

Cabinet

Tuesday 18 June 2019

4.00 pm

Ground Floor Meeting Room GO2C, 160 Tooley Street, London SE1
2QH

Supplemental Agenda No. 1

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Contact:

Paula Thornton on 020 7525 4395 or email: paula.thornton@southwark.gov.uk;
constitutional.team@southwark.gov.uk

Webpage: www.southwark.gov.uk

Date: 10 June 2019

Item No: 24.	Classification: Open	Date: 18 June 2019	Meeting Name: Cabinet
Report title:		Community investment plans – allocation of local CIL	
Ward(s) or groups affected:		All	
Cabinet Member :		Councillor Johnson Situ, Growth, Development and Planning	

FOREWORD – COUNCILLOR JOHNSON SITU, CABINET MEMBER FOR GROWTH, DEVELOPMENT AND PLANNING

The recently adopted Council Plan reaffirmed our commitment to deliver regeneration that works for local people, to reduce health inequality, create jobs and opportunities. The Council plan also detailed our commitment to ensure that as we see some changes in the borough we are ensuring we're working with local communities every step of the way.

This report delivers on those ambitions within the council plan and follows the December 2018 Cabinet report in which I committed to listening to the feedback from the community councils and organisations across the borough on how we could improve on the allocation of local CIL process. In addition to awarding funding for projects across the borough Cabinet agreed to bring back a further report on the development of Community Investment Plans. I am pleased that following discussions across the borough, visiting neighbouring boroughs and feedback from the Overview and Scrutiny committee this report details the introduction of Community Investment Plans.

The Community Investment Plans will create a clear programme for how local CIL is spent; crucially balancing the need to ensure local CIL is used to support growth and tackling inequalities.

Over the coming months officers will consult with ward forums regarding the boundaries and the additional theme for the area. We are committed to working with ward forums and community groups to ensure local CIL is spent as efficiently as possible and I look forward to attending opening ceremonies and launch events very soon.

RECOMMENDATIONS

1. That cabinet approve the introduction of Community Investment Plans.
2. That officers consult with ward forum members regarding defining local communities within or across their ward boundaries.
3. That officers consult with ward forum members and local stakeholders to agree the additional theme to guide key areas of need within the ward.
4. That cabinet agree the criteria by which proposals are adjudged against as detailed in paragraph 20.

5. That cabinet agree that in order to address the geographical imbalance of local CIL a cap on the amount spent in each ward will be implemented as summarised in paragraphs 24 and 25 and as detailed in Appendix 3.

BACKGROUND INFORMATION

6. A report was taken to cabinet on the 11 December 2018 putting forward a proposal to allocate the funding collected to end of financial year 2017-18 as the neighbourhood portion (25%) of the Community Infrastructure Levy and approve the allocation of the released funding to the priority projects put forward by the relevant community council.
7. The cabinet were requested to agree the following recommendations:
 - That the cabinet commit to spending the funds collected to end of financial year 2017-18 as the 25% neighbourhood portion of the Community Infrastructure Levy within each community council area in which it was collected and that this funding be committed on the basis of the cabinet decision made in March 2015.
 - That cabinet note the submission from each community council and instruct that officers undertake further consultation with the community councils.
 - That the cabinet approve funding to be released and allocated to the priority projects put forward by the community councils for projects within the existing Council Capital Programme as listed in Appendix 1 of the original report).
 - That officers be instructed to develop projects that are currently on the council Plan but not yet included on the capital programme and report to cabinet in April 2019.
 - That the cabinet recognise that the current system of Community Infrastructure Project Lists should be improved in order to make it more transparent and that they instruct officers to work with the community councils to develop Community Investment Plans for each area to prioritise the allocation of funding collected 2018-19 and to allocate unspent CIL generated pre-2017-18.
 - That officers report back to cabinet in April 2019 setting out the proposed process for the consultation and implementation of Community Investment Plans.
8. The cabinet approved the recommendations. However the report (item 20) "Allocation of Local Community Infrastructure Levy funding" was called in for scrutiny.
9. At the Overview and Scrutiny Committee on 21 January 2019 it was minuted that "Having heard the call-in and the cabinet member's responses, the committee agreed":
 - That the decision is NOT referred back to the cabinet and may therefore be implemented.
 - That the cabinet member would return to the committee for a pre-decision scrutiny session on the proposed process for developing community investment plans, taking account of the committee's recommendations as follows:

