



GATESHEAD COMMUNITY INFRASTRUCTURE LEVY (CIL)

Mike Barker, Acting Chief Executive

EXECUTIVE SUMMARY

1. The purpose of this report is to inform of the outcome of the Examiners report on the Gateshead Community Infrastructure Levy (CIL) Draft Charging Schedule, the proposed minor modification to the final Charging Schedule and associated policies. It also proposes formal adoption of the Charging Schedule and associated policies with a proposed implementation date of 1 January 2017.
2. It was agreed by Cabinet at its meeting in March 2015 [Minute C184] that the Council would undertake the necessary processes to become a CIL charging authority.
3. The CIL is a non-negotiable charge based on floor area of new buildings within a development and a rate per square metre (m²) as set out in the Charging Schedule. In Gateshead there are a range of rates for different types of development in different zones. It is charged on most buildings/extensions over 100m² and dwellings of any size based on a net increase in floor space. It will not be charged on social housing, charities, self-build or householder extensions. CIL becomes liable on the grant of planning permission but payment is not due until development commences on site.
4. To ensure that the necessary infrastructure is in place to support and mitigate economic and housing growth within the Borough it is recommended that Council adopts the Charging Schedule and maps, appended to this report, to take effect on 1 January 2017.
5. The Cabinet has considered the facts and issues arising from the report including alternative options and took all relevant advice before formulating their recommendation.

RECOMMENDATION

6. It is recommended that Council:
 - i) Notes the Report on the Examination of the Gateshead and Newcastle Community Infrastructure Levy (CIL) Draft Charging Schedules (August 2016).
 - ii) Approves the content of the CIL Charging Schedule.

- iii) Formally adopts the CIL Charging Schedule and approves that it shall take effect from 1 January 2017.