

COMMUNITY INFRASTRUCTURE LEVY AND SECTION 106 UPDATE

Committee: Resources & Finance Committee

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[T140]

1.0 **ISSUE**

- 1.1 To receive an update on Community Infrastructure Levy and Section 106 income and expenditure.

2.0 **RECOMMENDATION(S)**

- 2.1 Members are requested to note the contents of this report.

3.0 **SECTION 106**

- 3.1 On 30 September 2018 the Council held £2,553,343.02 in Section 106 contributions.

- 3.2 Please note: None of the contributions that are held are outside of the clawback period. Most contributions do not have a clawback period, however, the Council is committed to working with the relevant interested parties to ensure that the contributions are spent for the purposes they have been secured for in a timely manner.

3.3 **Income**

- 3.3.1 In the period of 1 April 2018 to 30 September 2018 the Council received £38,020.71 in contributions secured by Section 106 Agreements.

- 3.3.2 There are currently no payments that are overdue to the Council.

- 3.3.3 A schedule of income:

Month	Reference	Amount	Area	Purpose
April	-	£0.00	-	-
May	12/00272	£2,004.00	Burwell	Infrastructure
June	-	£0.00	-	-
July	08/00563	£35,730.59	Ely	Leisure
	08/00563	£96.12	Ely	S106 Monitoring Fee
August	14/00017	£190.00	Littleport	Waste Containers
September	-	£0.00	-	-
		£38,020.71		

3.4 Expenditure

3.4.1 In the period of 1 April 2018 to 30 September 2018 the Council spent £56,742.41 from contributions secured by Section 106 Agreements.

3.4.2 A schedule of expenditure:

Purpose	Area	Spent
Stuntney Play Area	Stuntney	£14,569.67
Part payment courthouse lift	Ely	£17,749.93
POS Maintenance Equipment	District	£2,420.00
Waste Bins	District	£10,000.00
Improvement (Country Park)	Ely	£5,756.81
Burwell Community Sports Centre- Roof Project	Burwell	£4,500.00
Parsons Lane Open Space- Birdmouth Fencing	Littleport	£1,746.00
		£56,742.41

3.5 Refunds

3.5.1 The Council has not refunded any Section 106 contributions.

4.0 CIL

4.1 Since 1 February 2013 the Council has collected £6,457,794.73 from Community Infrastructure Levy (CIL) liable development. In accordance with the Regulations the income has been split into three categories:

Admin (5%)	£322,889.74
Meaningful Proportion	£968,669.21
District Proportion	£5,166,235.78

4.2 Further the Council has collected £1,260,764.29 from CIL development in North Ely. The income has been kept separate from the above referenced totals to reflect the different governance arrangements that are in place for the income from North Ely Development.

4.3 The admin and meaningful proportion have been spent in accordance with their purposes; the city/town/parish Council's receive their CIL amount twice a year (April/October). A schedule of the transfers to date is provided below.

Bottisham	£21,612.33
Burrough Green	£8,805.66
Burwell	£157,985.83
Cheveley	£38,487.13
Chippenham	£1,957.74
Coveney	£1,196.00
Dullingham	£1,574.59
Ely	£260,714.69
Fordham	£32,122.57
Haddenham	£32,124.84
Isleham	£25,155.43
Kirtling	£10,004.36
Littleport	£74,238.72
Lode	£5,278.30
Mepal	£10,489.45
Soham	£158,230.80
Stetchworth	£9,574.37
Stretham	£75,323.34
Sutton	£30,494.16
Swaffham Bulbeck	£13,030.46
Swaffham Prior	£32,485.55
Wicken	£25,088.85
Wilburton	£3,844.26
Witcham Toll	£4,480.38
Witchford	£30,954.61
Woodditton	£22,291.62

4.4 This report focuses on the District proportion of CIL.

Strategic	£3,551,787.10
Major	£1,614,448.68

4.5 Strategic Allocation and Expenditure

4.5.1 Under the old arrangements, i.e. those in force prior to the formal governance arrangements adopted by Council (July 2015 Agenda Item 12), £250,000 was allocated to the District Leisure Centre and £20,000 was allocated to Littleport Schools.

