



LOCAL INFRASTRUCTURE FUND (LIF)

Consultation Guidance Note

Tower Hamlets has experienced significant development including new housing in recent years and more growth is expected in the future. The Council recognises that this can put pressure on local services and infrastructure. To deal with the impacts developers are required to pay a levy, called the Community Infrastructure Levy (CIL), which the Council uses to pay for new and improved infrastructure.

The Government requires that between 15% and 25% (depending on circumstances) of the CIL be allocated as the “Neighbourhood Portion”, to be spent on infrastructure priorities following consultation with local communities where development is taking place. Under the Government Regulations relating to CIL, it is advised that the percentage be set at 15% for the entire borough. However, in Tower Hamlets, we want to give local people a greater say in priorities and proposals for spending on local infrastructure. The Mayor has therefore decided that in all circumstances for the entire borough 25% of the CIL money will be allocated to the Neighbourhood Portion.

In Tower Hamlets, we have decided to call the Neighbourhood Portion the **Local Infrastructure Fund (LIF)**, and we are undertaking this consultation in order to give local people a greater say in guiding decisions about local infrastructure. The focus of LIF as a whole is to enhance the delivery of infrastructure and address the demands that development places on an area, and therefore it is appropriate we engage with local people to understand how together we should meet this challenge.

What is Infrastructure?

Infrastructure refers to a broad range of services or facilities which are necessary for the day-to-day functions of the community and economy such as roads, railways, and social and community facilities. This could include things like, parks and open spaces (green spaces); leisure and sports facilities, health facilities, schools, flood defences, public realm, transport and connections/routes.

How does LIF Work?

The Government prescribes that the Neighbourhood Portion must be spent on:

“The provision of, improvement, operation or maintenance of infrastructure to support the additional burden new development makes on both local and strategic infrastructure, or on anything else that is concerned with addressing the demands that development places on an area”.

This means that any priorities or projects you suggest must fit within this definition in order for us to be legally allowed to support them with LIF money.

What am I being asked in the consultation?

The consultation is asking you to tell us how you think this money should be best spent in your local area, by identifying:-

1. Your top priorities for spending LIF
2. Suggesting projects you wish to see delivered using LIF

How is my local area defined in the consultation?

The Government requires the Council to consult local people on the LIF funding collected in their neighbourhood, or local area. The Mayor of Tower Hamlets approved four boundary areas for the purpose of LIF in 2016. The LIF boundaries take into account a range of factors, including the geographic spread of development in the borough and designated Neighbourhood Forum boundaries. They are considered to be of a scale and arrangement that is appropriate when considering planned development and subsequent infrastructure needs. Please see Appendix 1 for the LIF Area Map showing the four LIF Areas.

The boundaries do not restrict the geographical spend of the funding in question, as infrastructure needs and usage are not restricted in this way and may well cross these boundaries. The purpose of the areas is solely to guide the consultation process. However it is understood that some large developments and some larger forms of infrastructure may have an impact on a wider area than those defined. Equally, local people may have an interest in how money is spent in more than the area in which they live, as they may use services and facilities across the borough. **Therefore all comments from all local people regarding any area are valid and welcomed, no matter where you live or work in the borough.**

How much funding is available in my area?

The table below shows the amount of CIL funding available for each area and how much is forecast for the next two years:

LIF AREA	Available Funding (2016/17)	Forecast Funding (2017/18)	Forecast Funding (2018/19)	Grand Total Income (2018/19)
1	£165,448.75	-	£600,000	£765,448.75
2	£111,886.18	-	£20,000	£131,886.18
3	£2,634,425.34	£3.8m	£1.5m	£7,934,425.34
4	£3,339,166.74	£2.4m	£2m	£7,739,166.74

The reason for the different amounts above is that the level, amount and scale of development varies in each respective area, which in turn means that the LIF funding collected varies depending on the amount of development in each area. Areas 3 and 4 according to the Council's draft Local Plan are the focus for the majority of new housing developments and this will also be followed by a significant increase in the number of people living in these areas. As a result of more housing and more people, this will put additional pressure on existing infrastructure and services, therefore the more funding required from these areas to meet the need for additional infrastructure to support development. Areas 1 and 2 have lower funding as a result of lesser development expected.

