

LONDON BOROUGH OF HARROW

COMMUNITY INFRASTRUCTURE LEVY

STATEMENT REGARDING AVAILABILITY OF DISCRETIONARY SOCIAL HOUSING RELIEF

In accordance with Regulations 49A and 49B of the Community Infrastructure Levy (CIL) Regulations 2010, Harrow Council hereby gives notice that Discretionary Social Housing Relief is available in the London Borough of Harrow.

This statement is effective from 1 November 2021.

Discretionary Social Housing Relief relates to a chargeable development that includes one or more 'qualifying dwellings' under Regulation 49A. In order for a dwelling to be a 'qualifying' dwelling for these purposes, a number of conditions (specified in the CIL Regulations) must be satisfied. These include the requirement that the dwelling must be sold for no more than 80% of its open market value at the time of sale.

There may be instances where the development ceases to be eligible for discretionary social housing relief.

For further information on this relief and how to apply for it please see Regulations 49 to 54 of the CIL Regulations 2010.

For the purposes of regulation 49B(1)(a)(iii) of the CIL Regulations 2010, intending claimants for this relief should note the following. Where a proposed development includes housing of the type for which discretionary social housing relief is claimed, the Council will require the entry into a planning obligation in the form of a section 106 agreement in terms that are acceptable to the Council. Those terms will generally include a requirement that sales of dwellings for which this relief is made available are targeted in the first instance towards lower income households who have a connection (through living or working) with the London Borough of Harrow in accordance with the GLA's Intermediate income requirements. Intending purchasers of individual units will need to confirm their agreement, through the terms of their purchase, to these requirements.

The Council will work with developers and others wishing to bring forward schemes potentially eligible for this relief to compile details of potential individual purchasers within the Borough who are likely to meet the criteria relating to household income and local connection (contained in any section 106 agreement) for sales of dwellings that are eligible for this relief. The Council will not maintain a waiting list but will work with partners in finding applicants to purchase accommodation. Within the framework outlined here, it will be for individual buyers and sellers to agree on sales and purchases in the usual way.

Should the developer be unable to sell all the units to households in accordance with the Council's policy and the section 106 agreement provisions for the sale of dwellings eligible for CIL Discretionary Social Housing Relief, then CIL will be liable on the relevant dwellings and on the relevant proportion of the "qualifying" communal development.

Note: *Discretionary Social Housing Relief is available only in respect of the Harrow CIL and does not apply in respect of liability for the Mayor of London's CIL.*