

# **Infrastructure and Strategic Housing Service Delivery Plan**

## **2019/2020**

### **Overview of the service**

The Infrastructure and Strategic Housing team is responsible for three key areas; developer contributions (CIL & S106), facilitating delivery of infrastructure to support growth, including facilitating the delivery of the North Ely Development and enabling the delivery of genuinely affordable housing, in particular helping local communities to develop Community Land Trusts.

### **Developer Contributions**

S106 - The team is responsible for monitoring development for the timely collection of S106 contributions; advising on the compliance of expenditure of S106 contributions; assisting in negotiations of Section 106 Agreements on major developments; and ensuring Section 106 contributions comply with the statutory tests.

CIL - The team is responsible for the administration of CIL once planning permission first permits the development, i.e. once a liability notice has been issued; determining applications for relief; collection of CIL contributions; enforcement of CIL; advising on CIL reviews; producing the Regulation 123 list; and producing the Annual Delivery Plan. This funding is vital for the delivery of infrastructure across the district and of the Council's Corporate Priorities.

### **Delivery of Infrastructure**

Where new infrastructure is required to facilitate growth, the Infrastructure and Strategic Housing team assist, wherever possible, the relevant stakeholder will deliver such infrastructure. Such assistance extends to project management (whether in whole or in part), advising on developer contributions that could benefit the project, assistance with public consultations and leading on liaison with the relevant statutory body. The team is involved in many of the transport and infrastructure projects identified in the Corporate Priorities.

The Infrastructure and Strategic Housing team are also responsible for co-ordinating the aspirations for the North Ely Development through effective stakeholder liaison and engagement to ensure, wherever possible, the development accords with the vision set out in the Draft Supplementary Planning Document for North Ely.

### **Strategic Housing**

The role of the Strategic Housing Enabler is to plan and facilitate the delivery of new affordable housing across the district. This is done at a strategic level by developing strategies and policies, contributing to the Councils Local Plan and the strategic housing market assessment of the local area, and securing investment into East Cambridgeshire housing market.

The role also involves identifying the need, type and tenure of housing required on residential sites, both market and affordable housing, and working with the Development Management team to ensure the planning process creates mixed and cohesive communities.

The CLT Advisor assists local people to establish Community Land Trusts (CLTs) by supporting them through the process, providing advice and guidance as necessary. The role also

involves marketing CLTs to encourage take up across the district and managing the Councils CLT Grant Scheme.

### **Cost of service**

£224,191

### **Staffing information**

The Infrastructure and Strategic Housing team comprises 1 full time Infrastructure and Strategy Manager, 1 full time Strategic Housing Enabler (1 year, fixed term), 1 part time Developer Contributions Officer (21 hours), 1 part time CIL Officer (25 hours) and 1 part time CLT Advisor (25 hours – 3 year secondment).

### **Forward planning for Councillors**

<b>Proposed date of decision</b>	<b>Item</b>	<b>Service Area</b>	<b>Committee</b>
As required	CIL Regulation 123 List Amendments	Infrastructure and Strategic Housing	Full Council
28 <sup>th</sup> March 2019	CIL Funding Allocations	Infrastructure and Strategic Housing	Resources and Finance Committee



# Commitments towards our Vision

## Infrastructure and Strategic Housing Service- Service Delivery Plan 2019-2020



East Cambridgeshire  
District Council

Performance Measure	Link to Corporate Plan Priority	Target and reporting timescale (i.e. 6 monthly or annually)	Baseline from previous year/output from previous year	Owner and co-owners
CIL and S106 – monitor development to ensure timely collection of developer contributions, both available and projected to assist the Council to meet its Corporate Priorities	Making East Cambridgeshire an even better place to live	100% compliant	100%	Developer Contributions Officer- Angela Clarke
		Monitor development for compliance with requirement of either CIL or S106 and ensure collection of financial contribution and monitoring of public open space transfers.		CIL Officer-Zara Holland
	Appropriate developments with better infrastructure and improving Planning Service	6 monthly	6 monthly income figures provided and reported to Resources and Finance Committee.	Director, Commercial - Emma Grima
	Produce CIL and S106 projections to enable the Council to plan for infrastructure delivery and report to Corporate governance and Finance Committee			
		Evaluate 100% of project proposals submitted.	No project proposals submitted to date	Infrastructure and Strategy Manager- Sally Bonnett
		Lead S106 Project Group to provide information on S106 income and projected income to enable the Council to utilise S106 contributions to reduce expenditure from the base budget.		CIL Officer-Zara Holland
		100% of requests for assistance to be met.	100% of requests for assistance met.	Director, Commercial- Emma Grima
		Assist Development Management in the negotiation of Section 106 Agreements to ensure new communities and businesses are delivered with the infrastructure that is required to serve those new developments.		
Support the delivery of Community Land Trusts	Genuinely affordable housing by local people for local people.	10 meetings with existing East Cambridgeshire CLTs 1 Parishes Meeting Expand Housing Management services to 3 CLTs Re-design of website One new project to the planning stage	4 meetings held, plus CLT East had an exhibition stand at the Parish Forum held in January 2019.  Visits also arranged for visitor from Australia, the National CLT Network, a representative from the Northern Ireland Government to visit Manor Farm, Stretham.  Marketing materials updated	CLT Advisor – Debbie Wildridge

