

Peckham and Nunhead Community Council

Wednesday 17 April 2013

7.00 pm

Rye Lane Chapel (Main Hall), 59A Rye Lane, Peckham, London SE15
5EX

Supplemental Agenda No.1 (Revised)

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16.	Community Infrastructure Levy (CIL) Project Bank List	1 - 7

That councillors consider the new project bank list for the Peckham and Nunhead community council area.

*Please note this contains an updated appendix as an incorrect version was attached in the previous supplemental agenda.

Contact:

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Date: 15 April 2013

Item No. 16.	Classification: Open	Date: 17 April 2013	Meeting Name: Peckham and Nunhead Community Council
Report title:		Community Infrastructure Levy (CIL) Project Bank list	
Ward(s) or groups affected:		All wards within the Peckham and Nunhead Community Council	
From:		Chief Executive	

RECOMMENDATION

1. That the community council agrees the new community infrastructure project list for this community council, which replaces the previous community project bank for the same area.

BACKGROUND INFORMATION

2. The community project bank is a list of community generated project ideas which have been approved by the relevant community council. The project bank was first introduced across all eight community council areas in 2008/09 with a revised list being delivered in 2009/10 along with additional procedural guidance.
3. The project bank is designed to capture ideas for projects to improve the local environment that could be implemented through S106 or other funding sources as they become available. The list can then be used by councilors and project officers to identify specific area based projects that are known to have community and the relevant community council support.
4. The 2009/10 project prioritisation involved looking at the existing approved community project bank listings and incorporating other projects for consideration.
5. In 2009/10 the consultation and application process was combined with the Council's Cleaner Green Safer (CGS) programme in an effort to make the process easier for the community to understand. All viable ideas that met project bank criteria and were not fully funded by CGS were automatically added to the community project bank. Details of the status of the 2008/9 and 2009/10 projects can be found at Appendix A of this report.
6. As part of revising Southwark's S106 Supplementary Planning Document (SPD) and the introduction of Southwark's CIL, there is an opportunity to revive the project banks into a list of community infrastructure projects that can meet the needs of the existing and future population. The consultation is designed to help identify what infrastructure local people believe is required in their local areas in order to support the projected level of new development.
7. In 2010 Regulations relating to securing S106 obligations were tightened to focus more heavily on direct impacts of a particular development and the mitigation that is required by those impacts. Once Southwark's CIL is introduced in the middle of 2013, S106 contributions will only be used for defined site specific mitigation as

CIL will secure contributions towards strategic infrastructure.

8. Of the current project bank projects 152 projects have been fully or partially financed, including 92 of the priorities from the list spread across all community council areas. This represents 43% of the identified priority projects.
9. A 12 week consultation to identify the new community infrastructure projects list was conducted in July through to October with reports and presentations at all Community Council, Planning Committee and local community groups. The results of these are incorporated in the appendices and form the proposed list
10. In early 2013 the Planning Minister Nick Boles announced the amount of CIL to be spent locally (meaningful amount) would be 15% with a cap at £100 per council tax dwelling. For areas with a neighborhood plan this would be 25% with no cap. This proposed CIPL list is intended to guide both existing S106 local spend and CIL local spend.

KEY ISSUES FOR CONSIDERATION

11. Once Southwark CIL is adopted, new S106 will focus on immediate mitigation for a development and remove this as a source of project bank funding. The new community infrastructure project list (CIPL) will therefore focus on Southwark's CIL and existing S106 agreements which are already in the system and which have provisions covering the following publically accessible amenities:
 - Community facilities,
 - Education,
 - Public realm.
 - Local transport improvements,
 - Open space and,
 - Sport.
12. Under the S106, save for a few exceptions, contributions are not secured for improvements to residential buildings, or spaces to which potential residents of the funding development cannot access.
13. Monies secured under Southwark's CIL will have a wider application, breaking the link between funding development and mitigation. Southwark CIL funded projects must be for infrastructure that supports growth
14. Planned growth is highlighted in the adopted Core Strategy with the strategic infrastructure required to meet this need identified in Southwark's Infrastructure Plan (to be consulted upon in the summer).
15. It is currently proposed to keep the CIPL separate from Cleaner Greener Safer (CGS), however individual projects may crossover.

Policy implications

16. The essential features to recognise here are:
 - National Planning Policy Framework
 - Localism 2011 Act

- Community Infrastructure Regulations 2010, 2011 and 2012 Amendments,
 - Southwark's emerging CIL Charging Schedule and Infrastructure Plan (public consultation in July 2012 and February 2013)
17. Proposing to revise the current project bank to form the community infrastructure project list (CIPL) is a direct response to the above policy's guidance in seeking more local level community involvement in both the planning system and the decision making process. CIPL will help direct funding to local improvements local people have inputted to, improving the visibility of the benefits from new developments.
 18. It is proposed to update the CIPL yearly to ensure that it continues to reflect local people's preferences and priorities for local infrastructure.

Community impact statement

19. The proposed project is based around the desire to improve infrastructure for all and improve the communication between the council and the local community when it comes to planning infrastructure. Existing governance will ensure individual allocations are free from bias and opportunity is available to all.

Resource implications

20. The emergence of the project banks as a CIPL, associated with historical S106 agreement contributions and Southwark's CIL enables the administration of this to benefit from both S106 agreement administration charges and the 5% of CIL the Council can retain for administration purposes.
21. An electronic process of submitting new ideas and updates on our website keeps costs low and yearly consultations and updates are focused in one month.
22. The existing governance for S106 expenditure, as detailed in the S106 Protocol, will be retained, as there is no proposed changes to this and the proposals will have no increase on resources.

