

Community Infrastructure Levy (CIL) Spending Panel Meeting

16 October 2023

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Borough Council of
King's Lynn &
West Norfolk



CIL Spending Panel - Agenda

- Review CIL Income and Expenditure up to 30 September 2023
- CIL Funded Projects - Review Progress
- Annual Infrastructure Funding Statement FY22/23
- Funding application timetable 2024
- Proposed CIL Governance & Funding 2024

1.1 Statutory Requirements

1.1.1 Under CIL, the Borough Council will act as the designated Charging Authority.

1.1.2 As a Charging Authority the Council has an obligation to:

- Prepare and publish the CIL Charging Schedule
- Determine CIL spend, ensuring it is used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support development of its area
- Report on the amount of CIL revenue collected, spent and retained each year.

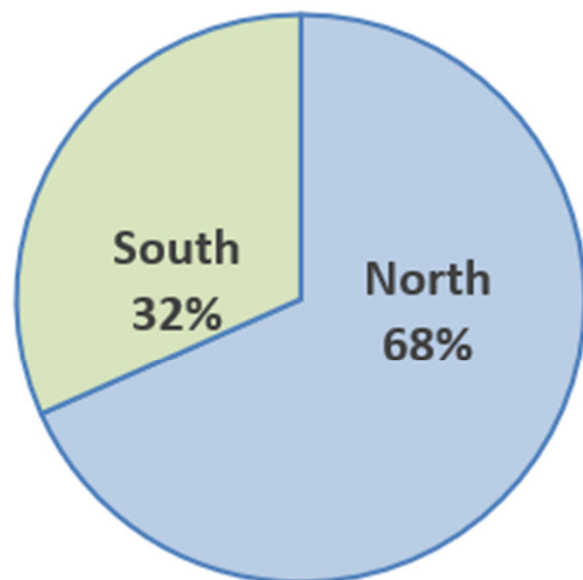
1.1.3 The Council are required under [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#), to produce a statement of the infrastructure projects or types of infrastructure which the Council intends will be, or may be, wholly or partly funded by CIL.

1.1.4 This is referred to as the Community Infrastructure Levy List of Infrastructure Projects and replaces the Regulation 123 list (R123 list).

1.1.5 CIL money collected may only be allocated to and spent on these types of infrastructure.

Annual Total: FY 17/18	£116,052.00	£5,656.48	£21,779.94	£88,615.58
1 April 2018 - 30 September 2018	£252,345.60	£12,537.76	£44,326.18	£195,481.66
1 October 2018 - 31 March 2019	£301,555.80	£15,004.37	£53,077.61	£233,473.82
Annual Total: FY 18/19	£553,901.40	£27,542.13	£97,403.79	£428,955.48
1 April 2019 - 30 September 2019	£368,509.40	£18,329.17	£74,207.82	£275,972.41
1 October 2019 - 31 March 2020	£387,793.01	£19,231.75	£67,408.99	£301,152.27
Annual Total: FY 19/20	£756,302.41	£37,560.92	£141,616.81	£577,124.68
1 April 2020 - 30 September 2020	£480,026.68	£23,532.92	£74,191.83	£382,301.94
1 October 2020 - 31 March 2021	£539,228.00	£26,961.40	£93,668.51	£418,598.09
Annual Total: FY 20/21	£1,019,254.68	£50,494.32	£167,860.33	£800,900.03
1 April 2021 - 30 September 2021	£676,732.34	£33,836.62	£111,995.23	£530,900.50
1 October 2021 - 31 March 2022	£669,692.09	£33,484.60	£104,934.80	£531,272.69
Annual Total: FY 21/22	£1,346,424.43	£67,321.22	£216,930.02	£1,062,173.18
1 April 2022 - 30 September 2022	£705,591.58	£35,279.58	£133,610.99	£536,701.01
1 October 2022 - 31 March 2023	£554,234.63	£27,711.73	£83,685.61	£442,837.29
Annual Total: FY 22/23	£1,259,826.21	£62,991.31	£217,296.59	£979,538.31
1 April 2023 - 30 September 2023	£1,081,428.76	£54,084.44	£195,544.28	£832,060.05
1 October 2023 - 31 March 2024	£260.00	£27.72	£39.00	£487.74
Annual Total: FY 23/24	£1,081,688.76	£54,112.16	£195,583.28	£832,547.78
1 April 2024 - 30 September 2024				
1 October 2024 - 31 March 2025				
TOTAL PAYMENTS RECEIVED:	£6,133,449.89	£305,678.54	£1,058,470.76	£4,769,855.05

