

## Community Infrastructure Levy (CIL)

### LIABILITY NOTICE

Regulation 65, Community Infrastructure Levy Regulations (2010), as amended

Whitehall Residencies Ltd  
 Mr Jasdeep Mann  
 Office 1  
 89 Sidcup High Street  
 Sidcup  
 DA14 6DW

Development Management  
 Civic Offices  
 2 Watling Street  
 Bexleyheath, Kent, DA6 7AT  
 020 8303 7777  
[www.bexley.gov.uk](http://www.bexley.gov.uk)

01 September 2025

For other recipients see end of notice.

Dear Sir/Madam,

**PLANNING APPLICATION:** 25/00147/FULM

**SITE ADDRESS:** 176 Slade Green Road, Erith, Kent, DA8 2JF

**DESCRIPTION:** Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Drawings) for planning permission Ref: 23/01307/FULM for the demolition of existing buildings and construction of four storey building providing 44 residential units and lower ground parking accessed via Bridge Road, to make the following amendments: removal of basement car park, addition of rooftop plant within acoustic enclosure, and changes to landscaping

**LIABILITY REF:** LN00002262

### CIL Liability

This notifies you that you will be liable to pay **£372,270.24** of Community Infrastructure Levy to London Borough of Bexley as CIL collecting authority on commencement of development of planning permission 25/00147/FULM. This charge is levied under Mayor's CIL and Bexley's CILs CIL Charging Schedule, and S211 of the Planning Act 2008. Further details on the CIL payment procedure can be found below.

### Mayor's CIL

Description	Chargeable Area (sqm)	Rate	Index	Area Charge	Relief	Total
Mayoral CIL2	4136.00	£25.00	1.185	£122,513.33	£0.00	£122,513.33

CIL Total for this charging authority

Total Liability for Mayor's CIL	£122,513.33
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### Bexley's CIL

Description	Chargeable Area (sqm)	Rate	Index	Area Charge	Relief	Total
Residential Zone 1	4136.00	£40.00	1.51	£249,756.91	£0.00	£249,756.91

CIL Total for this charging authority

Total Liability for Bexley's CIL	£249,756.91
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**Total CIL Liability****£372,270.24****Area Totals (sqm)**

Total Development	4,136.00
Demolitions*	0.00
Existing Use*	0.00
Chargeable Area (Mayor's CIL)	4,136.00
Chargeable Area (Bexley's CIL)	4,136.00

\*Only included if eligible for deduction from the chargeable area. To be eligible, the building or part of the building must have been occupied for its lawful use for 6 continuous months of the 36 previous months ending on the day planning permission first permits the chargeable development.

**How we calculated this figure**

We calculated this figure using the formula below:

**The CIL Total Area Charge = Chargeable Area (A) x Rate (R) x Index (I)**

The Chargeable Area is the gross internal area of the total development less eligible deductions for buildings that are "in use", using the formula in CIL Regulation 40 (as amended).

The Index is  $I_p/I_c$  where  $I_p$  is the index figure for the year in which planning permission was granted and  $I_c$  is the index figure for the year the charging schedule took effect (2012), using the national All-in tender price index published by the Building Cost Information Service (BCIS).

**New liability notices may be issued**

Any change in the details contained in this notice will lead to the collecting authority issuing a new liability notice, such as:

- Change in the liable party's details.
- If there are pre-commencement conditions attached to the planning permission, and there is a change in the eligibility of any existing buildings to/from qualifying as "in use" for a continuous period of at least six months prior in the 36 months prior to the CIL liable date.
- Existing buildings have been demolished prior to the discharge of the last pre-commencement condition and therefore cease to be deductible from the CIL liability.
- Any existing buildings deducted from the CIL-liable floorspace are subsequently found to have not qualified as "in use" for the requisite period before the CIL liable date.
- Granting of social housing relief, exceptional circumstances relief or charitable relief.

**Please note it is your responsibility to notify us if:**

- There is a change in the liable party (please use CIL form 1 Assumption of Liability, or form 3 Withdrawal of Assumption of Liability and form 4 Transfer of Assumed Liability).
- The liable party's contact details change.
- If any buildings are demolished before the CIL liable date, defined below.
- If, prior to the CIL liable date (defined below), any buildings to be demolished or converted change in their eligibility to be deducted from your CIL liability. For example, if existing buildings that were "in use" for a continuous period of at least six months cease to be "in use" or, conversely, are brought into use (please use CIL form 7 Changes in CIL chargeable area).

The CIL liable date is the "day planning permission first permits the chargeable development", which is defined in the CIL Regulations as the date at which development may commence. If there are pre-commencement conditions attached to the planning permission, the CIL liable date is the date at which the pre-commencement conditions are discharged. If there are no such conditions, then the CIL liable date is the date of the planning permission.

\* "In use" means part of the building has been in use for a continuous period of at least six months within the period of twelve months ending on the day planning permission first permits the chargeable development.

### **Are you eligible for relief from CIL?**

Relief is not offered.

### **When will this CIL amount be due for payment?**

Payment of the CIL amount will be due in full on the day that development commences. If a valid commencement notice has not been submitted before development commences, payment of the CIL amount will be due in full on the day that the collecting authority believes the development to have commenced.

You must notify Bexley Council of the date on which you intend to commence development, by submitting a valid commencement notice. This form can be obtained from the Planning Portal at <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/download-the-forms>

Precise details of your payment arrangements and options will be contained in the demand notice that will be sent following submission of a valid commencement notice. Some, or the entire amount, may also be paid by transferring land to the CIL charging authority or another beneficiary agreed with the charging authority. See the Notes for Applicants and CIL FAQs on our website at [www.bexley.gov.uk/cil](http://www.bexley.gov.uk/cil) for more information.

### **Consequences of non payment**

If you fail to follow the payment procedure described above, the collecting authority may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. Please see the document published by the Department for Communities and Local Government, "Consequences of failing to following the CIL Payment procedure" for more information.

### **The amount of CIL liability in this notice is a local land charge**

This CIL liability has been registered as a local land charge against the land affected by the planning permission in this notice. This charge will be cancelled on full payment of this liability.

### **Do you think we have made a mistake in our calculations?**

You can ask us to review them by requesting a Review under Section 113 of the CIL Regulations. To do this, send a letter stating why you think the liability notice is incorrect, to the Head of Development Management, Bexley Civic Offices, 2 Watling Street, Bexleyheath, Kent DA6 7AT or alternatively e-mail the CIL Team - [CIL.AdminTeam@bexley.gov.uk](mailto:CIL.AdminTeam@bexley.gov.uk) marked "Request for S113 Review". If this does not resolve the issue, you may then appeal under Section 114, 115 or 116 of the CIL Regulations. You can appeal direct to the Valuation Office Agency [www.voa.gov.uk/cil/index.html](http://www.voa.gov.uk/cil/index.html).

### **Other recipients of this notice who are jointly liable to pay CIL or have jointly assumed liability to pay CIL (also copied in)**

Recipients of this notice who are liable to pay CIL:	
<b>Name and address of recipient</b>	<b>Category of recipient</b>
Whitehall Residencies Ltd Mr Jasdeep Mann Office 1 89 Sidcup High Street Sidcup DA14 6DW	Liabe Party

This notice has also be copied to the following recipients:	
<b>Name and address of all recipient(s) of this notice</b>	<b>Category of recipient</b>
None	

Yours faithfully,



Assistant Chief Executive - Regeneration & Growth