- That the lists of projects are checked with community councils to identify potential discrepancies but that this process should not delay work on agreed projects.
 - That the requirements for projects eligible for neighbourhood CIL funding to be on the council plan or included in the capital programme be abolished, as inappropriate for the allocation of neighbourhood CIL, which is intended to mitigate the impact of development at a very local level by addressing locally identified needs and not plug holes in council budget.
 - That the neighbourhood portion of CIL should be spent in the ward or locality in which it has been collected, to ensure that the effects of development are mitigated where development has taken place.
10. The agreed projects that officers are instructed to continue working on were in Appendix 1 of the December cabinet report and are:

Project	Community Council / Ward	Updated notes (May 2019)
Harper Road Improvements	BB&W Chaucer*	The shopfront scheme complete.
Newington Gardens	BB&W Chaucer	Meeting arranged with Parks Dept and Ward members to discuss scope of works.
St Mary's Churchyard Path Improvements	BB&W Cathedrals	Meeting arranged with Parks Dept to discuss the scope of works required
Little Dorrit Park Improvements	BB&W Cathedrals	Meeting arranged with ward members and BOST to discuss scope of works and tie-in with the S106 secured from the adjacent development.
St Mary Magdalene Churchyard path to Tanner Street Park	B&R Grange	Adjacent developments will part-deliver this scheme.
Spa Road pedestrian crossing	B&R Grange	Draft budget discussed with Highways Dept.
New Community facilities on Surrey Docks Farm	B&R Surrey Docks	Phase 1 works currently on site.
Improvements to Albion Street	B&R Rotherhithe	Project proposals under development by Regeneration North team.
Shad Thames Streets projects	B&R Riverside	Highways Dept. have a scheme part funded with S106.

*NOTE – wards quoted are those where the funding was original collected

Projects proposed that officers undertake further work

Project	Community Council / Ward	Notes
Camberwell Road Pedestrian safety	Camberwell Green	Highways are currently working on a scheme. Works within the town centre currently on site.

Project	Community Council / Ward	Notes
Pedestrian Crossing facilities – Lordship Lane/Dulwich Common	Dulwich College	Discuss with Highways the feasibility
Pedestrian Crossing facilities – Dulwich Wood Park	Dulwich College	Highways have a scheme drawn up that the NCIL could support.

KEY ISSUES FOR CONSIDERATION

Policy implications

11. The policy implications were initially covered in the December 2018 cabinet report. This included the adoption in September 2017 of the Social Regeneration Framework (SRF) which seeks to build on the council's commitment to invest in communities across the borough and embed the principle of regeneration for all across the borough.
12. As part of the SRF there is a commitment to produce Social Regeneration Charters (SRC) for every major regeneration area. These SRCs will include Place Action Plans (PAPs) that will include details of the council's and the developer investment in the area and incorporate proposals for governance and delivery mechanisms.
13. It was recognised that the system of Community Infrastructure Project Lists (CIPL) should be improved in order to make it more transparent and cabinet instructed officers to develop Community Investment Plans (CIPs) for each area to prioritise the allocation local CIL.
14. It was proposed that these Community Investment Plans would take due regard to the agreed council priorities and programmes, for instance The Great Estates Guarantee, in determining priorities. Regard was also be had to the existing Council's Investment Plans (programmes including Regeneration capital, the Housing Modernisation Investment, schools expansion, Public Health, Culture etc.) and be based on an evaluation of the needs that are not being met from these mainstream programmes.
15. It was proposed that the CIPs would be evidenced based on what is needed and what may be lacking in the existing programmes, forming the basis of further conversation with the community.
16. Since then two further reports have been approved by cabinet on 30 April that are key in developing CIPs. These are the:
 - Review of the council's Approach to Community Engagement (Item 13); and the

- Development Consultation Charter (Item 15).
17. In addition at Council Assembly on 18 May 2019 a report “Reform of Community Councils: Empowering Communities Programme” (item 3.2) was agreed that replaces community councils with a more flexible and developed Empowering Communities Programme. This promotes:
- Resident-led initiatives
 - Strengthens the local leadership role of ward councillors
 - Cabinet accountability
 - Community Champion councillors and
 - Transparency of funding.

