

Report to Cabinet

Community Infrastructure Levy

4 March 2020

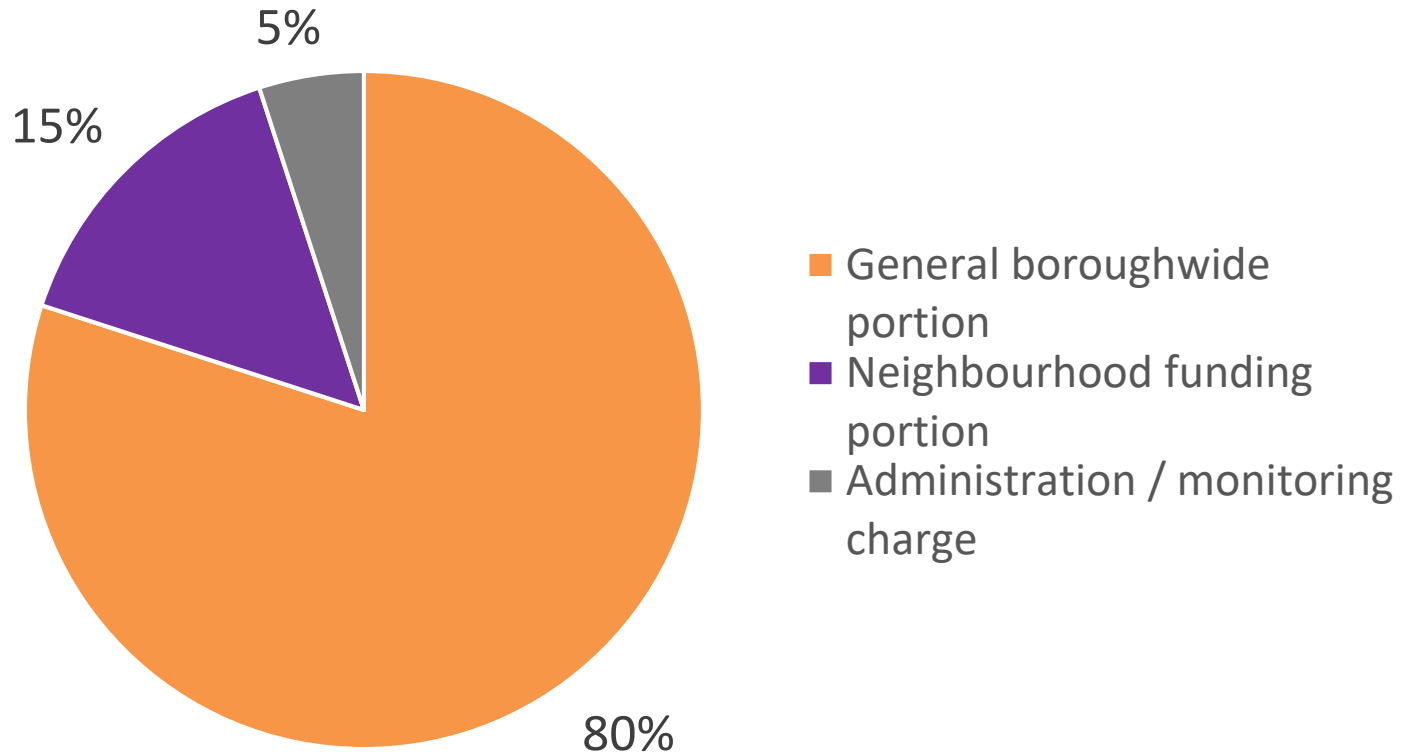


Background

- The Community Infrastructure Levy (CIL) implemented in Sandwell from 1st April 2015.
- A charge is levied on development following the granting of planning permission.
- Basis of charge was taken from a Viability Assessment that found that it should only apply to certain types of development.
- Resulting charging schedule created;
 - £30 per square metre for residential schemes below 15 units
 - £15 per square metre for residential schemes of 15 units or more,
 - £50 per square metre for all retail units in West Bromwich town centre,
 - £60 per square metre for larger retail schemes Borough-wide.



CIL Composition



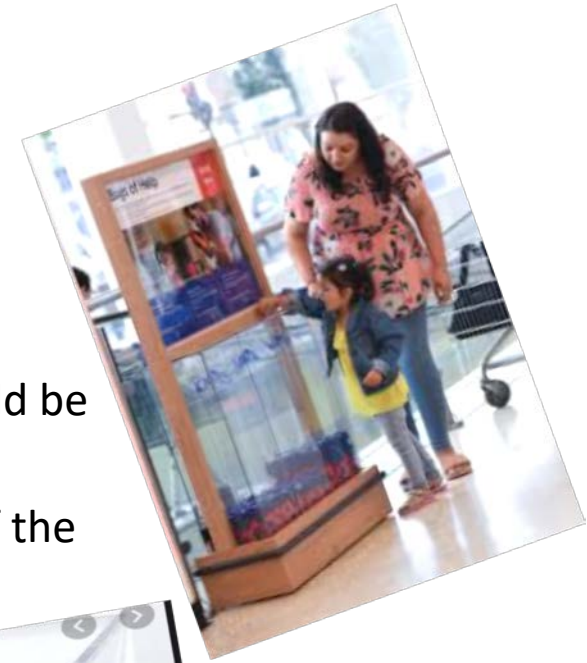
Current Financial Position (16 December 2019)

Portion	Town	Amount
80%	Boroughwide	£1,656,329
15%	Tipton	£29,962
	Wednesbury	£66,925
	West Bromwich	£44,288
	Oldbury	£53,875
	Smethwick	£69,194
	Rowley	£50,609
5%	Admin/Monitoring	£103,743



The CIL Deal – 80%

- Spend of this portion to be guided by a new 'Infrastructure Funding Statement' (similar to the existing Regulation 123 List).
- Council commitment within Resident Inclusive Economy Deal
- Launch in Spring 2020 (subject to approval)
- Allows the Sandwell communities to nominate CIL priorities
- Selection of 5 to 10 known infrastructure priorities, which are compliant with CIL
- Allow a 6 week period for a public vote on which schemes should be supported by the £1.6million funds currently available
- Infrastructure priorities identified would support the delivery of the corporate plan and the Inclusive Economy Deal.
- Chosen schemes to be ratified by Leader and relevant Cabinet Member.



CIL Deal – Inclusive Economy



Levy can be used to fund broad range of facilities such as;
play areas, open spaces, parks and green spaces, cultural and sports facilities, and other community safety facilities.



15% Neighbourhoods portion

- Locally focussed element
- Can be spent on:
 - “the provision, improvement, replacement, operation or maintenance of infrastructure”, or anything else that is concerned with addressing the demands that the development places on an area”.
- Must be spent in the areas where the development takes place
- Proposals originate from the community
- Consult with Town Lead
- Reviewed by CIL steering group to ensure compliance
- Advertise on Council funding webpage seeking views over 2 week period
- Proposal would be reviewed by Cabinet for final approval

5% Administration/ Monitoring portion

- Support the costs associated with the administration of CIL collection and spend.
- An officer within Development Planning is employed to calculate the CIL charge when a planning application is received and administer the collection of the levy including pursuing non-payment.
- The officer would also monitor the spend of all CIL monies to ensure that it is within the required guidelines.

Next Steps

- Establish effective governance arrangements
- Work with community to identify 5-10 infrastructure projects
- Look to launch scheme in Spring 2020

Seek Cabinet approval regarding the proposed spending process for 3 elements of CIL

