

Cabinet

13 January 2014

Community Infrastructure Levy Neighbourhood Funding and Co-operative Local Investment Plans (CLIPs)

Wards: All

Report Authorised by: Strategic Director Delivery - Sue Foster

Portfolio: Cabinet Member for Housing and Regeneration - Councillor Pete Robbins

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Report summary

Jobs and sustainable growth are key priorities for the Council. The proceeds of growth including funds generated by the forthcoming Community Infrastructure Levy (CIL), site specific S106, business rates, Council Tax and New Homes Bonus will help fund and secure benefits to the community through the delivery of strategic and local infrastructure that would otherwise not be possible.

Research informing the preparation of CIL suggests that there is a gap in funding the delivery of infrastructure across the borough. Work is on-going to test and verify this gap to prioritise key projects. The objective is to reduce this gap wherever possible and to forge relationships with other agencies and stakeholders to share the burden and rewards of infrastructure delivery.

Assessing and quantifying the need for infrastructure is not an exact science. It is unlikely that the Council will ever achieve a fixed infrastructure plan, as the factors influencing this are not constant. As such, it is critical to retain some flexibility in projecting and planning into the future. Historically, the income from S106 funds, whilst important, has not been of a sufficient scale to be significant in relation to the delivery of strategic infrastructure. This is changing as the Council embraces the growth agenda. The scale of income predicted in relation to new development is significantly greater than hitherto forecast or expected. Even so, the income from CIL is very modest compared to the gap. Lambeth is expected to collect around approximately £90 million of CIL over the next 17 years from 2014/15 across the whole of the borough, if development that is forecast goes ahead.

Legislation requires that a minimum of 15% of CIL that is collected is to be spent locally. This is called the '*neighbourhood funding*' element. The remainder of the CIL is intended to fund strategic infrastructure as defined by a bespoke Regulation 123 list, which sets out the types of infrastructure CIL will fund. This is supported by an Infrastructure Delivery Plan and delivery schedules that have been published as part of the emerging draft local plan, published in

November which set out in more detail key infrastructure items relevant to Lambeth. The Regulation 123 list is actually very wide ranging and covers strategic and local infrastructure.

Subject to the findings of an Examination in Public, the Council's CIL will be adopted in 2014. As part of the preparation for this, this report recommends that the Council should increase the level of the neighbourhood funding from the minimum 15% set out in the legislation to 25% of the CIL locally collected. The balance of CIL is to be spent on the delivery of strategic infrastructure referred to above. Under this recommendation, the Council, in partnership with its local communities, will prepare 'Co operative Local Investment Plans' or CLIPs, which will define local investment priorities and will be used to make local investment decisions and monitor performance and success.

This approach enables communities to enjoy the benefit of the same level of CIL spent locally as they would were they to prepare a statutory Neighbourhood Plan, as defined within the Localism Act. Undoubtedly there is some merit in this given the widely reported unsatisfactory and timely process surrounding the preparation of Neighbourhood Plans. Further detail around the process and timetable for the preparation of CLIPS will be brought forward in 2014 as part of the adoption of the CIL. The Regulations require that the Council is the accountable body for all expenditure.

Finance summary

Financial implications are highlighted throughout this report. Current estimated development income across the whole of the Borough over the next 17 years is approximately £90m if development that is forecast goes ahead.

The Council will need to identify its programme of strategic infrastructure delivery to enable costs and priorities to be established so that the preparation of CLIPs can commence.

CIL Regulations permit the use of CIL receipts to fund the Council's administration costs up to a maximum of 5% of total receipts. This includes the costs relating to the administration of the neighbourhood funding element. Costs associated with the preparation and updating of CLIPs will need to be borne by the CIL.

CIL Regulations require publication of CIL receipts and expenditure, including neighbourhood funding, at the end of each financial year on the charging authority's website.

