

Appendix 2

CIL Viability Assessment

The City Council commissioned a CIL Viability Assessment in conjunction with all 5 District and Borough Councils in East Sussex plus the South Downs National Park Authority. The study did not seek to provide detailed conclusions on the potential CIL systems of each of the charging authorities. It is a high level viability assessment of the ability of development in the highest and lowest value areas of each Authority to deliver CIL. The Assessment seeks to determine the potential range of CIL charges in each area in order to enable each authority to make informed decisions on whether to progress with the implementation of CIL. The study could be used to set a flat rate CIL, i.e. a single charge applied across all of the administrative area and for all uses.

The findings for Brighton & Hove are set down below. For residential, the low value zone chosen was Whitehawk and for high value the Seafront, BN1 and Hove Park. For commercial uses, the Portslade and Boundary Road area was chosen to represent low value and the Freshfield Industrial Estate, Central Brighton and Queens Road for high value.

The indicative values for CIL arising from the Assessment for Brighton & Hove are set down below. Rates are £ per sq m. Any requirement for S.106 would also be taken from this figure leading to a lower rate of CIL.

	High Value	Low Value
Residential (with Affordable Housing)	£394	£0
Residential (no affordable housing)	£505	£7
Industrial	£80	£0
Office	£240	£0
Food Retail	£393	£392
General Retail	£172	£0
Hotel	£41	£0
C2 Care Facilities	£0	£0
Leisure	£0	£0

N.B. Indicative maximum figures for consultation purposes only. Final CIL rates would be significantly lower than the figures quoted above.

