collecting authority has received a valid commencement notice; **and**
- (c) the collecting authority has not determined a deemed commencement date.

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Introduction

The CIL charge for liable developments will be calculated at the time planning permission is granted.

Payment is due upon the commencement of development.

Depending on the amount of the charge, payments may be phased in accordance with the Council's Instalment Policy below.

This policy has been prepared in accordance with the CIL Regulations.

CIL Instalments Policy

The CIL Instalment Policy will only apply where conditions of Regulation 70 (As amended) are met:

70.— (1) This regulation applies where—

- a. a person has assumed liability to pay CIL in respect of a chargeable development (D).
- b. the collecting authority has received a commencement notice in respect of D; and
- c. the collecting authority has not determined a deemed commencement date for D.

Residential Development

The Community Infrastructure Levy **for residential development** will be payable by instalments as below.

Residential Development	
Total CIL liability	Payment period and amount -
1 Instalment Where the chargeable amount is less than £50,000	Full payment within 60 days of the commencement date

Residential Development	
Total CIL liability	Payment period and amount -
3 Instalments (over 2 years) Where the chargeable amount is £50,001 - £250,000	1. 25% of the chargeable amount within 60 days of commencement date; and 2. 25% of chargeable amount within 365 days of the commencement date; and 3. 50% of the chargeable amount within 730 days of the commencement date But The full balance is payable on occupation/opening of the development if this is earlier than the due instalment dates set out above.
5 Instalments (over 3 years) Where the chargeable amount is over £250,001	1. 20% of the chargeable amount within 60 days of commencement date; and 2. 20% of the chargeable amount within 365 days of the commencement date; and 3. 20% of the chargeable amount within 548 days of the commencement date; and 4. 20% of the chargeable amount within 730 days of the commencement date; and 5. 20% of the chargeable amount within 1095 days of the commencement date. But: The full balance is payable on occupation/opening of the development if this is earlier than the due instalment dates set out above.
Where the chargeable amount is over £1m	In principle, as set out above for amounts over £250,001. But: Instalments for this scale of development will be open to negotiation on an individual basis.

Commercial Development

Commercial developments by their nature do not lend themselves to the same approach used for residential development. Phasing is based on timescales and still relates to the size of the development.

The charge will be payable by instalments as follows:

Commercial development	
Total CIL liability	Payment period and amount -
1 Instalment Where the chargeable amount is less than £50,000	Full payment within 60 days of the commencement date
2 Instalments Where the chargeable amount is £50,001 - £250,000;	1. 50% of the chargeable amount within 60 days of the commencement date; and 2. 50% of the chargeable amount prior to the opening of any part of the development
3 Instalments (over 1 year) Where the chargeable amount is over £250,000;	1. 25% of the chargeable amount within 60 days of the commencement date; and 2. 25% of the chargeable amount within 120 days of the commencement date; and 3. 50% of the chargeable amount within 365 days of the commencement date. But: The full balance is payable on occupation/opening of the development, if this is earlier than the due instalment dates set out above

Bespoke Instalment Arrangements

Exceptionally the Council will consider bespoke instalment arrangements.

This will ONLY apply where the conditions of Regulation 70 are met AND the submission for bespoke instalments is based upon a robust site viability appraisal, that has been independently audited by a person agreed by both the landowner/developer and the Council and the costs for this are met by the landowner/developer.