

You are requested to attend a meeting of the Executive to be held in The John Meikle Room, The Deane House, Belvedere Road, Taunton on 2 May 2012 at 18:15.

Agenda

- 1 Apologies.
- 2 Minutes of the meeting of the Executive held on 11 April 2012 (attached).
- 3 Public Question Time.
- 4 Declaration of Interests
To receive declarations of personal or prejudicial interests, in accordance with the Code of Conduct.
- 5 Development of a new Corporate Business Plan 2012/2013 to 2014/2015.
Report of the Corporate and Strategy Manager (attached).
Reporting Officer: Simon Lewis
- 6 Introduction of the Community Infrastructure Levy (CIL) in Taunton Deane.
Report of the Strategy Lead Officer (attached).
Reporting Officer: Phil Bisatt
- 7 Executive Forward Plan - details of forthcoming items to be considered by the Executive and the opportunity for Members to suggest further items (attached)

Tonya Meers
Legal and Democratic Services Manager

19 April 2012

Members of the public are welcome to attend the meeting and listen to the discussions.

There is time set aside at the beginning of most meetings to allow the public to ask questions.

Speaking under “Public Question Time” is limited to 4 minutes per person in an overall period of 15 minutes. The Committee Administrator will keep a close watch on the time and the Chairman will be responsible for ensuring the time permitted does not overrun. The speaker will be allowed to address the Committee once only and will not be allowed to participate further in any debate.

If a member of the public wishes to address the Committee on any matter appearing on the agenda, the Chairman will normally permit this to occur when that item is reached and before the Councillors begin to debate the item.

This is more usual at meetings of the Council’s Planning Committee and details of the “rules” which apply at these meetings can be found in the leaflet “Having Your Say on Planning Applications”. A copy can be obtained free of charge from the Planning Reception Desk at The Deane House or by contacting the telephone number or e-mail address below.

If an item on the agenda is contentious, with a large number of people attending the meeting, a representative should be nominated to present the views of a group.

These arrangements do not apply to exempt (confidential) items on the agenda where any members of the press or public present will be asked to leave the Committee Room.

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An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter.

For further information about the meeting, please contact Democratic Services on 01823 356382 or email d.durham@tauntondeane.gov.uk

Executive Members:-

Councillor J Warmington	(Community Leadership)
Councillor J Williams - Leader of the Council	(Leader of the Council)
Councillor V Stock-Williams	(Portfolio Holder - Corporate Resources)
Councillor N Cavill	(Portfolio Holder - Economic Development, Asset Management, Arts and Tourism)
Councillor K Hayward	(Portfolio Holder - Environmental Services)
Councillor J Adkins	(Portfolio Holder - Housing Services)
Councillor M Edwards	(Portfolio Holder - Planning and Transportation/Communications)
Councillor C Herbert	(Portfolio Holder - Sports, Parks and Leisure)

Executive – 11 April 2012

Present: Councillor Williams (Chairman)
Councillors Mrs Adkins, Hayward, Mrs Herbert, Mrs Stock-Williams and Mrs Warmington

Officers: Shirlene Adam (Strategic Director), Simon Lewis (Strategy and Corporate Manager), Tonya Meers (Legal and Democratic Services Manager) and Richard Bryant (Democratic Services Manager).

Also present: Councillors Morrell and A Wedderkopp

(The meeting commenced at 6.15 pm.)

34. Apologies

Councillors Cavill and Edwards.

35. Minutes

The minutes of the meeting of the Executive held on 14 March 2012, copies of which had been circulated, were taken as read and were signed.

36. Public Question Time

Councillor A Wedderkopp asked the Chairman for assurance that neither he nor his fellow Executive Councillors had given instructions to Tone Leisure that the maintenance budget for the swimming pool at Station Road was not to be spent?

Councillor Williams confirmed that he had given no such instruction. The Portfolio Holder, Councillor Mrs Herbert, reported that Tone Leisure was currently assessing its essential maintenance requirements at the swimming pool for the current financial year, but she too was unaware of any plans not to spend anything on maintenance.

Councillor Wedderkopp also referred to the question about the opening of both of the side gates at the main entrance to Vivary Park, Taunton which he had asked at the last meeting. Since then, the situation where only one of the gates being open at weekends had continued. He asked when this situation would be resolved?

Councillor Mrs Herbert confirmed that she had taken the issue up with the Parks Department following the meeting in March, but clearly further words would be necessary. She asked Councillor Wedderkopp to let her know as soon as possible if the issue continued, rather than wait until the next Executive meeting.

37. Update on the proposal to build a swimming pool at Blackbrook Pavilion Sports Centre, Taunton and refurbish the Station Road Pool

Considered report previously circulated, concerning proposals to build a swimming pool at Blackbrook Pavilion Sports Centre, Taunton and refurbish the Station Road Pool.

A Task and Finish Group had been established in 2010 to investigate options and identify the best way forward to deliver a new pool in Taunton and retain adequate swimming facilities.

The Group's recommendations, which had been accepted by the Executive in July 2011, were to undertake a detailed business case to:-

- (a) Undertake essential works at Station Road Pool to keep it operational and viable for a further 15-20 years, with an estimated cost of £1.5m to £1.8m; and
- (b) Build a new 'no frills' 25 metre pool with smaller teaching pool onto the side of Blackbrook Sports Pavilion using design and build designs similar to those used at Ivybridge, Devon and estimated to cost between £2m and £2.5m;
- (c) These recommendations were made on the assumption that St James Street Pool would be decommissioned and sold due to it reaching the end of its operational life.

Reported that in progressing the project and building the business case, the following had been achieved to date:-

- A project brief had been developed, a copy of which had been circulated to Members;
- The Sport England 'Affordable Community Swimming Pools' guidance had been reviewed;
- Meetings had been held with:-
 - the Amateur Swimming Association (ASA) to discuss how to progress the project in a cost effective manner;
 - other Councils who had commissioned and delivered pools, to identify the best path forward. These included Thanet District Council, Calderdale Council and Spiceball Leisure Centre, Banbury;
 - Consultants who had been involved in 'turnkey' projects and 'borrowing through a Leisure Trust'; and
 - Passivhaus architects who had designed a 'Passiv Pool' in Exeter to understand the potential for a similar environmentally friendly scheme at Blackbrook.

As a result of the meetings referred to above and further research, three types of model to provide a new pool had been identified:-

- (a) **The traditional procurement using a swimming pool 'framework'** - Sport England had produced a very helpful toolkit designed to help project teams develop swimming pools that were "attractive, safe and secure". The basis for these pools was a "simple, compact and functional building". Their benchmark construction costs for a 6 lane pool with a learner pool was £3.4m, excluding VAT however this was likely to increase to £4.7m once contingencies,

professional fees, allowances for external works and incoming services were factored in.

Noted that the cost of a pool at Blackbrook would be expected to be somewhat less than the Sport England benchmark as it would be built on to the side of an existing sports centre, thus sharing some features such as the reception.

Using a Government procurement framework and a 'Single Stage Design and Build' procurement route it was possible that the project could be completed within 24 months of the decision to procure.

- (b) **The 'turnkey' approach** – The ASA had confirmed that there were models of procurement and examples of new-build pools around the country which had been built for significantly less than the Sport England benchmark price, largely through reducing the procurement and consultant costs and through adopting a design and build approach.

