

**Report for:** Housing & Regeneration Scrutiny Panel, 28 June 2022

**Title:** Community Infrastructure Levy briefing paper

**Report authorised by:** Rob Krzyszowski, Assistant Director, Planning, Building Standards & Sustainability

**Lead Officer:** Bryce Tudball, Interim Head of Planning Policy, Transport and Infrastructure

**Ward(s) affected:** All

**Report for Key/  
Non Key Decision:** For information

**1. Describe the issue under consideration**

- 1.1 The Housing & Regeneration Scrutiny Panel has asked for a briefing paper on the Haringey Community Infrastructure Levy (CIL). This paper provides a background to CIL covering both Strategic CIL and Neighbourhood CIL, details the Council's adopted Haringey CIL and policy in this regard, and identifies how money raised is being used to support infrastructure delivery in the borough.

**2. Recommendations**

The Scrutiny Panel is asked to note this briefing paper.

**3. Reasons for decision**

Not applicable.

**4. Alternative options considered**

N/A

**5. Community Infrastructure Levy (CIL)**

Background

- 5.1 The Council expects new development to contribute to site related and wider infrastructure needs through a combination of the following mechanisms:
- Planning conditions (site/development related)
  - Planning obligations to secure developer contributions or works in kind e.g. Section 106 agreements / planning obligations (site/development related)
  - CIL (neighbourhood, strategic and borough-wide infrastructure)

- 5.2 CIL is a levy introduced under the Planning Act 2008 that local authorities can choose to charge on new developments in their area for the purpose of raising funds for the wide range of community infrastructure projects required to support area development.
- 5.3 CIL is set through the adoption of a Charging Schedule. CIL is a charge based on the floorspace of new buildings to help fund infrastructure needs arising from new development. It is non-negotiable and is calculated based on net increase in floorspace based on a £ per metre square charge (£/m<sup>2</sup>).
- 5.4 CIL must be spent as follows:
- Up to 5% of CIL may be spent on the **administrative expenses** incurred by the Council in administering the collecting and spending of CIL.
  - 15% of CIL may be spent on **Neighbourhood CIL (NCIL)** projects, that is projects identified in consultation with local neighbourhoods. The 15% figure increases to 25% where there is an adopted Neighbourhood Plan.
  - The remaining 70-80% of CIL may be spent on **Strategic CIL (SCIL)** projects.