Community investment plans

18. In 2017 the council undertook the biggest community engagement exercise of recent times, the Southwark Conversation, the outcomes of which are shaping plans for place making and improving well-being. As the borough grows and changes the council’s aim is to make sure that all our communities have the opportunity to benefit. It is therefore critical that the process of allocating and spending local CIL is made less opaque; becoming more transparent, user friendly and accountable.
19. It is clear that local CIL can be an integral part of this process, energising and enabling local communities to have a positive impact on their environment and wellbeing.
20. It is proposed that CIPs would consist of four themes guiding spending of local CIL in a ward (or wards where communities cross administrative boundaries). Three of those themes will come from the Social Regeneration Charter which covers the area, and through consultations, each ward area will be able to develop an additional theme to guide key areas of need within the ward(s). The plan would be refreshed every three years and applications will be submitted and matched against the following suggested criteria;
- Meets one of the proposed themes of the community investment plan
 - Is a one-off scheme that does not require additional revenue funding from the council in its delivery or subsequent operation.
 - Relates to a council plan commitment
 - Identifies how any revenue funding will be generated– offering value for money
 - They should address the impact of new development
 - Should explain who will benefit the local community and how it tackles inequalities.
21. A proposal for the delivery of this process is included in Appendix 2. To summarise applications will be considered under a scoring system based on a pre-agreed set of criteria.
22. Once the priorities are agreed, community organisations, residents and businesses would be invited to submit proposals on a standardised application form. Training workshops to assist people in submitting bids could be run by Community Southwark
23. Applications will be invited once a year and ward forums will be able to rank and make recommendation for cabinet sign-off. These could also utilise crowd funding

platforms like Spacehive or proposed organisations such as Southwark Giving for match funding.

24. In order to address the geographical imbalance of local CIL it is proposed that there will be a cap on the amount spent in each ward (see proposals in Appendix 3).
25. The cap would be applied where any ward maintains an average of over £250,000 per annum in any three year rolling period. When the local CIL exceeds the cap, the proposed allocation of “the excess” would be discussed between wards within the Opportunity Area, Area Action Plan Area or Neighbourhood Plan Area that it was generated. Where no such plan exists the discussion would be between adjacent wards. Any proposed reallocation be presented to cabinet for approval.
26. The advantage of this approach is that it allows for larger scale projects, vital to support growth as a result of development within an area, could be supported. The timescale suggested would also tie in with the cycle proposed for Community Investment Plans.
27. Another area of concern was the opacity surrounding the amount of CIL and S106 generated by a development; how much had been negotiated, received, allocated and spent. To address this and thereby giving greater transparency and allowing more informed decision making, proposals are being developed (Appendix 4) that will allow this information to be readily available.
28. Dedicated web pages relating to CIL and neighbourhood planning are currently in the process of being updated and mapped. In addition a new software system (EXACOM – which is the industry standard) is being rolled out to monitor S106 (both financial and non-financial contributions) and CIL. The public facing portal of this system will ensure openness and transparency of the collection of financial contributions, the allocation of funding and the expenditure. It will also allow all planning agreements to be searched for non-financial obligations such as car-free developments and affordable housing.

Community impact statement

29. Previously it was envisaged that the five community councils would provide an established forum for consultation with local people on various issues, giving residents and community groups the opportunity to influence how services and funding is delivered. They also had the delegated authority to take decisions about local matters, so it was considered appropriate for that the proposed Community Investment Plans (CIPs) be developed, discussed and agreed at these meetings.
30. However as noted above in paragraphs 15 and 16 a review of the council's approach to community engagement has been agreed.
31. In addition at Overview and Scrutiny Committee in January 2019 (and subsequently in April - see notes appendix 1) it was made clear that the requirements for projects to be on the council plan or included in the capital programme be abolished. The reason given was that the allocation of neighbourhood CIL, which is intended to support growth in local area as a result of development by addressing locally identified need was not deemed appropriate to “plug holes in council budgets”.
32. It is important to note that these CIPs would not allocate funds; rather informed by local engagement they would identify priorities for neighbourhood investment. Allocations for projects included within the areas would be delivered through the

council's established processes. The projects will need to be assessed, scoped and costed through the governance process for capital, revenue or service investment. Projects are unlikely to be supported if they require a high level of on-going maintenance costs or if another revenue source is not identified at the outset. The council may draw on other funds to deliver priorities where these are already within the agreed capital programme.

33. The aim of the process is to develop a replicable, effective and cost efficient delivery which is proportionate to the potential neighbourhood CIL collected. The engagement process must be robust and inclusive to ensure that the projects are based on diverse and represented views of the local stakeholders.