The ASA believed that if the right approach was chosen a £2.5m pool might still be achievable. However they advised the Council to continue to reference the Sport England build price as a benchmark to be prudent.

A potential model was to use a specialist contractor who would provide a 'turnkey' solution, which would typically include Design and Build and then project managing and overseeing the contractor delivering the pool. Such a pool would be perfectly functional and would comply with European standards but would be 'no frills'.

Reported that the Community Development Lead had recently met with a consultant who specialised in providing swimming pool 'turnkey' services at Calderdale, Halifax where a competition status pool was six weeks from being completed. The consultant provided assurance that a pool could be built for under £2.5m over a '42-44 week period'.

- (c) **Borrowing through the Leisure Trust** - A model used by Thanet District Council and Burnley Borough Council had been for the Council to underwrite Prudential Borrowing by the Leisure Trust.

In Thanet, its leisure trust had worked in partnership with Alliance Leisure to model operational savings from closing an existing defunct pool and additional income from building a new pool onto an existing leisure centre. The model showed that it would not be possible to pay back the money borrowed unless additional complementary leisure facilities which subsidised the swimming were also built, including a Spa, treatment rooms and toning facilities.

Financial modelling on this basis showed that the leisure centre would earn sufficient money to repay the £3.5m loan and reduce the Council's ongoing contribution (allowing the additional contribution to be used to renovate another run-down pool in the District). Apart from an initial short-term loan, the Council believed that it would be able to realise these facilities at zero cost to itself. A similar approach could be modelled and tested at Blackbrook Sports Centre.

The Task and Finish Review had identified a range of potential funding methods, including use of maintenance budgets, capital receipts, Community Infrastructure Levy, external grants and borrowing. However, unless a specific funding source could be identified for this project, the assumption would need to be that the funding would have to be obtained through borrowing.

A steer had been requested by the Corporate Scrutiny Committee to set a ceiling on how much it would support the Council borrowing to fund a new pool at Blackbrook Sports Centre and to renovate and refurbish the Station Road Pool.

For theoretical modelling purposes, this could range from £2m to £7m and an assumption of a 20 year loan period has been used in the table below. The £2m scenario would be for renovation of Station Road Pool alone (assuming a new pool could be built by borrowing through the Leisure Trust at zero cost to the Council). The £7m scenario would be this, plus a £4.7m traditional procurement cost of building a new pool, using the Sport England benchmarks.

Amount Borrowed	£2m	£3m	£4m	£5m	£6m	£7m
Interest rate*	3.35%	3.35%	3.35%	3.35%	3.35%	3.35%
Annual Repayment (principal + interest)	£138,000	£207,000	£276,000	£345,000	£414,000	£483,000
Total Repayment (principal + interest)	£2,760,000	£4,141,000	£5,521,000	£6,901,000	£8,281,000	£9,661,000

It had become clear that to progress this project, independent business modelling would be required to understand the amount of borrowing which would be sustainable and repayable through the operation of a new pool.

A new pool at Blackbrook with a flexible swimming programme would be expected to increase the footfall of paying customers for both swimming and other leisure activities at the sports centre. There would also be a significant reduction in operational costs, through decreased utility bills, staffing costs and renovation at St James Street Pool.

It was therefore recommended that consultants be engaged to work with Tone Leisure to model demand, income and costs under this scenario and other potential scenarios with additional complementary leisure facilities. Expert advice would also be required to evaluate capital borrowing options and advise on procurement models. Discussions with the ASA had suggested that this work could cost up to £20,000.

It had also become clear that a project of this nature, when considered alongside the Station Road requirements required significant officer resource and could not be properly advanced as part of the day-job. It was further recommended that an

officer resource be allocated to progress this project. An outline of the role of this officer was submitted for the information of Members.

Further reported that the project would require appropriate governance which promoted proper reporting and scrutiny and robust approval of key decisions. Details of a suggested model were also submitted.

When this matter was discussed at the meeting of the Corporate Scrutiny Committee on 22 March 2012, Members supported the recommendation that the Council should use £20,000 funding from the Capital Maintenance Reserve to undertake business modelling. The Committee also proposed that a further report should be brought back for consideration recommending a project to take forward, during which further funding requests for capacity would be considered and a decision could be made on a funding ceiling.

Resolved that:-

- (1) The continued commitment to the recommendations of the Task and Finish Review to fund the total cost of building a new pool at Blackbrook Sports Centre, Taunton and to refurbish Station Road Pool be confirmed;
- (2) The allocation of £20,000 from the Leisure Asset Maintenance Reserve be approved to appoint consultants to undertake operational modelling and to obtain independent borrowing and procurement advice. This sum would also fund an estimated £2,000 for additional Finance support from Southwest One.
- (3) A further report be presented to the Executive at its meeting in July 2012 following business modelling that would recommend a specific project to take forward and a funding ceiling. At this point, consideration would also be given to funding capacity and the incorporation of Passiv Principles to progress the project through to completion.

(Councillor Mrs Stock-Williams declared a prejudicial interest in the following item as a Trustee of the Citizens Advice Bureau (CAB). She stated that she would leave the meeting if there was any specific discussions about the CAB.)

38. Taunton Deane Borough Council's Voluntary and Community Sector Spending Review

Reference Minute No. 119/2011, considered report previously circulated, concerning the proposed establishment of a Grants Panel to consider the distribution of future funding to the Voluntary and Community Sector (VCS).

To assist the Authority in making decisions on future VCS funding options, a review of the VCS spending had been undertaken covering the period 2007-2012. This had provided an opportunity to revisit all organisations receiving funding to ensure outcomes supported the Council's own priorities. The main findings of the review could be summarised as follows:-

- (a) The performance of SLAs were not monitored consistently;

- (b) Some SLAs were awarded on an annual basis which was against the recommendation in the Somerset Compact funding code of practice which encouraged authorities to invest in long term funding for more than one year;
- (c) Shared criteria for eligibility had not been established;
- (d) Some SLAs and small grants did not have a scoring mechanism in place to monitor eligibility, spend and/or performance;
- (e) Administration of the various VCS budgets across the authority was time-consuming for both Taunton Deane and for VCS Organisations applying for repeat funding;
- (f) Some SLAs and all grant applications were assessed throughout the year meaning that administering applications was time-consuming and costly and did not allow applications to be judged in comparison to other bids;
- (g) Decision making processes were not consistent and not all applications went through the Member call-in process;
- (h) Some organisations were funded from several different budgets and there was no mechanism to bring these together into one agreement;
- (i) Match funding was not encouraged consistently; and
- (j) There was no mechanism in place to monitor match funded SLA agreements.

The timing of the review had been appropriate in that the majority of Service Level Agreement (SLA) arrangements were due to expire on 31 March 2012. The review had enabled more efficient ways of allocating resources to be considered and to look into best practise examples from other Somerset Authorities.

Noted that the Strategy Unit was currently negotiating new service specifications and monitoring arrangements for 2012/2013 with all eight organisations who had previously entered into SLAs.

At the Executive on the 7 December 2011 it had been agreed that a new Grants Panel should be established with the aim of introducing a more transparent and effective Council-wide system of allocating resources to the Voluntary Sector. The proposed new process would have an impact on the way in which all services in Taunton Deane awarded funding payments to the VCS from 1 April 2013.

