

Report of Head of Scrutiny and Member Development

Report to Scrutiny Board (Housing and Regeneration)

Date: 25th September 2012

Subject: Community Infrastructure Levy (CIL) – Progress on The Leeds Economic Viability Study

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" 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? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Introduction

- At the last Scrutiny Board meeting Members were advised by the Chief Planning Officer that the consultancy GVA had recently been appointed to undertake the key piece of evidence to inform the development of the Leeds Community Infrastructure Levy (CIL); an Economic Viability Study. The CIL rates which will be set have to be based on evidence of viability, and the Council will need to provide evidence to an inspector that the Community Infrastructure rate does not deter investment; the Viability Study provides this background evidence.
- The Scrutiny Board agreed that GVA be invited to today's meeting to address the Board in order to help Members understand the approach and methodology for undertaking viability appraisals, in order to determine possible CIL rates which would not put at risk the overall viability of sites for development across the District. This includes the work they have carried out in other local authorities in this regard.

Consultants

- Mr Dale Robinson from GVA has confirmed his attendance at today's meeting. He will give a short presentation to the Scrutiny Board on the methodology and assumptions behind the Viability Study and respond to Members' questions and points of clarification.
- Mr Richard Laming from GVA Grimley has also been invited to attend the meeting today.

City Development Directorate

5. The Deputy Chief Planning Officer, Mr Steve Speak will be in attendance to advise and respond to Members questions as appropriate.
6. A report by the Director of City Development on the Leeds Infrastructure Levy updating members on progress and the commissioning of the Leeds Economic Viability Study Is attached. This was considered by the Development Plan Panel on 11th September 2011.

Recommendations

7. Members are asked to
 - (a) Hear the presentation and comment and question representatives from GVA consultants on the Economic Viability Study they are undertaking on viability of sites relating to future CIL rates across the District.
 - (b) Note and comment as appropriate on the report of the Director of City Development on the Leeds Infrastructure Levy and the commissioning of the Leeds Economic Viability Study.
 - (c) Determine what, if any, further information or action the Board wishes to undertake in this regard.

Background documents¹

8. Report of the Director of City Development on progress and the commissioning of the Leeds Economic Viability Study

¹ The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.