#### Haringey CIL

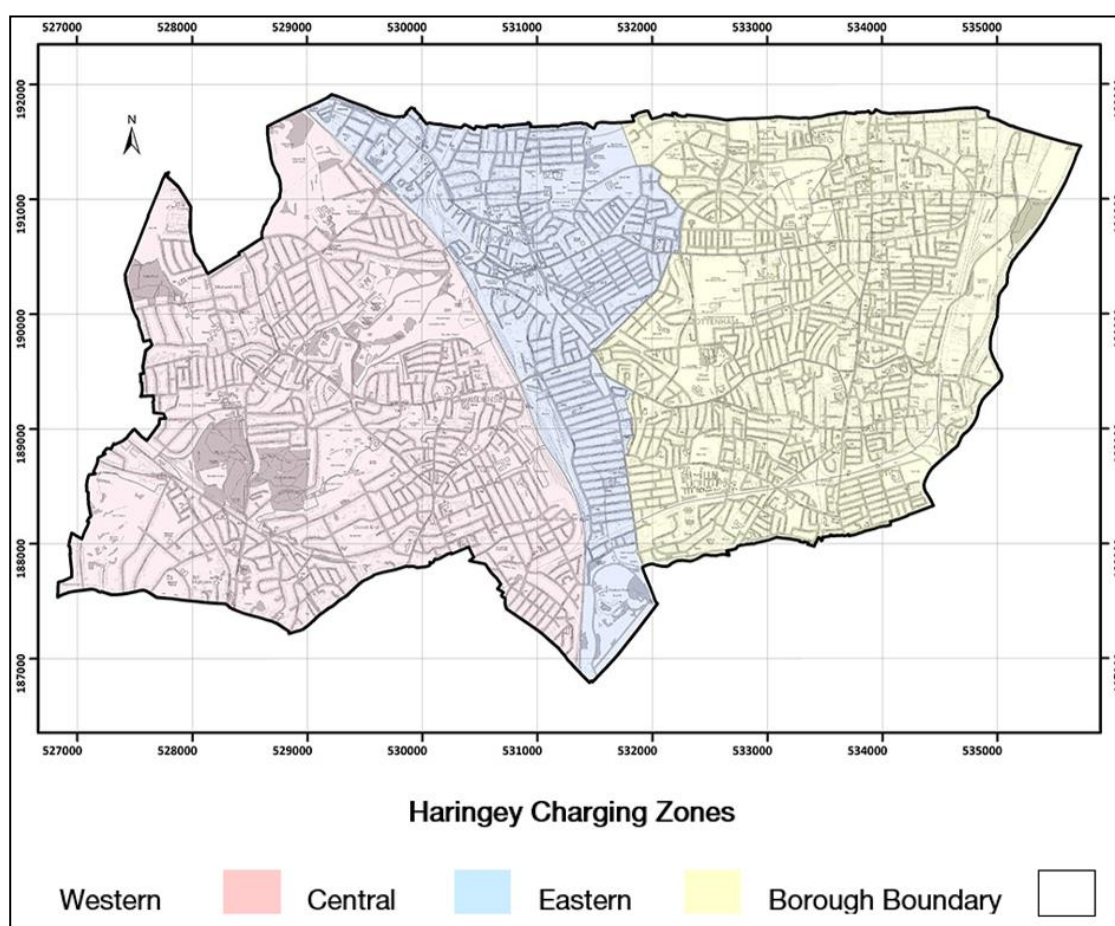
- 5.5 The Council approved the introduction of a local CIL in July 2014 and started charging on 1 November 2014. The rates together with the map showing the different charging zones are set out in the Council's adopted CIL Charging Schedule.
- 5.6 CIL charging rates are subject to automatic annual indexation for inflation therefore the current rates already charged by the Council are approximately 40% higher than the adopted rates. The current rates are set out in the Council's CIL Annual CIL Rate Summary for 2022 which was published in December 2021. The next Annual CIL Rate Summary is required to be published in December 2022.
- 5.7 On 14 March 2022 Full Council approved a Revised CIL Charging Schedule to take effect on 1 September 2022 (rates set out in Table 1 below and charging zones in Figure 1 below). The Revised Schedule includes increased rates for a range of uses in the eastern charging zone including an increase in the residential rate from £15 per m<sup>2</sup> to £50 per m<sup>2</sup>. The approval of the Revised CIL Charging Schedule follows a CIL Partial Review which began in 2016 and culminated in the examination of the Revised Charging Schedule in late 2021. All planning permissions granted on or after 1 September 2022 will be subject to the rates in the Revised Charging Schedule. The Council's existing Charging Schedule which has been in place since 2014 will continue to have effect until 1 September 2022.

**Table 1: Revised CIL Charging Schedule**

	CIL charge (£/square metre)		
Use	Western	Central	Eastern

Residential	£368.12	£229.21	£50
Student accommodation	£368.12	£229.21	£85
Build to Rent housing	£368.12	£229.21	£100
Supermarkets	£131.97		
Retail Warehousing	£34.73		
Office, industrial, warehousing, small scale retail	Nil Rate		
Health, school and higher education	Nil Rate		
All other uses	Nil Rate		

