

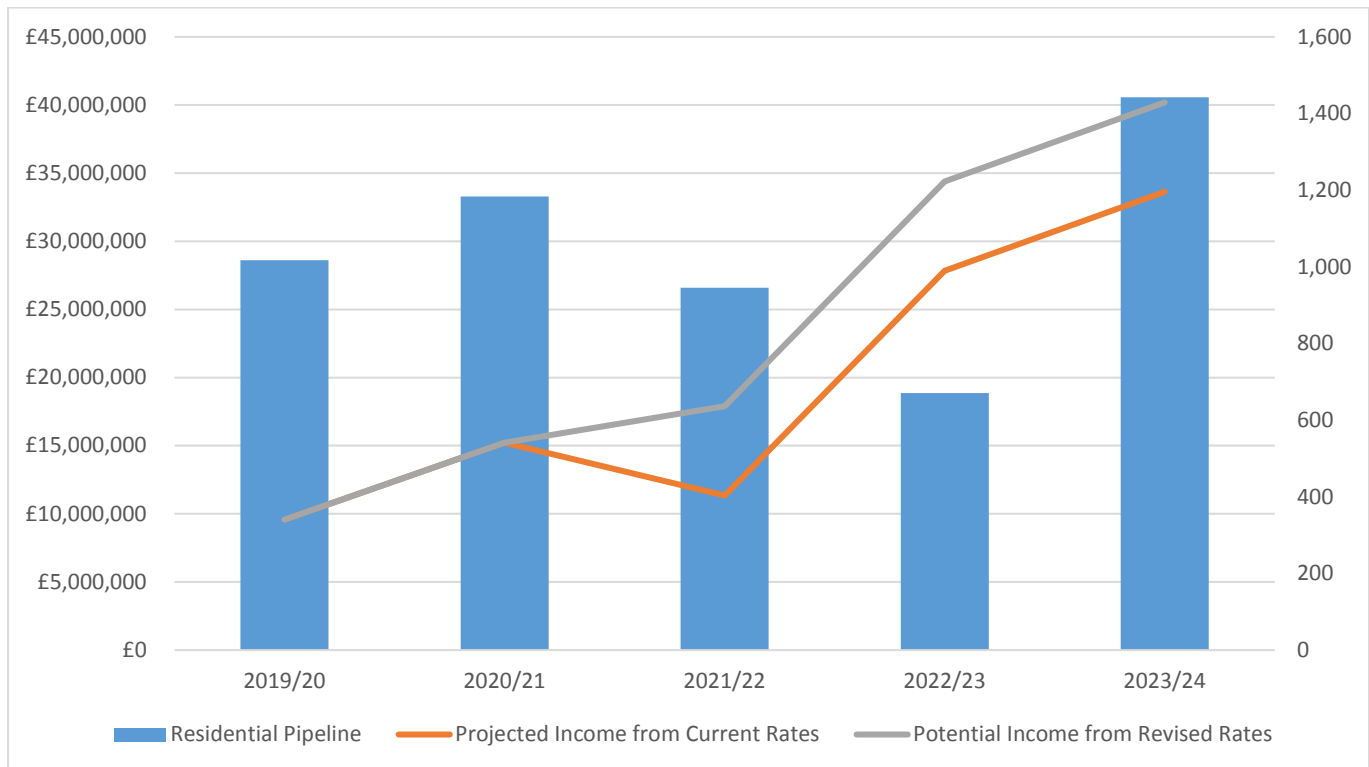
Appendix E Growth Model Projections – CIL Income (current rates)

