

Community Infrastructure Levy (CIL) Report 2014-2015

1. Introduction and Background

- 1.1 Pursuant to Regulation 62 of the Community Infrastructure Regulations 2010 (as amended) a charging authority ('the Council') is required to report on Community Infrastructure Levy (CIL) receipts and expenditure for a reported year.
- 1.2 Newham's CIL Charging schedule was adopted by full Council on 30 September 2013 and came into effect on 1 January 2014.
- 1.3 This report will summarise the position in this financial year and the position to date. Moving forward this annual report will allow for transparency and enable Members and the public to understand what infrastructure has been delivered following the receipt of CIL monies.
- 1.4 The types of infrastructure that may be funded by Newham'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 to this report (Appendix 1).
- 1.5 The Council have provided an instalment policy for the payment of CIL which can be found on the Council's website.
- 1.6 The Council has made no provision for a policy for accepting infrastructure payments in lieu of financial contributions.

2. CIL receipts and expenditure

- 2.1 Newham's CIL came into effect on 1 January 2014, this report considers the monies received and expended in the 2014 – 2015 financial year.
- 2.2 No monies were received by the Council in the 2013-2014 financial year and £1,382,520 in the 2014-15 financial year. The only monies expended to date have been on the effective administration of the CIL collection function. For clarity, in recognition of the requirements of Regulation 62(4) this information is confirmed in the table overleaf.
- 2.3 During the initial operation of a charging schedule the 5% allocation to administrative costs can accrue across the monies collected in the first three years of operation of the CIL. Of the monies expended on the administration of the borough's CIL this year, pursuant to Regulation 61(3)(a) Table 1 confirms that no more than 5% of the CIL has been expended to date.
- 2.4 The Community Infrastructure Levy (Amendment) Regulations 2014 made provision for a Charging Authority to also report where an infrastructure payment has been made – as noted above the Council does not have a policy to enable

infrastructure payments, therefore this cannot be reported on.

	2014/15 (£)	Total to date (£)
(a) total CIL receipts	1,382,520.00	1,382,520.00
(b) total CIL expenditure	15,125.00	15,125.00
(c) summary details of CIL expenditure;	15,125.00	15,125.00
(i) the items of infrastructure to which CIL (including land payments) has been applied		
(ii) the amount of CIL expenditure on each item		
(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)		
(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	15,125.00	15,125.00
(d) the total amount of CIL receipts retained at the end of the reported year.	1,367,395.00	1,367,395.00

3. Summary of CIL

- 3.1 Similar to Section 106 Agreements there is likely to be a lag in time between planning permission 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. For CIL the trigger for payment is within 60 days of commencement of development (also keeping in mind Newham’s adopted Instalment Policy).
- 3.2 It is difficult to forecast the number of CIL liable planning permissions that will be implemented and therefore moving forward this report will only focus on monies which have been received and expended in a given reporting year.

Appendix 1

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