Resource implications

34. The management of the CIL is covered by the 5% of the total CIL collected that the council can retain for administration purposes. Currently this funding is being invested in the new software programme (EXACOM) that will allow accurate monitoring of both S106 and CIL and will also provide a public facing module to ensure openness and transparency of the collection and expenditure of council resources.
35. The local project lists (CIPL) are also managed from this administration proportion of CIL. However a number of issues have arisen regarding these lists (see cabinet Report December 2018) that has resulted in little of the local CIL collected having been either allocated or spent.
36. It was proposed that once the funding had been allocated, the project delivery mechanism would be identified. Currently to avoid duplication of resources we have been working with the existing project delivery teams in Regeneration and Highways. We are working with third parties such as Surrey Docks Farm and are in early discussions with the Bankside Open Spaces Trust.
37. To develop projects in each ward or defined community area it is envisaged that additional officer time will be required depending on the methodology adopted to do this.
38. Further work is needed to determine specific plans for projects and the planned investment; monitoring; incorporation of indicators and outputs; and engagement with local delivery partners and stakeholder groups. It is crucial that aspirations are built on transparency and accountability as part of the criticism levelled at the current CIPL process is that it lacked this.
39. Governance arrangements should emphasise the importance of periodic review and evaluation to meet potentially changing circumstances and allow the flexibility needed to continue to deliver the agreed outcomes

Consultation

40. Prior to the cabinet report in December 2018 officers had been attending community councils in to develop list of priority projects. Feeding back from these meetings it was clear that there are various approaches to this prioritisation and still some considerable confusion around local CIL.
41. Much of the confusion and debate centred on what constitutes 'local'. It was argued in the previous cabinet report anywhere in Southwark could be considered to be

local for certain infrastructure. Alternatively it was suggested that local could be defined by the community council area or possibly down to ward level. Some local groups have argued that local should be in the immediate vicinity of the development or what they consider to be their local community and that even considering wards is too broad a definition.

42. Following feedback from the Overview and Scrutiny committee and subsequent meetings with councillors and local stakeholders the following process is proposed for further consultation:

- That the Neighbourhood CIL be distributed to relevant projects in the vicinity to where it was generated. Once the public facing module of Exacom is live this can be easily determined.
- As the Localism Act 2011 encourages communities to determine what constitutes “local” it is recognised that determining a “one size fits all” approach would be problematic as was discussed at the Overview and Scrutiny Committee.
- Instead it is proposed that the process commence with the current administrative wards as these have been created and evolved over time to address changes in demographics and circumstances. It is also recognised that the elected ward members have the advantage of local knowledge of the needs and aspirations of these communities.
- However it is appreciated that some communities straddle different ward boundaries (a fact brought up at the Overview and Scrutiny Committee) whereas others form just a part of a ward. In these examples, a case should be made to the relevant ward councillors for consideration
- Whatever project proposals are suggested by ward members will require cabinet approval.

43. In addition as previously mentioned, the council’s fundamental approach to consultation is evolving. Whatever process for engagement is agreed for CIPs, it will need to be flexible enough to evolve alongside the emerging new processes.

44. It is clear from the above that further investment in time and resources is required if the processes is to move towards a more ward-based system. Instead of five community councils with CIPs developed, 23 wards with potentially separate plans would need to be managed and monitored. It is accepted that not all wards have had or will have significant development and therefore have generated minimal CIL so by concentrating on those wards with significant levels of CIL generated, the additional work required could be managed.

Financial implications

45. The amount of local CIL collected by community council area is shown in the table below. None of the money collected is yet committed to any project except for Surrey Dock Farm project amounting to £517,000 from Surrey Dock Ward. That is being dealt by a separate report.

	2015-16	2016-17	2017-18	2018-19	2019-20	Total
Brunswick Park		1,750				1,750
Camberwell Green	1,556	1,904	19,966	90,969		114,395

	2015-16	2016-17	2017-18	2018-19	2019-20	Total
Cathedrals	6,260	500,902	138,029	236,203		881,393
Chaucer	9,000	249,130	30,884	28,928		317,942
College		9,324	57,537			66,862
East Dulwich	2,900	35,626	1,698	2,047		42,271
East Walworth	3,050	25,365	9,221			37,636
Faraday		131,339	117,469	15,672		264,480
Goose Green				12,694		12,694
Grange	40,836	38,300	17,153	438,071		534,360
Livesey	63,108	14,926	11,629	44,383		134,045
Newington		0	903,214	44,383		963,420
North Bermondsey		6,280				6,280
Nunhead		3,950	15,271	28,094		47,315
Peckham			54,128			54,128
Peckham Rye			8,497	760		9,257
Riverside		399,399	8,348	3,754		411,501
Rotherhithe		23,115	3,794	5,987		32,896
South Bermondsey	6,075		1,298	3,979		11,351
South Camberwell		2,221				2,221
Surrey Docks		285,499	335,732	4,955		626,186
The Lane	7,050	693	77,095	67,133		151,970
Village		2,850	59,781	115,619		178,250
Total	139,834	1,732,573	1,870,744	1,143,631		4,902,603

