



CITY DEAL

Preston, South Ribble & Lancashire

CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: No

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Community Infrastructure Plan (Appendix 'A' refers)

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Executive Summary

This report brings forward the final draft of the City Deal Community Infrastructure Plan for approval by the Executive and Stewardship Board. It sets out in broad terms, the approach and priorities for community infrastructure based on a comprehensive assessment of need. It relies on forecasting and demographic modelling. The City Deal and delivery of this plan are heavily dependent on contributions from developers. It will need to be reviewed and adjusted at regular intervals to take account of actual performance and other factors beyond the control of the City Deal partners. More detailed evidence of need is required and being developed in some areas.

Recommendation

The City Deal Executive and Stewardship Board is asked to agree:

- (i) The operating principles set out in the plan being:
 - a. CIL and other development related funds (S106, S278 agreements) are levied to support delivery of the City Deal objectives and the Community Infrastructure priorities and paid into the Infrastructure Delivery Fund.
 - b. All commitments to expenditure (i.e. before funds are collected) will be approved by the City Deal Executive according to agreed criteria set out in the plan and details to be agreed by the Programme Board and LCC's S151 Officer.
 - c. The City Deal Executive will approve Community Infrastructure schemes which are strategic, cross borough or of sub regional / regional significance and will be overseen by the City Deal Executive including those set out in the CIP.

- (ii) The Executive will use the following criteria as a guide to determine whether



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Community Infrastructure Schemes should attract pre-committed funds:

- a. The advice of the Accountable Body regarding the financial position.
 - b. The strategic nature of the scheme (cross borough; sub regional; critical or enabling infrastructure).
 - c. Whether the use of funds levers in significant other funds from external sources.
- (iii) Other projects will not require the decision of the Executive subject to the Accountable Body confirming that funds have been collected by the relevant partner and recorded by the accountable body.
- (iv) The plan will be reviewed on an annual basis.

Background and Advice

This plan is the result of work carried out by a cross partner team in consultation with other key stakeholder services such as health bodies and education. The group have used as a baseline demographic information available as a result of a demographic exercise. This will be used to inform the future plans of the City Deal partners and has been made available to other public sector bodies. In addition other work has been carried out to assess the Community Infrastructure requirements (e.g. Accommodation report) which gave a broad overview of the type of infrastructure need based on the scale and rate of housebuilding. Specific and more detailed work on education at both primary and secondary level is underway. This taken together with local consultation exercises will inform the plan which must remain flexible as the Infrastructure Delivery Plan moves forward.

The City Deal in itself will not generate all the funds required to cover all of the community requirements. This means the partners will need to prioritise and maximise bids to other funding sources. It will be crucially important to co-ordinate effectively the collection of S.106 agreements. One way to achieve this may be through a shared team approach. For this reason where the plan highlights preferred schemes these may change over time and in many cases are at the stage illustrative of the kind of investment needed.

To enable the Accountable Body to ensure the financial stability of the City Deal the plan proposes certain decisions are retained to the Executive. These are highlighted at paragraph 2 and if agreed will form the operating principles for the fund together with the criteria set out in the plan. Further technical detail may be needed and it is proposed the Programme Board finalises that detail.



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Financial Information

The City Deal Agreement (HOTs) sets out the basis for each partner's contribution by way of:

- CIL;
- S.106;
- New Homes Bonus (NHB);
- Business Rate; and
- Assets.

The Community Infrastructure Fund is linked to housing development sites and determined by the requirements of the S.123 list in the community infrastructure regulations and S.106 regulations.

Each district council partner agreed to pay into the fund CIL, S.106, and NHB payments when received:-

- (i) All housing units on sites specified in the original agreed list; and
- (ii) Unspecified sites delivering a further 1,000 housing units.

The City Deal Agreement specifies that both Preston City Council and South Ribble Borough Council retain decision making for community expenditure on that infrastructure traditionally delivered by district councils. In similar terms Lancashire County Council is to determine expenditure of community funds on education.

This report recommends that the City Deal Executive assumes decision making powers in all cases where it is proposed that expenditure is committed in advance (in whole or in part) of income collection.