



# REPORT TO CABINET

|                        |                                                                              |
|------------------------|------------------------------------------------------------------------------|
| <b>DATE OF MEETING</b> | 23 July 2026                                                                 |
| <b>REPORT TITLE</b>    | CIL Strategic Project Funding                                                |
| <b>LEAD MEMBER</b>     | Cllr James Moriarty                                                          |
| <b>LEAD OFFICER</b>    | Amanda Driver, Senior CIL Officer                                            |
| <b>CONSULTEES</b>      | Officers, Hannah Wood-Handy, Stuart Ashworth, ELT, Spending Panel, R&D Panel |
| <b>WARDS AFFECTED</b>  | All                                                                          |

|                                     |         |
|-------------------------------------|---------|
| <b>KEY DECISION</b>                 | NO      |
| <b>DECISION MAKER</b>               | Cabinet |
| <b>IS THE REPORT OPEN OR EXEMPT</b> | OPEN    |

|                                             |                      |
|---------------------------------------------|----------------------|
| <b>FINANCIAL IMPLICATIONS</b>               | NO                   |
| <b>HR IMPLICATIONS</b>                      | NO                   |
| <b>POLICY IMPLICATIONS</b>                  | NO                   |
| <b>STATUTORY IMPLICATIONS</b>               | NO                   |
| <b>RISK MANAGEMENT IMPLICATIONS</b>         | NO                   |
| <b>ENVIRONMENTAL IMPLICATIONS</b>           | NO                   |
| <b>EQUALITY IMPACT ASSESSMENT COMPLETED</b> | PRE-SCREEN COMPLETED |

## SUMMARY OF REPORT

In line with the Community Infrastructure Levy (CIL) Spending Strategy and Policy approved by Cabinet in September 2025, 80% of the strategic CIL pot is to be allocated to corporate infrastructure projects aligned with Capital Programme tiers 1–3. For schemes requesting over £100,000, the CIL Spending Panel is required to make recommendations to Cabinet.

Following the Spending Panel meeting on 18 May 2026, five applications were put forward for Cabinet consideration. The total CIL funding available within the 80% allocation is £4,252,442.98, against which the Panel has recommended funding totalling £4,588,600.

However, since those recommendations were made, the request for funding for the Guildhall and Creative Hub Public Realm Project has been withdrawn, leaving four remaining projects. The total recommended funding is therefore £4,306,000 against the 80% allocation of £4,252,442.98, leaving a shortfall of £53,557.02.

Cabinet is therefore asked to consider the proposed allocations (set out in Appendix 1) and Options 1 and 2 below which are available to them, to ensure that spending is within the available funding envelope.

## RECOMMENDATIONS

Consider the recommendations provided by the Spending Panel and allocate CIL funding to Corporate Projects as set out in Option 1 and the attached project list at Appendix 1.



## REASON FOR DECISION

To ensure that CIL monies collected are being spent in accordance with CIL legislation and local policy on appropriate infrastructure projects and ensure spend is within the available funding envelope.

## CORPORATE STRATEGY

How does this proposal support our Corporate Priorities [Our priorities | Corporate Strategy 2023 - 2027 | Borough Council of King's Lynn & West Norfolk](#)

|                                                              |                                                                                                                                                                                                                                  |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Promote growth and prosperity to benefit West Norfolk</b> | All projects on the list will support this corporate priority directly, by increasing West Norfolk's infrastructure provision with safety & economic benefits.                                                                   |
| <b>Protect our Environment</b>                               | The Hunstanton Coastal Defences & Cliff Top Facilities projects will support this priority.                                                                                                                                      |
| <b>Efficient and effective delivery of our services</b>      | Projects on the list will support this corporate priority, including the King's Lynn South Fire Station & Cliff Top Facilities.                                                                                                  |
| <b>Support our communities</b>                               | All projects on the list will support this corporate priority directly, by ensuring that communities have appropriate facilities & infrastructure available to them, particularly Hunstanton Coastal Defences & West Lynn Ferry. |