46. There are no revenue implications due to the implementation of these recommendations.
47. The expenditure of this funding will be managed within existing revenue budgets, specifically the 5% CIL administration charge.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Finance and Governance

48. The report is requesting cabinet to approve the introduction of Community Investment Plans, the related proposed consultation and criteria as reflected in paragraphs 1-5. Full details and background are contained within the main body of the report.
49. The strategic director of finance and governance notes that there are no financial implications due to the implementation of these proposals and it is also noted that the costs associated with implementation of the recommendations can be recovered from the 5% of any CIL income permitted under CIL regulations.
50. Staffing and any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

Director of Law and Democracy

51. Cabinet considered a report in December 2018 concerning the emerging proposals concerning the allocation of funds received from the collection of the Community Infrastructure Levy. This report was considered by the council's Overview and Scrutiny Committee in January 2019 and they reached a decision as outlined at paragraph 9. Officers now propose to undertake further consultation as outlined at paragraph 42 and cabinet is being asked to approve this as the next stage in the process.
52. The Community Infrastructure Levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities as set out in section 216(2) of the Planning Act 2008, and regulation 59, as amended by the 2012 and 2013 CIL Regulations). This definition allows the Levy to be used to fund a very broad range of facilities such as play areas, parks and green spaces, cultural and sports facilities, academies and free schools, district heating schemes and police stations and other community safety facilities. This flexibility gives Councils the opportunity to choose what infrastructure is needed to deliver their Local Plan. It should be noted that charging authorities may not use the levy to fund affordable housing since this continues to be addressed in section 106 Planning Agreements.
53. Local authorities must spend the Levy on infrastructure needed to support the development of their area. The Levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development.
54. The Government does not prescribe a specific process for agreeing how the neighbourhood portion should be spent. It is expected that councils will use existing community consultation and engagement processes. This should include working with any designated neighbourhood forums preparing neighbourhood plans that exist in the area, specific neighbourhood groups, local businesses (particularly those working on business led neighbourhood plans), and using any networks that ward councillors have. The criteria to be taken into account when considering the spending of CIL is set out at paragraph 20.
55. Paragraph 12 of the original report referred to the council's Section 106 Planning Obligations and Community Infrastructure Levy Supplementary Planning Document which commits to a spend of 25% of Southwark CIL on local projects.
56. The recommendations as set out in this report accordingly fall within the powers of cabinet.

BACKGROUND DOCUMENTS

Background Papers	Held at:	Contact
S106 Planning Obligations and CIL SPD	Planning Department 160 Tooley Street London SE1 2QH	Simon Bevan 020 7525 5655
Link: http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/supplementary-planning-documents-spd/spd-by-planning-topic?chapter=6		
Cabinet Report December 2018 (item 20)	Planning Department 160 Tooley Street London SE1 2QH	Simon Bevan 020 7525 5655
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=6086&Ver=4		
Overview and Scrutiny minutes (item 5)	Chief Executive's 160 Tooley Street London SE1 2QH	Shelley Burke 020 7525 7344
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=308&MId=6299&Ver=4		

APPENDICES

No.	Title
Appendix 1	Overview and Scrutiny Committee – April 2019
Appendix 2	Proposed process for delivering CIPs
Appendix 3	Proposed Cap for Local CIL
Appendix 4	Reporting on S106 and CIL

AUDIT TRAIL

Cabinet Member	Councillor Johnson Situ, Growth, Development and Planning	
Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alistair Huggett, Planning Projects manager	
Version	Final	
Dated	10 June 2019	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS /DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	Yes	Yes
Director of Law and Democracy	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		10 June 2019

APPENDIX 1

Overview and Scrutiny Committee – April 2019

The report “Allocation of Local Community Infrastructure Levy Funding” was considered by cabinet on 11 December 2018.