The establishment of the panel would enable grants such as VCS small grants, the Youth Initiatives Fund and Arts Development grants, to be assessed simultaneously and in relation to each other.

The proposed aims, role, membership, responsibilities, and governance procedures of the Grants Panel were as follows:-

Aims of the proposed Grants Panel

- To introduce a single, transparent and efficient way of allocating grant aid across the Authority;
- To reduce the cost of administration in processing applications;
- To align application and award processes across the authority;
- To ensure all VCS organisations were treated fairly and equally;
- To ensure that Taunton Deane was compliant with the Somerset Compact; and

- To ensure value for money by reducing duplication and ensuring effective delivery of the Council's Corporate Aims through Voluntary Sector resources.

Role of the proposed Grants Panel

- To recommend funding arrangements for VCS organisations via 3 year SLA agreements from 2013 to 2016;
- To agree the criteria and scoring mechanism for small grant and/or SLA funding across the authority;
- To assess grant applications in a fair and measured way, to ensure funding decisions were transparent;
- To recommend and agree twice yearly the allocation of small grants;
- To identify duplication of grant or SLA applications across the authority and where possible form single agreements; and
- To monitor all service level and small grant agreements twice yearly to ensure the effective use of Council resources

Membership

- One nominated officer from each of the following service areas; Economic Development, Housing, Strategy and Community Development;
- Three Conservative Councillors - The Executive Portfolio Holders for Economic Development, Housing and Community Leadership;
- Two Liberal Democrat Councillors - The shadow Portfolio Holders for Community Leadership and Housing or Economic Development; and
- One nominated Labour or Independent representative.

Supporting Roles

- Business Support – Administration of meetings, grant applications and payments; and
- SouthwestOne Strategic Procurement Service – Advice on contractual arrangements.

Responsibilities - General

- Agree the terms of reference for the Grants Panel, including nomination of a Chairman;
- Agree Governance procedures;
- Agree a process and timescale for bidding and the allocation of funding;
- Agree a process and timescale for monitoring SLA and small grant agreements;
- Agree administration procedures with the Business Support Service;
- Carry out six monthly monitoring of any grant or SLA funding as specified in the SLA or grant agreement; and
- To communicate with VCS organisations throughout the application, award and monitoring processes.

Service Level Agreements

- To agree a generic SLA template which allowed for individual service specifications and monitoring arrangements to be added;
- Ensure contracts met legislative requirements in terms of procurement;
- Consideration of the risks involved in entering three year SLA contracts;
- Agree priority areas for allocating funding in line with the Corporate Strategy and Priority Areas Strategy; and
- Recommend the allocation of funding for 2013 – 2016.

Small Grants

- Agree a generic small grants application form, guidance and agreement allowing for specific criteria to be added depending on the purpose of the grant;
- Agree priority areas for allocating funding in line with the Corporate Aims and Priority Areas Strategy;
- Agree scoring and weighting mechanisms for assessing grant applications; and
- Recommend the allocation of funding at the end of each bidding round to the Portfolio Holder.

Governance

- The main reference documents for informing funding decisions would be the current Corporate Strategy, the Priority Areas Strategy and approved Service or Operational plans;
- The Grants Panel would be responsible for agreeing three year SLA funding for the period 2013 – 2016 across the authority and presenting these recommendations to the Executive for approval;
- The nominated Chairman (Conservative) will receive a casting vote;
- SLA funding recommendations would be scrutinised by the Community Scrutiny Committee prior to the Executive;
- The Grants Panel would be responsible for agreeing the allocation of small grants funding twice a year. The Panel would make recommendations to the appropriate Portfolio Holder; and
- Decisions on the allocation of small grant funding would be published in the Weekly Bulletin by the Portfolio Holder and would be subject to the normal call in process.

Meetings

- It was proposed that the Grants Panel meet for the first time in May 2012; and
- During May, June and July 2012 it was proposed that the Grants Panel agree their terms of reference, governance procedures, generic application forms and SLA template and administration procedures with Business Support. From July 2012 the meetings would be governed by the agreed application and awarding process.

During the consideration of this item, the situation relating to Neighbourhood Care was discussed. The Chairman confirmed that he would attempt to bring Ridgeway

Care and Repair and Neighbourhood Care together with the aim of providing a continuation of the service clients in Taunton Deane had received in the past from the latter organisation.

Resolved that the proposed specific arrangements for membership, responsibilities and processes of the Grants Panel, which would begin to operate during May 2012, be approved.

39. **Executive Forward Plan**

Submitted for information the Forward Plan of the Executive over the next few months.

Resolved that the Forward Plan be noted.

(The meeting ended at 7.10 pm.)

Taunton Deane Borough Council

Executive - 2 May 2012

Development of a new Corporate Business Plan 2012/2013 to 2014/2015

Report of the Strategy Manager

(This matter is the responsibility of the Leader of the Council: John Williams)

1 Executive Summary

The Corporate Strategy sets out the strategic direction and key objectives for the Council and is due to be re-written during the Spring and Summer.

The current format for the Corporate Strategy needs to be changed. We need to develop a document that sets out a clear direction for the Council during the current times of uncertainty and extreme funding pressures. All of this must be drafted within the context of policy and funding changes from central government.

A more focussed Council business plan is needed, that brings together ambitions, future plans, capacity and affordability. It should set a clear way forward for the organisation and provide a prioritisation of services and projects that are deliverable and affordable. This should be based on clear direction from councillors on their priorities, balancing the need to deliver our statutory responsibilities as well as community needs.

We have approached the LGA to act as a critical friend by providing peer review and challenge and to support councillors and CMT in developing a new corporate business plan.

The proposed timetable for development of the corporate business plan is a draft to be reviewed by Corporate Scrutiny and Executive in July and August and for it to be finally approved by Full Council in October / November.

2 Background

- 2.1 Every year the Council produces a 3 year Corporate Strategy that sets its strategic direction for the medium-term future and which is approved by Full Council. The role of the Strategy is to set the direction for the organisation and describe its high-level objectives.
- 2.2 Subsequent service plans developed by Theme Managers and Leads then translate this into specific areas of work, projects and actions

which are agreed by a CMT director and the relevant portfolio-holders. The Medium-Term Financial Plan is also meant to be written in light of the priorities identified in the Corporate Strategy.

- 2.3 The Corporate Aims remained largely unchanged between 2000 and 2010 and were described as 'ETCHED' – Economy; Transport; Climate Change; Health; Environment; and Delivery. In 2010 the Corporate Strategy was refocused onto our existing Corporate Aims of 'TRAC' - Tackling Deprivation and Sustainable Community Development; Regeneration; Affordable Housing and Climate Change. Due to the three-year timeframe of the Strategy, the annual review has normally been treated as a refresh, rather than a rewrite.

