

Agenda Item IMD2

INDIVIDUAL EXECUTIVE MEMBER DECISION REFERENCE IMD: 2016 / 2

TITLE	Community Infrastructure Levy (CIL) Review – Wokingham Borough Council Response
DECISION TO BE MADE BY	John Kaiser, Executive Member for Planning and Highways
DATE AND TIME	9 February 2016, 2.05pm
WARD	All
DIRECTOR	Heather Thwaites, Director of Environment
REPORT TO BE PUBLISHED ON	1 February 2016
VENUE	WSP Room, Council Offices, Shute End

OUTCOME / BENEFITS TO THE COMMUNITY

The Community Infrastructure Levy (CIL) is the mechanism that will ensure that future developments contribute towards the infrastructure that is needed to support growth. Wholesale changes to the CIL regime could jeopardise infrastructure delivery in Wokingham Borough.

RECOMMENDATION

The Executive Member for Planning and Highways approves the attached questionnaire for submission as Wokingham Borough Council's official response to the Community Infrastructure Levy (CIL) Review Panel.

SUMMARY OF REPORT

The Community Infrastructure Levy (CIL) was introduced nationally in April 2010 and implemented in Wokingham Borough in April 2015. It seeks to provide a faster, fairer, more certain and transparent means of collecting developer contributions to funding infrastructure to support growth of an area.

In November 2015, the Government launched an independent review of the Community Infrastructure Levy (CIL). This report recommends submission of the response attached at Appendix 1 as the Council's official response to the Government's CIL Review consultation.

In summary, the response surmises that the system is not perfect and there are still some areas for improvement. However, CIL in Wokingham will provide significant amounts of funding for infrastructure to support development. The Council has gone to considerable effort and expense to adopt a CIL Charging Schedule and would not like to see major changes to the CIL Regulations before the CIL regime has a chance to bed in properly.

Background

The Community Infrastructure Levy (CIL) was introduced nationally in April 2010. It was introduced in Wokingham Borough in April 2015. It seeks to provide a faster, fairer, more certain and transparent means of collecting developer contributions to infrastructure than individually-negotiated 'Section 106' planning obligations.

The Government confirmed in November 2015 that Liz Peace will lead and chair an independent group conducting a review of the Community Infrastructure Levy.

The group will assess the extent to which CIL does or can provide an effective mechanism for funding infrastructure, as well as recommend changes that would improve its operation in support of the government's wider housing and growth objectives.

Responses need to be submitted by 15 January 2016. A response has been submitted subject to ratification.

Analysis of Issues

Detailed issues are dealt with in the report attached at Appendix 1 which responds directly to the CIL Review Panel Questionnaire.

In summary, the response surmises that the system is not perfect and there are still some areas for improvement. However, CIL in Wokingham Borough will provide significant amounts of funding for infrastructure to support development. The Council has gone to considerable effort and expense to adopt a CIL Charging Schedule and is making ongoing investments in staff resource, IT systems and training to administer the CIL. The Council would not like to see wholesale / major changes to the CIL Regulations before the CIL regime has a chance to bed in properly. It is likely to be another 5 years before the impact of CIL can be determined fully.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	£0	Yes	N/A
Next Financial Year (Year 2)	£0	Yes	N/A
Following Financial Year (Year 3)	£0	Yes	N/A

Other financial information relevant to the Recommendation/Decision

Changes to the CIL Regulations could have significant financial implications to the Council. It is important that the Council responds to this consultation to outline its position in relation to CIL.

Cross-Council Implications (how does this decision impact on other Council services, including property and priorities?)

A major change to the CIL regime could impact on the future delivery of key infrastructure affecting a range of services areas, including highways and education.

SUMMARY OF CONSULTATION RESPONSES

Director – Finance and Resources

No comments received.

Monitoring Officer

No comments received.

Leader of the Council

“I fully support all the comments on the consultation. This Council invested a lot of resources in going through the CIL validation process including an extensive public examination. Certainly it is not perfect but wholesale changes are not warranted.”

List of Background Papers

CLG, Community Infrastructure Levy Review Panel Questionnaire
Appendix 1 – WBC response to CIL Review questionnaire

Contact Brendan Troy

Service SDL Delivery

Telephone 0118 974 6824

Email Brendan.troy@wokingham.gov.uk

Date 28 January 2016

Version No. 1

This page is intentionally left blank