Development Sites	2019/20	2020/21	2021/22	2022/23	2023/24
Small Sites	£5,440,508	£2,710,501	£2,710,501	£2,710,501	£2,710,501
Major Sites	£4,131,233	£10,702,265	£6,818,789	£23,318,580	£29,112,198
Non-Resi Site Data	£0	£1,809,877	£1,809,877	£1,809,877	£1,809,877
TOTAL	£9,571,741	£15,222,644	£11,339,167	£27,838,959	£33,632,577
CIL Admin @5%	£478,587	£761,132	£566,958	£1,391,948	£1,681,629
Neighbourhood CIL @ 25%	£2,392,935	£3,805,661	£2,834,792	£6,959,740	£8,408,144
Strategic CIL @70%	£6,700,219	£10,655,851	£7,937,417	£19,487,271	£23,542,804

Appendix F Potential CIL Projections Graph (revised rates)

Projected Income from Current Rates
Potential Income from Revised Rates
Residential Pipeline (completions)

	2019/20	2020/21	2021/22	2022/23	2023/24
Projected Income from Current Rates	£9,571,741	£15,222,644	£11,339,167	£27,838,959	£33,632,577
Potential Income from Revised Rates	£9,571,741	£15,222,644	£17,899,215	£34,399,006	£40,192,624
Residential Pipeline (completions)	1,017	1,184	945	670	1,442



Assumptions for Growth Model CIL Projections

1. The CIL projections include only Lambeth CIL. It does not include Mayoral CIL. Developments can be liable for Mayoral but not for Lambeth CIL and therefore will not be included.
2. The projections for small sites are based on the following assumptions:
 - 400 units per year with an average GIA floorspace of 100m² per unit
 - The average demolition/retention credit applied to CIL liable schemes is 41 per cent therefore the chargeable floorspace for calculating CIL is 59 per cent of the gross GIA floorspace of a proposed development.
 - Market housing will comprise 65 per cent of the GIA floorspace and the remaining 35 per cent affordable housing will be granted social housing relief
 - Units are dispersed evenly (25%) across the proposed CIL Charging Zones A, B, C and D
 - The indexed CIL rate for Zone A is £364 based on a BCIS index of 328 in the middle of 2019. For Zone B, this is £206 and for Zones C and D, this is £69.
 - $400 \times 100 \times 59\% \times 65\% \times ((364 \times 25\%) + (206 \times 25\%) + (69 \times 25\%) + (69 \times 25\%)) = 2,710,501$
3. The projections for non-residential development are based on the following:
 - Average GIA floorspace in Lambeth per year from 2012-2018 for office developments is 16,993.44m², for hotel developments is 34,507.33m² and for large retail is 4,503m².
 - Based on the average GIA floorspace of one student accommodation bedspace of 30m² in Lambeth from 2012-2018, the projection is for 42 student accommodation bedspaces each year which will be equivalent to 1260m².
 - As with residential development, the average demolition/retention credit applied to CIL liable schemes is 41 per cent therefore the chargeable floorspace for calculating CIL is 59 per cent of the gross GIA floorspace of a proposed development.
 - Non-residential development are assumed to be dispersed evenly (25%) across the proposed CIL Charging Zones A, B, C and D.
 - The CIL rate for office developments in Zone A is £125 per m² with indexation calculated based on an IP of 334 over IC of 239 while for Zones B, C and D this will be zero.
 - The CIL rate for hotel developments in Zone A is £100 per m² with indexation calculated based on an IP of 334 over IC of 239 while for Zones B, C and D this will be zero.
 - The CIL rate for large retail will be the same across all CIL Charging Zones and this is £115 per m² with indexation calculated based on an IP of 334 over IC of 239.
 - The CIL rate for student accommodation will be the same across all CIL Charging Zones and this is £225 per m² with indexation calculated based on an IP of 334 over IC of 239.
4. The projections for major sites are based on the actual and estimated CIL liability for developments in identified large sites as follows:

Identified Large Sites	CIL liability	Commencement	Completion
10 Pascal Street	11,987,257.21	22/23	24/25
Keybridge House, 80 South Lambeth Rd	1,607,365.92	18/19	21/22
12-20 Wyvil Road	9,108,989.61	23/24	24/25
44 Clapham Common South Side	3,962,566.71	19/20	20/21
Olive Morris House, 18 Brixton Hill	107,608.54	21/22	22/23
Somerleyton Road	1,564,107.51	20/21	20/21
Texaco Garage	7,521,202.47	22/23	23/24
Clapham Park Phase 1	255,057.74	20/21	20/21

Identified Large Sites	CIL liability	Commencement	Completion
Clapham Park Phase 2	975,697.07	21/22	23/24
Clapham Park Phase 3	793,512.97	23/24	25/26
Clapham Park Phase 4	663,959.83	25/26	27/28
Clapham Park Phase 5	708,493.72	27/28	29/30
Kennington Gasholders Phase 1	3,467,845.30	20/21	23/24
Kennington Gasholders Phase 2	3,656,051.55	21/22	25/26
Kennington Gasholders Phase 3	2,455,578.45	23/24	27/28
Tesco Kennington Phase 1	5,047,734.22	19/20	21/22
Tesco Kennington Phase 2	2,127,914.81	21/22	25/26
Knight's Walk	575,339.37	20/21	20/21
South Lambeth Estate	2,667,905.42	22/23	23/24
Westbury Estate	5,061,006.42	23/24	25/26
8 Albert Embankment	10,400,476.74	22/23	24/25
Lansdowne Hill	143,637.71	23/24	24/25
St Margarets Church	87,404.08	20/21	20/21
West Norwood Tennis Club	169,730.69	22/23	23/24
Graphite Square	2,959,721.75	22/23	24/25
Oasis Academy, Johanna Street	1,186,951.63	25/26	26/27
11-55 Bondway	219,805.86	24/25	25/26
Hemans Estate	197,825.27	22/23	23/24
Denby Court, SE11	721,626.78	22/23	24/25
Land Rear Of Cooper Building SW4 9DX	111,976.57	25/26	25/26
Montford Place	1,082,440.17	23/24	25/26
Dugard Way/Cinema Museum	1,866,276.15	23/24	25/26
Travis Perkins, South Lambeth Road	920,696.23	25/26	25/26
405-409 Kennington Road	311,046.03	25/26	25/26
Orsett Street	348,371.55	25/26	25/26
6-12 Kennington Lane	584,766.53	25/26	25/26
Patmos Lodge	70,503.77	22/23	22/23
Pope's Road	460,348.12	23/24	24/25
Geoffrey Close	746,510.46	24/25	25/26
Stockwell Corner (Area Regen.)	489,379.08	25/26	26/27
Cressingham Gardens	41,472.80	25/26	22/23
Curry's Effra Road	435,464.44	24/25	25/26
Tulse Hill Estate Office	24,883.68	26/27	27/28
Shakespeare Wharf	452,053.56	24/25	25/26
Central Hill	45,620.08	21/22	22/23
99-127 Norwood High St & adjacent land	33,178.24	25/26	25/26
Streatham Station, Station Approach	128,565.69	25/26	25/26
Lambeth College	1,948,025.38	22/23	25/26
Total	90,503,953.88		

5. The projections for 2019/20 are calculated separately from the other years. This is based on real live data for development expected to commence in 2019/20 as follows:

Application No	Site Address	Amount Payable
16/06417/FUL	22 - 25 Lower Marsh SE1 7RJ	206,399.46
18/00605/FUL	Land Between 53 To 57 Iveley Road SW4 0EN	24,558.51