Recommendations

- (1) To agreed that 25% of available CIL receipts are to be allocated as neighbourhood funding.
- (2) To agree that Co-operative Local Investment Plans (CLIPs) will be prepared to enable agreement to be reached with the local community on how best to spend neighbourhood funding. The boundary of each CLIP will be defined to ensure the all areas of the borough are covered.
- (3) To agree that that the Strategic Director Delivery, in consultation with the Cabinet Member for Housing and Regeneration, is given delegated authority to take forward co-

production to resolve specific boundaries for the CLIPs, and to develop the process of preparation of CLIPs, including governance arrangements, to be brought forward for agreement when Lambeth's CIL charging schedule is adopted in 2014.

1. Context

- 1.1 This report relates to the proportion of CIL receipts to be allocated to local areas after the Council's CIL charging schedule is adopted in 2014. This has been referred to previously as the "meaningful proportion" of CIL. Recent guidance from Central Government refers to this as the *neighbourhood funding* element of CIL and this is the term used in this report.
- 1.2 CIL is a charge that local authorities will be able to collect on new development in their area to help fund infrastructure required to support growth. CIL will be charged when planning permissions are implemented based on a charge per square metre relating to the type, size and location of development. A range of CIL charge rates were approved in the Draft Charging Schedule Council by the Council on 10 June 2012. Following public consultation in July and early August 2013, it was submitted for examination by an independent examiner on 22 November 2013, with only minor modifications, which do not affect the agreed charge rates. Subject to the findings of an Examination in Public, (commencing 24th February), the Council's CIL will be adopted in 2014.
- 1.3 The CIL will provide an important resource for the Council to deliver the key outcomes set out in the Lambeth Community Plan 2013-16 as part of an integrated capital programme.
- 1.4 In April 2013 the Regulations were amended to include the ability to apply a neighbourhood funding element of CIL. Outside London, where Parish or Town Councils exist, the requirement is that a proportion of CIL receipts are passed on to Parish or Town Councils. For London boroughs, where there are no Parish or Town Councils, the requirement is that a proportion of CIL is ring-fenced for 'local' expenditure based upon engagement with local communities. Legislation requires that a minimum of 15% of CIL that is collected is to be spent locally.
- 1.5 It should be noted that this is subject to a fairly high level cap of £100 per existing Council Tax dwelling within a neighbourhood area per financial year e.g. this would limit a neighbourhood area with 5,000 existing residential units to an annual spend of £500,000).
- 1.6 Charging authorities can choose to pass on a higher proportion of the CIL as neighbourhood funding if they wish. In areas where Neighbourhood Plans will be adopted, in line with the powers inserted by the Localism Act 2011 into the Town and Country Planning Act 1990, the neighbourhood funding element is increased to a minimum 25% of levy receipts to support development locally.
- 1.7 There is an opportunity to use the neighbourhood funding element of CIL to further Lambeth's commitment to give local people a direct say over what happens in their communities. The adoption of the CIL will therefore provide an opportunity to embed co-production and co-operative council principles into the Council's approach to investment in infrastructure and the consideration of requirements for management and maintenance following in from investment.

