

FOR CONSULTATION

Northampton Borough Council
Community Infrastructure Levy (CIL)
Draft Instalment Policy



For consultation alongside the Draft Charging Schedule.

Regulation 70 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) Regulations 2011) sets out the requirements that must be complied with in order to benefit from a CIL Instalment Policy.

The Council proposes to allow the payment of CIL by instalments as set out in the table below:

| Amount of CIL Liabile | Number of Instalments | Payment Periods and Amounts |
|--|-----------------------|---|
| Up to £59,999 | 1 | Total amount payable within 60 days of commencement of development. |
| Amounts between £60,000 to £999,999 | 2 | 1) 60 days after commencement 25% 2) 360 days after commencement 75% |
| Amounts between £1,000,000 to £1,999,999 | 3 | 1) 60 days after commencement 20% 2) 360 days after commencement 30% 3) 540 days after commencement 50% |
| Amounts equal to or over £2,000,000 | 4 | 1) 60 days after commencement 15% 2) 360 days after commencement 15% 3) 540 days after commencement 20% 4) 720 days after commencement 50% |

The CIL Instalment Policy will only apply in the following circumstances:

1. Where the Council has received a CIL Assumption of Liability form prior to commencement of the chargeable development (Regulation 70(1)(a)), and
2. Where the Council has received a CIL Commencement Notice prior to commencement of the chargeable development (Regulation 70(1)(b))

If either of the above requirements are not complied with, the total CIL liability will become payable within 60 days of the commencement of the chargeable development. In addition, surcharges may apply due to the CIL Assumption of Liability Form and / or the CIL Commencement Notice (both to be made available from date of CIL adoption) not being submitted to the Council prior to the commencement of the chargeable development.

Once the development has commenced, all CIL payments must be made in accordance with the CIL Instalment Policy. Where a payment is not received in full on or before the day on which it is due, the total CIL liability becomes payable in full immediately (Regulation 70(8)(a)).

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In calculating individual charges for the levy, the Council will be required by the Regulations to apply an annually updated index of inflation to keep the levy responsive to market conditions. The index will be the national All-In Tender Price Index of construction costs published by the Building Cost Information Service of The Royal Institution of Chartered Surveyors.