

Summary of proposed revisions

October 2009

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The review has considered the operation of the Strategy and concluded that it remains fundamentally robust. The estimates for the Full Standard Charge have been updated to 2009 costs and the review has concluded that the 'benchmark' levels of Discounted Standard Charge should not be changed. Minor revisions to the Strategy are proposed to take account of changes in economic conditions and the policy context

- Maintain the current Discounted Standard Charges at £10,000 per residential unit in the Lower Lea Valley (LLV) and £6,000 per residential unit in London Riverside (LR), as justified by the development appraisals which indicate that this is a viable level of contribution to be sought, albeit there will continue to be cases where site specific financial circumstances will need to be taken into account when determining planning decisions.
- Update the Full Standard Charges to £22,400 in the LLV (previously £22,600) and £30,400 in LR (previously £28,800), based on available infrastructure cost information and an updated assessment of housing capacity
- Continue to assess contributions from commercial development on a site-by-site basis, informed by an open-book appraisal, rather than applying standard charges, as impacts, values and viability vary significantly from proposal to proposal.
- Supplement the options for Deferred Standard Charge payment to include the Phased Reappraisal of the Deferred Standard Charge, allowing applicants to submit development appraisals prior to the submission of reserved matters for later phases of development, justifying an appropriate level of Standard Charge to be payable in respect of that phase
- In conjunction with the introduction of Phased Reappraisal, introduce the option to allow the reconsideration of affordable housing provision in later phases, where the applicant has provided a cogent argument that this is necessary for the viability of the scheme
- Provide an indicative list of works-in-kind that are normally considered as offsets to the charge and clarify that works-in-kind are only offset against any charge, once the works-in-kind have been completed
- Reconsider the Long Stop Dates for Deferred Charges, through consultation with the development industry and other stakeholders
- Make provision in the model agreement for review, part way through build-out, of the provision to repay contributions should the FSC be reduced.