3 Fit for Purpose Corporate Strategy 2012/13 to 2014/15

- 3.1 Whilst the Corporate Strategy has served its purpose during times of stability, the current challenging times and funding cuts in Local Government require a much sharper and more focussed Strategy to provide clearer direction and prioritisation of Council services in the future. A critique of the existing Corporate Strategy shows the following areas of required improvement to provide a meaningful vehicle for the Council to make robust strategic decisions:
- Although the Corporate Strategy links to Service Plans and to the Medium Term Financial Plan (MTFP), it does not inherently or transparently take any account of capacity or available funding in setting its direction. Similarly, the MTFP is largely based on previous year's budgets rather than being influenced by the strategy and direction the council wants to set.
 - The Corporate Strategy therefore currently takes no account of the 40% reduction in budget anticipated over the next three years.
 - The Strategy provides a vision for the four corporate aims, describing what will be achieved and what this will look like, however it takes very little account of the majority of Council services and their relative importance and offers no future strategic direction for those services.
 - The Strategy needs to set a strategic response to the Coalition government's ambitions of localism, open public services, community budgets, empowerment of the voluntary and community sector, Universal Credit and other major changes.
 - The Strategy needs to align better to the new world of government funding including New Homes Bonus and Community Infrastructure Levy to ensure the Council's financial stability in future.
- 3.2 In summary, a new Corporate Strategy needs to be more akin to a business plan that provides a strategic direction for the Council, its services and projects but with a much closer alignment to available finances and capacity. It must have a clear vision of what the Council will deliver well and a clear prioritisation of what will be delivered and what won't be. This must be aligned to intelligence that describes what

local residents and businesses want and need as well as our partners. It must provide a strategic direction on how council services should be delivered and by whom and it should align better to new funding streams.

4 Proposed timetable to develop a new Corporate Business Plan

- 4.1 It is proposed that the new Corporate Strategy should be designed as a business plan during the Spring and Early Summer 2012 and a draft be presented to Corporate Scrutiny on 19th July and Executive on 8th August.
- 4.2 The draft business plan will provide a baseline proposal for the Council's future direction. It will describe our ambitions, capacity, focus and the services we will deliver within our resources.
- 4.3 The draft business plan is expected to be robust enough to be used as a basis for budget setting for 2013/14 however will still require further challenge and work with councillors to finalise it before approval at Full Council. We have invited the Local Government Association (LGA) to act as a critical friend and provide peer review support to councillors and officers to refine the business plan during September.
- 4.4 The corporate business plan will be developed by the Chief Executive, Directors, Strategy Manager and officers, working closely with the group leaders and political groups. It will describe a proposed way forward for the Council and the type of organisation we want to be. It will incorporate member priorities, as well as take account of social needs data, customer intelligence, partner objectives and our statutory responsibilities. A key principal will be that the corporate business plan must be affordable and deliverable.
- 4.5 The following timetable is proposed:
 - Interim Draft Plan: Corporate Scrutiny 24th May; Executive 20th June
 - Draft Business Plan: Corporate Scrutiny 19th July; Executive 8th August
 - Further refinement and LGA Peer Challenge August / September
 - Corporate business plan sign off: Target Full Council on 2nd October, but may need a Special Council in November, dependent on Peer Challenge timing.
- 4.6 It will be for Scrutiny, Executive and Full Council to accept the corporate business plan or offer alternative proposals.

5 Proposed process for developing the Corporate Business Plan

- 5.1 The draft business plan will be developed during April to June and led by the Chief Executive and Directors, in liaison with the political groups.

The Corporate business plan will provide direction over the following key areas:

- Ambition and Future Plans (for the community and the organisation)
- Prioritisation (including key corporate programmes and projects)
- Focus
- Capacity
- Performance Management & Risk Management
- Service Quality
- Investment and funding

5.2 The corporate business plan will be strongly linked to affordability and capacity and will rely on robust spend data. A review of Council Spend will be undertaken to better understand how both staffing capacity and financial spend is currently allocated across Council work areas. This baseline work will be undertaken through the following means:

5.2.1 Theme Managers will be asked to modify their 2012/13 Service Plans to provide a more complete breakdown of time and finance spent on each functional area and to distinguish between statutory and discretionary areas of work. This will be used to better evaluate how current spend and resource is allocated.

5.2.2 The Finance Team will support the Section 151 Officer to understand the minimum cost of 'governance' for the Council. This will describe the minimum 'stand still' cost of the Council before making choices on services and projects. It will describe the minimum requirement for the Council to be 'safe' and it will cover areas such as democratic accountability, financial control, risk management, IT infrastructure etc.

5.2.3 A review of all projects will be drawn up to understand what capacity is being assigned to different projects and whether these are statutory or discretionary areas of work

5.3 Workshops will be held with the political groups to describe the Council's ambition, future plans and prioritisation. Outcomes from these workshops will form the basis of the draft business plan, along with the required statutory delivery areas and any essential service needs identified through intelligence. A diagram showing the development of the corporate business plan is shown as *Appendix A*.

5.4 The Council's Medium Term Financial Plan and future capacity will be overlaid on top of the draft business plan to ensure it is both affordable and deliverable. This will lead to clear choices that will need to be made about what is delivered and what isn't.

5.5 The draft business plan will be presented to Scrutiny and Executive on the timetable described under 4.5. The draft business plan will be a proposal document and will be an interpretation of the feedback from councillors and others and from the required deliverables of a District

Council. This would then be further refined and challenged with the support of the Peer Review.

- 5.6 The LGA has been asked to provide a peer review in September and support the Council as it develops its Strategy for the future. The peer review will include peers with expertise from other Councils and would likely include a Council Leader, other councillors and a Chief Executive as part of the review group. They would use the draft business plan as a baseline document and help councillors and CMT challenge its content to further develop it and make it fit for purpose. Their role would be to act as a critical friend and provide challenge and support.

6 Finance Comments

- 6.1 As outlined in this report the Council faces significant financial challenge and uncertainty for the foreseeable future. It is vital that the Council takes this opportunity to review strategy and priorities that are affordable and therefore sustainable.
- 6.2 The General Fund Medium Term Financial Plan (MTFP) as reported to Members in February 2012 shows that the difference between projected costs and projected funding is significant over the next five years. Officers are currently in the process of reviewing the MTFP to provide for known/unavoidable changes since the 2012/13 budget was approved, and it is proposed to include a refreshed MTFP to Corporate Scrutiny in May. The Business Plan should then provide the overarching priorities, subsequently through which services and therefore the MTFP can be set and delivered as affordable.

7 Legal Comments

- 7.1 The process described in this report has no legal implications.

8 Links to Corporate Aims

- 8.1 It is anticipated that the Corporate Aims could change or be reduced as part of this process.

9 Environmental and Community Safety Implications

- 9.1 The process described in this report has no implications

10 Equalities

- 10.1 The corporate business plan will need to include an equalities impact assessment to show the impacts of any changes in policy or service provision

11 Risk Management

- 11.1 CMT comprehensively reviewed strategic risks during January and February, and a draft refreshed Corporate Risk Register was reported to the Corporate Governance Committee 12th March.
- 11.2 The corporate risk management framework (principles, approach & processes) will be applied throughout the development of the new corporate business plan, with the corporate risk register being regularly updated to align to the new strategic aims and objectives.

