

Community Infrastructure Levy (CIL) Annual Monitoring Report 2017/18

1. Introduction and Background

- 1.1 The London Borough of Newham (LBN) is a Community Infrastructure Levy ('CIL') charging authority and collecting authority in accordance with the [Planning Act 2008 \(as amended\)](#) and the [Community Infrastructure Levy \(CIL\) Regulations 2010 \(as amended\)](#) ('CIL Regulations'). This enables a charge to be levied on new development in order to fund infrastructure that is needed to support development across the borough.
- 1.2 Following a full Council resolution on 30 September 2013 [Newham's CIL charging schedule](#) was adopted and came into force on 1 January 2014, which is charged and runs alongside the Mayoral CIL.
- 1.3 In accordance with Regulation 62 of the CIL Regulations a charging authority is required to report on the CIL receipts and expenditure for a reported year. This report satisfies this statutory requirement and facilitates the LBN's approach of being transparent and accountable.
- 1.4 This report summarises the position for the financial year from 1 April 2017 to 31 March 2018. The report allows for transparency and enables Members and the public to understand what infrastructure has been enabled and delivered following the receipt of CIL monies. In accordance with the CIL Regulations this annual report must be published on the Council's website by 31 December 2018.
- 1.5 The types of infrastructure which may be funded by the LBN's CIL are outlined in Newham's Infrastructure List or '[Regulation 123 List](#)' which is published on the Council's website, an extract of which is appended at the end of this report (Appendix A).
- 1.6 The LBN charging authority has issued an [instalment policy](#) for the payment of CIL which is published on the Council's website. The amount of CIL payable to LBN as the collecting authority in respect of a chargeable development is payable in accordance with Regulations 70, 71 and 72 of the CIL Regulations.
- 1.7 The charging authority has made no provision for a policy for accepting infrastructure payments in lieu of financial contributions.

2. CIL receipts and expenditure

- 2.1 This report reflects the CIL monies received and expended in the 2017/18 financial year as monitored by the LBN's Investment Team and ratified by financial records.

- 2.2 The total of the LBN CIL receipts in the reported financial year 2017/18 amounted to £7,225,689.17 in contributions from 69 chargeable developments.
- 2.3 As in previous years the approach to allocating CIL monies was undertaken annually.
- 2.4 In March 2018, a delegated report recommending projects to be funded by CIL. Following authorisation £3,150,056 of CIL receipts was allocated in accordance with the CIL Regulation 123 List.
- 2.5 Details of the amounts allocated are set out in Table A.

Table A: Overview of Projects to be funded in 2017/18

Overview	R123 List: Project expenditure	Allocation
Leisure and Sports	<i>Provision and improvement of community infrastructure:</i> Project management, commissioning and oversight of Tennis facility upgrade scheme, Atherton Leisure Centre fit out, Plashet Park restoration and Leisure Centres Strategic Works Programme	£201,043
Physical Regeneration	<i>Provision of a range of infrastructure projects including enabling access to Strategic sites</i> via projects such as the Leaway and Canning Town associated bridge connections; Royal Docks Infrastructure works; collaborative working with GLA on infrastructure investment and project delivery	£176,862
Community Neighbourhood	<i>Provision / Operation / Maintenance of Community infrastructure</i> throughout the borough; including Community facilities in the following areas: <ul style="list-style-type: none"> • East Ham • Beckton and Royal Docks • Custom House and Canning Town • Stratford and West Ham • Plaistow • Green Street • Forest Gate • Manor Park 	£1,019,800
PFI Schools Contribution	<i>Operation of Community infrastructure</i> sports/leisure facilities within LBN Schools; such as Rokeby and Lister Schools	£156,470
Greenspace	<i>Operation / maintenance of community public open space</i> throughout the borough.	£1,595,881

TOTAL FUNDING ALLOCATION	Provision / improvement / replacement/ operation / maintenance of infrastructure projects (incl. project management)	£3,150,056
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- 2.6 The projects identified above will largely enable the provision of additional and enhanced infrastructure across the borough this includes a range of facilities for the benefit of Newham's residents.
- 2.7 The allocations listed in Table A encompass the development, and enabling of infrastructure projects with expansion of schools, and investment in leisure centres which help to enhance the health and wellbeing of Newham's residents. In addition to the allocations as detailed above, a balance of £4,075,633.17 in net CIL receipts has been carried forward to the financial year 2018/19; £380,627.13 of monies which could have been applied as administrative fees are included within the carried forward balance.
- 2.8 2017/18 was the fifth financial year that LBN has collected and reported on CIL income and expenditure, starting in 2013/14.
- 2.9 The Table B lists the details required by Regulation 62(4):