2. Proposal and Reasons

- 2.1 The estimated development income over the next 17 years across the whole borough is approximately £90 million if forecasted development goes ahead. In the first five years this is estimated on average to be £6.5m per year, or just under £33 million over the next five years. Nearly 70% of projected CIL receipts will come from developments within the defined opportunity areas of Waterloo and Vauxhall. This is due to fewer development opportunities, compounded by lower CIL rates in the south of the borough, reflecting different land values outside of the growth areas.
- 2.2 Intrinsically linked to the greater scale of development in the north of the borough is the need for infrastructure to support growth. Assessing and quantifying the need for infrastructure is not an exact science. It is unlikely that the Council will ever achieve a fixed infrastructure plan as the factors influencing this are not constant and it is important to retain some flexibility. However, research informing the preparation of CIL suggests that there is a funding gap of £500 million in relation to the delivery of infrastructure. Work is on-going to test and verify this gap and to confirm where infrastructure has sub regional, London, Lambeth and local benefits. The objective is to reduce this gap wherever possible and to forge relationships with other agencies and stakeholders to share the burden and rewards of infrastructure delivery. Prioritisation of infrastructure will be key. The CIL regulations determine that outside of parished areas that Local Authorities can determine the definition of what local means in the context of the meaningful proportion. Some boroughs have signalled that they are likely to define local at a borough wide level whilst others are pursuing a more localised approach. The CLIPs approach and the cooperative work to determine the appropriate boundaries will ensure that Lambeth meets regulatory requirements whilst striking an appropriate balance between ensuring that local communities which are experiencing growth can have a say over what the resulting infrastructure priorities should be whilst delivering strategic infrastructure needs across the borough. The approach is also likely to mean that development will be more acceptable to the communities which will experience the associated impacts.
- 2.3 In the Vauxhall area there is already a tariff or level operating called the Development Infrastructure Funding Study (DIFS) tariff. This was adopted by the Council in January 2012. In March 2013, the Council agreed to contribute £7.3 million of future projected income from this tariff towards the construction of the Northern Line Extension to drive and support growth. The Council has also entered into an agreement with Transport for London, (TfL), to work in partnership to agree a design that will allow the gyratory to be returned to two way streets if possible. Estimates in the Development Infrastructure Funding Study indicated that the Council's contribution to the remodelling of the gyratory would be in the order of £10 million, with any further costs being met by TfL. There is also an identified need for a new primary school, new health and community space and improvements to existing parks and open spaces as well as a range of transport improvements including provision of additional buses. These commitments will need to be met as part of the consideration of the expenditure of CIL in this area.
- 2.4 It is important therefore that the Council can put into place a mechanism that can ensure the prioritisation of strategic infrastructure to enable growth, but also supports

interventions that address local needs and benefit communities impacted by growth. Whilst the Regulations require that the Council remains the accountable body for all of the expenditure, the neighbourhood funding element is designed to help achieve the latter. The key considerations therefore are the most appropriate proportion of neighbourhood funding; the definition of a local area and how will the allocation of this funding be agreed, monitored and reviewed.

Co-operative Local Investment Plans (CLIPs)

- 2.5 Within the overall vision of the Co-operative Council there is a key aspiration to enable citizens to play an enhanced role in the decisions that the Council makes in relation to both the delivery of and also the maintenance of infrastructure. The neighbourhood funding element in CIL provides an opportunity for local communities to have a say on how they see the benefits of growth being realised as tangible changes on the ground. This goes beyond land use planning and is about making practical decisions about what funding will be spent on and developing an understanding of the cost of infrastructure and in the context of a funding gap, that difficult choices about what is delivered and when it will be delivered will need to be made.
- 2.6 It is proposed that the vehicle for these discussions and negotiations with the community is the preparation of Co-operative Local Investment Plans (CLIPs) for local areas across the whole of the borough.
- 2.7 A CLIP will be a co-produced plan of how and what to spend the CIL neighbourhood funding on and the programme for delivery. CLIPs will include a list of prioritised local infrastructure projects, which conform to both the Council's Outcomes Framework, as set out in the Community Plan, alongside locally defined objectives.
- 2.8 Infrastructure in this context is being defined as everything set out in the Council's Regulation 123 list set out in the box below.

Education Facilities: The provision, improvement, replacement, operation or maintenance of new and existing public education facilities

Community facilities: The provision, improvement, replacement, operation or maintenance of new and existing community facilities including

- Health Care Facilities
- Library Facilities
- Indoor Sport & Leisure Facilities (defined as publically owned or controlled leisure centres, sports halls and game courts, swimming pools)
- Cultural Facilities (defined as publically owned or controlled theatres, cultural /arts centres, including the Southbank Centre)
- Recycling facilities
- Community or Youth facilities.

Public Realm Improvements: The provision, improvement, replacement, operation or maintenance of specific public realm projects in Town Centre or area based public realm streetscape schemes/programmes, and improvements and maintenance of existing

parks and public open space.