Figure 1: Map of Haringey CIL Charging Zones



## Strategic CIL

- 5.8 Legislation requires SCIL to be spent on “funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area”<sup>1</sup>. Infrastructure is defined as including:
- Roads & transport facilities
  - Flood defences
  - Schools & educational facilities
  - Medical facilities
  - Sporting & recreational facilities
  - Open spaces
- 5.9 National Planning Practice Guidance (PPG) on CIL states that SCIL “can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development”<sup>2</sup>.
- 5.10 Haringey’s CIL Governance document<sup>3</sup> states that SCIL “will be spent on CIL eligible projects with [sic] the Capital Programme, taking into account the Regulation 123 List and the IDP”.
- 5.11 The SCIL Infrastructure List in the Council’s Infrastructure Funding Statement states that Haringey SCIL funding may be applied in whole or in part to the provision, improvement, replacement or maintenance of the following infrastructure:
- Educational Facilities
  - Further Education Facilities
  - Health and wellbeing Facilities
  - Parks and Open Spaces
  - Social and Community Facilities
  - Transport and Highways excluding works that are required as part of a development proposal to be secured through a Section 278 Agreement
  - Enterprise Space
  - Sports and Leisure Facilities
  - Public Realm Improvements
  - Community Safety Measures
  - District Energy Network and associated infrastructure
- 5.12 The Council’s CIL Governance document makes clear “there will be competing demands” for SCIL and sets a series of prioritisation guiding criteria.
- 5.13 In December 2020<sup>4</sup> Cabinet approved £14.6m of SCIL monies being spent on projects which best met the relevant criteria. The projects together with updates are set out in Appendix 1.

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<sup>1</sup> Planning Act 2008, CIL Regulations 2010

<sup>2</sup> National Planning Practice Guidance: CIL

<sup>3</sup> [www.haringey.gov.uk/cil](http://www.haringey.gov.uk/cil)

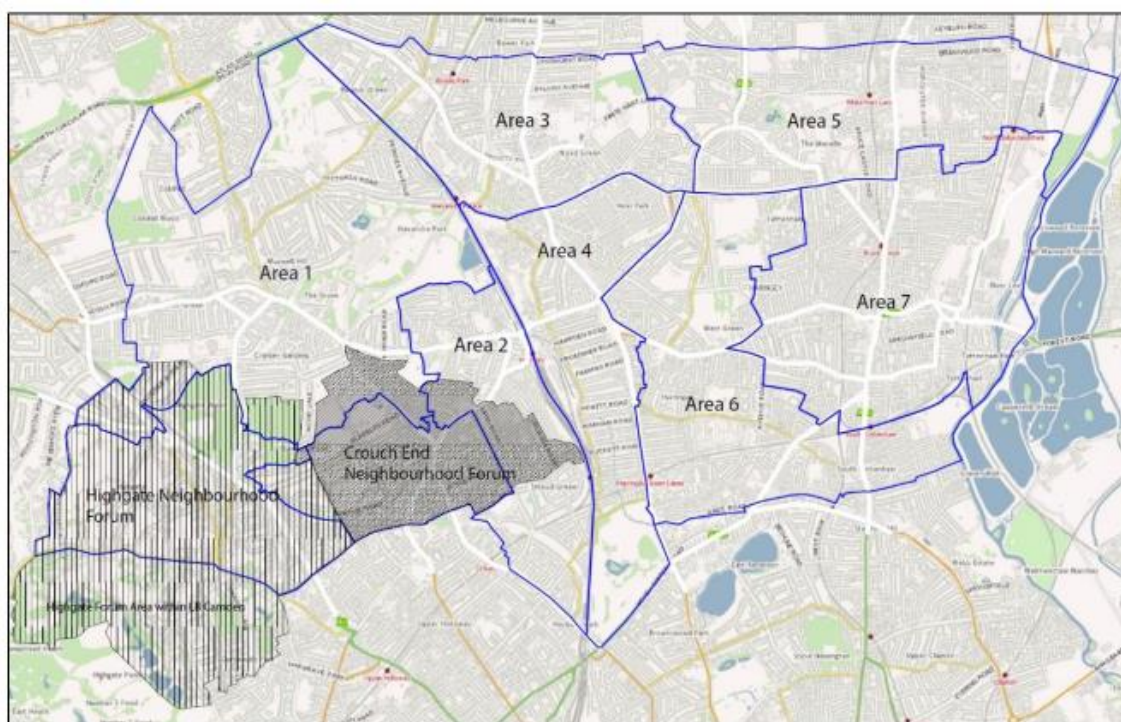
<sup>4</sup> [www.minutes.haringey.gov.uk/ielssueDetails.aspx?Id=71778&PlanId=0&Opt=3#A166290](http://www.minutes.haringey.gov.uk/ielssueDetails.aspx?Id=71778&PlanId=0&Opt=3#A166290)