Application No	Site Address	Amount Payable
17/05311/EIAFUL	Keybridge House 80 South Lambeth Road SW8 1RG	1,607,365.92
18/02257/FUL	397 Clapham Road SW9 9BT	20,334.73
18/04114/FUL	148 Acre Lane SW2 5UT	2,836.05
18/04117/FUL	148 Acre Lane SW2 5UT	2,422.92
18/00927/VOC	5 The Pavement SW4 0HY	34,168.75
18/01327/FUL	43 Stockfield Road SW16 2LU	19,451.18
17/03796/FUL	32 Ambleside Avenue SW16 1QP	11,970.38
17/05171/FUL	121 To 126 Elmhurst Mansions, Edgeley Road SW4 6EX	9,579.16
18/03000/FUL	30 St Mary's Gardens SE11 4UF	610.04
16/03922/FUL	121 Park Hill; London; SW4 9NX	73,834.34
17/01562/FUL	Peters Court; 93 Kings Avenue; London; SW4 8EH	48,962.55
16/01974/FUL	Land Between 374 & 374A Wandsworth Rd & Rear 374A Wandsworth Road	14,173.64
15/07308/FUL	16-22 ; Somerleyton Road; London; Lambeth; SW9 8ND	4,437.00
17/02110/VOC	79 Glennie Road; London; SE27 0LX	19,055.65
16/03334/FUL	St Giles House; 11 Woodbourne Avenue; London; SW16 1UP	5,000.72
18/05235/VOC	30 North Street SW4 0HD	5,066.16
17/05861/FUL	Land At 396 Streatham High Road London	45,479.34
19/01251/FUL	75 Rosendale Road SE21 8EZ	3,037.66
18/02375/FUL	14 Woodleigh Gardens SW16 2SY	13,590.01
19/00676/FUL	3 Bournevale Road SW16 2BA	1,173.64
18/01269/OUT	Youth Club Kenbury Street SE5 9BS	44,086.86
15/04360/FUL	Arches 176 - 177 And 202 Lambeth Road SE1	605,301.33
18/00441/FUL	237 Brixton Hill SW2 1NR	48,509.73
16/06668/FUL	340A Clapham Road; London; SW9 9AJ	789,501.90
19/02105/LDCP	126-128 Lyham Road SW2 5QA	6,657.95
16/01129/FUL	Plot Corner Of Cutcombe Rd & Bavent Rd & Adjacent To 55 To 56; Bavent Rd	6,519.87
16/06387/VOC	392 Wandsworth Road; London; SW8 4TW	31,092.46
16/03801/FUL	137 - 139 Crescent Lane; London; SW4 8EA	3,543.41
15/03786/FUL	112-113 Lower Marsh; London; SE1 7AE	19,346.89
15/07326/FUL	139 Crescent Lane; London; Lambeth; SW4 8EA	10,091.63
14/06388/FUL	Viney Court; 78 Kings Avenue; London; SW4 8BH	32,718.74
14/06347/FUL	96 Dalyell Road; London; SW9 9UP	946.76
16/02263/FUL	70 Brayburne Avenue; London; SW4 6AA	4,621.54
16/02493/FUL	2 Carpenter's Place; London; SW4 7TD	19,729.71
16/01010/VOC	52 Clarence Avenue; London; SW4 8JF	571.13
14/05245/FUL	Land Rear Of 52 Clarence Avenue; London; SW4	42,712.20
17/03806/FUL	16 Vauxhall Street SE11 5LG	33,036.34
18/02597/EIAFUL	Tesco Stores, 275 Kennington Lane And 145-149 Vauxhall Street SE11	2,523,867.11
15/07141/FUL	Canterbury Hotel; 8 Canterbury Crescent; London; SW9 7QD	184,007.30
19/01691/FUL	8 Chelsham Road SW4 6NP	1,622.82
19/01664/FUL	15 Cavendish Road SW12 0BH	29,968.15
19/00399/VOC	22 - 25 Lower Marsh SE1 7RJ	3,206.05
15/00096/FUL	154 Clapham Park Road; London; SW4 7DE	42,289.68
15/06162/FUL	83-84 Lower Marsh; London; SE1 7AB	33,112.54