12 Partnership Implications

- 12.1 The development of a corporate business plan will require input from and consultation with our key partners

13 Recommendations

- 13.1 The Executive are requested to approve the development of a three year corporate business plan for 2012/13 to 2014/15 to replace the Corporate Strategy, using the process as described in this paper

Contact:

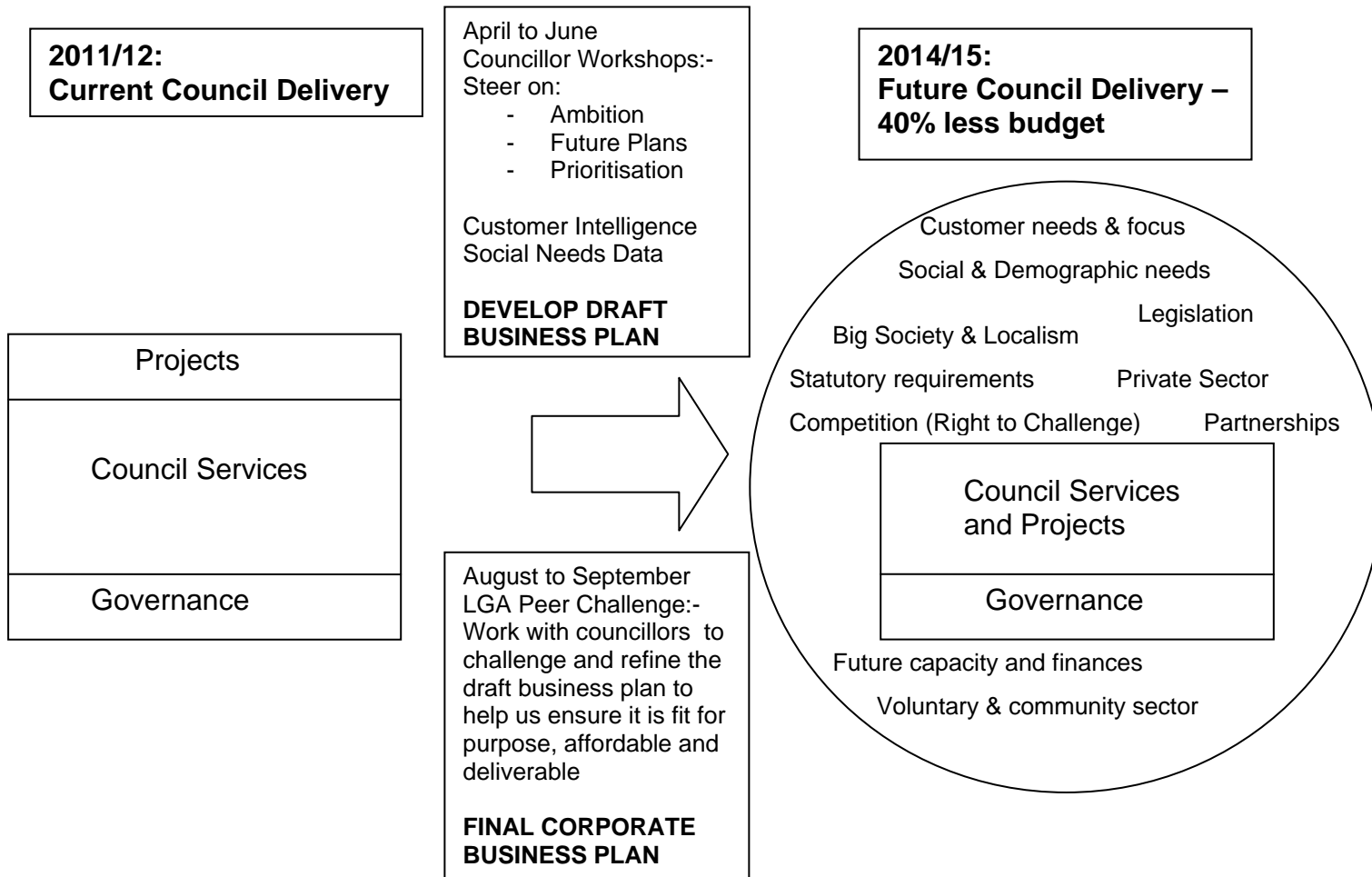
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APPENDIX A: PROPOSED PROCESS



Taunton Deane Borough Council

Executive - 2 May 2012

Introduction of the Community Infrastructure Levy (CIL) in Taunton Deane

Report of the Strategy Lead Officer

(This matter is the responsibility of Executive Councillor Edwards)

1.0 Executive Summary

This report proposes that the Council introduces the Community Infrastructure Levy (CIL) from 1st April 2013 as a means of funding the infrastructure identified in the Council's Infrastructure Delivery Plan (IDP), which supports the Core Strategy, and the Taunton Town Centre Area Action Plan (TCAAP). The report explains why the Council needs to introduce CIL and sets out the key steps that it will need to take to introduce the levy, including the financial, staffing and administrative implications. It also sets out the Council's proposed Preliminary Draft Charging Schedule which will be subject to consultation.

2.0 Purpose of Report

- 2.1 The Borough Council has prepared its Core Strategy which sets out the long-term vision for the Borough up to 2028. Linked to this is the Infrastructure Delivery Plan (IDP) (q.v.) which identifies the infrastructure that will be required to deliver the Core Strategy proposals, and the scale of expenditure that is anticipated to be needed.
- 2.2 In 2008 the Council also published the Taunton Town Centre Area Action Plan (TCAAP), which contains more detailed priorities for infrastructure investment linked to the regeneration of the town centre by Project Taunton.
- 2.3 This report sets out the process by which the Council can introduce the Community Infrastructure Levy by April 2013 as a key means of delivering the proposals in the Core Strategy and TCAAP, and how the Council needs to manage the collection and spending of receipts. It seeks Members' endorsement of the suggested way forward.

3.0 Background

- 3.1 The Planning Act 2008 made provision for local authorities to raise a levy from development to fund essential infrastructure. The Community Infrastructure Levy Regulations came into force on 6th April 2010. The Coalition government elected in 2010 decided to continue with CIL with relatively few changes.

- 3.2 Traditionally, local authorities have negotiated contributions from developers via S106 agreements (£278 for highways). However, many developments (particularly smaller schemes) do not currently make any contribution to infrastructure costs. By contrast, CIL is effectively a tax that will apply to all developments meeting certain criteria. It will therefore be a more comprehensive and more effective means of raising money.
- 3.3 Estimates of likely income from CIL will depend on the level at which the charge is eventually set, ADD INFO WHEN RECEIVED but are likely to be several million pounds per annum. In the early years, the income from CIL will be lower owing to the fact that many developments will already have planning permission and CIL cannot normally be charged retrospectively. However, the amounts received will steadily 'ramp up' as more developments become liable over time.
- 3.4 In two-tier areas, district councils are the charging authorities for CIL on account of their role as the local planning authority. Taunton Deane will therefore be the charging authority within its area.
- 3.5 Local authorities comparable to Taunton Deane are already well advanced in introducing CIL. For example, CIL is already in operation in Shropshire and Newark & Sherwood. More locally, proposals are also well advanced in Mid-Devon and South Somerset.
- 3.6 A practical reason for introducing CIL is that, from April 2014, the ability to 'pool' contributions from developers via S106, to deliver larger items of infrastructure, will be substantially curtailed. The Government's intention is that CIL will be used to deliver larger strategic items with S106 retained only for direct mitigation of site-specific impacts. This clearly has implications for major items such as schools, swimming pools and transport schemes which are unlikely to be able to be funded in future via S106. When added to the fact that use of CIL will also be financially advantageous – probably raising several million pounds per annum in Taunton Deane – it is therefore essential that the Council takes steps to introduce CIL.
- 3.7 A more immediate reason for moving CIL forward as quickly as possible, in simple terms, is to minimise the number of developers who are able to avoid paying CIL by securing outline planning permission linked to S106 agreements. Under the Regulations, such developments cannot be made liable for CIL at the subsequent stage of securing detailed planning permission. An accumulation of 'non-CIL-able' planning permissions could potentially cost the Council hundreds of thousands, or even millions of pounds in lost CIL receipts over the next 10-15 years. The longer that the introduction of CIL is delayed, the more money that Taunton Deane and its communities stand to lose.
- 3.8 The Council's Preliminary Draft Charging Schedule is underpinned by detailed viability testing. This testing is based upon different assumptions about development values and costs. It has been modelled on the basis of 25% affordable housing (consistent with the Core Strategy) of which 45% would be social rent, 15% affordable rent and 40% intermediate housing. This detailed

viability testing will be available on the Council's website alongside the Preliminary Draft Charging Schedule.