## Neighbourhood CIL

- 5.14 Legislation allows 15% of CIL to be spent on infrastructure or ‘anything else that is concerned with addressing the demands that development places on an area’. In places with an adopted Neighbourhood Plan, this increases to 25% of CIL. This is called Neighbourhood CIL (NCIL).
- 5.15 The process for deciding how the Council spends NCIL is set out in the Council’s CIL Governance document. Haringey is currently split into 9 NCIL areas as set out in Figure 2 below. There are different NCIL spend arrangements where a community has an adopted Neighbourhood Plan in place. In Haringey there are 3 Neighbourhood Forums in Highgate, Crouch End and Finsbury Park & Stroud Green. Currently only Highgate has an adopted Neighbourhood Plan which means that 25% of CIL may be spent on NCIL projects. The Finsbury Park and Stroud Green Neighbourhood Forum is not currently recognised in the CIL Governance document which predates it.

**Figure 2: Map of Haringey NCIL areas\***



\* The current NCIL areas are based on ward boundaries prior to 5 May 2022 and as such does not align with the new ward boundaries following the Boundary Commission Review on Haringey’s council wards

- 5.16 In order to better achieve the Council’s aims of fairness and equality, in March 2020 the Council agreed<sup>5</sup> to:
- Change the CIL Governance document to allow a fairer approach and spend NCIL in a different area to where it was raised
  - Allocate NCIL via a new methodology as follows:
    - The Neighbourhood Forum area amounts remain ringfenced. Of the remaining NCIL available:

<sup>5</sup> [www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=9371&Ver=4](http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=9371&Ver=4)

- 15% is allocated to areas based on the amount of development in an area<sup>6</sup>
- 10% is allocated proportionally to the Tottenham areas (Areas 5 and 7) based on the number of wards in the areas
- 75% is allocated proportionally to Areas 1 to 7 based on the number of wards in each area
- Spend NCIL on a list of 41 'Round 1' projects totalling £2.2m

5.17 Re-allocated NCIL monies are calculated once per year at the end of March.

5.18 In March 2020 the Council agreed<sup>7</sup> to spend NCIL on a list of 41 'Round 1' projects totalling £2.2m. The projects together with updates are set out in Appendix 2.

### Future spending allocations

5.19 As part of the process of preparing the 2021/22 IFS officers are currently collating information on the CIL position as at 31 March 2022. Once this is complete, consideration will be given to whether the CIL Governance document needs amending to change how the Council allocates CIL, particularly NCIL, to reflect a co-design / participatory budgeting approach and also the Council's new ward boundaries. Following this, further allocations of SCIL and NCIL will take place.

## **6. Contribution to strategic outcomes**

6.1 Priority 3 (Place): CIL helps fund local and strategic infrastructure projects which are necessary to ensure that the growth in the borough is something that everyone can benefit from and produces sustainable, attractive and accessible places.

6.2 Priority 4 (Economy): CIL receipts are a key source of funding to support the delivery of local physical and social infrastructure.

## **7. Use of Appendices**

Appendix 1 Strategic CIL projects and updates

Appendix 2 Neighbourhood CIL projects and updates

## **8. Background documents**

## **9. Local Government (Access to Information) Act 1985**

N/A

<sup>6</sup> The amount of development is based on the NCIL collected as the simplest and most reliable and relevant proxy but adjusted so that the effect of the varying CIL rates across the borough is neutralised to ensure fairness. Each area's percentage share of the overall amount of development is then applied to the topslice amount. This effectively distributes the topslice proportionally based on the amount of development.