Consultation

23. During July 2012 – October 2012, there was 12 weeks of consultation. This focused on the existing projects and ask consultees for details of potential new projects.
24. This report now proposes the new projects that have come out of this round consultation.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

25. It is noted that pursuant to the Council's Constitution Community Councils, Planning Committee and local communities have been consulted concerning revisions to community infrastructure project lists (CIPL) which form the subject of this report. The main issues are outlined in the body of the report.

26. Members of the relevant Community Council's are requested to approve the CIPL which originate in their particular areas. In accordance with function 2 and 22 of Part 3H of the Constitution, Community Councils have the power to approve projects for inclusion within the community project bank or CIPL being a successor to the community project bank system.
27. In making their decision members should note the contents of this report and in particular the restricted application of Section 106 planning obligations. An authority's ability to pool more than five separate planning obligations / contributions entered into on or after 6 April 2010 towards a common piece of infrastructure will be phased out effective from April 2014 (Reg 123). In addition, projects identified as infrastructure projects on a Regulation 123 list will not generally be funded by Section 106 unless such a project amounts to site specific mitigation necessitated by that particular development. Effectively, from the date of adoption of CIL, future Section 106 agreements will not be used to fund infrastructure projects but will continue to fund affordable housing and site specific mitigation. Existing S106 contributions will be rollover to cover expenditure of CIPL project but subject to the constraints placed by regulations and government guidance.
28. Members are advised that subject to the above considerations they may approve the CIPLs applicable to their areas as potential projects which may be funded in the manner set out in this report.

Strategic Director of Finance and Corporate Services

29. The strategic director of finance and corporate services notes the resource implications contained within the report. Officer time to effect the recommendations will be contained within existing budgeted revenue resources.

REASONS FOR URGENCY

30. The next meeting of the community council is not until June 2013 which could delay the implementation of local projects.

REASONS FOR LATENESS

31. It was not possible to circulate the report with the main agenda dispatch as additional internal consultation was required.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Community Infrastructure Project List (CIPL) 2013

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Zayd Al-Jawad, Section 106 Manager	
Version	Final	
Dated	18 January 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	8 March 2013	

Community Council	Peckham & Nunhead	
Project suggestions for approval	S106	CIL
Expansion of Cabrini's Bird in the Bush children centre facilities	Yes - community space	Yes
Transport improvements to the Pelican estate	Yes - transport	Yes
Open space improvements around the Pelican estate	Yes - open space	Yes
Lighting improvements around the public areas of the Pelican estate	Yes- public realm	Yes
Starlight Music Academy	Yes - community space	Yes
Peckham Townscape Heritage Initiative	Yes- public realm, transport	Yes
New community hall on site of old housing office	Yes - community space	Yes
Improvements to the shop fronts of Peckham High Street	No	Yes
Resurfacing St James the Great path by the school	Yes- public realm	Yes
Improvements to the green space and lighting around St James the Great pathway	Yes- public realm	Yes
Lighting improvements to the rear of the the Weatherspoon pub of Peckham Square	Yes- public realm	Yes
Improve grass area and lighting behind Peckham Library	Yes- public realm	Yes
Lighting improvements along surrey Canal footpath	Yes- public realm	Yes
Improvements to Cossall Park including the restoration of areas previously annexed to Tuke School	Yes- Open space Yes public realm, open space	Yes
Environmental improvements to Nunhead Green	Yes- public realm	Yes
Public art and lighting projects on Evelina Rd and Nunhead Green	Yes- public realm	Yes
Access improvement works to Nunhead Station, including step free access from a new entrance on Evelina Rd	Yes - transport	Yes
Clean up of brick work of the railway viaduct over Evelina Road	Yes- public realm	Yes
Improvement works (lighting and clean brick work) to railway bridge over Gibbon Road	Yes- public realm	Yes

Improvements to the footpath surface of the Brockley Footpath from Linden Grove to Limesford Rd	Yes- public realm / transport	Yes
Zebra crossing on Lausanne Road near junction with Belfort Rd to serve route from Nunhead to Edmund Waller Primary School	Yes- public realm / transport	Yes
Shopfront improvements in Nunhead	No	Yes
Environmental improvements to community garden on the corner of St Mary's Rd and Dundas Road	Yes- Open space	Yes
Project suggestions not for approval	Reason	CGS referral
Pigeon proofing on the Gloucester Grove estate	Not S106 mitigation for infrastructure to support growth (CIL	Yes
Jet/power wash(clean up) the buildings above the shop fronts on Peckham High st	Not S106 mitigation for infrastructure to support growth (CIL	Yes
Roll out of Victorian Standard style lighting across the Nunhead Green conservation area, on streets to the north of Nunhead Green	Not S106 mitigation for infrastructure to support growth (CIL	Yes

**PECKHAM AND NUNHEAD COMMUNITY COUNCIL AGENDA DISTRIBUTION LIST (OPEN)
MUNICIPAL YEAR 2012-13**

NOTE: Original held by Constitutional Team (Community Councils) all amendments/queries to Beverley Olamijulo Tel: 020 7525 7234

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Councillor Mark Glover (Vice- Chair)	1	Others	
Councillor Chris Brown	1	Elizabeth Olive, Audit Commission	1
Councillor Sunil Chopra	1	160 Tooley St.	
Councillor Fiona Colley	1		
Councillor Rowenna Davis	1		
Councillor Nick Dolezal	1	Total:	39
Councillor Gavin Edwards	1		
Councillor Renata Hamvas	1		
Councillor Barrie Hargrove	1		
Councillor Richard Livingstone	1		
Councillor Catherine McDonald	1	Dated: 19 February 2013	
Councillor Victoria Mills	1		
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