Transport: The provision, improvement, replacement, operation or maintenance of strategic public transport initiatives (excluding site specific transport interchange schemes), programmed highway and traffic management improvements (Lambeth and TFL), sustainable transport initiatives including cycling and pedestrian routes)

- 2.9 It should be noted that CIL neighbourhood funding has a wider potential application than just infrastructure. To this end, as well as being able to be spent on ‘the provision, improvement, replacement, operation or maintenance of infrastructure as set out in the 123 list’, the neighbourhood funding element can be spent on ‘anything else that is concerned with addressing the demands that development places on an area’.
- 2.10 Through the mechanism of a CLIP, CIL neighbourhood funding would be allocated based on priority projects, co-produced with local communities. Having a CLIPs policy in place for the adoption of CIL will demonstrate a link between new development in an area helping to deliver the aspirations and outcomes wanted by local residents.
- 2.11 It should be noted that Regulation 123(2) of the CIL Regulations, as amended, prevents Section 106 agreements from being used to seek contributions for infrastructure that are intended to be funded through CIL. The Department for Communities and Local Government (DCLG) stated that this does not apply in relation to the neighbourhood funding element. This means Section 106 contributions may be sought to fund local priority projects defined by CLIPs in addition to the CIL neighbourhood funding. As such, CLIPs also have the potential to consider other funding streams as part of a holistic co-produced capital programme.
- 2.12 The CLIPs will need to be informed by the Council’s own delivery plan for strategic infrastructure to avoid duplication and help support the process of making decisions locally about what is important given the limited level of income in some local areas.

The Proportion of CIL Receipts as *Neighbourhood Funding*

- 2.13 It is clear from the estimates that not all of the infrastructure required to support growth can be paid for by CIL income in isolation. The Council will need to identify other funding partners and agencies to close the funding gap and be innovative in the way it plans and delivers infrastructure.
- 2.14 Furthermore, given the disparity across the borough, if the level of neighbourhood funding is set at the minimum 15%, in some areas the proportion of neighbourhood funding is always likely to be consistently low unless there is a significant increase in the level of development proposed in that area.
- 2.15 Forecasting suggests that increasing the neighbourhood funding by a further 10% to 25% makes a significant difference to the amount of neighbourhood funding that might be available. For example, based on ward level analysis of projected CIL income, if the neighbourhood funding element was set at 15%, 11 out of 21 wards in the borough could receive less than £10,000 per annum. If the percentage was set at 25%, this reduces to 4 wards.

- 2.16 There is a concern that this level is too low to facilitate any meaningful investment at a local level. Furthermore, that it will take many years for sufficient income to accumulate to enable even modest benefits to be delivered long after the development that generated the CIL is complete.
- 2.17 Therefore, if the neighbourhood funding is to deliver any real benefits then the Council needs to improve upon the requirements set by Central Government in the CIL legislation.
- 2.18 Based on the CIL income modelling, a 25% allocation for neighbourhood funding would leave £68m for strategic infrastructure over 17 years.
- 2.19 There is a concern that by setting the percentage for neighbourhood funding at a level that is too high, this will mean that the strategic infrastructure will take longer to deliver and may not be delivered at all. Therefore causing extremely negative impacts on the local community where development is taking place. There are two key responses to this.
- 2.20 Firstly, it will be critical that each CLIP is co-produced in a manner that ensures the neighbourhood funding expenditure is agreed in the full knowledge of both the need of a local area and, in so far as it is possible, an understanding of where other strategic investment will be made in the area by the Council and its partners. This should allow local communities to direct funding to where they feel it is needed most given the broader funding and investment landscape. CLIPs should be seen as a tool to help direct and prioritise infrastructure spend, not as a drain on resources.
- 2.21 Secondly, the Council will retain the ability to direct the remaining 75% of CIL income (or indeed a lower proportion) to any given area. This money would not be included within the control of the CLIP, but would be for the Council and its partners to use to fund strategic projects to directly address growth pressures. This 'strategic pot' matched with other income streams will be needed to balance out spending to focus on need (from growth or otherwise) in the borough and as such should complement the CLIPs.
- 2.22 A final consideration is that communities in the borough who have already embarked on, or are considering embarking upon, the preparation of a statutory Neighbourhood Plan, as defined by the Localism Act will automatically be entitled to a 25% neighbourhood funding element. Setting the level at 25% across the borough will provide parity and avoid communities having to go through the bureaucratic process involved in their adoption, should their main goal be to increase level of neighbourhood funding.
- 2.23 For these reasons, it is recommended that the 25% of CIL collected in a local area is allocated as neighbourhood funding to be spent locally.

