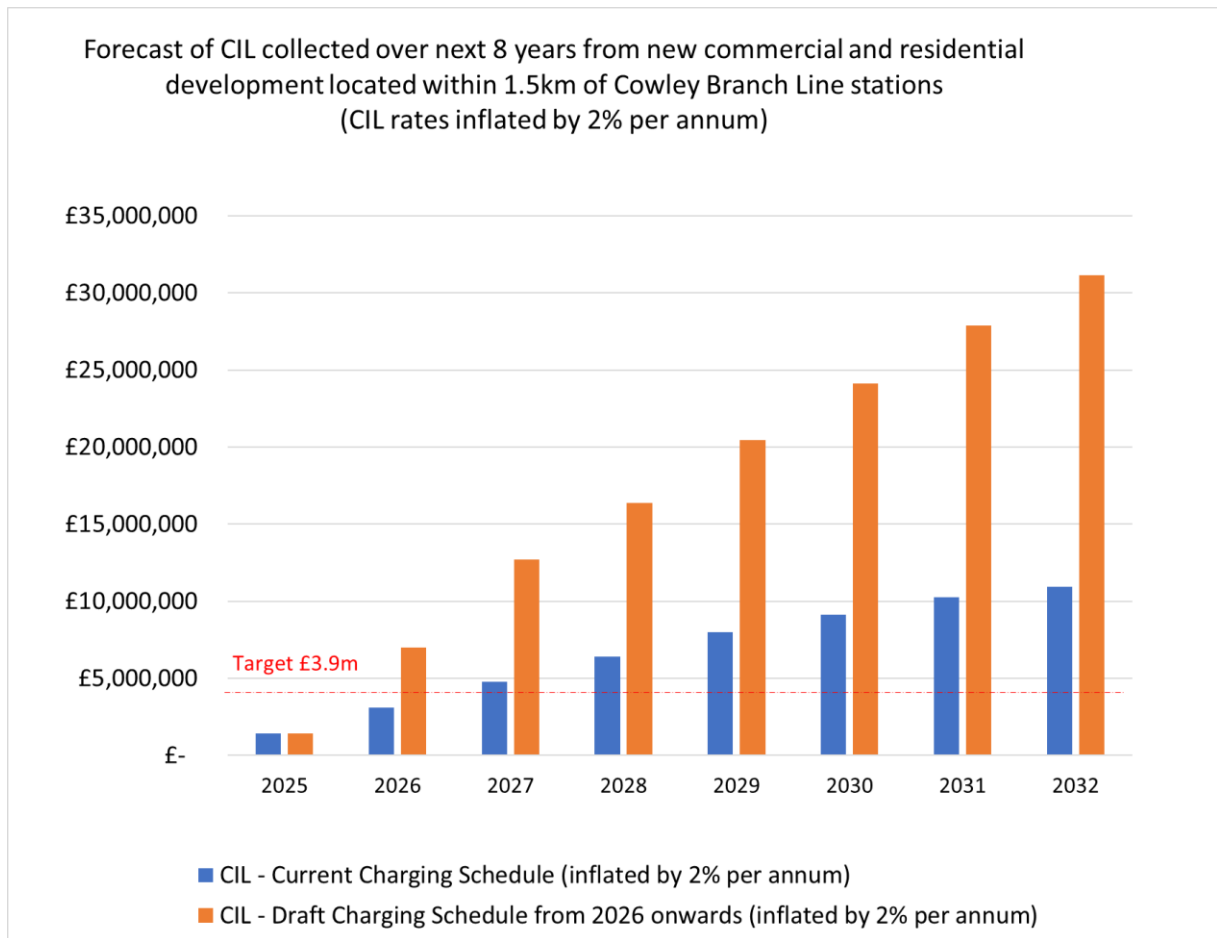


Confidential - appendix 1

The chart models Community Infrastructure Levy (CIL) income within 1.5km of CBL stations to demonstrate both the time period to secure the income and also the scale of the opportunity cost. In summary: -

1. Assuming a very conservative case that the current CIL Charging Schedule remains in place over the 8-year development forecast period, the majority (£3.1m / 80%) of the required £3.9m CIL funding requirement is anticipated to be collected from development by 2026. Over the total 8-year forecast period a total of £11m is forecast to be collected assuming current CIL Charging Schedule.
2. Assuming as currently planned, the draft CIL Charging Schedule is in place by the start of 2026, the total £3.9m is anticipated to be collected from development by end of the same year. Over the total 8-year forecast period a total of £31m is forecast to be collected assuming draft CIL Charging Schedule in place from 2026.
3. The results show that £3.9m in CIL can be collected from localised new development anticipated to occur within 1.5km of the CBL stations over the next 8 years, whilst still providing a surplus even in a very conservative scenario that the CIL Charging Schedule remains unchanged.
4. The pipeline is based on known sites and the best available assumptions by officers regarding the anticipated start dates for each site and when CIL payments are expected. However, it is important to note that projects may be subject to delays.

**Forecast Cumulative CIL collected over next 8 Years (2024 CIL rate, inflated at 2% per annum)
Assuming CIL Collected from Class E lab/office and residential Class C3 land use.**



The target CIL raise for CBL project of £3.9m, comprising the outstanding £1.4m amount to meet the FBC Stage costs and an additional £2.5m to support meeting 15% of the targeted £20m local funding capital contribution.

The forecast development pipeline indicates the majority (£3.1m / 80%) of the £3.9m could be collected in CIL by 2026 on basis that the existing Charging Schedule remains unchanged, and assuming a 2% uplift per annum to the rate. By 2032 the CIL raise based on existing Schedule is forecast to be c. £11m.

Assuming the proposed draft CIL Charging Schedule is adopted and in use by the start of 2026, the required £3.9m could be collected even quicker during 2026. By 2032 the CIL raise is forecast to be c. £31m, based on draft CIL Charging Schedule in place at beginning of 2026.

CIL Forecast (existing and proposed future Charging Schedule)

Development Pipeline within 1.5km of CBL project

Table presents CIL values assuming 2% annual increase in inflation.