How do I know what is already planned for my area?

The Council have produced four 'Area Profiles', one for each LIF Area, which can be found as part of the consultation material. The purpose of these Area Profiles is to give you a sense of what we already know about each area. Each profile covers:

1. A summary of the infrastructure priorities identified in the draft Local Plan for each area.
2. A summary of consultation responses from the Council's draft Local Plan consultation in December 2016 highlighting what you told us are the infrastructure needs for each area.
3. Projects identified in the Council's Infrastructure Delivery Plan for each area (The Infrastructure Delivery Plan sets out how the council will meet the need for and provision of infrastructure to address the need created by new development).
4. How we will deliver these projects.

Additionally, where the amount of LIF funding is particularly high (over £3m in a 3 year period), the Council have undertaken an independent survey of 1,000 residents in the area, to understand their opinions of infrastructure needs in their area. For the purposes of this round of consultation, areas 3 and 4 met the criteria and the key results of the surveys have been included in the Area Profiles.

LIF monies can either be spent on infrastructure projects already identified by the council, which can be found in the LIF Area Profile documents, or, you can nominate any projects that have not been included in the lists, providing basic detail of what the project is, and why it would benefit the area. Your nominations should be sent using the questionnaire that accompanies this guidance note.

What if our area has a Neighbourhood Forum or Plan?

The Council will work together with the local people in the Neighbourhood Forum to consider if and how the LIF monies can be used to deliver the infrastructure identified in the Neighbourhood Plan as required to address the demands of the development. Neighbourhood Forum members should also respond to the LIF consultation and the responses from the consultation will be used to support any discussions on delivering the objectives of the Neighbourhood Plan.

How do I respond to the Consultation?

- 1) You are being asked to **identify up to three priorities for infrastructure funding** that you think LIF should be spent on *e.g Public Safety Measures or Health or Transport*
- 2) In addition you are asked to **suggest projects for new or improved infrastructure or anything else that is concerned with addressing the demands that development places on an area.**

To send your responses please fill out the online questionnaire on the Council's website at www.towerhamlets.gov.uk/consultation. Additional information can also be found on the Council's Infrastructure Planning website at www.towerhamlets.gov.uk/LIF. Alternatively you can also visit our Idea Stores across the borough, or the Town Hall where you can find paper copies of the questionnaire and also view the Area Profile documents.

We are also holding **drop in sessions** at the following venues where you come and learn more about how to get involved.

- Idea Store Whitechapel, 321 Whitechapel Road, E1 1BU: 1st July 2017 at 10am-12pm
- Idea Store Chrisp Street,1 Vesey Path, East India Dock Road, E14 6BT: 5th July 2017 at 5pm-8pm
- Alpha Grove, Isle of Dogs, London E14 8LH: 8th July 2017 at 10am-12pm
- Idea Store Bow Gladstone Place, 1 Roman Road, E3 5ES: 12th July 2017 at 5pm-8pm