Defining the CLIPs Areas

- 2.24 The Regulations allow the Council to decide what its own bespoke definition of a 'local' neighbourhood area is. The estimates of development income suggest that these neighbourhood areas should be greater than single wards to enable even modest amounts of income to be combined to create projects.

- 2.25 The precise boundaries of CLIPs and their inter-relationship will be the subject of further analysis and brought forward as part of the adoption of CIL in 2014. The process for establishing the exact combination or boundary between local areas will be challenging, given the overlapping nature of communities and neighbourhood identify in the borough. Further analysis of the likely income and infrastructure expenditure by ward and combination of ward will also need to be undertaken to inform these decisions.

CLIPs Governance and Timing

- 2.26 A programme of engagement with ward members and local stakeholders will help establish the most appropriate combination of wards or boundaries for the CLIPs as well as the necessary governance arrangements, including the processes and procedures, which should be fit for purpose in relation to the likely resources available.
- 2.27 The Council will also need to consider the capacity of existing groups to engage in this type of process. To what extent is CIL understood by local residents and communities? Do they understand the wider 'strategic' infrastructure requirements of the borough, and how this impacts on the potential scope for 'local' infrastructure? Capacity building of citizens and groups will be an important consideration.
- 2.28 In Lambeth as elsewhere, there will always be the risk of 'sectional capture'. Sectional capture is a situation in which a section of the community is able to secure most of the opportunities and benefits of a particular programme to the detriment of other sections of the community. Consideration needs to be given on how this risk can be mitigated by ensuring that CLIPs processes are as inclusive, and that all members of the community are able to contribute to it, as far as possible, including those who are the least vocal and most vulnerable.
- 2.29 If CIL is adopted by July 2014, it may take up to 2 years for significant levels of neighbourhood funding money to accumulate for an area. The design of the process of preparing CLIPs will be developed for adoption with the CIL in 2014. This will include a programme for the preparation of CLIPS. This will not prevent the Council from investing Section 106 funds over this time period. The Council has spent £12m over the last 2 years of Section 106 funds on a range of projects for the benefit of the local community that mitigate against the impact of development.
- 2.30 CIL Regulations provide for monitoring and reporting requirements on the summary and details of CIL receipts and CIL expenditure at the end of a financial year, which must be published on the charging authority's website. This will include details neighbourhood funding allocations and expenditure for each neighbourhood area at the end of a financial year.

3. Finance

- 3.1 Current estimated development income from CIL receipts across the whole of the Borough over the next 17 years is approximately £90m if currently forecast development goes ahead.
- 3.2 CIL Regulations permit the use of CIL receipts to fund the Council's administration costs up to a maximum of 5% of total receipts. This includes the costs relating to the administration of neighbourhood funding including the costs of co-producing the CLIPS. These costs will be deducted from any CIL collected prior to the calculation of the CIL to be allocated as neighbourhood funding.
- 3.3 If the proposal to set neighbourhood funding at 25% is endorsed, this would see an estimated £21.4m allocated for local co-operative infrastructure planning over the next 17 years.
- 3.4 The Council will need to identify its programme of strategic infrastructure delivery to enable costs and priorities to be established so that the preparation of Community Infrastructure Plans can commence. It will also be important to integrate administration of the CIL funded projects into the council's overall financial planning, monitoring and reporting framework.
- 3.5 CIL Regulations require publication of CIL receipts and expenditure, including neighbourhood funding, at the end of each financial year on the charging authority's website.