Application No	Site Address	Amount Payable
18/03575/FUL	397 Clapham Road SW9 9BT	29,965.62
15/06105/FUL	705 Wandsworth Road; London; SW8 3JF	25,273.53
16/02230/FUL	13 Lower Marsh; London; SE1 7RJ	23,195.58
14/06493/FUL	3 Bowling Green Street; London; SE11 5AF	21,411.86
17/03006/VOC	31 Iveley Road SW4 0EN	17,867.82
16/03331/FUL	76 Elms Road; London; SW4 9EW	9,733.89
18/02762/FUL	56 Madeira Road SW16 2DE	10,924.07
16/00649/FUL	151 Abbeville Road; London; SW4 9JJ	7,110.13
18/02505/FUL	133 Stockwell Road SW9 9TN	7,094.24
15/04424/FUL	39 Herne Place; London; Lambeth; SE24 0EN	3,070.55
18/00609/FUL	129 Dulwich Road SE24 0NG	4,110.37
16/04805/FUL	373 - 375 Norwood Road; London; SE27 9BQ	5,791.06
16/01781/FUL	168A - 168B Brixton Road SW9 6AU	1,147.23
18/02212/FUL	392 Wandsworth Road SW8 4TW	138,216.90
14/02357/FUL	2 And 3 Kings Mews; London; SW4 8BA	52,936.71
19/00993/FUL	249 Norwood Road SE24 9AG	4,189.46
16/01854/FUL	198 Weir Road; London; SW12 0NW	6,989.85
18/05108/P3O	258 Streatham High Road SW16 1HS	4,142.26
18/00001/FUL	Land Adjacent To 16 Beardell Street London	29,334.53
18/02711/FUL	68 Kings Avenue SW4 8BH	218.26
18/03858/FUL	12 Conyers Road SW16 6LT	7,821.08
18/00835/FUL	202 And 204 Kennington Park Road SE11 4BT	26,064.23
18/05473/FUL	17 - 27 Rectory Gardens SW4 0EE	29,464.23
17/03440/FUL	12 Baylis Road SE1 7AA	40,072.91
16/04863/FUL	Land Rear Of Dacres House, 191 Cedars Road SW4	41,131.88
16/03367/FUL	164 - 168 Westminster Bridge Road SE1 7RW	45,882.52
16/01058/FUL	79 Vauxhall Walk; London; SE11 5HX	48,652.72
16/06520/FUL	Holmes House ; 10 Holmes Terrace; London; SE1 8BL	50,738.08
18/00019/FUL	18-19 The Pavement SW4 0HY	57,279.92
17/03846/FUL	41 - 45 Acre Lane SW2 5TN	71,099.02
18/03711/FUL	64-68 Rectory Grove And 8-10 Rectory Gardens SW4	72,168.20
16/03786/FUL	1 Sail Street; London; SE11 6NQ	81,498.43
17/04483/RG3	114 - 118 Lower Marsh SE1 7AE	81,708.94
17/03271/P3O	George West House 2-3 Clapham Common North Side SW4 0QL	95,254.64
18/00968/FUL	55 Union Grove SW8 2QJ	101,187.87
16/06958/FUL	Land Rear Of 472 Wandsworth Road; London; SW8	113,673.64
16/05063/FUL	124 - 126 The Cut; London; SE1 8LN	138,995.01
15/04901/FUL	381 - 383 Clapham Road; London; SW9 9BT	146,647.28
16/06964/FUL	16 Vauxhall Street; London; SE11 5LG	154,363.18
17/04180/FUL	157 Waterloo Road SE1 8XA	163,136.40
17/01701/FUL	2 - 4 Hercules Road SE1 7DP	169,724.25
17/01956/FUL	Garages At Walcot Square SE11 4UB	170,559.79
16/01847/FUL	184 Larkhall Lane SW4 6SH	231,961.26
15/04010/FUL	68-86 Clapham Road; London; SW9	339,361.57

Application No	Site Address	Amount Payable
	TOTAL	9,571,740.88