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CIL Team
London Borough of Camden
5 Pancras Square King's Cross
London
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27 November 2019

FAO: CIL Team

RE: Partial Review of Camden's Community Infrastructure Levy Charging Schedule

On behalf of Business Improvement District BEE Midtown, I am writing in regard to your consultation on reviewing the community infrastructure levy charging schedule. BEE Midtown represents over 400 businesses across Holborn, Bloomsbury and St Giles. This area is the third-highest employment area in London. Standing at over 111,500 individuals across 9,000 businesses, the district accounts for 30% of employment in Camden.

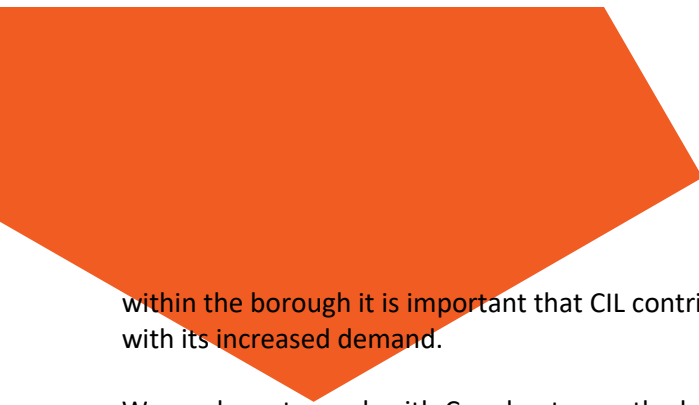
BEE Midtown understand that one of the biggest challenges which local authorities across London face is a shortage of funding to improve local infrastructure for all those who live, work and visit the area. As such, we recognise that as growth is delivered through development there should be a contribution to the borough not only through their proposals in and of themselves, but also through contributions in the way of planning conditions and CIL contributions.

We support Camden's commitment to work with all developers to help improve proposals through the use of planning obligations in order to support their approval. As outlined, we have seen an increase in commercial demand in the area in the last few years with market improvement for B1 office space and hotels.

However, when developers make contributions through CIL, BEE Midtown would urge Camden that more is done to ensure that there is a transparent link to where the money is spent on projects in the immediate area. This should include an open communication process with developers which remains after their contribution. As the area continues to grow, increased CIL contributions should deliver tangible benefits in the immediate area.

The Midtown area in Camden has a great amount of potential, particularly in terms of the commercial property market. Our economic profile study of WC1 has seen significant business growth between 2012 – 2017, with the percentage of businesses in the area increasing by 67%. As a result, the amount of vacant business floorspace decreased, whilst rent costs have been rising.

This appetite for development would help provide much-needed office space and in turn deliver high levels of CIL contribution for Camden and the GLA. Our work with BDP Architects, which tracks potential developments in the borough containing office floorspace, has shown that there are a range of sites within Midtown which have the potential of providing a total of over 118,500sq. ft of office space and a consequent £1,588,278 in CIL funds for Camden. As the number one place to do business in central London the transport and infrastructure within the BID is under increasing pressure with footfall continuing to rise. As further, welcomed, development continues



within the borough it is important that CIL contributions are spent on the area so our public realm can keep pace with its increased demand.

We are keen to work with Camden to see the borough increase its status as a commercial hub through working with developers to deliver more office floorspace in the area and would be happy to discuss this further with the relevant people.

Yours sincerely,

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CEO of BEE Midtown