4.0 **Timescale for introducing CIL**

4.1 It is considered reasonable to aim to introduce CIL by April 1st 2013. In practice, this means completing the majority of work needed to put CIL in place by the end of 2012. To achieve this, a number of key steps have to be undertaken:

(i) *Production of Preliminary Draft Charging Schedule*

Consultants Three Dragons and Roger Tym & Partners have prepared an initial schedule setting out what levels of CIL are likely to be justified in Taunton Deane. This will need to be agreed by the Council as a basis for consultation, on the following suggested timescale:

- Community Scrutiny 1st May
- Executive 2nd May

There will need to be public consultation on the Preliminary Draft Charging Schedule. It is proposed that this will start on Thursday 10th May and to comply with the CIL Regulations, it will need to run for a minimum of 4 weeks.

The Preliminary Draft Charging Schedule is included with this report as Appendix 2.

(ii) *Production of Draft Charging Schedule*

There is likely to be a need for amendments to the Preliminary Draft Charging Schedule, before this can be published as a draft for submission to the Secretary of State. The timescale for this is suggested as:

- Community Scrutiny 3rd July
- Executive 11th July
- Full Council 17th July

Formal representations on the Draft Charging Schedule can then be made, prior to it being submitted to the Secretary of State.

(iii) *Submission to Secretary of State*

- End of July – following Portfolio Holder / LDF Steering Group sign-off.

(iv) *Examination*

It is assumed that the Examination will be in autumn 2012, although the precise date will need to be confirmed by the Planning Inspectorate.

(v) *Adoption*

Taking account of any changes recommended by the examiner following the Examination, the Charging Schedule will need to be considered by the Council and adopted on the following suggested timescale:

- Executive 14th November
- Full Council 11th December

5.0 Political Agreement

5.1 The Council needs to decide how the process of recommending the level of CIL, deciding on the content of the Regulation 123 list (see Appendix 1), and establishing priorities for use of CIL receipts, will be managed politically. It is suggested that this is handled through the existing LDF Steering Group, which is cross-party and contains the Portfolio and Shadow Portfolio Holders for planning policy, as well as the Chair of the Planning Committee. At each stage – preliminary, draft and submission – the LDF Steering Group will need to be involved. Final decisions would be subject to Scrutiny and approval of the Executive/Full Council in the normal way.

6.0 New Homes Bonus

6.1 It is already clear that the level of CIL received will not by itself be sufficient to fund all the infrastructure that is required. The level of CIL needs to be set with regard to the funding gap that will exist between what it collects and the expenditure on infrastructure that is required (as identified in the IDP). To provide the infrastructure needed for our planned levels of growth, a policy decision will be required on where other funding can be found to fill this gap and undoubtedly NHB would be a logical choice as the resultant growth would generate further NHB for the Council.

7.0 Links to Corporate Aims

7.1 The funding that will be obtained through the introduction of CIL is fundamental to delivering the Council's objectives for tackling deprivation and sustainability community development, regeneration and climate change. At present, under the Regulations CIL cannot be used to deliver affordable housing.

8.0 Environmental Implications

8.1 There are no direct environmental implications; however, failure to deliver the infrastructure identified in the IDP would have significant implications for flood alleviation, accessibility and reduction of carbon emissions.

9.0 Community Safety Implications

9.1 There are no identified community safety implications.

10.0 Equalities Impact

10.1 No separate Equalities Impact Assessment has been carried out as CIL is essentially a mechanism, rather than a proposal in its own right.. A separate Equalities Impact Assessment has however been prepared to accompany the LDF Core Strategy, whose proposals CIL is intended to help implement.

11.0 **Risk Management**

11.1 The principal risks associated with failure to introduce CIL are that the infrastructure needed to deliver the growth in the Core Strategy cannot be provided. This would undermine the long-term strategy for Taunton Deane and the achievement of the Council's corporate objectives.

12.0 **Partnership Implications**

12.1 The Council will need to work in partnership with a range of other organisations to deliver the proposals using CIL receipts.

13.0 **Recommendations**

13.1 The Executive is requested to endorse the introduction of the Community Infrastructure Levy in Taunton Deane.

13.2 The Executive endorses the Preliminary Draft Charging Schedule for public consultation.

14.0 Persons to Contact

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Tel: (01823) 356305

E-mail: p.bisatt@tauntondeane.gov.uk

Appendix 1

Work to be undertaken to introduce CIL and following its introduction, and its implications

1.0 Production of Regulation 123 list

- 1.1 A key task for the Council during the remainder of 2012 will be the production of a list setting out the types of infrastructure that it intends to fund through CIL, prior to the adoption of the Charging Schedule. This infrastructure list needs to be drawn from the IDP, although it is not essential that all items in the IDP are funded in this way. The Council has to prepare the list because, if it does not, its ability to use S106 agreements to fund other items will be effectively curtailed: a key aim of the Regulations is to make sure that developers do not end up 'paying twice' for something (via CIL and via S106).
- 1.2 Another key issue will be the delivery of infrastructure where responsibility for the service rests with the County Council. This applies in particular to education and transport, which account for a major proportion of the infrastructure investment that will be needed over the next 10-15 years. Whilst CIL is likely to be an important means of delivering such schemes, the County Council also receives 20% of the New Homes Bonus (q.v.) in respect of development that takes place in Taunton Deane, as well as direct funding from central Government in respect of its statutory functions. There will need to be discussions with the County Council as to which items are to be included on the Regulation 123 list.
- 1.3 There is also likely to be some infrastructure funded by CIL where delivery will rest with other partners (for example, certain types of health care facility).
- 1.4 The Council will need to make its decisions on the Regulation 123 list taking account of the availability of funds in the Capital Programme and the use of other funding sources, such as New Homes Bonus.

2.0 Setting up a CIL management IT system

- 2.1 A computerised management system will need to be acquired to handle CIL. There is already clear evidence that the CIL process is complicated and it will have to be administered using software linked to the processing of planning applications.
- 2.2 With CIL, the Council will need to identify the liable party; issue Liability Notices at the time planning permission is granted – CIL is normally payable at the time full planning permission is granted; issue Demand Notices on commencement; take action to surcharge for non-payment; and issue Warning and Stop Notices where development has commenced but payment of CIL has not been made. (This list of actions is by no means exhaustive). It will

also have to manage the collection and distribution of CIL monies. The chargeable amount payable is a local land charge.