Table B: CIL Regulations reporting requirements

Regulation requirements	2017/18 (£)
(a) total CIL receipts	7,225,689.17
(b) total CIL expenditure	3,150,056
(c) summary details of CIL expenditure;	
(i) the items of infrastructure to which CIL (including land payments) has been applied	See paragraph 2.5 and Table A of this report
(ii) the amount of CIL expenditure on each item	See paragraph 2.5 and Table A of this report
(iii) the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	NIL
(iv) the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	0%
(d) the total amount of CIL receipts retained at the end of the reported year.	4,075,633.17

- 2.10 The LBN does not have a policy to facilitate infrastructure payments, consequently, this cannot be reported on.
- 2.11 Regulation 59A and 59C requires that the charging authority must allocate at least 15 per cent of CIL (Neighbourhood CIL) on priorities agreed in consultation with the local community but this relates primarily to charging authorities that have a parish, town or community council. LBN does not have a parish, town or community council. Instead, the charging authority's approach is that the entire borough is considered as one single neighbourhood area for the purpose of Neighbourhood CIL. This means that all decisions on CIL expenditure have been made on a borough-wide basis.

3. Summary of CIL

- 3.1 There is often a delay in the time between planning permissions being granted for a chargeable development and the Developer implementing their planning permission; allowing for discharging pre-commencement conditions, arranging matters on site and confirming development finance. Payment of CIL is due within 60 days of commencement of development (also keeping in mind LBN's adopted Instalment Policy).
- 3.2 The LBN total CIL receipts for the financial year 2017/18 amounted to £7,225,689.17, of which c.43.6% has been allocated to infrastructure throughout the borough. The balance of £4,075,633.17 in LBN CIL receipts was collected in the March of the financial year 2017/18, from 4 developments. These monies have been carried forward to the financial year 2018/19 where the allocation will be based on the LBN's discretion, and the approach to allocate funding on an annual basis.

This annual report is published in accordance with Regulation 62 of the CIL Regulations.

Further general information regarding the CIL can be obtained from the [Planning Portal](#) and the Government's online [Planning Practice Guidance](#).

Appendix A

Extract of Newham's Regulation 123 List

Table 1: London Borough of Newham – Regulation 123 list

Infrastructure projects or types that will or may be wholly or partly funded by CIL
Provision, improvement, replacement, operation or maintenance of infrastructure within or enabling access to Strategic Sites identified in Newham's Core Strategy (<i>with the exception of the infrastructure specified in the section 106 table below</i>), and to meet the strategic objectives of the Council.
Provision, improvement, replacement, operation or maintenance of community infrastructure (as defined by Core Strategy Policy INF8) outside Strategic Sites identified in Newham's Core Strategy.
Provision, improvement, replacement, operation or maintenance of public open space outside Strategic Sites identified in Newham's Core Strategy
Provision, improvement, replacement, operation or maintenance of public sports and leisure outside Strategic Sites identified in Newham's Core Strategy.
Provision, improvement, replacement, operation or maintenance of local transport infrastructure outside Strategic Sites identified in Newham's Core Strategy.

Table 2: Indicative list of infrastructure which may be secured through a section 106 agreement for Core Strategy Strategic Sites

Infrastructure the Council will seek to be secured by section 106 agreement include:
Core Strategy Site S10 Abbey Mills - bridge connection over Manor Road to West Ham station
Core Strategy Site S11 Parcellforce – bridge connection over Manor Road to West Ham station
Core Strategy Site S15 Canning Town East - bridge connection over A13 to Barking Road
Core Strategy Site S18 Limmo - bridge connection from Limmo site to Canning Town station and access to station
Core Strategy Site S22 Minoco Wharf – provision of education facilities to serve developments within the site and hinterland
Core Strategy Site S19 Royal Albert Basin - provision of education facilities to serve developments within the site and hinterland