<sup>7</sup> [www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=9371&Ver=4](http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=9371&Ver=4)

## Appendix 1 Strategic CIL projects and updates

SCIL Ref	Capital Programme			SCIL contribution	Delivery update
	Ref	Project	Full amount		
1	109	<b>Youth Services (Wood Green Youth Space)</b> New temporary youth space in Wood Green – raising attainment and aspirations for all young people who use the centre. £1m total capital cost + £150k x3 years revenue = £1.45m total: <ul style="list-style-type: none"> <li>• £100k GLA Good Growth Fund</li> <li>• £100k Haringey Young People at Risk Strategy fund</li> <li>• £60k Wood Green capital fund</li> <li>• £250k NCIL (agreed March 2020)</li> <li>• £940k SCIL</li> </ul>		£940,000	Project on site and due for completion in Summer 2022.
2	119	<b>School Streets</b> A set of physical measures and interventions around the school gates. Making the space safer, more active travel friendly, and unsuitable for drivers to park and drive through. Measures may include pavement widening, planters for urban greening and chicanes, cycle parking, enforcement cameras, temporary gates to close roads to vehicular traffic.	£1,500,000 borrowing £1,500,000 external	£1,500,000	Programme of delivery underway with School Streets launched in April 2021, September 2021 and March 2022.
3	313	<b>Active Life in Parks</b> Outdoor gyms, children's playgrounds, MUGAs, tennis courts, pitch improvements (£901k NCIL for wider parks projects across other capital lines was agreed March 2020)	£1,150,000 borrowing	£500,000	Update to follow
4	474	<b>Tottenham High Road Strategy</b> Deliver a number of public realm infrastructure, open spaces, workspace and mixed used sites projects across Seven Sisters, Tottenham Green and Bruce Grove. Proposal for SCIL is for the Tottenham Green project element as part of High Streets Recovery Action Plan.	£12,727,000 borrowing	£342,000	Full amount spent to support delivery of Tottenham Green Phase 2 project. Project completed in July 2021.

SCIL Ref	Capital Programme			SCIL contribution	Delivery update
	Ref	Project	Full amount		
5	411	Tottenham High Road & Bruce Grove station Delivery of employment workspace and public realm improvements in Bruce Grove Ward	£569,000 borrowing	£569,000	Bruce Grove Streets and Spaces project started last year, however focus has been on spending FHSF grant. SCIL Contribution reprofiled to 23/24
6	480	Wood Green Regen	£34,413,000 borrowing		
6.1		<u>Turnpike Lane Improvement Project</u> Community-led regeneration to contribute to a safer environment; enhance public spaces; improve safety and design out anti-social behaviour; secure a legacy of good design; and promote and support recovery of the local economy. Working closely with the Turnpike Lane Traders Association. Total capital cost £1.2m: <ul style="list-style-type: none"> <li>£600k Council capital</li> <li>£600k SCIL</li> </ul>		£600,000	Project initiated. Youth engagement plan successfully completed in March 2022.
6.2		<u>Penstock Tunnel and Public Space</u> Public realm improvements to Penstock Tunnel in Wood Green. The tunnel forms a strategic link connecting Wood Green town centre and Cultural Quarter with Alexandra Palace and Park and Hornsey to the west. The proposals will seek to create better connections between the east and west of the borough with improvements including drainage, wayfinding, lighting and landscaping, along with an integrated artwork commission. £700k total capital cost: <ul style="list-style-type: none"> <li>£100k TfL funding no longer available, propose to replace with SCIL, and top up with extra £34k</li> <li>£566k GLA/S106/Wood Green capital fund</li> </ul>		£134,000	Project initiated and joint-working underway with Network Rail.
6.3		<u>Wood Green Common / Barratt Gardens / Tower Terrace</u> Sustainable drainage to take water from neighbouring roads and facilitate infiltration in areas with mature trees, increase tree planting and biodiversity. Key outcome is it created play and amenity spaces for the three neighbouring schools that connect onto this space. £1.25m total capital cost: <ul style="list-style-type: none"> <li>£500k GLA Good Growth Fund 3 Accelerator</li> </ul>		£750,000	Project initiated and engagement underway.