CIL Zones - Parishes where CIL Applications Granted



CIL Parish Payments Made - by Zone

Zone	Amount Recvd	% Funding
Kings Lynn	£0.00	0%
North	£733,815.74	68%
South	£340,094.04	32%
Totals	£1,073,909.78	

Parish Payments		
Date Paid	Amount Paid	Running Totals
Oct-17	£5,178.15	
Total Paid FY 17/18	£5,178.15	£5,178.15
Apr-18	£16,601.79	
Oct-18	£44,326.18	
Total Paid FY 18/19	£60,927.97	£66,106.12
Apr-19	£53,077.61	
Oct-19	£74,207.82	
Total Paid FY19/20	£127,285.43	£193,391.55
Apr-20	£67,408.99	
Oct-20	£74,191.83	
Total FY 20/21	£141,600.82	£334,992.37
Apr-21	£93,668.51	
Oct-21	£111,995.23	
Total FY 21/22	£205,663.74	£540,656.10
Apr-22	£104,934.80	
Oct-22	£133,610.99	
Total FY 22/23	£238,545.78	£779,201.88
Apr-23	£83,773.05	
Oct-23	£210,934.84	
Total FY 23/24	£294,707.89	£1,073,909.78

FY22/23

2.4.3 CIL Neighbourhood Parish - Retained

CIL Neighbourhood Parish Funding Retained	
Amount Retained by the Parish from previous FY	£373,570.82
Amount held by Parishes end of FY - Carried forward to next FY	£412,442.64

Close of Account FY22/23

CIL Headline Figures	Amount
CIL invoiced (set out in Demand Notices) in FY ⁽³⁾	£1,637,290.32
CIL receipts received in FY ⁽⁴⁾	£1,259,826.21
CIL receipts that CIL regulations 59E and 59F applied to ⁽⁵⁾	£0
CIL expenditure in FY ⁽⁶⁾	£1,271,255.59
CIL retained at end of FY ⁽⁷⁾	£2,616,837.58

FY22/23

Summary of CIL Expenditure in FY

CIL Admin Costs 5%	£62,991.31
Parish Payments made	£238,545.78
Infrastructure Project Funding	£969,718.50
Total Spend in FY	1,271,255.59

FY22/23

Infrastructure Project/Type	CIL Amount Spent in FY
Appendix F 'Applications FY21_1 Summary of Infrastructure Funding'	£225,923,63
Appendix G 'Applications FY22_1 Summary of Infrastructure Funding'	£358,874.51
Appendix H 'Applications FY22_2 Summary of Infrastructure Funding'	£383,294.36
Appendix I 'Applications FY23_1 Summary of Infrastructure Funding'	£1,626.00
Total Amount Spent in FY	£969,718.50

FY22/23

CIL Funding Allocations	Amount Allocated in FY
FY21_1 - September 2021	-£235.14 unallocated
FY22_1 March 2022	£173,866.61
FY22_2 - September 2022	£779,024.41
FY23_1 - March 2023	£479,470.40
Total Amount Allocated in FY	£1,432,126.28

FY22/23

S106 Income - Financial Contributions	Total Amount
Future Income Amount to be provided through planning obligations <u>agreed in FY</u>	£268,795.00
Income in FY Total <u>money received</u> through planning obligations (whenever agreed) in FY	£613,749.30

Non-Monetary Contributions

Affordable Housing Dwellings	Number of Dwellings
Dwellings Completed in FY	72
Dwellings Agreed in FY	76



FY22/23

S106 Expenditure	Total Amount
<p>Spend In FY:</p> <p>Total money, received through planning obligations (whenever agreed), and spent in FY, which includes:</p> <ul style="list-style-type: none"> • Affordable Housing Financial Contributions - £549,997.82 • Open Space 15 Year Maintenance - £90,885.19 • Habitats Monitoring & Mitigation (HMM)- £52,707.17 	<p>£693,590.18</p>
<p>Retained at end of FY -</p> <p>Total money, received through planning obligations (whenever agreed), retained at the end of FY (excluding "commuted sums" for longer term maintenance), which includes:</p> <p>Retained and Allocated</p> <ul style="list-style-type: none"> • S106 Monitoring Fees: £7,830.27 <p>Retained and Unallocated - End of FY closing balances</p> <ul style="list-style-type: none"> • Affordable Housing Financial Contribution- £1,377,356.00 • Habitats Monitoring & Mitigation - £108,890.60 • Green Infrastructure, Recreational Impact Avoidance & Mitigation Strategy (GIRAMS) - £89,963.72 	<p>£1,584,040.59</p>
<p>Commuted Sums - Total money, received through planning obligations (whenever agreed), retained at the end of FY as "commuted sums", for longer term maintenance, which includes:</p> <ul style="list-style-type: none"> • Open Space Maintenance - £57,750.82 • Other Maintenance - £0 	<p>£57,750.82</p>

