

CABINET

MINUTES

18 JULY 2013

Chairman: * Councillor Thaya Idaikkadar

Councillors: * Nizam Ismail * Asad Omar
* Krishna James * William Stoodley
* Zarina Khalid

**Non Executive
Non Voting
Councillors:** * Susan Hall * Barry Macleod-Cullinane

In attendance: (Councillors)	Kam Chana	Minute 667
	Paul Osborn	Minute 667
	David Perry	Minute 667
	Simon Williams	Minute 667

* Denotes Member present

RECOMMENDED ITEMS

671. Adoption of Harrow's Community Infrastructure Levy

The Portfolio Holder for Planning and Regeneration introduced the report, which set out the outcome of the examination into Harrow's Community Infrastructure Levy (CIL) Charging Schedule and for Council to approve and adopt the Charging Schedule.

The Portfolio Holder explained the background to the report and explained that the CIL would allow local authorities to raise funds from developers to pay for the infrastructure that was needed as a result of their development. He added that the Council had consulted on the proposed rates and submitted its Charging Schedule for Independent Examination where it had been

concluded that the Council had taken a pragmatic approach towards setting the rates.

Cabinet Members were informed that changes to the CIL could be made by future administrations. The Portfolio Holder responded to questions from the non-voting non-Executive Cabinet Members about the impact of the proposed charges on Care Homes and Use Class A1 Retail and the overall impact on small businesses at a time when the Council was looking for these to expand and create jobs for local residents. He drew attention to the conclusions reached by the Independent Examiner that the Council's decision to set the CIL rates was based on reasonable assumptions about development value and likely costs. The evidence suggested that residential and commercial development would remain viable across most of the borough, especially those parts where substantial development was planned, if the charge was applied. The Independent Examiner had concluded that the proposed charge rate would not put the overall development of the area at serious risk.

Cabinet noted that the report proposed a start date of 1 October 2013 and discussions ensued about how this could be achieved and what governance arrangements had been put in place. The Chief Executive outlined the options available to Members, and officers outlined the impact of any delay in the implementation of the start date. An agreement on how the start date would be achieved would follow after the meeting.

Resolved to RECOMMEND: (to Council)

That

- (1) the CIL Charging Schedule and the Instalments Policy and Regulation 123 List appended to the Schedule be adopted;
- (2) a commencement date of 1 October 2013 for the coming into effect of the CIL Charging Schedule be approved.

Reason for Recommendation: To provide an important mechanism for the funding of infrastructure to support the implementation of the Local Plan.

Alternative Options Considered and Rejected: As set out in the report.

Conflict of Interest relating to the matter declared by Cabinet Member / Dispensation Granted: None.

[Call-in does not apply to this recommendation as the decision is reserved to Council.]