4. Legal and Democracy

- 4.1 The overall purpose of CIL is to ensure that costs incurred in providing infrastructure to support the development of an area can be funded (wholly or partly) by owners or developers of land. Regulation 59 (1) of the CIL Regulations states as follows:

59. Application to infrastructure

- (1) A charging authority must apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area.

- 4.2 Regulation 59F of the CIL Regulations state:

59F— Use of CIL in an area to which regulations 59A and 59B do not apply. 59A and B apply to areas where there are parish, (England) or community councils, (Wales).

- (1) This regulation applies where all or part of a chargeable development is in an area in relation to which regulations 59A and 59B do not apply.
- (2) This regulation applies to those CIL receipts that would have been passed to a local council under regulations 59A and 59B had that part of the chargeable development been within the area of a local council.
- (3) The charging authority may use the CIL to which this regulation applies, or cause it to be used, to support the development of the relevant area by funding —
 - (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or

(b) anything else that is concerned with addressing the demands that development places on an area.

(4) In paragraph (3), “relevant area” means that part of the charging authority's area that is not with the area of a local council.

4.3 Regulation 59F deals with how CIL receipts may be dealt with in relation to a chargeable development that is located in an area where there is no local (i.e. parish) council. Under this regulation, the charging authority retains the receipts from a chargeable development, because there is no parish council to pass them on to. However, it needs to consider how it spends those receipts, as outlined below.

4.4 In a case where the charging authority has no parish councils at all, the ‘part of the charging authority’s area that falls outside the area of a parish council’ is the whole of the charging authority. That indicates that a local authority without parishes could spend the receipts anywhere it wished within its area. Charging authorities that do not have parish councils should apply the proportion of CIL receipts that the parish council would have received, (if there had been one), in a way that engages the local community in determining how that particular proportion of receipts will be spent.

4.5 Central government guidance issued in April 2013 explains how it envisages this aspect of CIL working in areas where there are no parish councils. The application of the ‘local’ aspect of CIL receipts is termed ‘neighbourhood funding’ by DCLG in the guidance, although that term itself is not used within the CIL Regulations.

4.6 The detail of the DCLG guidance on CIL (April 2013) is as follows:

“Where there are no Parish or Community Councils

Communities without a Parish or Community Council will still benefit from this incentive. In these cases the charging authority will retain the levy receipts but should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding. Charging authorities must clearly and transparently set out their approach to engaging with neighbourhoods using their regular communication tools e.g. website, newsletters, etc.

It is for the charging authority to undertake effective consultation. There is no specific process in regulations – rather an expectation that charging authorities will use existing community consultation and engagement processes in deciding how the neighbourhood funding element will be spent. This should include working with any designated neighbourhood forums preparing neighbourhood plans that exist in the area, theme specific neighbourhood groups, local businesses (particularly those working on business led neighbourhood plans), and using networks that ward councillors use. Crucially this consultation should be at the neighbourhood level and be proportionate to the level of Levy receipts and the scale of the proposed development to which the neighbourhood funding relates.

It is important to note that where the charging authority retains the neighbourhood funding they can use those funds on the wider range of spending (e.g. anything else that is concerned with addressing the demands that development places on an area.)

The charging authority and communities should consider such issues as the phasing of development, the costs of different projects (e.g. a new road, a new school), prioritisation, delivery and phasing of projects, the amount of the levy that is expected to be retained in this way and the importance of certain projects for delivering development that the area needs. It should also have regard to the infrastructure needs of the wider area.”

- 4.7 Approval of the proposals constitutes a key decision on community impact grounds. This decision has been published on the Forward Plan for more than 28 days, in the accordance with the law, having been first entered on the Plan on 29 November 2013.

5. Consultation and co-production

- 5.1 The Council consulted on a CIL Preliminary Draft Charging Schedule between September and November 2012. The Council took into account comments received during the initial consultation and incorporated changes arising into its Draft Charging Schedule. The Council invited representations on the Draft Charging schedule from 1 July to 12 August 2013. The Council submitted the Draft Charging Schedule (with minor modifications), and relevant supporting evidence to the Planning Inspectorate on 22 November 2013.
- 5.2 In preparation for this report an initial round of consultation was undertaken involving ward members and local stakeholders on the level of neighbourhood funding and on the establishment of CLIPs.
- 5.3 A further round of community engagement and co-production will be undertaken to inform the establishment of CLIPs, defining the boundaries of CLIPs areas and setting out the governance arrangements in advance of the adoption of CIL.