Social Housing - Completed Dwellings in FY 22/23

Street Name & Location	S106 Ref No	Registered Provider	Number of Units
Lucky Lane, Walpole St Andrew	15/00063/S106	Freebridge	1
The Pastures, Thornham	19/00009/S106	Freebridge	1
Cromer Road, Hunstanton	16/00120/S106	Flagship	6
Stave Close, Pott Row	15/00086/S106	Broadland	3
Lynn Road, Ingoldisthorpe	16/00079/S106	V&F	3
Lynn Road, Gayton	16/00024/S106	Freebridge	26
School Road, Marshland St James	16/00116/S106	Freebridge	3
Gayton Road, East Winch	16/00086/S106	Freebridge	2
School Road, Runcton Holme	16/00103/S106	Freebridge	2
Bricknel Close, Castle Acre	15/00037/S106	Broadland	3
Beacon Hill, Terrington St Clement	19/00022/S106	Freebridge	1
Hall Road, Clenchwarton	15/00049/S106	Freebridge	1
NORA 4, King's Lynn	20/00007/S106	WNHC	8
Lynn Road, Walton Highway	15/00052/S106	Broadland	5
Station Road, Docking	16/00075/S106	Broadland	7
Total Dwelling completed in FY			72

Social Housing - Agreed Dwellings in FY 22/23

Planning Application Ref	Location	Expected Infrastructure
21/02103/FM	Northwold	2
21/00855/FM	King's Lynn	14 Incl First Homes
18/00940/OM	Terrington St Clement	15
21/02066/OM	Gayton	5 Incl First Homes
21/02421/FM	Watlington	40
Affordable Housing Dwellings Agreed in FY		76



HMM - Headlines **FY22/23**

HMM In Hand - Received before FY	£141,810.33
HMM Received in FY	£19,787.44
HMM Expenditure - Spent in FY	£52,707.17
HMM Unspent - Closing Balance in FY	£108,890.60

HMM - Summary of Expenditure

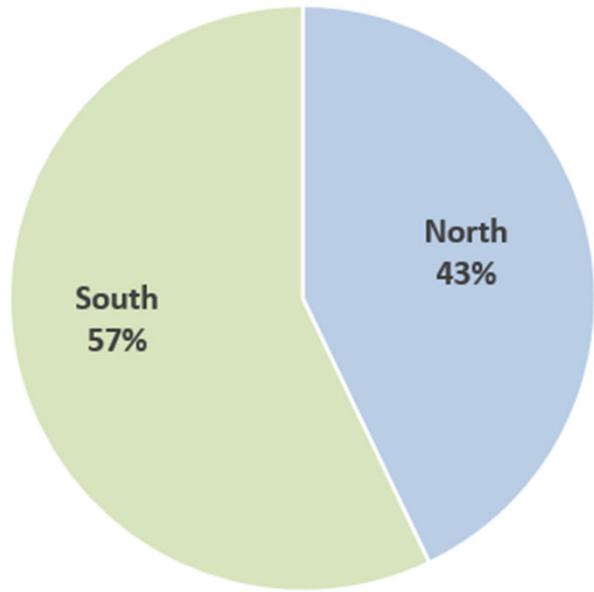
Project Description	Paid To	Date Paid	Amount Paid - £
Managing Visits with Dogs project	Norfolk County Council	20/05/2022	8,031.17
Limits of Acceptable Change Study	Norfolk County Council	13/03/2023	8,000.00
Second and final payment - 'Up with the Larks'	Norfolk Wildlife Trust	28/09/2022	910.00
Protecting Priority Bird Species at Holme - second year	Norfolk Wildlife Trust	15/06/2022	8,100.00
Upgrading of Visitor Facilities - Brancaster Estate	National Trust	28/09/2022	1,984.00
Payment No 1 of 5 - to cover a number of issues - RSPB	RSPB	22/11/2022	£25,682.00
Total Expenditure			£52,707.17