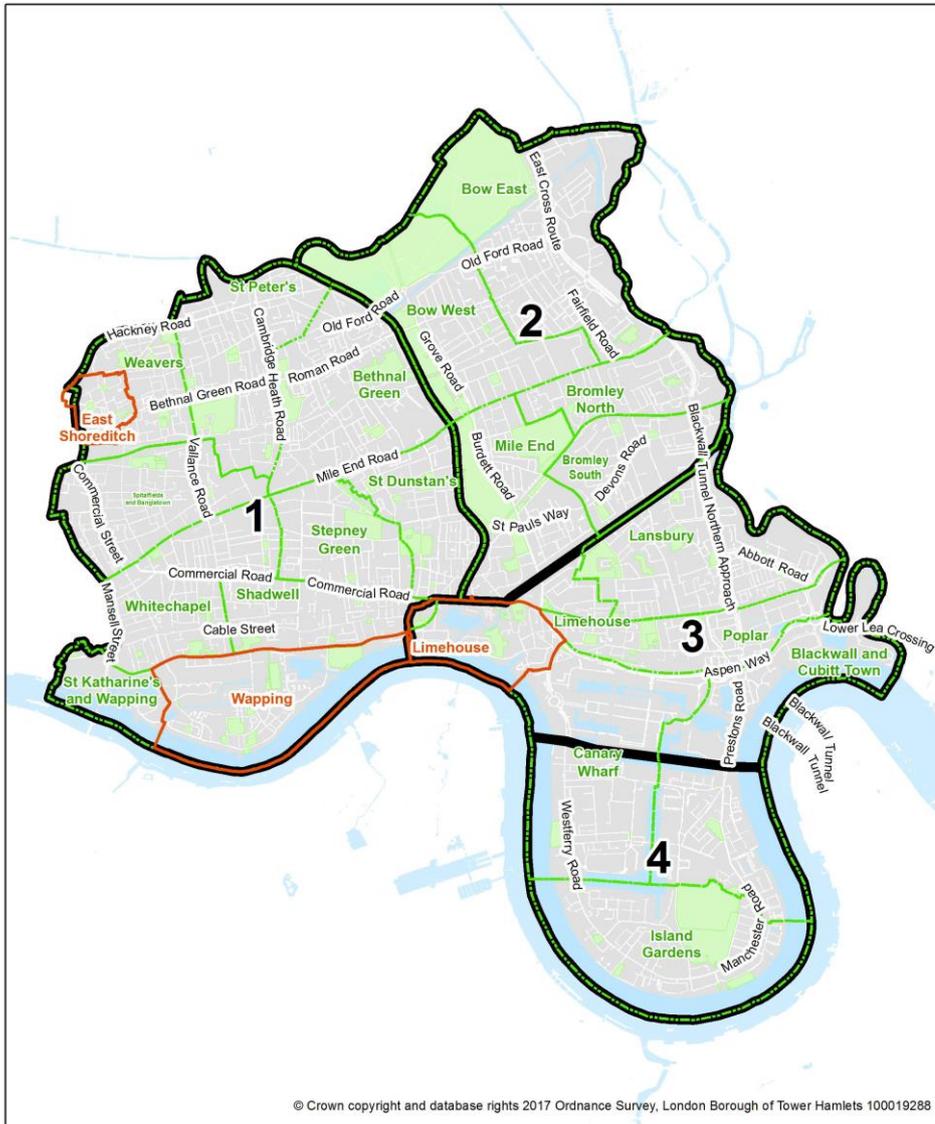
What will happen to my responses?

Your responses will be collated to form a report of proposed priorities and projects that will assist in guiding the council towards the types of infrastructure and general improvements local people want to see.

It is likely that not all suggested projects will receive LIF funding. Should funding suggestions for projects exceed the amount of funding available, the Council will need to make decisions regarding which projects to support, to what extent and when. LIF will not be able to pay for all infrastructure. It is expected that the delivery of infrastructure pulls together funding from a range of sources, such as national and regional government, the private sector, grants, crowdfunding and more. LIF may pay for some projects entirely, some in part and others not at all, depending on the availability of other funding and the prioritisation of delivery.

The project suggestions received will be assessed against criteria, and will feed into the Council's evidence to help inform decision making by the Mayor regarding which projects to deliver using LIF funding. Where projects are considered further, they will be developed engaging with local people on a case by case basis as is appropriate.

Appendix 1 – LIF Area Map



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Local Infrastructure Fund (LIF) Boundaries Map

-  Approved Neighbourhood Forum Boundaries
-  LBTH Wards
-  LIF Boundaries