			CLT East Staff also spoke at several events including the Community-led Housing Event at the Maltings and the Open Eco Homes event on Cohousing and Community Land Trusts.	
Facilitate delivery of a wide range of infrastructure and housing	Making East Cambridgeshire an even better place to live	Quarterly reports produced and sent to Council Members - outlining progress of community infrastructure projects including North Ely, Soham station, and A14 improvements.	Quarterly reports produced and distributed to Council Members.	Infrastructure and Strategy Manager- Sally Bonnett
	Appropriate developments with better infrastructure and improving Planning Service	Maintain the Council's Register of Interest in Self Build and Custom House Building and forward details of planning applications including self build plots to those on the register.	Details of all planning applications received by the Council that, including self-build plots, have been sent to those on the register.	Infrastructure and Strategy Manager- Sally Bonnett  Developer Contributions Officer- Angela Clarke
	Making it easier to get around the District and do business	100% of requests for assistance to be met.	100% of requests for assistance met.	Strategic Housing Enabler – Kim Langlely
		Provide an ongoing affordable housing S106 service to the planning team, negotiating and securing affordable housing on private developments in line with strategic requirements and planning policy through S106 agreements, Community land trust, rural exception sites and other means of provision where appropriate.		
		Provide an efficient financial review service to land owners and developers.	No requests received.	Strategic Housing Enabler – Kim Langlely
	By March 2020  Update the Strategic Housing Market assessment document.	The East Cambridgeshire Objectively Assessed Housing Need October 2016 report provides an updated objectively assessed need (OAN) for housing in East Cambridgeshire for the period 2014 to 2036.  SHMA team continues to keep all of the datasets up to date so that the data is continuously up to date but they haven't produced a specific report.	Strategic Housing Enabler – Kim Langlely	
North Ely – facilitate the delivery of a sustainable community in line with the vision set out in the draft	Appropriate developments with better infrastructure and improving Planning Service	Work with partners to develop appropriate schemes for infrastructure and services to North Ely.  Explore community facility requirements for the North Ely Development.  Work with the applicants to ensure that infrastructure delivery is co-ordinated and in accordance with the planning applications.	The Planning Service has been working with the applicant on the discharge of planning conditions and this will be ongoing and feed into the other North Ely work areas. Assistance has been given as required.	Infrastructure and Strategy Manager- Sally Bonnett

Supplementary Planning Document				
Communicate with the relevant stakeholders through consultation events, forums and update sessions	A customer driven efficient Council with a "can do" attitude and pro business approach and commercially focused to ensure financial self sufficiency for the taxpayer	2 growth delivery newsletters	2 newsletters produced.	Developer Contributions Officer- Angela Clarke
		Produce 2 growth delivery newsletters to educate and inform the wider community on forthcoming plans in the district, and other items of interest, and any 'feel good' projects to promote the work of the District Council.		
		Visits as requested by Parish Councils	3 Parish Councils visited.	Director, Commercial- Emma Grima
		Continue the parish council liaison programme to educate and provide guidance to local councils on the community infrastructure levy and the meaningful proportion	Plus guidance has been given to others via telephone/e.mail.	
		March 2020	Consultation held and 6 new projects added to R123 List during 2018/19.	Infrastructure and Strategy Manager- Sally Bonnett
		Consult local parish councils and key stakeholders on the CIL Regulations 123 list and CIL Governance Plan which sets out what infrastructure may benefit from CIL funding and how the funding may be allocated	CIL Officer-Zara Holland	
Continue to develop highly trained staff to support service delivery and drive forward our corporate priorities	Appropriate developments with better infrastructure and improving Planning Service	1 workshop	Presentation given at Parish Forum.	Infrastructure and Strategy Manager- Sally Bonnett
		Hold an annual CIL/R123 List workshop held to give details of the process for applying for CIL funding to parish councils and other interested parties		CIL Officer-Zara Holland
		Monthly	Monthly reviews undertaken.	CIL Officer-Zara Holland
		Review all existing service web pages to ensure that only up to date accurate and relevant information is live on the Councils website		
Ensure that the Council's Corporate risks are managed effectively and mitigations are put in place to reduce impact		2 events	No events attended.	Infrastructure and Strategy Manager- Sally Bonnett
		Attend CIL and S106 training when available to ensure staff are well informed and up to date with the procedures and required legislation		
		100%	100%.	Infrastructure and Strategy Manager- Sally Bonnett
		Ensure that all staff appraisals are completed annually and within the time frame set by HR		
		To regularly review risks associated with Infrastructure and Strategic Housing, including:	Review quarterly.	Infrastructure and Strategy Manager- Sally Bonnett
		Monitoring CIL and S106 income		