



Community Infrastructure Levy (CIL) Social Housing Relief Statement



Development that incorporates social housing is entitled to mandatory relief from CIL on the social housing element of the development.

Definition of Social Housing

Regulation 49 of the Community Infrastructure Levy Regulations (2010) sets out the conditions that must be met for a dwelling to be considered as social housing. In Epsom & Ewell, any dwelling that complies with the definition of affordable housing as set out in the Council's Developer Contributions Supplementary Planning Document is entitled to social housing relief.

Process for claiming Social Housing Relief

Regulation 51 of the Community Infrastructure Levy Regulations (2010) sets out the procedures for claiming social housing relief. It is important to note that unless these procedures are rigorously followed, development will cease to be eligible for social housing relief and/or claims for social housing relief will lapse.

In order to benefit from social housing relief, the person/organisation claiming social housing relief must:

1. have assumed liability to pay CIL, through the submission to the Council of a CIL Assumption of Liability form; and
2. be an owner of the relevant land.

The claim must:

1. be submitted to the Council on a CIL Claiming Exemption or Relief form; and
2. include a relief assessment that identifies on a map the location of the dwellings to which social housing relief applies, sets out the gross internal area of each of the dwellings, and includes a calculation of the amount of social housing relief claimed.

If the chargeable development is commenced before the Council has notified the person/organisation claiming social housing relief of its decision, then the claim for social housing relief will lapse.

In addition, development will cease to be eligible for social housing relief if any of the following apply:

1. The Council has not received a CIL Commencement Notice prior to commencement of the chargeable development; or
2. The Council has received a Withdrawal of Assumption of Liability form from the claimant prior to commencement of the chargeable development; or
3. The Council has received a Transfer of Assumed Liability form prior to commencement of the chargeable development. (In this case a new claim for social housing relief can be made provided that it is made and determined prior to commencement of the chargeable development).