

CIL Income Report 2017 / 2018 Financial Year

1.0 Background.

- 1.1 The Community Infrastructure Levy (CIL) is a mechanism to allow local planning authorities to raise funds from new development, in the form of a levy, in order to contribute to the cost of infrastructure projects that are, or will be, needed to support new development across the Borough. For readers of this report who are not familiar with CIL, it is a planning charge introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Prior to the introduction of CIL, the amount of money a developer contributed towards infrastructure could be negotiated; however, CIL is now a set charge and the developer cannot be required to top it up with additional contributions for the same piece of infrastructure.
- 1.2 Bedford Borough Council's Community Infrastructure Levy charges took effect from the 1 April 2014 and the Council is both a Charging Authority and a Collecting Authority. Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended) requires CIL Charging Authorities to produce an annual report detailing CIL income and expenditure and make it available before the 31 December each year. This is Bedford Borough Council's annual report for the year 1 April 2017 to 31 March 2018.
- 1.3 The CIL Charging Schedule 2014 sets out the charge per square metre that will apply to each category of development that is liable. The CIL is intended to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of Section 106 Agreements). However, CIL does not fully replace Section 106 Agreements and applicants can still be required to contribute to site specific infrastructure requirements through Section 106 Agreements for items that would not be funded through CIL, such as provision of open space, habitat protection, access roads and archaeology. The provision of affordable housing also lies outside of the remit of CIL and continues to be secured through Section 106 Agreements. This report focusses on CIL rather than S106 funded projects which are reported on separately.

2.0 Allocation of CIL

- 2.1 CIL income is required to be allocated as follows:
- Up to 5% of CIL can be applied towards its implementation and ongoing administration;
 - 15% (25% in areas that have an adopted Neighbourhood Development Plan in place before planning permission is granted) of CIL is passed to the Parish Council in whose boundary the development that paid the CIL is located, for the provision of local infrastructure improvements or other

measures to support the development of the area or in unparished areas is held to be used by the Council for the same purpose (referred to as funding for Local Priorities);

- 80% (70% in areas that have an adopted Neighbourhood Development Plan in place) of CIL is to be applied to infrastructure to support the growth of the CIL Charging Authority's area (referred to as the Borough's Infrastructure Fund).

- 2.2 The Council's Regulation 123 list sets out the types of infrastructure and projects which may be funded partly or wholly through the Borough Infrastructure Fund element of the Levy. The list can be found using the following link:

<http://edrms.bedford.gov.uk/OpenDocument.aspx?id=ngMfBDbl8qiR%2fgL5LKbnYg%3d%3d&name=Regulation123%20list.pdf>

3.0 **CIL Income**

- 3.1 Total CIL Income in 2017 / 2018 was £3,203,351.91

4.0 **CIL Expenditure**

- 4.1 The expenditure from the Borough's Infrastructure Fund in 2017 / 2018 was £504,701.58

- 4.2 Under Regulation 59D where funding is to be passed onto parish councils the charging authority must make payment in respect of the CIL it receives from 1 April to 30 September in any financial year to the parish council by 28 October of that financial year and in respect of the CIL it receives from 1 October to 31 March in any financial year to the local council by 28 April of the following financial year. Funding passed to Parish Councils in 2017 / 2018 amounted to £252,639.46

- 4.3 Under Regulation 59E and 59F, in unparished areas, which in the Borough comprises parts of the urban area, the neighbourhood funding for local priorities is to be held by the Council who will engage with communities where development has taken place to decide how best the funding is spent. Engagement is to be proportionate to the level of levy receipts and the scale of the proposed development to which the Neighbourhood funding relates. £163,553.03 was held at the end of the 2017 / 2018 financial year for this purpose.

- 4.4 Appendix 1 sets out the details of the Report for 2017 / 2018 under Regulation 62.

5.0 **CIL carried forward to 2017 / 2018**

In summary:-

Borough Infrastructure Fund - £2,955,766.08
Funding for Local Priorities (parish) –£257,007.92
Funding for Local Priorities (unparished areas) - £163,553.03
Administration expenses - £171,933.68

	Appendix 1	
	Reporting Criteria	Value
Reg. 62 (4) (a)	Total CIL receipts for the reported year.	£3,203,351.91
Reg. 62 (4) (b)	Total CIL expenditure for the reported year.	£504,701.58
Reg. 62 (4) (c)	Summary details of CIL expenditure during the reported year other than in relation to CIL to which regulation 59E or 59F applied (i.e. excludes funding for local priorities passed to local councils or in unparished areas :	
Reg. 62 (4) (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied.	<ul style="list-style-type: none"> Two Tier School Conversion EWB Consortium consultancy works.
Reg. 62 (4) (c)(ii)	The amount of CIL expenditure on each item.	<ul style="list-style-type: none"> Two Tier School Conversion £500,000.00 EWB Consortium Consultancy Works £4,701.58
Reg. 62 (4) (c)(iii)	The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£0
Reg. 62 (4) (c) (iv)	The amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.	£0
Reg. 62 (4) (ca)	The amount of CIL passed to:	
Reg. 62 (4)(ca)(i)	Any local council under regulation 59A or 59B	£252,639.43
Reg. 62 (4)(ca)(ii)	Any person under regulation 59(4)	£0
Reg. 62 (4)(cb)	Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year (i.e. funding for local priorities passed to local councils and recovered or funding for unparished areas) : including:	
Reg. 62 (4) (cb) (i)	The total CIL receipts that regulations 59E and 59F applied to.	£71,295.99
Reg. 62 (4) (cb) (ii)	The items to which the CIL receipts to which regulations 59E and 59F applied have been applied including the amount of expenditure on each item ((cb) (iii) .	£0

Reg. 62 (4) (cc)	Summary details of any notices served in accordance with regulation 59E (recovery of funding passed to parishes) , including:	
Reg. 62 (4) (cc) (i)	The total value of CIL receipts requested from each local council	£0
Reg. 62 (4) (cc) (ii)	Any funds not yet recovered from each local council at the end of the reported year.	£0
Reg. 62 (4) (d)	The total amount of:	
Reg. 62 (4) (d) (i)	CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied.	£2,989,025.34
Reg. 62 (4) (d) (ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied.	£1,073,019.25
Reg. 62 (4) (d) (iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year.	£71,295.99
Reg. 62 (4) (d) (iv)	CIL receipts for previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£91,692.36
Reg. 62 (4) (e)	In relation to any infrastructure payments accepted by the charging authority:	
Reg. 62 (4) (e) (i)	The items of infrastructure to which the infrastructure payments relate	£0
Reg. 62 (4) (e) (ii)	The amount of CIL to which each item of infrastructure relates	£0