GIRAMS - Headlines

GIRAMS In Hand - received before FY	£89,963.72
GIRAMS Expenditure	£0
GIRAMS Unspent	£89,963.72



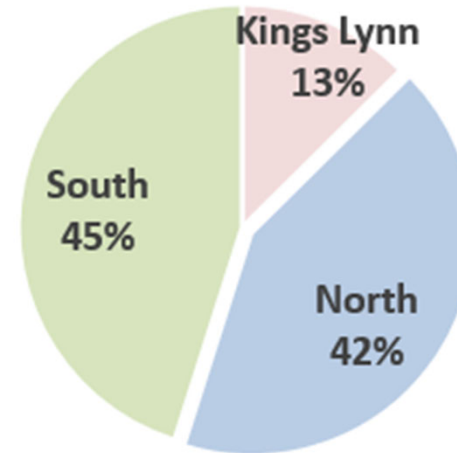
House Exemptions Granted



House Exemptions Granted

CIL Zones	No
Kings Lynn	0
North	160
South	213
Totals	373

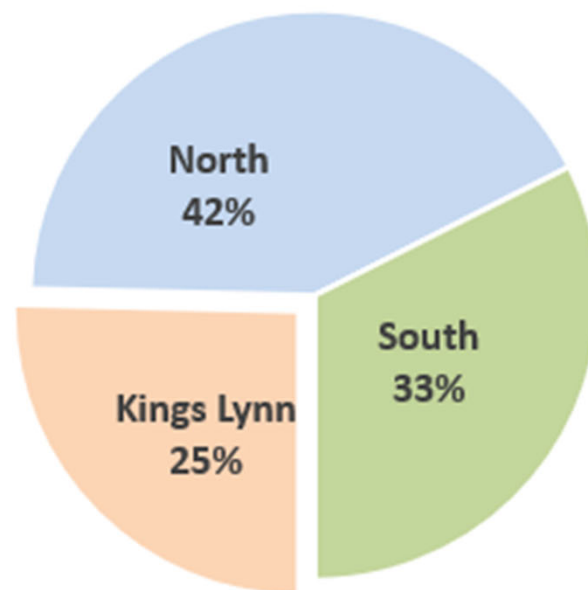
No of Planning Applications Granted per Zone



Planning Application Stats

CIL Zones	Planning Applications per Zone	Number of Relevant Parishes
Kings Lynn	150	1
North	506	57
South	539	33
Totals	1195	91

Total CIL Infrastructure Funding Allocated per Zone



Total Funding Allocated per Zone			
CIL Zones	Amount	% Allocated	No
Kings Lynn	£836,417.94	25.4%	21
North	£1,391,126.18	42.2%	93
South	£1,069,809.89	32.4%	68
Totals	£3,297,354.01	100%	182

Open Space - Play Areas and open green spaces.	Community Facility	Green Infrastructure - Solar, biodiversity, renewable energy, active travel	Highways - Trods, SAMs, Street Lights, Bus Shelter, Carpark	Economic Development - to increase footfall and support local business infrastructure
66	85	12	26	7

2. 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’

Infrastructure Projects funding over £30,001

- 18+ Adult Education Infrastructure Projects
- Green Infrastructure Projects
- Leisure Time Activities Infrastructure

Infrastructure Projects funding of £2,000 and up to £30,000

- Education – local initiatives
- Health
- Economic Development
- Community Facilities
- Green Infrastructure
- Open Space and Leisure

This list will be continually reviewed, to meet the changing needs and aspirations of the Borough to support future infrastructure.



Property Services

Future Engagement with the NHS

We note that the CIL governance and spending document is revised annually and is due to be drafted in the autumn (2023) and would appreciate engagement and support on having healthcare infrastructure projects moved to the “*Infrastructure Project Funding Allocation - over £30,001 list*”. This amendment is essential to ensuring the healthcare estate can support the delivery of housing in Kings Lynn and West Norfolk.

Overall, the HDC IDP seeks to:

- understand the capacity of **existing infrastructure provision**;
- determine **infrastructure requirements to support planned levels of growth**;
- estimate **costs, funding sources and phasing** of delivery;
- identify **key bodies** with responsibility for delivering infrastructure; and
- inform the **drafting of policies** to be included in the emerging Local Plan.

Part 1 comprises an assessment of existing infrastructure capacity, and goes on to determine infrastructure requirements over the Plan period. Part 2 incorporates a schedule which sets the cost of the infrastructure required and when it needs to be delivered. Part 3 outlines the different funding opportunities to support delivery.

