

Community Infrastructure Levy (CIL) Governance Task Group

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King's Lynn &
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Introduction

What is CIL

- Viability Study
- Fund the impact of development on Local Communities
- Source of Income for Parish Councils
- Collected on commencement of development

CIL was adopted, following a viability study, to assess the sites brought forward in the Local Plan. The CIL inspector established that CIL could be adopted, and would support new infrastructure and development within the Borough.

CIL is to be used to help support the impact of new development on Local Communities, and as a source of income for Town and Parish Councils.

CIL came into effect on 15 February 2017. CIL is charged per metre square, and applies to all planning applications for new houses, annexes and retail units approved after this date.

Parish Councils will receive payments of 15% capped without a Neighbourhood Plan & 25% uncapped with Neighbourhood Plan. Parish payments made twice a year 28 April and 28 October for development which has started in their Parish.

5% of CIL is allocated for Administration costs – staff wages, publicity, software/IT requirements, training and CIL Inspector expenses

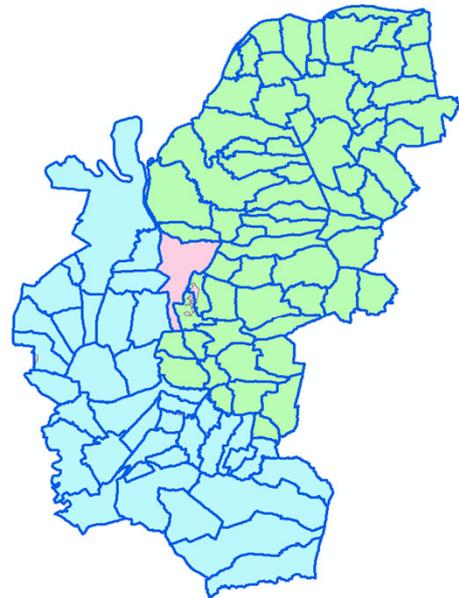
The remaining monies are allocated to the CIL Infrastructure Fund, to be spent as proposed by this Task Group.

CIL Charges (Indexed)

Pink = £0m²

Green = £66.71m²

Blue = £44.48m²



Current Fund: £793,543.47

There is just under £800,000 in the CIL Infrastructure Fund to date.

The forecasted annual receipt will be approximately £1m pa.

CIL Regulation Requirements

CIL Reg 59 (1) states:

‘A charging authority must apply CIL to **funding the provision, improvement, replacement, operation or maintenance of infrastructure** to support the development of its area’

The considerations relating to how you wish to allocate and spend CIL, at this stage is:

- CIL Reg 59 (1) states ‘**A charging authority must apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area**’
- Be minded of why CIL was originally adopted to support the local plan

What is Infrastructure

Planning Act 2008 Section 216 “infrastructure” includes—

- (a) roads and other transport facilities
- (b) flood defences
- (c) schools and other educational facilities
- (d) medical facilities
- (e) sporting and recreational facilities
- (f) open spaces

CIL is linked to the Planning Act, which provides a list of what may be deemed as infrastructure.

- Road: pedestrian crossings, roundabouts, bus facilities, car parks
- Schools: New classrooms, IT equipment, libraries
- QE Hospital facilities
- Play equipment, sporting venues and equipment
- Nature reserves, woodland areas

Scope

- How will CIL be distributed and spent?
- Who can apply for CIL?
- How will projects be selected?
- Should there be match funding?
- How will CIL spending be managed?
- What will happen if CIL is not spent correctly?



To agree Terms of Reference for the Task Group, it is worth considering what the role of the group is and what decisions are required to enable the CIL to be spent.

Cllr Blunt would like the task group to make a decision on how CIL will be distributed and provide guidance on how this will be achieved.

CIL Options – Distribution

- **County Councils**
- **Expressions of Interest**
- **Pre-allocated to major/strategic projects**
- **Split Fund: Corporate 80% - Local 20%**

The CIL Regulations, do not stipulate specifically how the CIL Infrastructure Fund should be allocated or spent.

To assist your decision making process, I have undertaken research and the main approaches to spending are:

Some authorities allocate a set amount to their County Council – the general average is 20% as a standard before any of the following 3 options.

Expressions of Interest – This option is used by Chelmsford City Council. The process usually involves: submission form/request form (with advertised closing date), Applications scored and filtered, Filtered requests approved by panel, annual financial reports for each project submitted and checked.

This is the least used option, as it is a complex and time consuming process, involving the most amount of members and officers time.

Pre-allocation of all funds All funds allocated to meet Infrastructure Shortfalls for Major/Strategic Projects set from Corporate Objectives. This option is used by Greater Norwich Growth Board which includes: Broadland, Norwich City and County Council, South Norfolk and the New Anglia Local Enterprise Partnership (LEP) who produced a 5 Year Joint Plan.

Fund splits – This is the most widely used option throughout the country, however the

percentages differ between authorities.

East Cambs District split their fund: 50% to a Major Project over £2m 25% to a Strategic Project between £50k and £2m & 25% to adhoc Requests

This option is supported by the Planning Officer Society. They suggest an 80-20% split, as it meets the CIL legislation requirements, and also allows for some funding to local projects.

Criteria for Future Meetings

To be discussed and agreed:

1. CIL Distribution/Spending Option
2. Detailed Processes for Distribution
3. Selection Criteria
4. Administration and Accounting Processes

It is proposed that key milestones are agreed, for each meeting held.

1. It would be beneficial if at the next meeting, it is agreed how you want the CIL to be apportioned.
2. Once this has been agreed, the finite details of the selected option can be discussed at a future meeting.
3. Whichever option is selected, how will projects be chosen? Will it be in line with the Corporate Plan, Local Plan or Major Planning Applications?
4. The final stage will be to agree who will be involved in the process. How will money be issued and monitored and who will have the final decision about selected projects – full council, members group, mixed officer/members decision, corporate management.