SCIL Ref	Capital Programme			SCIL contribution	Delivery update
	Ref	Project	Full amount		
		<ul style="list-style-type: none"> <li>£750k SCIL</li> </ul>			
7	4008	<b>Wood Green Decentralised Energy Network (DEN)</b> To support the delivery of a DEN around Wood Green. This may include funding towards the delivery of the energy centre where the low carbon heat is generated, air quality mitigation, the pipework around Wood Green to take the heat from the energy centre to the buildings that will then use it, and the connections into the buildings which would replace individual boiler systems.	£7,000,000 self-finance	£650,000	Project not at delivery phase therefore CIL funding not yet utilised
8	4007	<b>Tottenham Hale Decentralised Energy Network (DEN)</b> Funding to support the delivery of a DEN around Tottenham Hale. This may include funding towards the delivery of the energy centre where the low carbon heat is generated, the pipework around Tottenham Hale to take the heat from the energy centre to the buildings that will then use it (2021/22), heat storage facility and the connections into the buildings which would replace individual boiler systems. SCIL £1.5m for pipes at Ashley Road	£6,500,000 self-finance	£1,500,000	Project not at delivery phase therefore CIL funding not yet utilised
9	465	<b>District Energy Network (DEN)</b> To support the strategic delivery of the DEN programme sites across the borough (such as North Tottenham DEN and linking it to Edmonton Energy from Waste Plant).	£12,960,000 self-finance	£1,400,000	Project not at delivery phase therefore CIL funding not yet utilised
10	NEW1	<b>Good Economy Recovery Plan: Making High Streets Fit for purpose</b> Building on short-term Reopening High Streets Safely interventions and targeting high streets not covered by that grant. Funding for socially distant provision of attractive meeting/dwelling spaces in town centres including maintenance and provision of pavement expansion/street trading for local SMEs to allow for more customers	£500,000	£500,000	Programme of work being developed following spend from Welcome Back Fund (ended Mar 22).

SCIL Ref	Capital Programme			SCIL contribution	Delivery update
	Ref	Project	Full amount		
11	NEW2	Good Economy Recovery Plan: Market trading investment £30k capital investment for Tottenham Green Market, £30k for Crouch End / other TCs. Providing trading opportunities for dozens of traders, providing a focal point and regular event to promote each town centre and encourage further investment. Signage, electricity points, water points, public realm, storage.	£60,000	£60,000	Market Survey and Strategy to be developed. Improvement works being identified at markets across the borough
12	NEW3	Good Economy Recovery Plan: Streetspace Plan projects for Walking & Cycling Those projects that are as yet un-funded by TfL/DfT. Includes £200k for 2020/21 financial year.	£5,100,000	£5,100,000	Delivery underway as part of three-year programme
13	NEW4	Good Economy Recovery Plan: 'Welcome Back' to town centres – signage / commissions at key gateways Act as place-branding for areas, clearly delineating town centres, used to promote the town centre for further investment and development	£100,000	£100,000	Following on from Welcome Back Fund spend, programme being developed of improvements to gateways (public art, greening etc.)

## Appendix 2 Neighbourhood CIL projects and updates

Area	Project	Ref #	Cost	Delivery update
Area 1 Fortis Green, Muswell Hill and Alexandra	Muswell Hill Library Accessibility Improvements	1	£271,459 contribution (to £357,000 full cost)	Presently in design development. Wider condition works have been added to project and now due for completion by March 2023
Area 2 Hornsey and Stroud Green	Re-deployable cameras x1	2a	£11,000	Cameras purchased
	On-street waste containment x2	2b	£10,000	Delivered
	Bike hangars x1	2c	£5,000	Delivered 20/21
	Priory Park Sports and Play Area Enhancements	2d	£100,000	Initial options review complete. Co-production work planned for summer 2022.
	Stroud Green and Harringay Library Accessibility Improvements	2e	£55,806 contribution (to £180,000 full cost)	All improvement and wider condition construction works now completed.
Area 3 Bounds Green and Woodside	Re-deployable cameras x2	3a	£22,000	Cameras purchased
	On-street waste containment x2	3b	£10,000	Delivered
	Bike hangars x2	3c	£10,000	Delivered 20/21
	Woodside Parks Play Area and landscaping improvements	3d	£46,000	Community engagement completed, work tendered and due to start on site later this summer
	Chapman's Green New Play Area	3e	£20,000	Community engagement completed, work tendered and due to start on in June 2022
	Springfield Park enhancements	3f	£10,000	TCV commissioned to work with community on enhancements

