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Ms Hayley Anderson  
Planning Obligations Coordinator  
CIL MODIFICATIONS  
Birmingham City Council  
1 Lancaster Circus  
Queensway  
Birmingham B4 7DJ

Date: 4 March 2015  
Our Ref: EB/CB M5/0505-11  
Your Ref:

By email only:

[hayley.anderson@birmingham.gov.uk](mailto:hayley.anderson@birmingham.gov.uk)

Dear Ms Anderson

**RE: MODIFICATIONS TO THE COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE**

We represent the **West Midlands HARP Planning Consortium** which includes all the leading Registered Social Landlords (RSLs) across the West Midlands. Our clients' principal concerns are to optimise the provision of social/affordable housing and to ensure the evolution and preparation of consistent policies.

We are pleased to see that our previous comment regarding the exemption of Birmingham Municipal Housing Trust from CIL Charges has been taken into account (SM1). The exemption of all social housing providers, as now being proposed, will allow for a level playing field in Birmingham, and is an appropriate response.

We are, however, disappointed to note that our comments regarding extra care schemes in the C3 Use Class have still not been acted on. We made detailed comments in our representation on the Draft Charging Schedule (EB/CB M5/0505-10) which still stand.

We note that GVA have now provided commentary on such schemes (undated letter at CIL S14). The testing is scant and insufficient to support their proposition that CIL Charges on extra care developments that fall within the C3 Use Class are viable. The basis that CIL must be viable because *inter alia* operators purchase land at market or above-market value is apparently based on anecdotal evidence which is not sufficient. As the modifications do not alter the proposal to only exempt extra care development in the C2 Use Class, we continue to object to the Charging Schedule.

Yours sincerely

For and On Behalf Of  
TETLOW KING PLANNING

Cc: Accord Housing Association  
Bromford Housing Group  
Midland Heart Limited  
Waterloo Housing Association Ltd  
WM Housing Group

– Housing Department