The overview and scrutiny committee considered the call-in at its meeting on 21 January 2019. The committee decided not to refer the decision back to cabinet, but made the following recommendations:

That the cabinet member would return to the committee for a pre-decision scrutiny session on the proposed process for developing community investment plans, taking account of the committee’s recommendations as follows:

Recommendation 1 - That the lists of projects are checked with community councils to identify potential discrepancies but that this process should not delay work on agreed projects.

Answer: This is currently occurring. However it has not been possible to complete this with the community councils identifying these potential discrepancies due to timescales and calendar clashes. Meetings have taken place with the community council chairs to clarify as the community council system is also currently under review. If they were to be changed significantly the whole approach to Community Investment Plans (CIPs) and what is defined as “local” may need to be further refined. Also the governance arrangements currently in place may need to be modified.

Recommendation 2 - That the requirements for projects eligible for neighbourhood CIL funding to be on the council plan or included in the capital programme be abolished, as inappropriate for the allocation of neighbourhood CIL, which is intended to mitigate the impact of development at a very local level by addressing locally identified needs and not plug holes in council budget

Answer: It is recognised by the legislation and by the council that it is crucial that the CIL collected supports the growth that will take place through development by addressing local needs. It is proposed that the Community Investment Plans will be based on a clear, unambiguous and locally agreed set of criteria. These will be developed in an open and transparent way involving local members and stakeholders. While it is envisaged that these will link with the council’s objectives, local needs and aspirations will play a crucial role in the development of the criteria. account especially where there are demonstrable inequalities across the borough.

Recommendation 3 - That the neighbourhood portion of CIL should be spent in the ward or locality in which it has been collected, to ensure that the effects of development are mitigated where development has taken place.

Answer: Under the legislation, mitigating the impact of development is a function of S106. The role of the neighbourhood CIL is to support the growth that occurs through

development by providing local benefit. As discussed at the Overview and Scrutiny Committee in January it was recognised that determining a 'one size fits all' definition of what constitutes 'local' would be problematic. In addition it is appreciated that some communities straddle different ward boundaries (a fact brought up at the Overview and Scrutiny Committee) whereas others form just a part of a ward.

Community Investment Plans will be developed in an open and transparent way taking account of local needs and aspirations while recognising the inequalities across the borough.

Finally the committee agreed that the decision taken by cabinet on 11 December 2018 could be implemented. The agreed projects that officers were instructed to continue working on were in appendix 1 of the December cabinet report.

APPENDIX 2

Proposed process for delivering CIPs

Stage 1: Community Investment Plan Priorities and Spend (3 months)

Community priorities will be set for three years. The expectation is that any projects proposed over this three year period will align to the Community Investment Plan (CIP) priorities¹. The ward forums together with the online consultation portal will be the means through which feedback from the wider community on these priorities will be received. The engagement will be co-ordinated by the Planning Projects team in association with Community Engagement.

Additional engagement activities will also take place with Neighbourhood Forums, ward members, community groups and stakeholders to encourage residents, businesses and other local stakeholders to contribute to the priority setting process. This may include, but not limited to: visits and presentations to local residents and community groups; promotion at public events such as festivals and school fairs; use of social media and the council's website; ward member surgeries.

Following the public consultation, the CIP priorities will be approved and then shared with members, published on Southwark's website and communicated to the local stakeholders, residents and community groups. This publication will also confirm the value of the CIL funding collected to date and available in each ward.

Stage 2: Community Investment Plans – Project Identification and Development (3 months)

The existing project lists will be discussed with ward forums to ensure that they comply with the decided CIP themes. Officers will consider their feasibility and a budget cost produced to allow ward members to propose project priorities.

In addition local stakeholders, residents and community groups will be invited to submit project proposals that align to the community priorities. Southwark officers will assist in the development and costing appropriate projects that are in alignment with the priorities.

Projects that impact on multiple wards must demonstrate how each ward's community priority and local need will be met.

There will be an annual opportunity during the financial year to submit project proposals via a **Community CIL Project Proposal** form.

Stage 3: Community Investment Plans – Project Approval and Delivery (ongoing)

¹ Where there is an adopted neighbourhood plan the priorities that have been approved in that plan may guide the projects identified; unless there is a clear reason for doing otherwise.

A scheme will not be funded unless it meets all the essential criteria. Project proposals will then be ranked according to how well they meet the shortlisting criteria by ward members assisted by officers. A prioritised shortlist will then be submitted to cabinet for approval. Applicants of projects not shortlisted will receive notification and feedback on their proposals.

