



## EXAMPLE CIL LIABILITY CALCULATIONS BASED ON THE PROPOSED CIL CHARGING SCHEDULE FOR NORTH AND CENTRAL AREAS

These examples:

- Are simplified calculations and are only provided to illustrate the effects of applying the different rates in the CIL Charging Schedule, if adopted as proposed.
- Relate to new residential developments only. Other types of development may also be liable.
- Should be viewed alongside the draft CIL Charging Schedule and map. In case of any differences or questions of interpretation the Charging Schedule takes precedence.
- Are provided for illustrative purposes only and are not to be used for the purposes of assessing the CIL liability of any specific site as site specific factors will vary. No reliefs or exemptions have been applied, except where affordable housing has been included. Note that developments comprising of all flats are nil rated i.e. £0/sqm. Strategic housing allocation sites are also proposed to be nil rated i.e. £0/sqm. See the Charging Schedule for details of what this includes.

If you wish to estimate the CIL liability for a specific development on a site, it is necessary to have the following information:

- The development location to establish the CIL zone within which the development is located. (A map is provided within the Charging Schedule, and a larger version of the same map is provided separately for clarity).
- The type of land the development is taking place on (greenfield or previously developed land).
- The number of dwellings.

*Please note the examples below are for illustrative purposes only. CIL liability is calculated in accordance with the CIL Regulations, and the final CIL charge may be less if relief or exemption is granted. An average dwelling size of 106/sq. m has been applied to all examples, but individual dwelling floor space will vary by dwelling and development, and in practice these will be calculated individually. Payment of CIL liabilities will be required in accordance with the Instalment policy.*

### Development comprising 8 dwellings (all houses, no affordable housing)

i.	CIL Zone in which development is located (using CIL map)	<i>Zone A (Applies to Aylesbury and Buckingham)</i>
ii.	Development land	<i>Previously Developed Land (PDL)</i>
iii.	No of Dwellings	<i>8</i>
iv.	Within CBSAC area?	<i>NO</i>
v.	Relevant CIL rate for this zone/ type of development site (from the draft charging schedule)	<i>£50 / sqm</i>
vi.	Floorspace of each dwelling (assumed average)	<i>106 sqm</i>
vii.	Calculation for total floorspace of development	<i>8 (dwellings) x 106 (sqm) = 848 sqm</i>
viii.	Calculation for CIL liability (vii multiplied by vi)	<b>848 sqm (total floorspace) x £50(CIL rate) = £42,400 CIL liability (before any relief application by developer)</b>

### Development comprising 4 dwellings (all houses, no affordable housing)

i.	CIL Zone in which development is located (using CIL map)	<i>Within the Chiltern Beechwoods Zone of Influence this rate applies to all areas, i.e. both zones C and D</i>
ii.	Development land	<i>Greenfield</i>
iii.	No of Dwellings	<i>4</i>
iv.	Within CBSAC area?	<i>YES</i>
v.	Relevant CIL rate for this zone/ type of development site (from the draft charging schedule)	<i>£170 / sqm</i>
vi.	Floorspace of each dwelling	<i>106 sqm</i>
vii.	Calculation for total floorspace of development	<i>4 (dwellings) x 106 (sqm) = 424 sqm</i>
viii.	Calculation for CIL liability (vii multiplied by v)	<b>424 sqm (total floorspace) x £170 (CIL rate) = £72,080 CIL liability (before any relief application by developer)</b>

## Development comprising 76 Dwellings (mix of houses and flats, with 25% affordable housing)

i.	CIL Zone in which development is located (using CIL map)	Zone B (other areas)
ii.	Development land	Greenfield
iii.	No of Dwellings	76
iv.	Within CBSAC area?	NO
v.	Relevant CIL rate for this zone/ type of development site (from the draft charging schedule)	£200 / sqm
vi.	Floorspace of each dwelling	106 sqm
vii.	Calculation for total floorspace of development	76 (dwellings) x 106 (sqm) = 8,056 sqm
viii.	Calculation for CIL liability (vii multiplied by v)	8,056 sqm (total floorspace) x £200 (CIL rate) = <b>£1,611,200 CIL liability (before any relief application by developer)</b>
ix.	Calculation of affordable housing relief (must be applied for before start of development)	Number of affordable housing dwellings@25% = 19 dwellings Floorspace of 19 dwellings = 106 (sqm) x 19 = 2,014 sqm Affordable housing relief = 2,014 (sqm) x £200 (CIL rate) = £402,800
x.	Calculation for CIL liability after affordable housing relief	£1,611,200 (original CIL liability) - £402,800 (relief) = <b>£1,208,400 CIL liability</b>

## Development comprising 48 Dwellings (all houses, with 25% affordable housing)

i.	CIL Zone in which development is located (using CIL map)	<i>Zone C (Aylesbury)</i>
ii.	Development land	<i>Previously Developed Land (PDL)</i>
iii.	No of Dwellings	<i>48</i>
iv.	Within CBSAC area?	<i>YES</i>
v.	Relevant CIL rate for this zone/ type of development site (from the draft charging schedule)	<i>£0/ sqm</i>
vi.	Floorspace of each dwelling	<i>106 sqm</i>
vii.	Calculation for total floorspace of development	<i>48 (dwellings) x 106 (sqm) = 5,088 sqm</i>
viii.	Calculation for CIL liability (vii multiplied by v)	<i>5,088 sqm (total floorspace) x £0 (CIL rate) =</i> <b>£0 CIL liability</b>