

Report of: Director of City Development

Report to: Council

Date: 12th November 2014

Subject: The Leeds Community Infrastructure Levy – Adoption of the Charging Schedule

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	ALL	
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

- Members are familiar with the development of the Community Infrastructure Levy (CIL) for Leeds. In meeting the challenges associated with the ambition to be the best city in the UK, central to the Vision for Leeds is the desire to ensure that the need for growth in jobs and housing is planned and delivered in a sustainable way. The Council has previously agreed to progress setting a CIL charge on new development in its area and this is one of the key ways in which funding for the supporting infrastructure will be gained to support the City's ambitions. The CIL will contribute to meeting Leeds' priorities by generating funding to help provide infrastructure while being at appropriate rates which will continue to attract investment, create jobs, and deliver new housing.
- There have been various stages of formal consultation on the Leeds CIL as required by the CIL Regulations, followed by a Public Examination in June 2014. The Examiner's report was received on 5th September 2014 and it does not recommend any significant changes, which is clearly a very positive outcome.
- Following consideration of the Examiner's Report and the final proposed CIL Charging Schedule by Executive Board on 17th September 2014, Executive Board recommends to Council that it formally adopts the CIL Charging Schedule, with implementation of the CIL charges on the 6th April 2015. This is consistent with the adoption procedures required under the Community Infrastructure Levy Regulations (2010, as amended).

Recommendations

4. Following the Executive Board recommendation (17th September 2014) Council is recommended to:
 - i) Adopt the Leeds Community Infrastructure Levy Charging Schedule and implement the Community Infrastructure Levy charges from 6th April 2015.
 - ii) Note that the following steps will be undertaken in order to deliver the decisions:
 - a. The timescale for the implementation of the decisions are that Leeds City Council will start charging the CIL from 6th April 2015.
 - b. The Chief Planning Officer is the officer responsible for implementation.

1 Purpose of this report

- 1.1 The purpose of this report is to seek Council's approval to adopt the Leeds Community Infrastructure Levy (CIL) Charging Schedule as recommended by Executive Board on 17th September 2014.
- 1.2 The Leeds CIL Examination hearing took place on the 3rd June 2014, and the Examiner published his report on 5th September 2014. It states that the Examiner considers that the Council has sufficient evidence to support the CIL Charging Schedule and can show that the levy is set at a level that will not put the overall development of the Leeds District at risk. He recommends that the Charging Schedule should be approved in its published form without changes to any of the proposed rates. He is satisfied that the evidence represents a robust assessment of the necessary infrastructure and possible sources of funding, and that the Council has taken a cautious but realistic approach in terms of achieving a reasonable level of income to address an acknowledged gap in infrastructure funding, while ensuring that a range of development remains viable across the District.
- 1.3 The Examiner considers that the proposed rates are justified by the appropriate available evidence, and the nominal charge in the inner urban areas and the viability buffers in the outer, south and north zones provide sufficient comfort that the rates will not prevent the housing needs of the city from being met. For offices, the evidence indicates that the rate is set at a level which will not threaten the delivery of the Core Strategy's aims for the City Centre. Overall the charges are based on reasonable assumptions about development values and likely costs and the evidence suggests that the majority of residential and commercial development across the District will remain viable.
- 1.4 The only recommendations for changes are as already agreed with the Council in the hearing session, which are very minor amendments to improve clarity. Overall this is a very positive report which will be viewed with interest by authorities across the country. Leeds can be viewed as a forerunner for both the Leeds City Region

and the Core Cities in this regard (with the exception of Bristol which is already charging its CIL). As a result of the Examiner's report, very minor modifications have been made to the final Charging Schedule to reflect the recommendations and the progression to adoption stage.

- 1.5 The following documents are included as appendices to this report:
- Executive Board report of 17th September 2014 which sets out more fully the main issues.
 - Examiner's Report on the Leeds Community Infrastructure Levy Draft Charging Schedule.
 - Community Infrastructure Levy Charging Schedule (dated April 2015)
 - Equality Impact Screening for the Leeds CIL Charging Schedule.

2 Background information

- 2.1 See Community Infrastructure Levy Executive Board report 17th September 2014.

3 Main issues

- 3.1 See Community Infrastructure Levy Executive Board report 17th September 2014.

4. Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 See Community Infrastructure Levy Executive Board report 17th September 2014.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 See Community Infrastructure Levy Executive Board report 17th September 2014.

4.3 Council Policies and City Priorities

- 4.3.1 See Community Infrastructure Levy Executive Board report 17th September 2014.

4.4 Resources and Value for Money

- 4.4.1 See Community Infrastructure Levy Executive Board report 17th September 2014.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 See Community Infrastructure Levy Executive Board report 17th September 2014.

4.6 Risk Management

- 4.6.1 See Community Infrastructure Levy Executive Board report 17th September 2014.

5 Conclusion

- 5.1 See Community Infrastructure Levy Executive Board report 17th September 2014.

6 Recommendations

- 6.1 Following the Executive Board recommendation (17th September 2014) Council is recommended to:
- iii) Adopt the Leeds Community Infrastructure Levy Charging Schedule and implement the Community Infrastructure Levy charges from 6th April 2015.
 - iv) Note that the following steps will be undertaken in order to deliver the decisions:
 - a. The timescale for the implementation of the decisions are that Leeds City Council will start charging the CIL from 6th April 2015.
 - b. The Chief Planning Officer is the officer responsible for implementation.

7 Background Papers¹

- 7.1 There are no background documents as the relevant associated documentation is all available as published works. All of the Community Infrastructure Levy evidence base documents were submitted for independent Examination, and are available at: <http://www.leeds.gov.uk/council/Pages/Community-Infrastructure-Levy---Examination-.aspx>

8 Appendices

Appendix 1 – Executive Board report 17th September 2014 (without appendices)

Appendix 2 – Examiner's Report on the Leeds Community Infrastructure Levy Draft Charging Schedule

Appendix 3 – CIL Charging Schedule (April 2015)

Appendix 4 – Equality Impact Screening for the Leeds CIL Charging Schedule

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.