## REPORT DETAIL

### 1. Introduction

- 1.1. The Borough Council of King's Lynn & West Norfolk approved the introduction of the Community Infrastructure Levy (CIL) in December 2016 and began charging in February 2017. The levy is payable to the council by developers upon implementation of planning permissions. Within the borough, CIL is currently charged on residential and supermarket developments at a rate per square metre for schemes that deliver one or more new dwellings, or in excess of 100sqm of additional floorspace.
- 1.2. CIL receipts must be spent in accordance with the Community Infrastructure Levy Regulations 2010 (as amended), specifically on 'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area'.
- 1.3. Following Cabinet approval of the CIL Spending Strategy and Policy in September 2025, all expenditure decisions are required to align with this agreed framework.
- 1.4. The move to a more strategic approach to CIL expenditure was intended to better align investment decisions with the Council's Corporate Priorities, Corporate Strategy, and Local Plan. This approach enables the council to maximise the impact of CIL funding across the borough and, where appropriate, leverage additional external funding to support the delivery of key infrastructure.



## **2. Background**

- 2.1. A list of potential infrastructure projects was identified through engagement across Council services and consideration of known infrastructure needs arising from planned growth, to inform the Spending Panel's deliberations.
- 2.2. The CIL Spending Panel met on 18 May 2026 to consider the proposals. Lead officers attended to respond to questions from members relating to the schemes. In line with the agreed approach, projects with a value below £100k were not considered, as it was felt that the available funding should focus on the most strategically significant infrastructure.
- 2.3. However, since the meeting, the request for funding for The Guildhall and Creative Hub Public Realm Project has been withdrawn, leaving four remaining projects:
  1. Hunstanton Coastal Defences Capital Works Projects
  2. West Lynn Ferry – Infrastructure Improvements
  3. Redesign and refurbishment of Cliff Top public convenience facilities in Hunstanton
  4. Technical Training and Infrastructure – King's Lynn South Fire Station
- 2.4. Summary details of the four applications exceeding £100k, which are now presented for Cabinet determination, are set out in Appendix 1. Full details of these schemes are available in the Spending Panel agenda [here](#).
- 2.5. The assessment of infrastructure proposals has been undertaken in accordance with the criteria set out in the [CIL Spending Strategy](#) and [CIL Policy Document](#), as referenced in the background papers.

## **3. Proposal**

- 3.1. It is proposed that 80% of the available CIL receipts are allocated to support relevant and appropriate infrastructure projects, as identified in Appendix 1, in order to facilitate and support sustainable growth within the borough.

## **4. Options Considered**

- 4.1. Cabinet may choose to approve, amend or reject the funding allocations recommended by the CIL Spending Panel.
- 4.2. The recommendations from the Spending Panel exceed the available CIL funding by £53,557.02. Cabinet is therefore required to consider the prioritisation of projects and determine an appropriate allocation within the available funding envelope.
- 4.3. The Spending Panel's recommendations have been informed by the information provided within the agenda papers [here](#), alongside member discussion and



officer input. A summary of the Panel's considerations and comments is included in Appendix 1.

4.4. The Council is required to ensure that all CIL expenditure complies with the Community Infrastructure Levy Regulations 2010 (as amended). Within this framework, the prioritisation and allocation of infrastructure funding remains a matter for Cabinet, having regard to the Council's strategic priorities and identified infrastructure needs.

4.5. In prioritising projects, the following options are available to Cabinet to ensure an appropriate allocation within the available funding envelope (£4,252,442.98).

4.6. Option 1

Reduce the allocation for Hunstanton Coastal Defences Capital Works Project from £2,840,000 to £2,786,442.98, a reduction of £53,557.02, allowing the three remaining infrastructure projects to receive the full funding allocation, and ensure that spending remains within the funding envelope. An allocation of this level would continue to provide funding for immediate emergency works with a contribution towards the main works, the subject of potential grant funding thereafter, once detailed designs are finalised. Given that detailed design works are subject to further work along with future external grant funding applications, there is limited risk at this stage to the project by the reduction in CIL funding by £53,557.02.

