

Appendix 3

Case Study: Vauxhall Island

1. Like Elizabeth House, the Vauxhall Island site also has an extant permission. Planning application 10/02060/FUL was granted permission in August 2012 which makes it liable for Mayoral CIL. The description of the proposed development is as follows:

The erection of two towers, Tower A rising to 41 storeys (approx 140m) and Tower B rising to 32 storeys (approx 115m), plus 3 basement levels below ground; to provide a mixed use development comprising 291 residential units (use class C3), 781sqm (GIA) of floorspace for retail commercial uses (use classes A1-A5), 2,270sqm of floorspace for employment commercial uses (use class B1), a 180 room hotel (use class C1) and 1,532sqm of floorspace for community facilities/assembly and leisure (consisting of a dentist surgery, a soft play facility, a digital cinema and a community space - use classes D1 and D2); together with 30 car parking spaces, 10 motorbike parking spaces, 490 cycle parking spaces, refuse storage facilities, the provision of a public space/landscaping at street level, the formation of a new vehicular access from Parry Street and a new vehicle egress to Bondway, and other works incidental to the redevelopment of the site.

2. In September 2014, a Section 73 minor material amendment to 10/02060/FUL was approved under planning application 13/01644/VOC. The development was still liable only for Mayoral CIL but not Lambeth CIL. A CIL liability notice was issued for 13/01644/VOC for £1,947,657.08 which included social housing relief of £237,483.48. Development commenced in May 2015 and the Council received full payment of the CIL liability which was paid in two instalments of £973,828.54 in July 2015 and January 2016.
3. While 13/01644/VOC has already commenced, the development has never been built out. Ownership of the site had transferred to Vauxhall Cross Island Ltd which recently submitted a new planning application 17/05807/EIAFUL which will supersede 13/01644/VOC. Description of the proposed development is as follows:

Removal of existing structures and the construction of a mixed-use development comprising two towers of 53 storeys (185m) and 42 storeys (151m), with a connecting podium of 10-storeys (49m), containing office (B1), hotel (C1), residential (C3) and flexible ground floor retail and non-residential institution (A1/A2/A3/A4/D1) uses plus plant, servicing, parking and other ancillary space; the provision of hard and soft landscaping; the creation of a new vehicular access point on Wandsworth Road and a vehicular layby on Parry Street and other works incidental to the development.

4. The developer is not considering 17/05807/EIAFUL to be a phased development. As this planning application is still under consideration at this point, all figures relating to GIA floorspace and the calculations of CIL liability for 17/05807/EIAFUL are still tentative and may therefore differ from the actual final figures.
5. The total GIA floorspace of the development proposed for 17/05807/EIAFUL is 92,209m² comprising of:
 - 26,337m² residential
 - 45,490m² hotel
 - 19,695m² offices
 - 687m² A1/2/3/4/D1 flexible retail and community use

6. If consent for 17/05807/EIAFUL is granted before April 2019, 17/05807/EIAFUL will be liable for MCIL1 rates and for existing rates for Lambeth CIL.
 - (a) The total CIL liability for 17/05807/EIAFUL will be £18,797,744.55 which includes CIL social housing relief likely to be granted for 60 affordable units and abatement of £1,947,657.08 from the previous Mayoral CIL payment made for 13/01644/VOC. The total CIL liability will include £2,348,079.9 for MCIL1 and £16,449,663.65 for Lambeth CIL.
 - (b) Under the Mayor of London's instalment policy, the total CIL liability for 17/05807/EIAFUL will be payable in two instalments of £9,398,872.28 in 60 days and then 240 days from commencement of development.
 - (c) Under the proposed Lambeth CIL instalment policy set out in Section 2.1 of this report, the CIL liability for 17/05807/EIAFUL will be payable in four instalments of £4,699,436.14 due in 60, 240, 420, and 600 days of commencement of development. The development at Vauxhall Island will likely take more than two years to complete.

7. If planning permission for 17/05807/EIAFUL is granted after April 2019, 17/05807/EIAFUL will be liable for MCIL2 rates expected to take effect from April 2019 and will continue to be liable for the existing rates for Lambeth CIL.
 - (a) The total CIL liability for 17/05807/EIAFUL is therefore estimated to be £25,839,363.98 which includes CIL social housing relief likely to be granted for 60 affordable units and abatement of £1,947,657.08 from the previous Mayoral CIL payment made for 13/01644/VOC. The total CIL liability will include £9,389,700.33 for MCIL2 and £16,449,663.65 for Lambeth CIL.
 - (b) Under the Mayor of London's instalment policy, the total CIL liability for 17/05807/EIAFUL will be payable in two instalments of £12,919,681.99 in 60 days and then 240 days from commencement of development.
 - (c) Under the proposed Lambeth CIL instalment policy set out in Section 2.1 of this report, the CIL liability for 17/05807/EIAFUL will be payable in five instalments of £5,167,872.80 due in 60, 240, 420, 600 and 780 days of commencement of development. The development at Vauxhall Island will likely take more than two years to complete. Based on the current rate of 0.75 of 1% offered by the Bank of England, the potential loss of CIL interest earnings from this scheme that would have been made under the Mayor of London's instalment policy but not under the proposed Lambeth CIL instalment policy will be £143,355.38.