
Report of: City Development – Forward Planning and Implementation

Report to: Scrutiny Board (Regeneration) Working Group,
Inquiry on Affordable Housing and Private Developers

Date: 17th May 2012

Subject: The Leeds Community Infrastructure Levy – Update on Timetable

Update note regarding the Leeds Community Infrastructure Levy, as requested at Scrutiny meeting on 24th April 2012

- 1.0 Forward Planning and Implementation hosted a CIL workshop on 25th April 2012 with attendees from across relevant Council Directorates, including City Development, Legal, Finance and Resources, plus a representative from Metro and from the Leeds Property Forum. The intention was to raise awareness of the CIL, how the Charging Schedule will be developed, how it links with the Section 106 regime, and to raise the importance of the need to identify governance, spending, and monitoring arrangements in advance of its adoption.
- 1.1 Within the context of the CIL Regulations and advice from the Planning Officers Society practitioners group, work has commenced on preparing the viability evidence needed to support the drafting of the Preliminary Charging Schedule. This includes information on matters such as house prices, previous economic viability studies, S106 historic data, and state of the market information.
- 1.2 A bespoke viability study is also required, and the tender to appoint consultants is being drafted. Depending on procurement processes, it is anticipated that this study should be completed by the end of August 2012, which would provide the first indication of the figures which could be charged under the Leeds CIL, and the revenue to be gained. This will then be discussed with key groups including Members and representatives of the business community, before proceeding to a 6 week public consultation on the formal Preliminary Draft Charging Schedule.
- 1.3 Following assessment of representations on the Preliminary Draft, and consideration of any necessary changes, the next steps will then be:
- Formal 4 week public consultation on the Draft Charging Schedule
 - Submission
 - Examination
 - Notice of intention to adopt
 - Formal Adoption

At a number of stages in this process, it will be necessary to bring the proposals before Members for approval.

- 1.4 As Scrutiny Board has previously been advised, after April 2014 the ability to use the current tariff based S106 agreements will significantly decrease. It is intended for the CIL to be adopted some months prior to April 2014, but as can be seen from the brief summary above, the process involves a number of steps, and a more precise timeline is difficult to ascertain at the current time as it depends on a number of aspects including the level of agreement reached at each stage.