

Appendix 5 Estimated CIL income from housing development in north and central areas to 2033

	Housing Numbers <u>including</u> allocated strategic sites (400+ dwellings)	Housing Numbers <u>excl.</u> strategic sites (399 dwellings or fewer)
Estimated initial value (allows for £0 from 25% affordable housing)	£40,000,000	£13,000,000
Initial estimate of CIL rate per metre ² for residential development	£100 per metre ²	£100 per metre ²
Less 5% retained to administer CIL*	£2,000,000	£650,000
Less local allocation between 15% and 25%	15%: £6,000,000 25%: £10,000,000	15%: £1,950,000 25%: £3,250,000
Estimated <u>total</u> that could be retained by the Council	£28,000,000 to £32,000,000	£9,100,000 to £10,400,000

*According to the Community Infrastructure Levy Regulations 2010, the Council as Charging Authority can use up to 5% of CIL collected towards administration of CIL.