

**RECOMMENDATIONS TO CABINET- 4 DECEMBER 2012  
FROM THE REGENERATION, ENVIRONMENT AND COMMUNITY PANEL  
HELD ON 28 NOVEMBER 2012**

REC98:        **EXCLUSION OF THE PRESS AND PUBLIC**

**RESOLVED:** That under Section 100(a)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

REC100:      **KING'S LYNN ENTERPRISE AND INNOVATION CENTRE (KLIC)**

The Panel considered a report which set out the Heads of Terms, the key elements and funding structure of a partnership agreement to build an enterprise and innovation centre in King's Lynn.

In response to questions from the Panel it was explained that the enterprise centre would create 25,000 sq ft flexible office space for between 30-50 businesses. It would also have a conference facility for 100 plus people using the latest technology.

Councillor Mrs Collingham suggested that the word cumulative should be added to the end of item 9 on page 82.

Councillor Mrs Watson asked whether there would be any long term contracts to stabilise the centre in addition to the short term contracts. In response the Regeneration and Economic Development Manager explained that it was hoped to have an anchor tenant to start with.

The Chief Executive added that it was all about balance and whilst the centre needed stability the aim was for businesses to grow and then move on to other premises. He explained that a centre had been set up in Littleport which had worked well and this was a tried and tested model.

The Chairman added that part of the challenge would also be to have suitable premises to move to.

**RECOMMENDED:** That the Panel supported the recommendations to Cabinet as set out the report

**- RETURN TO OPEN SESSION -**

REC101:      **COMMUNITY INFRASTRUCTURE LEVY – EARLY STAGE  
CONSULTATION ON METHODOLOGY FOR VIABILITY  
ASSESSMENT**

The LDF Manager presented the report which explained that Officers were engaged in the collection of the background material necessary for a Community Infrastructure Levy (CIL). Consultants were preparing a viability assessment to inform Members of future decisions on the level of CIL charges. There was a need to undertake consultation with interested parties as part of the viability work to inform the process.

The LDF Manager explained that the Government had decided that a tariff based charge on new development known as the Community Infrastructure Levy (CIL) provided the best framework to fund new infrastructure required to support growth. From April 2014 the Council's ability to pool S106 agreements towards the provision of infrastructure would be effectively removed leaving CIL as the appropriate mechanism if the Council was to help support the infrastructure needed of development in West Norfolk.

As part of introducing CIL, the Council must identify the scale of infrastructure needed to support growth and then set a rate that would seek to raise a contribution whilst striking an appropriate balance between the desirability of funding infrastructure and the potential effects of the imposition of the levy upon the economic viability of development across the area. This draft schedule would be subject to an extensive process of public consultation and to a public inquiry at which an Inspector would consider if the charges set were reasonable and based upon sound evidence of viability.

Cabinet agreed in October 2011 that the Council should work to prepare a draft CIL charging schedule setting out the type of development for which CIL would be sought and the rates that would apply. The first stage of that work was to prepare a viability assessment as to what levels of CIL could be afforded by development in the Borough.

It was reported that a specialist consultant had been appointed by the Council to prepare a viability assessment, and work was currently continuing on this. There was a very strong emphasis on working with the development industry and other interested parties to ensure that the appropriate economic data was being used as the basis for CIL. As part of the process it was necessary to establish a robust methodology to be used. Experience from other authorities ahead of the Council in the process showed the value of careful consultation at the early stage.

The consultant had now reached a stage where he needed to test certain assumptions and outline the methodology used in order to finalise a viability assessment report. This report recommended that Cabinet agreed to the consultation exercise being undertaken and the results fed into a finalised viability assessment. There would then be an opportunity for Cabinet to consider the outputs and outline a set of CIL rates for the first stage of wider consultation,

At the same time as considerations of viability were being addressed the Council was preparing an update of its infrastructure study. This was the list of items required to support growth of the Borough over the next 15 years. CIL Regulations stipulated that the amount needed to provide the infrastructure must exceed the amount likely to be raised by CIL charges.

Although much of the evidence that would go into drawing up the CIL would be of a technical nature, based upon an assessment of both need and viability, there would be a clear need for a political judgement on how the balance between growth and investment was to be struck.

Councillor White asked how the CIL would affect conversions? In response it was explained that it would be based on new floor space coming forward.

**RESOLVED:** That the Panel supports the recommendations to Cabinet as follows:

That Cabinet:

- 1 Agrees to a consultation exercise being carried out in connection with the preparation of a Viability Assessment by our consultant as part of the preparation of a draft CIL Charging Schedule.
2. Notes that the results of the consultation will be reported back to Cabinet before proceeding to the next stage in the process.