- 2.3 The Council presently uses a computerised development management system provided by Acolaid. Acolaid is supplied by IDOX who are known to be supplying modules to other systems free of charge. It is assumed that the same will apply to Acolaid. It would also be preferable to use something that is part of a system which is already supported.
- 2.4 Another IT system on the market is supplied by Exacom, which is already being used in Shropshire and by other authorities in the South West, such as South Somerset (who are using Exacom linked to Microsoft Access for managing S106 agreements).
- 2.5 It is clear that the identification and acquisition of CIL management software is vitally important, and needs to be progressed so that a system can be 'up and running' by April 2013. Initially an approach needs to be made to IDOX to see what capability they can offer to manage CIL via Acolaid,

3.0 Work following adoption

- 3.1 CIL is payable per unit (sq m) of interior floorspace of development. The Council's case officer in Development Management will need to approve the final floorspace figure against which CIL will be charged. There will also be a need to ensure that the floorspace of the development that is actually constructed accords with the planning permission; this appears to raise the issue that the Council is no longer a sole provider of Building Control services within its area.
- 3.2 Once CIL is adopted, the charging rates proposed will be indexed to account for inflation using a nationally accepted index (e.g. BCIS) so that changes are on a uniform basis across authorities. The charges will need to be regularly reviewed to take account of changes in viability and any proposed changes to the Schedule will need to be submitted for further examination.

Payment by Instalments

- 3.3 CIL is normally payable on commencement of development. The Council are able to consider introducing payment by instalments, but this will need to be agreed before any development commences and will also need to be in accordance with a published policy. Other councils appear to have delayed consideration of this until after CIL has been adopted.

Charitable Relief

- 3.4 The Council could decide under Regulation 44 to allow relief for development by charities where the whole or greater part of the development is held by the charity as an investment for charitable purposes. It should be noted, however, that other councils appear not to be doing so. There is, in any event, specific provision exempting social housing from liability for CIL and developments used directly for charitable purposes.

Local Communities

- 3.5 The Council will be required to pass a 'meaningful' proportion of CIL receipts to parish councils for use on infrastructure identified as important by the local community. Further guidance on what constitutes a meaningful proportion is awaited from central Government.

Reporting

- 3.6 For each financial year, the Council will be required to prepare a report identifying the total CIL receipts for that year and how the receipts have been expended. This report will need to be published on the Council's website.

4.0 Staffing implications

- 4.1 The Council is facing a significant issue of staffing in respect of CIL. At present, it has no full time officer dedicated to handling the S106 process. CIL is considerably more complex. The advice received to date makes it clear that the Council will need to employ at least one full time member of staff to administer CIL, together with a second person to provide 'back up' and absence cover.
- 4.2 This staffing requirement can, in the longer term, be funded by top slicing CIL receipts. Under the CIL Regulations, the Council is allowed to use 5% of receipts for the purposes of administering the process.
- 4.3 There is also a need for other staff to be trained to understand and administer the CIL process.
- 4.4 A separate report will be brought back to Members which will identify how the staffing requirement can be met.
- 4.5 Thought also needs to be given to the role of SWOne in procurement (issuing tenders, reviewing bids etc.) and potentially in the recovery of debt.

5.0 Ongoing role of the IDP

- 5.1 The level of CIL that is charged and the use of CIL receipts will be substantially influenced by the Council's IDP, which was prepared in 2010 and is linked to the LDF Core Strategy. The IDP sets out what infrastructure will be required over the life of the Core Strategy (2012-2028), though with an emphasis on the initial five years (2011-2016). CIL receipts will need to be combined with funding from other sources (such as New Homes Bonus – q.v.) to deliver the projects identified as priorities. In the short term, the main priorities are flood alleviation for Taunton, Taunton town centre improvements, and the swimming pools.
- 5.2 The IDP requires periodic (although not frequent) review, which in turn could require a review of the Regulation 123 list.

6.0 Delivery of schemes using CIL

- 6.1 Under the CIL Regulations, there is normally no provision for developers to make payments in kind, although they will still be able under Regulation 73 to provide land to the Council to accommodate infrastructure. The Council will need to consider (in consultation with partners) how it proposes to ensure delivery of schemes for which funding is received through CIL or for which it receives land. In some cases this may involve direct delivery by the Council (e.g. certain types of open space provision).
- 6.2 In preparation for this, it is proposed to establish an officer Infrastructure Planning Group which would include representatives from Strategy, Development Management, Project Taunton, Housing, Legal Services, the DLO and Finance. This group would report to the LDF Steering Group.

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Appendix 2

Taunton Deane Borough Council

Community Infrastructure Levy

Preliminary Draft Charging Schedule

May 2012

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Community Infrastructure Levy (CIL) – Preliminary Draft Charging Schedule

Introduction

The Community Infrastructure Levy (CIL) was introduced under the Planning Act 2008 and is defined in the CIL Regulations 2010 (as amended). Local authorities in England and Wales can elect to charge CIL on new developments. Essentially it is a tariff-based approach to assist in funding infrastructure associated with planned growth.

CIL takes the form of a charge per square metre of additional floorspace (new build or extensions) and can be charged on most new development. There are exemptions for charitable organisations and affordable housing, together with some size thresholds for non-residential uses. Domestic extensions up to 100 sq m of net additional floorspace are not liable for CIL. The money raised will be used to deliver prioritised infrastructure that is needed to support the growth proposals set out in the Council's Core Strategy.

The introduction of CIL is seen as necessary in part because, from April 2014, the ability to pool planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), will be restricted. It will therefore become difficult to deliver larger scale items of infrastructure such as schools, swimming pools and transport schemes, where pooling of numerous individual planning contributions is often necessary. Section 106 will continue to be used to deliver some infrastructure, but this will largely be restricted to site-specific mitigation and for providing affordable housing.

Evidence to support CIL

The evidence to support this Preliminary Draft Charging Schedule is available on the Council's website at www.tauntondeane.gov.uk as part of the Council's evidence base. The links are given at the end of this document. The viability evidence to support the proposed charges has been prepared on behalf of the Council by Three Dragons and Roger Tym and Partners.

The Community Infrastructure Levy Evidence Base looks at market analysis and viability testing of different development types and recommends rates of CIL that can be charged without putting the majority of development proposed at risk. This indicates that for residential development, CIL would not render the majority of development unviable except where the cost of planning obligations on site are likely to be high, namely where large on site infrastructure will be required in addition to a CIL for strategic infrastructure. For non-residential uses the only type of development which could support CIL and remain viable, at present, is large format retailing.

The Proposed Levy

The Preliminary Draft Charging Schedule attached has been prepared in accordance with Part 11 of the Town and Country Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended). The Council has sought to strike a balance between ensuring appropriate development comes forward and the impact of CIL on development viability. It has also sought to balance costs between

aspects of site-specific infrastructure which will continue to be secured through Section 106 planning obligations and those that will be funded through CIL.

The CIL rates proposed are set out in the Charging Schedule. They have been arrived at by reviewing the list of infrastructure needs from the Borough Council's IDP and identifying what infrastructure could be paid for through CIL, and what could be funded from other sources. An assessment of viability of development in different parts of the Borough has been carried out by the Council's consultants to determine what level of CIL could be charged without affecting the viability of most development. The Regulations recognise that the CIL charge may make some development unviable and that CIL should not be set at such a low rate as to ensure that every development remains viable.

Commentary on the situation in Taunton, Wellington and the rural areas to be added

Once CIL is adopted, the charging rates proposed will be indexed to account for inflation using a nationally recognised index so that changes are on a uniform basis across authorities. The charges will be regularly reviewed to take account of changes in viability, and any proposed changes to the Charging Schedule will be submitted for further examination.