4.7. Option 2

Top-slice the allocation for all four infrastructure projects proportionately, to ensure that the shortfall of £53,557.02 is captured, and spending remains within the funding envelope. This would amount to a 1.5% reduction and would spread the funding fairly, and ensure that all projects receive an appropriate allocation. A balance of £11,032.98 would remain within the 80% CIL funding pot. However, there is a risk to some projects, particularly the West Lynn Ferry and King's Lynn South Fire Station proposals, given that they rely on match funding from external sources. Failure to receive the full funding allocation may jeopardise those projects.

4.8. The Regeneration & Development Panel (R & D) have recommended Option 1 to Cabinet following their discussions at the [meeting on 02.06.2026](#). Whilst the Panel considered the originally proposed 5 projects (including the Guildhall), Options 1 and 2 above are consistent with the recommendations of R & D.

## **5. Financial Implications**

5.1. None specifically. CIL receipts are collected and administered by the Borough Council and are ringfenced for expenditure on qualifying infrastructure in accordance with the CIL Regulations 2010 (as amended). The total funding



available within the 80% strategic allocation is £4,252,442.98. The recommendations from the CIL Spending Panel exceed this sum by £53,557.02 which will need to be addressed through the Cabinet's decision-making and consideration of Options 1 and 2 set out earlier.

- 5.2. Should Cabinet determine that allocations are to be reduced below the available funding envelope, the Spending Panel has requested that the decisions be remitted to the Panel in order for further recommendations to be made.

## **6. HR Implications**

- 6.1. None specifically.

## **7. Policy Implications**

- 7.1. None specifically, as the policies have already been approved by Cabinet.

## **8. Climate Change and Environmental Implications and considerations**

- 8.1. None specifically, although individual projects may have positive environmental impacts.

## **9. Statutory and Legal Implications**

- 9.1. CIL spending and governance must conform to the relevant regulations and local policies.

## **10. Local Government Reorganisation Implications**

- 10.1. No specific implications, as it is assumed that money collected in BCKLWN's area will continue to be ringfenced for the area.

## **11. Health and Safety Implications**

- 11.1. No direct health & safety implications.
- 11.2. Health and safety implications relating to specific projects will be dealt with by the relevant person at project level.

## **12. Consultees**

- 12.1. The Spending Panel, Cabinet members, ELT, officers (including relevant ADs and service managers) have all been consulted on the attached requests for CIL funding.
- 12.2. Comments from the Spending Panel are included in Appendix 1. The reports for individual projects were written by the relevant project officer.



### **13. Equality Impact Assessment**

13.1. Pre-screening EIA completed and attached.

### **14. Risk Management Implications**

14.1. None specifically; monitoring of spending and delivery is important to ensure that money is directed to improved infrastructure in the Borough.

### **15. Conclusion**

15.1. Cabinet is invited to discuss and approve the options for CIL funding for this round of funding, based on the Spending Panel's recommendations.

| <b>LIST OF APPENDICES</b>     |
|-------------------------------|
| 1. CIL Strategic Funding List |

| <b>LIST OF BACKGROUND PAPERS</b>                                   |
|--------------------------------------------------------------------|
| 1. <a href="#">Cabinet Minutes 23.09.2025</a> (pages 3-4)          |
| 2. <a href="#">CIL Spending Strategy</a>                           |
| 3. <a href="#">CIL Policy Document</a>                             |
| 4. <a href="#">Spending Panel Agenda 18.05.2026</a> (from page 20) |
| 5. <a href="#">Regeneration &amp; Development Panel 02.06.2026</a> |



