

## RESPONSE TO TASK AND FINISH GROUP ON COMMUNITY INFRASTRUCTURE LEVY

<b>Recommendation R1</b>	A differential rates approach to be taken to setting CIL in Herefordshire.			
<b>Cabinet Response</b>	Accepted Initial evidence from the Council's consultants, Three Dragons, indicates that there are different rates of viability across the County. Viability is the key determining issue in setting CIL rates.			
<b>Action</b>	<b>Owner</b>	<b>By When</b>	<b>Target/Success Criteria</b>	<b>Progress</b>
N/A	N/A	N/A	N/A	N/A
<b>Recommendation R2</b>	The Task and Finish Group be re-commissioned early in 2013 to review available documentation and engage with stakeholders.			
<b>Cabinet Response</b>	Accepted The additional capacity and member input into this important process will be very helpful within the agreed timetable.			
<b>Action</b>	<b>Owner</b>	<b>By When</b>	<b>Target/Success Criteria</b>	<b>Progress</b>
Task and Finish Group to be re-commissioned.	Chairman of Overview & Scrutiny Committee Paul James, Governance Services	Jan 2013	Member input into on-going delivery of CIL proposals.	N/A

**RESPONSE TO TASK AND FINISH GROUP ON COMMUNITY INFRASTRUCTURE LEVY**

<b>Recommendation R3</b>	The guidelines set out in the Income and Charges Review be applied to CIL rates.			
<b>Cabinet Response</b>	Accepted in principle. It is important that the Council proceeds in both an efficient and business-like way on the implementation of its CIL regime. The Task and Finish Group was presented with evidence that there is confidence that its introduction would be underpinned by a robust and effective monitoring system. The CIL charging level will however be technically different however from the usual application of fees and charges. In particular it will be advised by financial viability issues, and any periodic reviews will be informed by updates on the viability issues rather than through inflationary increases.			
<b>Action</b>	<b>Owner</b>	<b>By When</b>	<b>Target/Success Criteria</b>	<b>Progress</b>
N/A	N/A	N/A	N/A	N/A
<b>Recommendation R4</b>	Include all types of development in the CIL charging framework.			
<b>Cabinet Response</b>	Accepted. Such an approach will provide clarity for the development industry. It will also provide a basis for the longer-term introduction of a CIL levy to particular types of development that may attract a zero rate when initially introduced.			
<b>Action</b>	<b>Owner</b>	<b>By When</b>	<b>Target/Success Criteria</b>	<b>Progress</b>
N/A at this stage.	N/A	N/A	N/A	N/A

**RESPONSE TO TASK AND FINISH GROUP ON COMMUNITY INFRASTRUCTURE LEVY**

<b>Recommendation R5</b>	The Task and Finish Group be re-commissioned early in 2013 to review the available documentation, and to engage with local stakeholders on the options for phasing CIL payments.			
<b>Cabinet Response</b>	Accepted. The additional capacity and member input into this important process will be very helpful within the agreed timetable. It should however be recognised that there is a formal consultation process which will hav a set and agreed timetable. A key part of the consultation will be direct engagement with stakeholders.			
<b>Action</b>	<b>Owner</b>	<b>By When</b>	<b>Target/Success Criteria</b>	<b>Progress</b>
Task and Finish Group to be re-commissioned.	Chairman of Overview & Scrutiny Committee Paul James, Governance Services	Jan 2013	Member input into on-going delivery of CIL proposals.	N/A

**RESPONSE TO TASK AND FINISH GROUP ON COMMUNITY INFRASTRUCTURE LEVY**

<b>Recommendation R6</b>	A locality-based approach to managing infrastructure projects is applied in the County.			
<b>Cabinet Response</b>	<p>The approach of securing local ownership and management/delivery of infrastructure projects is supported in principle. Key elements in the implementation of the CIL regime in the County will be to:</p> <ul style="list-style-type: none"> <li>• ensure that appropriate project management arrangements are in place for all infrastructure projects.</li> <li>• ensure that county-wide projects are managed in a way as to deliver corporate objectives and targets.</li> <li>• Ensure that more local infrastructure projects (likely to be based in the County’s market towns) have a high degree of local involvement and governance.</li> </ul> <p>In the absence of a definitive Infrastructure Delivery Plan and a detailed CIL charging level it is not possible at this stage to be definitive on the delivery and management arrangements for infrastructure projects. At this stage options would include a locality-based approach (as recommended by the Task and Finish Group), a Housing Market Area approach in the event that the focus in the CIL charging levy is based on housing proposals, and a two-tier approach based on county-wide proposal and other proposals applicable solely to different geographic areas. The roll out of Neighbourhood Plans may assist in informing the process and provide information on local infrastructure. These issues will become clearer as the information becomes available over the next few months.</p>			
<b>Action</b>	<b>Owner</b>	<b>By When</b>	<b>Target/Success Criteria</b>	<b>Progress</b>
N/A at this stage.	N/A	N/A	N/A	N/A

**RESPONSE TO TASK AND FINISH GROUP ON COMMUNITY INFRASTRUCTURE LEVY**

<b>Recommendation R7/8</b>	Ensure that the implementation of CIL encourages and supports the Council’s targets for affordable/social housing and advances the standards of building sustainability of the County’s housing stock (7) and introduction of special development category for high energy efficient, lifetime sustainable schemes(8).			
<b>Cabinet Response</b>	Accepted. Properly adopted CIL payment levies will reflect viability rates throughout the County. These rates will reflect and be informed by the levels of affordable housing being sought. By way of information a zero CIL rate will be applied to affordable housing units. Officers will be asked to pursue further the issue of reducing CIL payments in respect of dwelling units that exceed the adopted building regulations in force at any time.			
<b>Action</b>	<b>Owner</b>	<b>By When</b>	<b>Target/Success Criteria</b>	<b>Progress</b>
Investigation into the merits and legalities of reducing CIL rates on dwellings built to higher sustainability standards.	Yvonne Coleman	Feb 2013	N/A	N/A
<b>Recommendation R9</b>	Development of a communication plan and workshops in advance of implementation date.			
<b>Cabinet Response</b>	Accepted. This on-going engagement will be critical both for speedy and effective implementation of the new arrangements. It will also consolidate the very effective workshops that have already taken place with the development industry.			
<b>Action</b>	<b>Owner</b>	<b>By When</b>	<b>Target/Success Criteria</b>	<b>Progress</b>
Development of a detailed communication plan and workshops	Yvonne Coleman	4 March 2012	N/A	N/A

**RESPONSE TO TASK AND FINISH GROUP ON COMMUNITY INFRASTRUCTURE LEVY**

<b>Recommendation R10</b>	Delivery and management of infrastructure delivery projects to be investigated by re-commissioned Task and Finish Group.			
<b>Cabinet Response</b>	Accepted. Given the efforts already made by the Task and Finish Group it would be helpful to receive further guidance in due course.			
<b>Action</b>	<b>Owner</b>	<b>By When</b>	<b>Target/Success Criteria</b>	<b>Progress</b>
Delivery issues to be considered in future by Task and Finish Group	Cllr Harvey, Paul James	April 2013	N/A	N/A