Table 12: Prioritisation Criteria Huntingdon
 Infrastructure Development Plan

Priority	Criteria
Critical	Critical infrastructure is that which must happen in order for development to proceed. It most commonly involves connections to transport and utility networks. It is usually triggered by the commencement of development activity.
Essential	Essential infrastructure is that which is necessary to mitigate impacts arising from the development, for example provision of education and health facilities. It is usually triggered at occupation of a development site, either a specific phase or the whole site. It enables development to come forward in a way that is both sustainable and acceptable in planning terms.
Desirable	Desirable infrastructure is that which is required for sustainable growth and to achieve good place making objectives but the absence of which is unlikely to prevent development in the short to medium term. It is usually triggered at occupation of a development site, either a specific phase or the whole site. This type of infrastructure would improve operational capacity, and deliver other wider benefits, but would not prevent or delay the delivery of further development.



Table 10: Infrastructure types identified in the Schedule

Category	Infrastructure
Transport	Highways
	Rail
	Public Transport (buses)
	Walking and Cycling
Education	Early Years and Childcare
	Primary Schools
	Secondary Schools
Health and Social Care	GPs
Community and Sport	Libraries and Lifelong Learning
	Village and Community Halls
	Indoor Sports Facilities
	Outdoor Sports Facilities
Open Space	Informal Green Space
	Play provision for Children and Young People
	Allotments and Community Gardens
Utilities	Water
	Waste water
	Electricity
	Gas

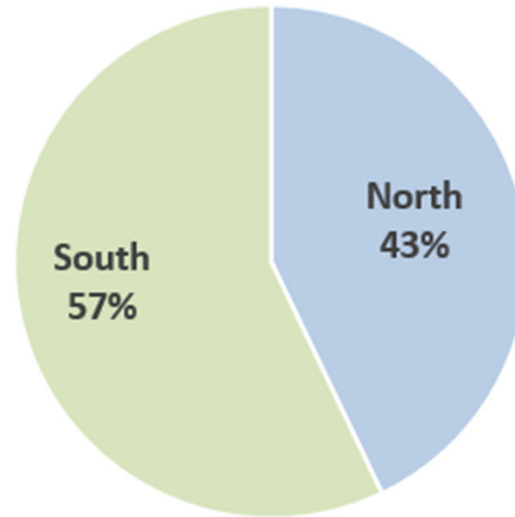
Huntingdon Infrastructure Development Plan

East Devon - Infrastructure Delivery Plan			
PRIORITY 1: fundamental to the delivery of the vision, objectives and policies of the Local Plan. This infrastructure is critical, without which development may not be able to commence and the Local Plan is likely to fail.			
Infrastructure type	Cost	Funding secured	Funding gap
Education	£34,548,272	£20,717,910	£13,830,362
Energy, Utilities and Waste	£6,000,000	£0	£6,000,000
Environment and Green Infrastructure	£19,914,510	£10,667,107	£9,247,403
Transport	£49,775,000	£7,120,000	£42,655,000
PRIORITY 2: important to deliver specific development schemes and meet the needs of new residents, but the precise timing is less critical.			
Education	£35,890,870	£5,725,355	£30,165,505
Flood Risk and Coastal Change Management	£9,000,000	£5,700,000	£3,300,000
Healthcare	£20,400,000	£0	£20,400,000
Public Services	£1,779,656	£0	£1,779,656
Sport and Recreation	£28,855,735	£4,651,190	£24,204,545
Transport	£9,000,000	£3,700,000	£5,300,000
PRIORITY 3: enhance the effectiveness, efficiency, and quality of infrastructure. These projects create a better place to live and work, and are generally desirable in order to build sustainable communities. Less detail may be currently available for these projects.			
Communications and Technology	Not specified for East Devon	Not specified for East Devon	£0
Education	£500,000	£0	£500,000
Flood Risk and Coastal Change Management	£22,700,000	£19,600,000	£3,100,000
Healthcare	£98,136,000	£0	£98,136,000
Public Services	£1,525,000	£0	£1,525,000
Sport and Recreation	£3,453,423	£547,000	£2,906,423
Transport	£8,600,000	£700,000	£7,900,000
TOTAL COSTS/ FUNDING	£350,078,466	£79,128,562	£270,949,894

Spending Panel – Future Actions

Questions?

House Exemptions Granted



House Exemptions Granted

CIL Zones	No
Kings Lynn	0
North	160
South	213
Totals	373