

Report of Head of Scrutiny and Member Development

Report to Housing and Regeneration Scrutiny Board

Date: 30th October 2012

Subject: Community Infrastructure Levy – Establishment of a Working Group

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

1 Introduction

- 1.1 At the last meeting of the Scrutiny Board Members received a presentation from GVA consultants on the methodology that was being applied to the Leeds Economic Viability Feasibility Study. They are carrying out this study on behalf of the Council in order to determine the viability of sites for development in the city. This study is required as part of the process for the introduction of the Community Infrastructure Levy (CIL) in 2014.

2 Areas of Concern

- 2.1 At that meeting of the Scrutiny Board a number of issues of concern were identified and have been the subject of further correspondence between certain Board Members and relevant officers. These concerns include:-
- an apparent disparity of views between GVA consultants and DTZ Property Services regarding viability of schemes. GVA take the view that the figures required for affordable homes will remain the same because of viability issues whilst DTZ seem to be saying that viability of greenfield sites does not matter as it will be the land owner who will take the hit. There needs to be a harmonisation in this regard and clarity between sustainability and viability.
 - the “Grouping” of areas described by GVA is thought by Board Members not to be realistic as each community has its own specific infrastructure requirements and the costs of provision will vary from location to location , even village to village in the outer NE Area.
 - the need for the study to have comprehensive local engagement with Members and other community representatives and not just with developers.

3 Working Group

- 3.1 It is proposed that a Working Group be established to consider these concerns as a matter of urgency having regard to the fact that the Study is nearing completion and to consider other issues as they arise.
- 3.2 That the Working Group comprise all Members of this Scrutiny Board and will meet as and when required.

4 Recommendation

- 4.1 That Members agree the establishment of a CIL Working Group and determine a suitable date and time for its first meeting to consider the issues identified.

5 Background papers¹

- 5.1 None referred to.

¹The 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.