| PRE SCREENING EQUALITY IMPACT ASSESSMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                             |          |          |         |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|---------|--------|
| For equalities profile information please visit <a href="#">Norfolk Insight - Demographics and Statistics - Data Observatory</a>                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                             |          |          |         |        |
| Name of policy/service/function                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CIL Funding FY26/27                                                                                                                                                                                         |          |          |         |        |
| Is this a new or existing policy/service/function? (tick as appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | New                                                                                                                                                                                                         |          | Existing | ✓       |        |
| Brief summary/description of the main aims of the policy/service/function being screened.<br><br>Please state if this policy/service is rigidly constrained by statutory obligations, and identify relevant legislation.                                                                                                                                                                                                                                                                                                                     | Allocation of infrastructure funding in accordance with the CIL regulations & adopted strategy & policy documents.<br><br>Relevant regulations: Community Infrastructure Levy Regulations 2010 (as amended) |          |          |         |        |
| Who has been consulted as part of the development of the policy/service/function? – new only (identify stakeholders consulted with)                                                                                                                                                                                                                                                                                                                                                                                                          | Spending Panel, R&D, ELT, Cabinet members, relevant service managers                                                                                                                                        |          |          |         |        |
| <b>Question</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Answer</b>                                                                                                                                                                                               |          |          |         |        |
| <b>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</b><br><br>Please tick the relevant box for each group.<br>NB. Equality neutral means no negative impact on any group.<br><br><b>If potential adverse impacts are identified, then a full Equality Impact Assessment (Stage 2) will be required.</b> |                                                                                                                                                                                                             | Positive | Negative | Neutral | Unsure |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Age                                                                                                                                                                                                         |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Disability                                                                                                                                                                                                  |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Sex                                                                                                                                                                                                         |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Gender Re-assignment                                                                                                                                                                                        |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Marriage/civil partnership                                                                                                                                                                                  |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Pregnancy & maternity                                                                                                                                                                                       |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Race                                                                                                                                                                                                        |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Religion or belief                                                                                                                                                                                          |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Sexual orientation                                                                                                                                                                                          |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Armed forces community                                                                                                                                                                                      |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Care leavers                                                                                                                                                                                                |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Health inequalities*                                                                                                                                                                                        |          |          | ✓       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Other (eg low income, caring responsibilities)                                                                                                                                                              |          |          | ✓       |        |
| *For more information on health inequalities please visit <a href="#">The King's Fund</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                             |          |          |         |        |



**Please provide a brief explanation of the answers above:**

All the projects will have a positive impact on the community as a whole and generally a neutral impact on protected groups. In some cases, the projects may be specifically designed to add accessible and inclusive elements to community facilities, and one of the projects put forward refers specifically to inclusivity benefits. However, only one project is beneficial for disability groups, and so this has not been ticked as it does not reflect all the projects. The projects are assessed against the CIL Spending Strategy & Policy approved by Cabinet in September 2025, already previously agreed by Cabinet.

| Question                                                                                                                                                                                                                                                                           | Answer       | Comments                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------------------------------------|
| 2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another? | No           | Projects on the capital list are for the benefit of the whole borough. |
| 3. Could this policy/service be perceived as impacting on communities differently?                                                                                                                                                                                                 | No           |                                                                        |
| <b>If 'yes' to questions 2 - 3 a full impact assessment will be required unless comments are provided to explain why this is not felt necessary:</b>                                                                                                                               |              |                                                                        |
| <b>Decision agreed by EWG member:</b> .....                                                                                                                                                                                                                                        |              |                                                                        |
| 4. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions?<br>If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section                                  | No           | <b>Actions:</b>                                                        |
|                                                                                                                                                                                                                                                                                    |              | <b>Actions agreed by EWG member:</b><br>.....                          |
| 5. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?                                                                                                                                                                     | No           | <b>Please provide brief summary:</b>                                   |
| <b>Assessment completed by:</b>                                                                                                                                                                                                                                                    | Robyn Walkey |                                                                        |
| <b>Job title</b>                                                                                                                                                                                                                                                                   | CIL Officer  |                                                                        |
| <b>Date completed</b>                                                                                                                                                                                                                                                              | 26/05/2026   |                                                                        |
| <b>Reviewed by EWG member</b>                                                                                                                                                                                                                                                      | C Dorgan     | <b>Date</b> 26/05/2026                                                 |
| ✓ <b>Please tick to confirm completed EIA Pre-screening Form has been shared with Corporate Policy (<a href="mailto:corporate.policy@west-norfolk.gov.uk">corporate.policy@west-norfolk.gov.uk</a>)</b>                                                                            |              |                                                                        |