

Community Infrastructure Levy

This report sets out the amount of Community Infrastructure Levy received in the period 1st April 2016 to 30th September 2016 and the apportionment across wards and parishes.

Portfolio: Finance

Date Portfolio Holder signed off report 14 November 2016

Wards Affected

All

Recommendation

The Executive is advised to

- (i) NOTE the CIL monies received.
- (ii) NOTE that the 15% of CIL funds from Parish areas received for the reporting period 1st April 2016 -30th September 2016 was transferred on 28th October 2016 to those Parish Councils where development has occurred, as required by the legislation

1. Key Issues

- 1.1 In respect of monies collected to date, Annex 1 lists CIL monies collected from sites by parish and ward in the period 1st April 2016 to 30th September 2016. It also sets out how the CIL money is apportioned out according to the priorities in the Section 123 List in particular for SANGs and parishes. Annex 2 sets out the Section 123 List.
- 1.2 The expenditure of CIL is governed by regulations. Thus payments must be reported half yearly to Executive and payments to parishes must be made half yearly, the Council has no discretion in this. Payment is due six monthly. The Council is also required to report on levy income and spending on its website on 31st December each year.
- 1.3 No neighbourhood plans have been adopted and thus no more than 15% of CIL collected within parishes and wards is payable. The payment to parishes, in the absence of a neighbourhood plan, is currently capped at £100 per annum for each existing Council tax dwelling. No parish is expected to have its payments capped in the current financial year. The payments to payable to parishes on 28th October 2016 was as follows.
 - a. Windlesham £8,190.00
- 1.4 In March 2015, the Executive agreed that as with the parishes a 15% slice would be available to spend for non-parished areas according to local priorities. Whilst, the amount of money available to spend remains

low at this time there may be small scale projects within these areas that would benefit.

2. Resource Implications

- 2.1 CIL includes a contribution toward the cost of administration of the scheme. At this time the monies raised are covering the cost of administration. In the first half of 2016/17 CIL has delivered £50,111.57 net income to the Council for new infrastructure.

3. Options

- 3.1 The Executive is asked to NOTE the CIL contributions received by the Council.

4. Proposals

- 4.1 In accordance with the Executive resolution in March 2015, for the non-parished areas 15% of CIL collected in those areas can be spent within those areas. Ward Councillors can also chose to save the money to roll forward to fund larger projects or combine across wards for jointly beneficial projects. The amount collected to date in 2016/17 within these areas is as follows:

- Parkside £6,507.00
- St Michaels £1,323.00
- Town £31,515.21

- 4.2 A list of schemes on which this CIL money, together with any remaining Planning Infrastructure Contributions (some £526,000 to date), will be prepared by the Business Service for consideration by Executive in March 2017.

5. Supporting Information

- 5.1 No matters arising.

6. Corporate Objectives And Key Priorities

- 6.1 Underpins Objective 1 to make Surrey Heath an even better place where people are happy to live.
- 6.2 Underpins Objective 2 to sustain and promote the local economy so that our people can work and do business across Surrey Heath by promoting improvements to local transport and infrastructure.

7. Policy Framework

- 7.1 The ability to set a CIL charge is set out in the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended). A CIL charging schedule will sit alongside the Local Plan,

although it does not form part of the statutory development plan.

8. Legal Issues

- 8.1 The legislation requires that that 15% of CIL funds received are transferred to a Parish Council where development has occurred in that area. Payment commenced on 28th October 2015 and six monthly thereafter.

9. Governance Issues

- 9.1 Governance arrangements surrounding the transfer of CIL revenue to Surrey County Council for those projects prioritised by Surrey Heath BC which are to be delivered by the County will need to be agreed at a future date.

10. Sustainability

- 10.1 CIL will enable the Borough Council to direct funding to those projects which it believes best meet the needs of the local community and to support a sustainable community with the Borough.

11. Risk Management

- 11.1 If the housing targets set out in the Council's Core Strategy are not delivered then this would have financial implications in respect of the amount of CIL which would be raised. In addition the prior consent regime takes development outside of CIL, the government is proposing to extend this regime. Thus whilst it is anticipated that CIL will raise £4.5 million pounds to 2018, the emerging changes to legislation may reduce this amount.

12. Officer Comments

- 12.1 Since its inception CIL has raised £334,551.39 for the Council to spend on infrastructure. It is clear that this will not fund the infrastructure requirements of the Borough especially those arising from larger schemes. The Council will continue to seek S106 agreements for larger schemes to deliver bespoke infrastructure requirements. For other infrastructure the Council will continue to seek funding from other sources such as the LEP to support the part funding delivered by CIL

Annexes	1 List of CIL Income 01/04/2016 - 30/09/2016
Background Papers	
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Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	<u>04/11/2016</u>
Capital	✓	<u>04/11/2016</u>
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	<u>04/11/2016</u>
Policy Framework		
Legal	✓	<u>04/11/2016</u>
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing		
Business	✓	<u>04/11/2016</u>

Review Date:

Version:

ANNEX 1

Community Infrastructure Levy (CIL) Income received 1st April 2016 – 30th September 2016