CIL Relief

The CIL Regulations provide for full relief from the CIL charge for any part of a development which is social housing. Charity landowners will also benefit from relief provided that the development is to be used for charitable purposes. If a development is initially granted CIL relief and then circumstances change, there is a claw-back period of 7 years within which the development will become liable for CIL. Relief can also be given in exceptional circumstances, subject to the Council publishing a policy to this effect. Such exceptional circumstances will only apply where there is a Section 106 planning obligation in place that has costs greater than the chargeable amount and where the addition of CIL would make the development unviable; additionally the amount of relief granted must not be sufficient to qualify as notifiable state aid under EU law.¹ The fact that an application may be unviable is unlikely, in itself, to constitute an exceptional circumstance in terms of the CIL Regulations, and given the restrictions imposed regarding state aid, the Council does not intend to apply such a policy at this time.

Payment of CIL

CIL is normally payable on commencement of development. The Council are able to consider introducing a policy for payment by instalments, but this will need to be agreed before any development commences and will also need to be in accordance with a published policy. Such a policy does not form part of the proposed CIL Charging Schedule, and as yet the Council has not taken a view as to whether there should be such a policy or how it should operate.

Relationship between CIL and Section 106 agreements

¹ The current de minimis threshold is €200,000 (€100,000 for undertakings in the road transport sector) over a rolling three year fiscal period. Community Infrastructure Levy Relief Information document published by CLG.

Provision for Section 106 agreements will remain, but from April 2014, under Regulation 123, the ability to pool contributions from developers via S106 to deliver larger items of infrastructure will be substantially curtailed. The Council's intention is that CIL will be used to deliver larger strategic items with S106 retained only for direct mitigation of site-specific impacts.

Under Regulation 123, the Council will also need to prepare a list setting out the types of infrastructure that it intends to fund through CIL, prior to the adoption of its Charging Schedule. CIL cannot be used as well as Section 106 to deliver the same piece of infrastructure.

CIL for local communities

The Council will be required to pass a 'meaningful' proportion of CIL receipts to parish councils for use on infrastructure identified as important by the local community. Further guidance on what constitutes a meaningful proportion is awaited from central Government.

Next Steps

The CIL Regulations require the Council to carry out two stages of consultation on the proposed CIL Charging Schedule, but there are no specific guidelines as to what this should comprise other than a minimum of 4 weeks prior to submission. This Preliminary Draft Charging Schedule will be the subject of consultation for 4 weeks starting on Thursday 10th May and ending on Friday 8th June at 17.00. Consultation is aimed particularly at local community representatives and representatives of the development industry.

Following consultation on the Preliminary Draft Charging Schedule, the Council will review the comments received with a view to publishing a Draft Charging Schedule for submission to the Secretary of State in July 2012.

Your Views

We would like to receive any comments you may have on:

1. The Preliminary Draft Charging Schedule.
2. The introduction of a policy for payment of CIL by instalments, and the form this could take.

Comments should be put in writing and sent to:

The Strategy Unit
Taunton Deane Borough Council
The Deane House
Belvedere Road
Taunton
Somerset
TA1 1HE

e-mail: talkingtomorrows@tauntondeane.gov.uk

Links

Report to Executive 2nd May 2012:

CIL Evidence Base:

Taunton Deane Borough Council Infrastructure Delivery Plan:

<http://www.taundean.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/Evidence%20Base/IDP.pdf>

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Taunton Deane Community Infrastructure Levy Preliminary Draft Charging Schedule

This charging schedule has been prepared in accordance with Part 11 of the Town and Country Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended by the 2011 Regulations). It is supported by local evidence regarding infrastructure requirements and the impact of the levy on the viability of development, as set out in the consultants' reports. These can be found on the Council's website as part of the Core Strategy and CIL Evidence Base (see links on previous page).

Levy Rates

The rates below will be charged against the gross internal floor area of:

- All new dwellings
- All other development exceeding 100 sq m in size

Development Use (Use Classes Order 2010)	Levy (per sq m)
Residential Development in Taunton (C3, C4)	£?
Residential Development in Wellington (C3, C4)	£?
Residential Development outside Taunton and Wellington	£?
Large Format Retailing (A1) over 2,500 sq m in size or resulting in a store in excess of this size	£?
All other development	£?

How the CIL charge will be calculated

In accordance with the Regulations, where applicable the Council will issue a Liability Notice that states the chargeable amount on grant of planning permission or as soon as possible after the grant of planning permission. The Council will calculate the amount of CIL chargeable using the formulae set out in the Regulations.

Full details of the way in which CIL will be calculated, together with an overview of CIL and the full Regulations, can be found on the CLG website:

www.communities.gov.uk.

02/05/2012, Report:Community Infrastructure Levy - Draft Preliminary Charging Schedule and Affordable Rent

Reporting Officers:Nick Bryant

02/05/2012, Report:Development of a Corporate Business Plan 2012/2013 to 2014/2015

Reporting Officers:Simon Lewis

20/06/2012, Report:Proposed Passiv Haus Development

Reporting Officers:Lesley Webb

20/06/2012, Report:Draft Corporate Strategy

Reporting Officers:Mark Leeman

20/06/2012, Report:Adoption of Core Strategy

Reporting Officers:Nick Bryant

20/06/2012, Report:2012/2013 Carbon Management Plan

Reporting Officers:Torsten Daniel

20/06/2012, Report:Right to Buy Changes

Reporting Officers:James Barra

11/07/2012, Report:Potential Development Site, Taunton

Reporting Officers:John Sumner

11/07/2012, Report:Performance Monitoring Outturn Report 2011/2012

Reporting Officers:Dan Webb

11/07/2012, Report:2011/2012 Budget Outturn Report

Reporting Officers:Shirlene Adam

11/07/2012, Report:Community Infrastructure Levy - Draft Charging Schedule and Affordable Rent

Reporting Officers:Nick Bryant

11/07/2012, Report:Final Draft Corporate Strategy

Reporting Officers:Simon Lewis

11/07/2012, Report:Proposed Swimming Pool Provision in Taunton

Reporting Officers:Simon Lewis

12/09/2012, Report:Quarter 1 Performance Report

Reporting Officers:Dan Webb

14/11/2012, Report:Taunton Deane Borough Council Local Council Tax Support Scheme

Reporting Officers:Paul Harding

14/11/2012, Report:Community Infrastructure Levy

Reporting Officers:Nick Bryant

05/12/2012, Report:2013/2014 Provisional Budget Proposals and Savings Plans

Reporting Officers:Paul Fitzgerald

05/12/2012, Report:2013/2014 Council Tax Base

Reporting Officers:Paul Fitzgerald

05/12/2012, Report:Quarter 2 Performance Report

Reporting Officers:Dan Webb

07/02/2013, Report:2013/2014 Capital Programme Estimates

Reporting Officers:Paul Fitzgerald

07/02/2013, Report:2013/2014 Housing Revenue Account Estimates

Reporting Officers:Paul Fitzgerald

07/02/2013, Report:2013/2014 General Fund Revenue Estimates

Reporting Officers:Paul Fitzgerald

07/02/2013, Report:2013/2014 Council Tax Setting

Reporting Officers:Paul Fitzgerald