6. Risk management

- 6.1 There are a number of risks inherent in the consideration of neighbourhood funding:
- Development does not progress as expected and income is significantly lower as a consequence.
 - The gap between strategic infrastructure is increased if the level of neighbourhood funding is set above the minimum 15%.
 - The CLIPs are influenced by a small part of the community rather than the community as a whole.
 - In areas where neighbourhood funding is low, it may take several years for local projects to be delivered.
- 6.2 Some of these risks are beyond the Council’s control. Others will need to be managed as part of the preparation of CLIPs. .

7. Equalities impact assessment

7.1 An Equalities Impact Assessment, which included neighbourhood funding, was carried out for the Lambeth CIL.

8. Community safety

8.1 CIL provides a resource for infrastructure, including those that help to enhance community safety. It will therefore have a positive impact on community safety, especially at the local level when CLIPs is adopted.

9. Organisational implications

9.1 Environmental

None

9.2 Staffing and accommodation

The preparation of CLIPs will need to be resourced over and above current work programmes.

9.3 Procurement

None

9.4 Health

None.

10. Timetable for implementation

Activity	Date
Agreement of neighbourhood funding to be set at 25%	January 2014
Programme of Community Engagement for CLIPs	January to February 2014
Public examination of Lambeth CIL Charging Schedule	February 2014
Adoption of CIL	July 2014
Confirmation of CLIPs boundaries and governance arrangements	July 2014

Audit trail				
Consultation				
Name/Position	Department or Organisation	Date Sent	Date Received	Comments in para:
Sue Foster, Strategic Director	Delivery Cluster	16.12.13	17.12.13	
Mike Pocock, Delivery Director	Business, Growth & Regeneration	27.11.13	28.11.13	Minor wording in exec summary, 2.1, rec 3, 6.3
David Joyce, Assistant Director of Development Management	Business, Growth & Regeneration	27.11.13	20.12.13	Para 2.2
Greg Carson, Principal Lawyer, Housing Property & Planning	Governance and Democracy	29.11.13	03.12.13	4.1 to 4.6
Hamant Bharadia, Business Partner	Communities of Interest	29.11.13	02.12.13	Exec summary
Christian Fleming, Head of Finance	Financial Strategy	29.11.13	03.12.13	Exec summary, minor 2.2, 2.3, 2.8, 3 throughout
Carolyn Dwyer, Delivery Director	Communities, Housing & Environment			
Adrian Smith. Commissioner for jobs and growth	Commissioner			
Councillor Pete Robbins, Cabinet Member	Lambeth Council	27.11.13	12.12.13	None
Katy Shaw, Democratic Services Officer	Governance and Democracy	29.11.13	04.12.13	Added para 4.7

Report history	
Original discussion with Cabinet Member	21/11/2013
Report deadline	30/12/2013
Date final report sent	24/12/13
	239/13-14
Part II Exempt from Disclosure/confidential accompanying report?	No
Key decision report	Yes
Date first appeared on forward plan	29.11.13
Key decision reasons	EITHER 1. Will amend Community Plan Outcomes Framework or Budget and Policy Framework 3. Meets community impact test
Background information Lambeth Local Plan Proposed submission, Cabinet	http://bit.ly/1irH0FI

report - 4 November 2013 (Report 192/13-14) Community Infrastructure Levy (CIL) Draft Charging Schedule and Next Steps in Adopting CIL in Lambeth, Cabinet report - 10 June 2013 (Report 66/13-14)	http://bit.ly/1d63DHW
CIL Regulations 2010 amended 2011, 2012 and 2013	http://bit.ly/1k3vVfw
Localism Act 2011	http://bit.ly/19DEpA7
Appendices .	None.