Cabinet will approve the projects for each Community Investment Plan area. Once the project selection has been made, the Director of Planning in consultation with the Strategic Director of Finance and the Cabinet Member for Growth, Development and Planning will approve expenditure for projects under £100k in value. Projects that exceed £100k will require approval by Cabinet.

All the approved spend will be for projects that are with the council or its partner's power to deliver and will need to commence in the same year as funding is committed. If necessary (for instance in the case of large and/or complex projects) they may be phased over a number of years.

Cabinet will NOT approve projects or any spend on projects that:

- a) Raise expectations of an ongoing service that cannot be met;
- b) Are anything that the council (and partners) should be doing anyway;
- c) Lobbying, political activity or promotion;
- d) That undermines the council's policies or objectives.

There is no limit to the number of projects that may be agreed in each CIPs and there is no minimum or maximum amount that can be allocated to a project, providing that it does not exceed the total available budget for the CIP.

In the event that the total value of the CIP project proposals exceeds the funds currently available, a pipeline of projects will be maintained so that these proposals may be considered in future years should the local CIL receipts allow.

Once in delivery, individual projects / third part delivery partners will be managed by the spend department of the council. The Planning Department will monitor the overall programme and track progress and report on the expenditure of individual projects.

On completion of a project, the lead delivery organisation / spend department of the council will complete a project evaluation. The Planning Department will be responsible for reviewing the evaluation to determine the extent to which the projects have contributed to the CIPs priorities and use this to inform future projects. This will be reported back to cabinet annually.

APPENDIX 3

Proposed Cap for Local CIL

It is agreed that the neighbourhood portion of CIL should be spent in the ward or locality in which it has been collected in order to support the growth that occurs through development by providing local benefit.

It has been suggested that to address the geographical imbalance of local CIL there will be a cap on the amount spent in each ward. A number of options have been investigated and compared with the practice of other London boroughs where there is a geographical imbalance of development – for instance Brent and Wembley Park, Tower Hamlets and Canary Wharf.

One option, assuming we don't want to trigger the cap too frequently was to cap any ward that generates over £250,000 in any one year. If we look at what has been collected to date (see table) it would have been triggered 6 times or about 7% of the total. This amount would give wards a reasonable figure with which to still deliver sizable projects. However it would be difficult for wards to meaningfully devise the Community Investment Plans with the cyclical nature of project and programme development. Also it emphasises the uncertain nature of development and therefore generation of CIL as Newington in particular had a large “spike” in CIL after a couple of years of no CIL at all.

What is proposed is similar to that in Brent where if any ward maintains an average of over £250,000 in any three year rolling period then the “excess” would be made available to adjacent wards within the Opportunity Area, Area Action Plan Area or Neighbourhood Plan Area etc. In this option Cathedrals would exceed it by £119,134 and Newington by £153,214 (see highlighted figures). These sums could be reallocated within the Bankside, Borough and London Bridge Opportunity Area or the Elephant and Castle Opportunity Area. This reallocation would be negotiated between the adjacent wards with cabinet ratifying any proposals.

The advantage of this proposal is that it larger scale projects, vital to support growth as a result of development within an area to be supported and would also tie in with the cycle proposed for Community Investment plans.

	2015-16	2016-17	2017-18	2018-19	2019-20	Total
Brunswick Park		1,750				1,750
Camberwell Green	1,556	1,904	19,966	90,969		114,395
Cathedrals	6,260	500,902	138,029	236,203		881,393
Chaucer	9,000	249,130	30,884	28,928		317,942
College		9,324	57,537			66,862
East Dulwich	2,900	35,626	1,698	2,047		42,271
East Walworth	3,050	25,365	9,221			37,636
Faraday		131,339	117,469	15,672		264,480
Goose Green				12,694		12,694
Grange	40,836	38,300	17,153	438,071		534,360
Livesey	63,108	14,926	11,629	44,383		134,045