4.5.2 Under the adopted arrangements £1,312,714.84 has been allocated to the District Leisure Centre, £820,446.78 has been allocated to Littleport Schools, £820,446.78 has been allocated to Ely Southern Bypass and £328,178.71 has been allocated to other strategic projects (to be identified).

4.6 District Leisure Centre

- 4.6.1 The allocated amount to date is £1,562,714.84
- 4.6.2 There is a specific allocation of £2,500,000 from CIL generated from the North Ely Development. £1,071,649.65 has been collected to date.
- 4.6.3 The total allocated to the District Leisure Centre to date (from all CIL liable developments) is £2,634,364.49.
- 4.6.4 Actual spend to date totals £1,577,918.91 (2016/17- £799,526.04; 2017/18- £778,392.87).
- 4.6.5 The Council currently holds £1,056,445.58 which will be applied to the District Leisure Centre at year end.
- 4.6.6 Based on invoices raised but not yet paid it is anticipated that a further £2,034,914.90 will be applied to the District Leisure Centre.

4.7 Ely Southern Bypass

- 4.7.1 The Council has committed £1,000,000 to Ely Southern Bypass.
- 4.7.2 To date the Council has paid £714,442.82 towards this commitment and is holding £106,003.96 in allocated funds. This leaves £179,553.30 to collect and meet the remainder of the commitment. It is anticipated that the commitment will be fully met in 2018/19.

4.8 Littleport Schools

- 4.8.1 The Council has committed £5,020,000 to Littleport Schools (£3,463,986 will be met specifically from CIL generated by the North Ely Development). This means that £1,556,014 must be met from the Strategic CIL allocation.
- 4.8.2 To date the Council has paid £734,442.82 towards this commitment and is holding £106,003.96 in allocated CIL funds. This leaves £4,179,553.30 to collect and meet the remainder of the commitment. £715,567.30 will be met from the Strategic CIL allocation and £3,463,986 will be met from North Ely Income.

4.9 Other Strategic Projects

- 4.9.1 The Council currently holds £328,178.71 for other strategic projects.
- 4.9.2 At present there are no other strategic projects that have CIL contribution allocations. The only project on the R123 list that could benefit from the CIL strategic fund is Soham Railway Station. It is too early for the Council to start making a formal allocation to this project. However, the Council has indicated

an intention to make a contribution in the region of up to £1,000,000 at the appropriate time.

4.10 Major allocations and expenditure

4.10.1 In accordance with the agreed allocations the commuter car parks in both Ely and Littleport received £900,000 (£500,000 Ely and £400,000 Littleport) in CIL contributions. Both car parks are now open and operational and the contributions have been spent.

4.10.2 There is an unallocated balance available to Major projects of £714,448.68.

4.10.3 Projects on the Regulation 123 List that could benefit from Major projects funding are:

- Staploe Medical Centre
- Ely Commuter Car Park
- Wicken-Soham-Ely Cycle Path
- Witchford Household Recycling Centre
- Burwell Parish Council Recreation Ground Improvement Project
- Ely Museum Redevelopment
- The Mill Project- Soham
- Sutton GP Surgery Extension
- Stretham GP Surgery

4.10.4 It is anticipated that the following projects will make requests for funding in the next 18 months:

Project	Estimated Value
Ely Commuter Car Park	£400,000
Burwell Parish Council Recreation Ground Improvement Project	£295,000
The Mill Project- Soham	£180,000
Sutton GP Surgery Expansion	£60,000
Ely Museum Redevelopment	£165,000 (depending on decision made on another item being considered)
Total Project Value	£1,100,000

4.10.5 All parties are aware that CIL funding is not guaranteed and is subject to the priorities of the Council at the time of application for funds.

4.10.6 Not all the projects will need finance releasing at the same time. Officers are working with the relevant parties to agree a funding strategy to enable projects to benefit from CIL funding.

4.10.7 Based on current invoices raised to date but not yet paid the Council should have £993,073.59 available for Major projects.

4.10.8 Authority to spend will be sought from Resources & Finance Committee at the relevant time.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

5.1 There are no financial implications arising from this report.

5.2 Equality Impact Assessment (INRA) not required.

6.0 APPENDICES

6.1 None

Background Documents

None

Location

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