Area	Project	Ref #	Cost	Delivery update
	Wood Green Youth Space Contribution	3g	£50,000	Project on site and due for completion in Summer 2022.
Area 4 Noel Park and Harringay	Re-deployable cameras x2	4a	£22,000	Cameras purchased
	On-street waste containment x2	4b	£10,000	Delivered
	Bike Hangars x2	4c	£10,000	Delivered 20/21
	Wood Green Common Playground Update	4d	£50,000	Initial work completed but agreed funding to be added to wider work on Wood Green Common improvement
	Wood Green Youth Space Contribution	4e	£150,000	Project on site and due for completion in Summer 2022.
Area 5 White Hart Lane and Northumberland Park	Re-deployable cameras x2	5a	£22,000	Cameras purchased
	On-street waste containment x2	5b	£10,000	Delivered
	Bike hangars x2	5c	£10,000	Delivered 20/21
	Bruce Castle Park Landscape Enhancement	5d	£50,000	Initial scoping completed, further work with community over the summer
	Bruce Castle Renovate Multi Use Games Area for various sports	5e	£140,000	Initial scoping completed, actively developing specification and identifying potential users to develop final design proposals
	Tower Gardens Landscape Improvements to go pesticide free	5f	£30,000	Work had stalled but Friends group now revitalised and will be pesticide free this year
	LGBT+ Crossing The Roundway and Lordship Lane	5g	£10,000	Delivery in 22/23
	Re-deployable cameras x3	6a	£33,000	Cameras purchased

Area	Project	Ref #	Cost	Delivery update
Area 6 West Green, St Ann's and Seven Sisters	On-street waste containment x3	6b	£15,000	Delivered
	Bike Hangars x3	6c	£15,000	Delivered 20/21
	Lordship Recreation Ground- Changing Places Accessible Toilet	6d	£65,000	Initial scoping completed, install expected before end of year.
	Downhills Park- Tennis Courts	6e	£100,000	Scoping completed, bid submitted to LTA and expect works to take place later this year.
	Wood Green Youth Space Contribution	6f	£50,000	Project on site and due for completion in Summer 2022.
Area 7 Bruce Grove, Tottenham Green and Tottenham Hale	Re-deployable cameras x3	7a	£33,000	Cameras purchased
	On-street waste containment x3	7b	£15,000	Delivery during 22/23
	Bike hangars x3	7c	£15,000	Delivered 20/21
	Hartington Park- Landscape Improvements	7d	£30,000	Works agreed with Friends group and about to go to tender. Works expected later this year
	Tree Planting	7e	£24,000	Survey of potential planting sites planned for August 2022. Public consultation should take place in Sept with planting taking place Nov-Dec 2022
	Bruce Grove Youth Space Improvement Project	7f	£400,000	Improvement works underway
	Zebra crossing at Shelbourne Road	7g	£35,000	Delivered 21/22
	BMX Track	8a	£170,000	Community led consultation and designs completed. Tree works completed on site. Detailed design and neighbour engagement commencing



Area	Project	Ref #	Cost	Delivery update
Highgate Neighbourhood Forum and Plan Area	Parkland Walk Play Area	8b	£90,000	Community led consultation and designs completed. Detailed design and final sign off commencing
	Tree Planting	8c	£24,000	Survey of potential planting sites mostly completed + engagement with the HNF. Public consultation expected to take place in Sept with planting taking place Nov-Dec 2022

