



Community Infrastructure Levy (CIL)

Liability Notice

Regulation 65, Community Infrastructure Levy Regulations (2010), as amended

To: Mr John Losi
Redbourne (Queensbury) Ltd
Fairchild House
Redbourne Avenue
London
N3 2BP

Planning and Regeneration
Brent Civic Centre, Engineers Way
Wembley, Middlesex, HA9 0FJ
Tel : 020 8937 2935
CILadmin@brent.gov.uk

Liability Notice Reference: 18/0210

Date of Notice: 3 December, 2019

Dear Sir/Madam

**PLANNING ACT 2008
THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (as amended)**

Location: 110 Walm Lane, London, NW2 4RS
Proposal: Demolition of public house and erection of a 4 and part 5 storey building comprising 48 self-contained flats (14 x 1 bed, 22 x 2 bed, 11 x 3 bed & 1 x 4 bed) on upper floors with green roof and photovoltaics panels, a public house and function room on ground floor, provision of bicycle storage with associated amenity space, landscaping and refuse stores

This notifies you that you will be liable to pay **£1,263,210.52** of Community Infrastructure Levy to London Borough of Brent as CIL collecting authority on commencement of development of planning permission 18/0210. This charge has been levied under London Borough of Brent and the Mayor of London's CIL charging schedules and s211 of the Planning Act 2008. If you are an agent acting on behalf of an applicant, you are not liable however you must ensure your client is provided with a copy of this notice so that they are aware of their duties under the Community Infrastructure Levy Regulations 2010 (as amended).

Further details on payment procedure can be found below.

Liable Amount

All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5).The index linking will be reviewed when the Demand Notice is issued.

We calculated this figure from the following information:

Total amount of eligible* floorspace which on completion is to be demolished (E): 1048 sq. m.
Total amount of floorspace on completion (G): 4824.73 sq. m.

Use	Floorspace on	Eligible* retained	Net area chargeable	Rate R: Brent	Rate R: Mayoral	Brent sub-total	Mayoral sub-total
-----	---------------	--------------------	---------------------	---------------	-----------------	-----------------	-------------------

	completion (Gr)	floorspace (Kr)	at rate R (A)	multiplier used	multiplier used		
(Brent) Dwelling houses	4311.54		3375.01	£200.00	£0.00	£1,012,503.65	£0.00
(Brent) Drinking establishments (2004)	513.19		401.72	£40.00	£0.00	£24,103.07	£0.00
(Mayoral) Dwelling houses	4311.54		3375.01	£0.00	£60.00	£0.00	£202,500.73
(Mayoral) Drinking establishments (2004)	513.19		401.72	£0.00	£60.00	£0.00	£24,103.07

BCIS figure for year in which the charging schedule took effect (Ic)	224	336
BCIS figure for year in which the planning permission was granted (Ip)	336	
TOTAL CHARGEABLE AMOUNT	£1,036,606.72	£226,603.80

***Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

ARE YOU ELIGIBLE FOR RELIEF FROM CIL?

The following development may be eligible for relief:

- social housing
- development for and occupied by a charity for charitable purposes
- residential development for and occupied by a self-builder
- extensions or annexes to dwellinghouses for and occupied by the applicant as their sole or main residence
- development which is eligible for "Exceptional Circumstances Relief".

Please visit www.brent.gov.uk/CIL for more information. In all cases BEFORE starting any works you must have applied for relief, had that relief granted AND you must have submitted a valid Commencement Notice to benefit from any relief or exemption.

When will this CIL amount be due for payment?

If the payment procedure is followed correctly, this CIL amount will be payable in accordance with Brent's published instalments policy which is available on www.brent.gov.uk/CIL.

Payment Procedure

The correct payment procedure is:

1	Assume Liability	notify Brent before development commences of the details of who will pay the amount, by assuming liability using CIL Form 1 "Assumption of Liability"
2	Notice of Commencement	notify Brent before development commences of the date on which you intend to commence development, by submitting a valid CIL Form 6 "Commencement Notice"
3	Receive a Demand Notice	on receipt of a valid Commencement Notice, Brent will issue a Demand Notice to the Party/Parties that have assumed

		liability which will specify the payment period and payment methods
4	Pay the Chargeable Amount	the Liable Party or Parties pay in accordance with the procedures set out in the Demand Notice. Brent will issue a receipt

Links to the relevant forms can be found on our website www.brent.gov.uk/CIL.

If this procedure is not followed, payment of the CIL amount will be due in full on the day that development commences and late payment interest will be calculated from that date. If a valid commencement notice has not been submitted before development commences, payment of the CIL amount will be due in full on the day that Brent deems the development to have commenced.

Some, or the entire amount, may also be paid by transferring land to the CIL charging authority or another beneficiary agreed with the charging authority. See www.brent.gov.uk/CIL for more information.

The amount of CIL liability in this notices is a Local Land Charge

This CIL liability has been registered as a Part One local land charge against the land affected by the planning permission in this notice. It will be registered as a Part Two local land charge when a Demand Notice is issued. This charge will be cancelled on full payment of this liability.

New Liability Notices may be issued

Any change in the details contained in this notice (including calculation of the chargeable amount or amount of relief granted) will lead to the collecting authority issuing a new Liability Notice. Index linking will be reviewed when the Demand Notice is issued

Do you think we have made a mistake in our calculations?

Under Regulation 113 you can ask us to review them. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. You must apply for a review within 28 days of the date of this Liability Notice and you must send your application to CILadmin@brent.gov.uk. Please see our website for more information.

Consequences of Non Payment

If you fail to follow the payment procedure described above, Brent may impose surcharges on this liability (see below). Persistent failure to pay CIL liabilities due may result in Brent imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due.

SURCHARGE TYPE	CHARGE
Failure to assume liability	£50 on each person liable if nobody has assumed liability AND development has been commenced
Apportionment of liability	£500 for each material interest where apportionment of liability is required
Failure to submit notice of chargeable development	20% of CIL OR £2500, whichever is lower, if planning permission was granted but notice not received before commencement
Failure to submit a commencement notice	20% of CIL OR £2500, whichever is lower, if commencement notice not received

Failure of notifying of a disqualifying event	20% of CIL OR £2500, whichever is lower if, notification not received within 14 days of the disqualifying event
Late payment surcharges	<ul style="list-style-type: none"> • 5% of CIL OR £200, whichever is greater, if payment not received within 30 days of being due (i.e. 90 days from commencement) • 5% of unpaid amount OR £200, whichever is greater, if payment not received in full within 6 months (180 days) of being due (i.e. 240 days from commencement) • 5% of unpaid amount OR £200, whichever is greater, if payment not received in full within 12 months (365 days) of being due (i.e. 425 days from commencement)
Failure to comply with information notice	20% of CIL OR £1000, whichever is lower, if requirements not complied with within 14 days of notice served
Late payment interest	2.5 percentage points above base rate for period from day after payment was due to day the unpaid amount (incl. surcharges) is received

For further information on these enforcement powers please see our website.

Yours sincerely,



Javid Ashraf
Principal CIL/S106 Infrastructure Planning Officer
Regeneration & Environment

Recipients of this notice are:

Name and address of recipient(s)	Category of recipient
Mr Luke Raistrick Martin Robeson Planning Practice 21 Buckingham Street London WC2N 6EF	Agent (acting on behalf of applicant)
Mr John Losi Redbourne (Queensbury) Ltd Fairchild House Redbourne Avenue London N3 2BP	Applicant