

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Submitted by: Helen Beech

Portfolio: Regeneration, Planning and Town Centres Development

Wards Affected: All

Purpose of the Report

To provide members with a brief update on the progress being made to become a 'charging authority' under the Community Infrastructure Levy (CIL) Regulations 2010.

1. Introduction

- 1.1 On 7 July 2011 Cabinet agreed to give approval to the Council to take the necessary steps to become a 'charging authority' under the Community Infrastructure Levy (CIL) Regulations 2010 and to commission joint viability work with Stoke-on-Trent City Council.
- 1.2 Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council have commissioned consultants to undertake a Community Infrastructure Levy Joint Viability Study. This work will provide an Economic Viability Assessment of new-build development to inform the development of appropriate CIL levels

2. Draft Community Infrastructure Levy programme

2.1

Draft Preliminary Draft Charging Schedule (including viability assessment) and initial consultation	By October 2012
Consult on Preliminary Draft Charging Schedule	By November 2012 (subject to Member approvals)
Draft charging schedule finalised and consulted upon	By February 2013
Submission to an independent examiner	By June 2013
Examination with a recommendation to approve, reject or amend the charging schedule.	By September 2013
Resolution by Full Council to approve the charging schedule.	By November 2013

- 2.2 The dates for the consultation on the Preliminary Draft Charging Schedule through to the resolution by Full Council to approve the charging schedule outlined in the table above are indicative only and maybe subject to change.

3. Future input from the Economic Development and Enterprise Scrutiny Committee

- 3.1 By 5th October 2012 the viability work should be complete and the draft rate recommendations made (i.e. the amount of levy recommended to be charged).

It is at that stage that the Council will require the first 'steer' from the Economic Development and Enterprise Scrutiny Committee to determine whether or not the charges recommended by the consultants are acceptable in terms of viability and other considerations including the provision of affordable housing. It is proposed that a report is taken to the Economic Development and Enterprise Scrutiny Committee once the draft rate recommendations are complete.

4. Public Consultation

- 4.1 Once members have agreed upon a preliminary draft Community Infrastructure Levy charging schedule then a public consultation on the schedule will take place. The CIL Regulations recommend this consultation lasts for at least six weeks and makes certain requirements about who the charging authority should consult.
- 4.2 After this first public consultation a draft charging schedule will be finalised, agreed by Members and a further public consultation will take place. This consultation is in the form of a call for representations to be made and should last for at least four weeks.

5. Housing Market Workshop

- 5.1 As part of the production of this Community Infrastructure Levy Joint Viability Study is the requirement to involve developers and others involved in the local housing market at an early stage in the research preparation. Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council have therefore organised a 'Housing Market Workshop' on the 11 September 2012 at the Civic Offices in Stoke-on-Trent.
- 5.2 This workshop will inform the Community Infrastructure Levy Joint Viability Study and other work the City Council are undertaking independently on the Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment – Site Viability Testing (SHLAA). The workshop will provide an opportunity for developers and others involved in the housing market to input experience and expertise and help shape the research process. The consultancy teams will be facilitating the event and presenting their approach and methodology to the research as well as emerging initial findings.