Birmingham City Council – Community Infrastructure Levy Background Evidence

Projected CIL income

March 2015
Community Infrastructure Levy – Projected CIL income.

To forecast the estimated CIL income over the plan period, an assessment of previous levels of development within Birmingham City Council was completed and potential CIL income levels calculated using the proposed CIL charges. This average was then projected annually over the plan period.

The annual estimated projected CIL income is forecast to be £5.6m (see Table 1). Over the Birmingham Development Plan period, the total estimated projected CIL income is forecast to be £90.7m. The total estimated projected CIL income over the Plan period will not meet the funding gap (essential infrastructure) of £461.7m identified in the Infrastructure Delivery Plan.

It should also be noted that a number of assumptions are contained within the calculations for estimated projected CIL income, particularly:

- New housing developments are based on the number of dwellings in each application (using an average dwelling size of 70sq.m. for a x2 bed x4 person dwelling house (HCA Housing Quality Indicators). This average should take into account communal areas in flatted developments.
- Housing developments are based on Ward boundaries and are therefore an approximation of development across high and low value areas.
- All housing developments are based on net completions within the AMR.
- Supermarket and retail completions are based on 65% of total calculation to take into account existing uses on site.
- <2,000 sq.m. retail convenience calculations are based on approximations as some developments include difference use classes (e.g. A1-A5).
- Student accommodation assumes a 14sq.m. study bedroom (all calculations are based on number of student bedrooms) and therefore does not take into account communal areas such as kitchens.
- Student accommodations completions are based on 75% of total calculation to take into account existing uses on site.
- Hotel completions are based on 50% of total calculation to take into account existing uses on site
- Hotel calculations assume a 30sq.m. bedroom (calculations are based on number of bedrooms) and therefore does not take into account communal areas such as restaurants.
- All other figures assume a cleared and vacant site.
- All calculations assume a full cash payment and no in kind contributions.
- The annual estimated projected CIL income does not take into account phased payments and is a total sum.
- The annual estimated projected CIL income does not take into account the payments to neighbourhoods.

Table 1 – Potential Average CIL Income

		2009/10		2010/11		2011/12		2012/13		2013/4		Potential Average Annual CIL Income	
Type of Development	Proposed CIL Tariff (sqm)	Total msq	Possible CIL Receipt	Total msq	Possible CIL Receipt	Total msq	Possible CIL Receipt	Total msq	Possible CIL Receipt	Total msq	Possible CIL Receipt	Average annual sq.m.	Average annual CIL receipt
Retail Convenience <2,000sqm	*£0*	4,890	£0	6,845	£0	7,262	£0	2,156	£0	10,542	£0	6,339	£0
Retail Convenience >2,000sqm	*£260*	7,575	£1,280,175	21,664	£3,661,216	16,054	£2,713,126	13,967	£2,360,423	24,038	£4,062,422	16,660	£2,815,472
Retail (all other, including SUE)	*£0*	525	£0	1,671	£0	3,584	£0	1,483	£0	1,779	£0	1,808	£0
Industrial/Employment	*£0*	7,610	£0	5,960	£0	6,710	£0	1,900	£0	N/A	£0	5,545	£0
Offices	*£0*	45,628	£0	15,954	£0	20,743	£0	36,003	£0	N/A	£0	29,582	£0
Residential (Higher value zone)	*£69*	19,250	£1,328,250	24,640	£1,700,160	17,360	£1,197,840	21,700	£1,497,300	42,980	£2,965,620	25,186	£1,737,834
Residential (Lower value zone)	*£0*	46,060	£0	43,610	£0	78,260	£0	74,340	£0	68,880	£0	62,230	£0
Residential (RSA, BMHT etc)	*£0*	31,570	£0	60,410	£0	34,090	£0	15,750	£0	N/A	£0	35,455	£0
Student Housing (except SUE)	*£69*	8,344	£431,802	10,668	£552,069	3,276	£169,533	N/A	£0	N/A	£0	7,429	£512,624
Student Housing (SUE)	*£0*	0	£0	0	£0	0	£0		£0		£0	0	£0
Hotel (City Centre)	*£27*	5,987	£80,825	25,550	£344,925	4,542	£61,317	41,366	£558,441	33,952	£458,352	22,279	£601,544
Hotel (all other)	*£0*	1,755	£0	660	£0	2,107	£0	326	£0	2,041	£0	1,378	£0
Leisure	*£0*	12,546	£0	13,925	£0	6,685	£0	6,022	£0	N/A	£0	9,795	£0
Education	*£0*	0	£0	0	£0	0	£0	0	£0	0	£0	0	£0
Health	*£0*	0	£0	0	£0	0	£0	0	£0	0	£0	0	£0
Extra Care	*£0*	0	£0	0	£0	0	£0	0	£0	0	£0	0	£0
All other	*£0*	0	£0		£0	0	£0	0	£0	0	£0	0	£0
TOTALS		191,740	£3,121,052	231,557	£6,258,370	200,673	£4,141,816	215,013	£4,416,164	184,212	£7,486,394	223,686	£5,667,474