

Delegated Decision Notice (DDN)

This form is the written record of a key, significant operational or administrative decision taken by an officer.

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| Decision type | <input type="checkbox"/> Key Decision | <input checked="" type="checkbox"/> Significant Operational Decision | <input type="checkbox"/> Administrative Decision |
| Approximate value | <input type="checkbox"/> Below £500,000 <input type="checkbox"/> £500,000 to £1,000,000 <input type="checkbox"/> over £1,000,000 | <input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000 <input type="checkbox"/> £100,000 to £500,000 <input checked="" type="checkbox"/> Over £500,000 Sits under previous key decision | <input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000 |
| Director¹ | Martin Farrington | | |
| Contact person: | Adam Brannen Head of Regeneration | Telephone number: 0113 37 87711 | |
| Subject²: | East Leeds Extension (ELE) – East Leeds Orbital Route (ELOR) Roof Tax | | |
| Decision details³: | What decision has been taken? (Set out all necessary decisions to be taken by the decision taker including decisions in relation to exempt information, exemption from call in etc.) a) The Director of City Development confirmed and approved the ELOR roof tax rates for the four quadrants of the ELE, notwithstanding that the detailed financial information should be designated as exempt from publication when considered against the public interest test. These roof tax rates will be included within S106 Agreements for future planning permissions within the sites, except for Red Hall which will instead have the required amount as calculated by the model taken as a direct contribution from the LCC capital receipt. | | |
| | A brief statement of the reasons for the decision (Include any significant financial, procurement, legal or equalities implications, having consulted with Finance, PACS, Legal, HR and Equality colleagues as appropriate) | | |

¹ Give title of Director with delegated responsibility for function to which decision relates.

² If the decision is key and has appeared on the list of forthcoming key decisions, the title of the decision should be the same as that used in the list

³ Simply refer to supporting report where used as these matters have been set out in detail.

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| | <p>In accordance with the ELE's planning policy framework, Executive Board approved on 21st June 2017 the principle of setting a roof tax to meet the costs of the Council's borrowing. The roof tax model has now been finalised, setting out the amount due from each ELE quadrant. ELOR costs and the WYPTF grant are attributed to each quadrant pro rata. The model output is a flat rate roof tax per dwelling based on the planning approvals to be secured and timescales for housing completions. The headline figures and model inputs are included in a confidential appendix.</p> <p>The model outputs have been shared with the relevant housebuilders and developer consortia, with no comments received back which require further consideration or clarification. The internal consistency of the model has also been approved by external auditors. The roof tax figures can therefore now be confirmed as appropriate and final, and be included within S106 agreements as individual ELE planning permissions are granted, except for Red Hall which will instead use a contribution from the LCC capital receipt.</p> |
| | <p>Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision</p> <p>Executive Board has previously agreed the parameters for establishing an ELOR roof tax in its meeting of June 2017.</p> <p>A range of iterations of the model and its inputs and assumptions have been developed over the past year through regular officer working groups including through reporting to the East Leeds Programme Board. These detailed discussions have resulted in the final figures now proposed. The model itself has been subject to independent external audit for confirmation that it is materially and arithmetically consistent in the relationship of inputs and outputs and the operation of its linkages, formulae and calculations.</p> |
| Affected wards: | Crossgates and Whinmoor, Harewood |
| | <p>Executive Member</p> <p>Regular updates of progress in determining roof tax.</p> |
| | <p>Ward Councillors</p> <p>Regular updates of progress in determining roof tax.</p> |

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| Details of consultation undertaken⁴: | <p>Others</p> <p>ELE housebuilders and the NQ developer consortium were contacted directly by letter on 19th April 2021, and advised that the roof tax figures would be formally set from 30th April. No queries have been raised.</p> | | |
| Implementation | <p>Officer accountable, and proposed timescales for implementation</p> <p>Martin Farrington is the accountable officer. The roof tax will be implemented through S106 agreements for the forthcoming planning permissions across the ELE. Payment will be required from the point at which housing completions begin, and for Red Hall instead will be taken from the Council's capital receipt.</p> | | |
| List of Forthcoming Key Decisions⁵ | Date Added to List:- | | |
| | If Special Urgency or General Exception a brief statement of the reason why it is impracticable to delay the decision | | |
| | <p>If Special Urgency Relevant Scrutiny Chair(s) approval</p> <p>Signature _____ Date _____</p> | | |
| Publication of report⁶ | If not published for 5 clear working days prior to decision being taken the reason why not possible: | | |
| | <p>If published late relevant Executive member's approval</p> <p>Signature _____ Date _____</p> | | |
| Call In | Is the decision available ⁷ for call-in? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | If exempt from call-in , the reason why call-in would prejudice the interests of the council or the public: | | |
| | <p>Authorised decision maker⁸</p> <p>Martin Farrington</p> | | |

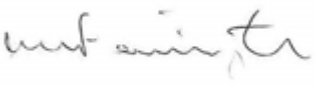
⁴ Include details of any interest disclosed by an elected Member on consultation and the date of any relevant dispensation given.

⁵ See Executive and Decision Making Procedure Rule 2.4 - 2.6. Complete this section for key decisions only

⁶ See Executive and Decision Making Procedure Rule 3.1. Complete this section for key decisions only

⁷ See Executive and Decision Making Procedure Rule 5.1. Significant operational decisions taken by officers are never available for call in. Key decisions are always available for call in unless they have been exempted from call in under rule 5.1.3.

⁸ Give the post title and name of the officer with appropriate delegated authority to take the decision.

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| Approval of Decision | Director of City Development | |
| | Signature  | Date 30 June 2021 |