Applicatio n No	Address	CIL Admin (5%)	Parish/ Ward (15%)	SANGS	CIL Main Fund	CIL Status
15/0991	Land to the rear of 48-50 Guildford Road, Lightwater Erection of a detached bungalow with detached garage following demolition of existing garage.	£931.70	£2,795.10 (Windlesham) Neighbourhood Grant to Parish Council's without a Neighbourhood Plan = 15% capped at £100 per dwelling paid to Parish	£10,587.50 (Chobham Woods/ Station Road)	£4,319.70	Completed 18/08/2016 (All monies received)
15/0153	Land rear of 4,6 & 8, MacDonald Road, Lightwater Erection of one pair of three bedroom, two storey semi-detached dwellings on land rear of 4,6 and 8 MacDonald Rd with new access off Catena Rise, car parking and associated works.	£1,798.50	£5,395.50 (Windlesham) Neighbourhood Grant to Parish Council's without a Neighbourhood	£20,437.50 (Chobham Woods/ Station Road)	£8,338.50	Completed 02/09/2016 (All monies received)

<u>Appli catio n No</u>	<u>Address</u>	CIL Admin (5%)	Parish/ Ward (15%)	SANGS	CIL Main Fund	CIL Status
			ood Plan = 15% capped at £100 per dwelling paid to Parish			
15/0175	Camberley Police Station, Portesbery Rd, Camberley Erection of 35 residential units (comprising of 9 apartments in a 3 storey block & a mix of two storey dwellinghouses (with rooms in the roof and 3 storey town houses).	£9,587.07	£28,761.21 (Town) Neighbourhood Grant to Parish Council's without a Neighbourhood Plan = 15% capped at £100 per dwelling paid to Parish	£133,153.75 (Hawley Meadows)	£20,239.37	Completed 17/06/2016 (All monies received)
15/0706	56 & 56a High Street, Camberley Change of use of first floor from ancillary storage for retail unit to residential use	£918.00	£2,754.00 (Town)	£12,750.00 (Chobham Woods/ Station)	£1,938.00	Completed 15/06/2016 (All monies received)

<u>Appli catio n No</u>	<u>Address</u>	CIL Admin (5%)	Parish/ Ward (15%)	SANGS	CIL Main Fund	CIL Status
	(C3) & associated extension to the rear at first floor level to provide two 2 bedroom flats and one 1 bedroom flat.		Neighbourhood Grant to Parish Council's without a Neighbourhood Plan = 15% capped at £100 per dwelling paid to Parish	Road)		
15/0664	87, Middle Gordon Road Camberley Erection of a two storey building with accommodation in the roof space to comprise of 6 two bedroom flats with assoc parking, access, bin and cycle stores following demolition of existing 5 bedroom house.	Awaited	Awaited	£61,750.00 (Chobham Woods/ Station Road)	Awaited	22/09/2016 – scheme paying by instalment - only SANGs contribution received to date
15/0759	Greenways, 7, Prior End Camberley Erection of two 5-bedroom and one 4	£4626.00	£13,878.00 (Parkside) Neighbour	£64,250.00	£9,766.00	Completed 22/09/2016 (All monies received)

<u>Appli catio n No</u>	<u>Address</u>	CIL Admin (5%)	Parish/ Ward (15%)	SANGS	CIL Main Fund	CIL Status
	bedroom detached dwellings and associated hardstanding following demolition of existing property.		ood Grant to Parish Council's without a Neighbourhood Plan = 15% capped at £100 per dwelling paid to Parish			
14/10 51	6, Prior Road, Frimley, Camberley Erection of a detached 5 bedroom dwelling following the demolition of the existing attached garage.	£1,242.00	£3726.00 (Parkside) Neighbourhood Grant to Parish Council's without a Neighbourhood Plan = 15% capped at £100 per dwelling paid to Parish	£17,250.00 (Chobham Woods/ Station Road)	£2,622.00	Completed 10/05/2016 (All monies received)
15/00 20	5, Bristow Road, Camberley	£927.00	£2,781.00 (Watchetts)	£12,875.00 (Chobham	£1,957.00	Completed 07/07/2016

<u>Appli catio n No</u>	<u>Address</u>	CIL Admin (5%)	Parish/ Ward (15%)	SANGS	CIL Main Fund	CIL Status
	Erection of a detached 3 bedroom two storey dwelling with associated parking and landscaping.		Neighbourhood Grant to Parish Council's without a Neighbourhood Plan = 15% capped at £100 per dwelling paid to Parish	Woods/ Station Road)		(All monies received)
15/04 75	5, Vale Road, Camberley Erection of part two storey, part first floor side extension to provide extra retail space on ground floor and a one bedroom flat on first floor.	£441.00	£1,323.00 (St Michaels) Neighbourhood Grant to Parish Council's without a Neighbourhood Plan = 15% capped at £100 per dwelling paid to Parish	£6,125.00 (Chobham Woods/ Station Road)	£931.00	Completed 21/06/2016 (All monies received)

<u>Appli catio n No</u>	<u>Address</u>	CIL Admin (5%)	Parish/ Ward (15%)	SANGS	CIL Main Fund	CIL Status
TOT ALS		£20,471.27	£61,413.81	£339,178.75	£50,111.57	

OVERALL TOTAL - £471,175.40