

REPORT OF CABINET 1/2021/22

FULL COUNCIL 14 March 2022

Chair : Cllr Peray Ahmet

To be introduced by Cllr John Bevan - Cabinet Member for Planning, Licensing and Housing Services

1.INTRODUCTION

Full Council approval is required of the Community Infrastructure Levy Charging Schedule as set out at Part Three Section B - Section 1 - Full Council Responsibilities.

The Revised Community Infrastructure Levy Charging Schedule has been considered by the Strategic Planning Committee. The attached report and its appendices were considered by the Cabinet on the 8th of March 2022.

2.REVISED COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

We considered the attached report at the Cabinet meeting on the 8th of March which proposed to increase the CIL rates levied by the Council in the east of the borough for residential, student accommodation and build to rent housing. We noted that until now, the CIL rate for residential development in the east of the borough has been £15 per square metre and the attached report proposed increasing it to £50 bringing it closer in line with residential rates elsewhere in the borough.

We considered that the proposed rates would maximise financial contributions from development towards infrastructure whilst ensuring the economic viability of development and protecting the Council's ability to secure its preferred affordable housing tenures as part of new development.

In considering the attached report and its appendices we noted that the proposed decision would ensure that affordable housing and other 'section 106' financial contributions from developments would not be jeopardised at a late stage in the planning process. The revised rates were proposed to take effect on 1 September 2022 and the developments in the immediate planning pipeline included Council-led housing schemes in the east of the borough. We further noted that the grace period before the new rates take effect would ensure that the financial model of cross-subsidy to maximise affordable housing was not put at risk.

Whilst the report is about the charges to developers and not about the expenditure of CIL, with regards to a question on the increased access and share of CIL funding in the west of the borough, we noted that where there was a Neighbourhood Forum established, they had a right to pre-empt certain monies for the forum area. However, recent improvements in the way the Neighbourhood CIL spending formula was applied meant that monies could be moved to the areas where there was essential need.

We continued to consider the issue of fairer distribution of CIL funding and were further informed that, in summary, there were two separate elements to this question which were increasing rates to developer which the report was taking forward and secondly, how the CIL spending was distributed. The neighbourhood element of CIL was between 15 to 25% of what the Council collected and had to be spent in the neighbourhood area. It was previously acknowledged that in the east of the borough there were unequal distributions compared to the west of the borough but this had recently been corrected and a redistribution formula compiled on a fairer basis. I agreed, as a Cabinet Member to note this issue.

WE RECOMMED

That Full Council:

1. Note the Examiner's report on the examination of the partial review of Haringey's Community Infrastructure Levy Draft Charging Schedule, as modified set out at Appendix C of the attached Cabinet report;
2. Note that Members of Strategic Planning Committee endorsed the Revised Community Infrastructure Levy Charging Schedule to take effect on 1 September 2022;
3. That the Revised Haringey Community Infrastructure Levy Charging Schedule is approved and publicised as set out at Appendix D of the attached Cabinet report to take effect on 1 September 2022.