

CIL Income Report 2014/15 Financial Year

To be published by 31 December 2015, covering the period 1 April 2014 to 31 March 2015.

1.0 Introduction.

- 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.
- 1.2 Following an examination Bedford Borough Council approved the implementation of its Community Infrastructure Levy from the 1 April 2014.
- 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). CIL does not fully replace Section 106 Agreements.
- 1.4 On particular developments site specific mitigation requirements may still need to be provided through a Section 106 Agreement in addition to CIL. Section 106 Agreements and planning conditions will continue to be used for local infrastructure requirements on development sites, such as site specific local provision of open space, habitat protection, access roads and archaeology. The provision of affordable housing 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.
- 1.5 The Council's Regulation 123 list sets out the types of infrastructure and projects which may be funded partly or wholly through the Levy. Weblink <http://edrms.bedford.gov.uk/OpenDocument.aspx?id=ngMfBDBl8qiR%2fgL5LKbnYg%3d%3d&name=Regulation123%20list.pdf>
- 1.6 The Borough as a CIL Charging Authority is required under Regulation 62 of the Community Infrastructure Regulations 2010 (as amended) to prepare a report for any financial year in which it collects CIL. For the financial year being reported on in this annual report (2014/15), the Council recognised that CIL receipts would be very limited in 2014/15, due to the fact that CIL is only levied on developments granted planning permission after the Levy was introduced, is not payable until after development commences and can be paid in instalments. The housing developments currently being built were permitted prior to the Levy being introduced and contributed via S106 contributions rather than through the Levy.
- 1.7 During the year some 50 CIL Liability Notices have been issued after the grant of planning permission with a value of **£1.2 million**, mainly from small sites many of which would have not required S106 contributions.
- 1.8 This £1.2 million (which excludes any sites where claims for relief due to self build etc. were made and granted) will be received when the developments proceed. It also excludes sites where there is a resolution to grant, but planning permission was not issued as a S106 is awaited, which would have increased the £1.2 million to a sum in the region of £1.7 million.

- 1.9 A proportion of CIL receipts are to be passed to the local town or parish council for the area where the development takes place for local priorities to support the development of the area. The proportion to be passed to the local council is set at 15% of the relevant CIL receipts with a maximum cap of £100 per Council tax dwelling in the parish. Where a Neighbourhood Development Plan is in place the proportion will rise to 25% with no maximum cap specified. There are no areas in Bedford Borough at present with a Neighbourhood Development Plan in place.
- 1.10 In unparished areas the neighbourhood funding for local priorities is to be held by the Council who will engage with communities to decide how best they are spent. Under Regulation 59D 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 local 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. Therefore as the CIL receipts all occurred in the second half of the year the proportion of the funding collected for local councils was passed to them in April 2015 and will be reported in the next annual report.
- 1.11 Up to 5% of CIL can be applied towards its implementation and on-going administration costs.

	<u>Reporting Criteria</u>	<u>Number</u>	<u>Value</u>
Reg 62 (4) (a)	Total CIL receipts for the reported year.	4	£22,864
Reg 62 (4) (b)	Total CIL expenditure for the reported year.	0	£0
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.	0	£0
Reg 62 (4) (c)(ii)	The amount of CIL expenditure on each item.	0	£0
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	£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	£0
Reg 62 (4) (ca)	The amount of CIL passed to:		
Reg 62 (4)(ca)(i)	Any local council under regulation 59A or 59B	0	£0
Reg 62 (4)(ca)(ii)	Any person under regulation 59(4)	0	£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 or for unparished areas) : including:		
Reg 62 (4) (cb) (i)	The total CIL receipts that regulations 59E and 59F applied to.	0	£0
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	£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	£0
Reg 62 (4) (cc) (ii)	Any funds not yet recovered from each local council at the end of the reported year.	0	£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	£22,864
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.	0	£0
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.	0	£0
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.		
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	£0
Reg 62 (4) e (ii)	The amount of CIL to which each item of infrastructure relates	0	£0