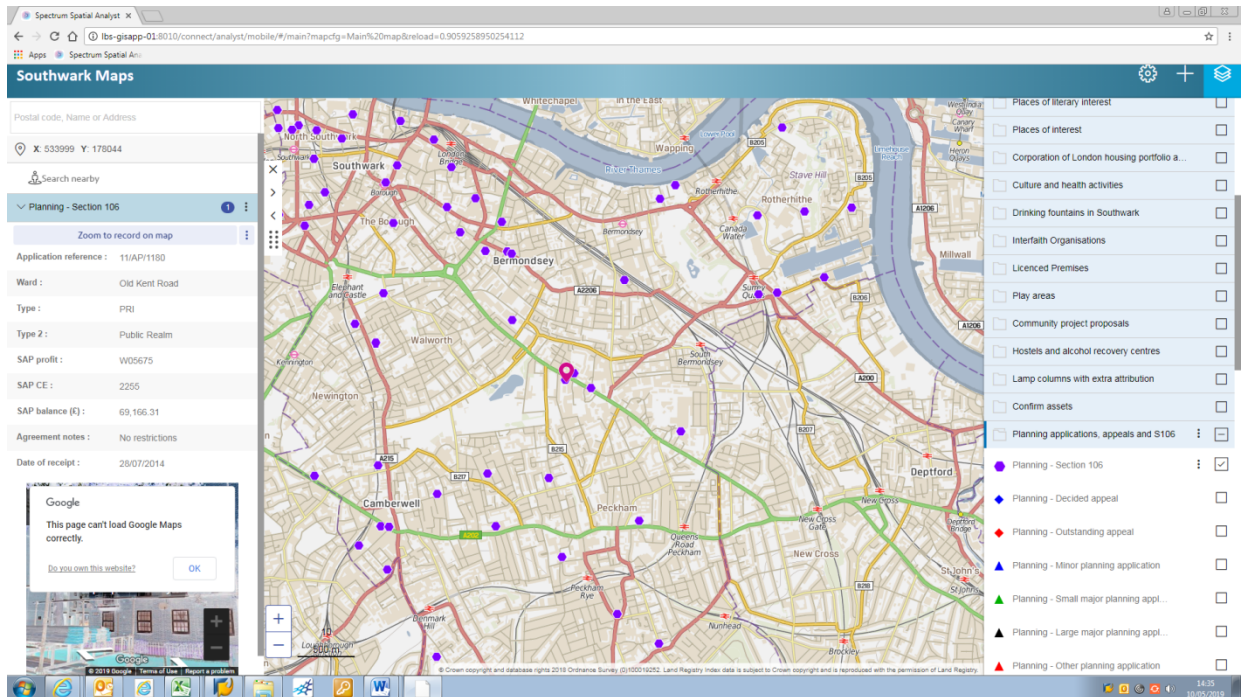
	2015-16	2016-17	2017-18	2018-19	2019-20	Total
Newington		0	903,214	44,383		963,420
North Bermondsey		6,280				6,280
Nunhead		3,950	15,271	28,094		47,315
Peckham			54,128			54,128
Peckham Rye			8,497	760		9,257
Riverside		399,399	8,348	3,754		411,501
Rotherhithe		23,115	3,794	5,987		32,896
South Bermondsey	6,075		1,298	3,979		11,351
South Camberwell		2,221				2,221
Surrey Docks		285,499	335,732	4,955		626,186
The Lane	7,050	693	77,095	67,133		151,970
Village		2,850	59,781	115,619		178,250
Total	139,834	1,732,573	1,870,742	1,159,454		4,902,603

APPENDIX 4

Reporting on S106 and CIL

Mapping of S106 and CIL

Currently the financial obligations from developments are being mapped. Once complete it will be possible to click on a development for details of funding generated and funding as yet unspent. A screen shot is shown below:





Public Facing Module – Exacom

The purpose of this is to have all the information, both current and historic of funds generated by the Community Infrastructure Levy and S106 obligations (both financial and non-financial) available to view. It will list all the negotiated funding, funding received by the council and unallocated, funding allocated for projects and funding spent on projects. This information can be searched geographically and by purpose. It will also give access to all the legal agreements in a searchable format.

An example of the type of information that can be generated is shown below:

Community Infrastructure Levy Financial

CIL Date Filter 1 April 2010 31 March 2020 

Allocation	Potential	Due	Collected	Allocated	Spent	Interest	Available
CIL Admin	669,384.03	275,656.24	682,552.51	0.00	0.00	0.00	682,552.51
Neighbourhood CIL	3,309,243.64	1,341,511.33	3,352,644.30	0.00	0.00	0.00	3,352,644.30
SCIL - Strategic 123 List	9,409,052.32	3,895,957.35	9,615,853.10	0.00	0.00	0.00	9,615,853.10
Total:	13,387,679.99	5,513,124.92	13,651,049.91	0.00	0.00	0.00	13,651,049.91

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