

EAST CAMBRIDGESHIRE COMMUNITY INFRASTRUCTURE LEVY

The 'Meaningful Proportion'

Presentation to Neighbourhood Panel
June/July 2013



East Cambridgeshire
District Council

WHAT IS CIL?

The Council Introduced the Community Infrastructure Levy ('CIL') on 1 February 2013

It is a levy that is charged on most new development in the District

Proceeds from the levy will be used to assist in the provision of strategic infrastructure required to support development in the District

The Levy in East Cambridgeshire-

Development Type	CIL rate per square metre
Residential Zone A- Littleport and Soham	£40
Residential Zone B- Ely	£70
Residential Zone C- Rest of District	£90
Retail Development (A1-A5) and sui generis uses akin to retail (e.g. Petrol filling stations, motor sales units)	£120
All other uses (unless stated above in this table)	£0

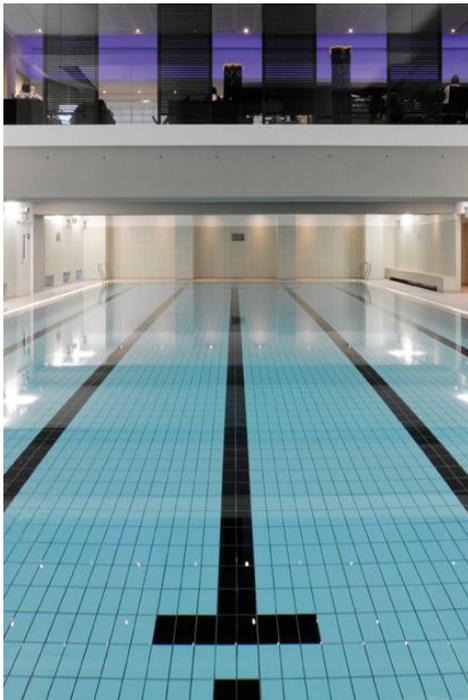


THE DISTRICT COUNCIL'S PRIORITIES

Under the Regulations the Council is required to publish a list of infrastructure that will benefit from CIL funding.

For the year 2013-14 the Council, through its Annual Delivery Plan, in consultation with the relevant stakeholders has prioritised the following strategic projects:

Ely Leisure Centre



Littleport Secondary School



Soham Railway Station



THE 'MEANINGFUL PROPORTION'

The District Council are required to pass 15% of CIL receipts to the relevant Parish that arises from development in that Parish area, payments will be transferred on a 6 monthly basis to the relevant Parish

Once the Parish receive the 15%, they have full discretion on expenditure so far as it accords with the Regulations

These receipts allow the local community to decide what is needed to help mitigate the impact of development in each of their areas

What can this money be spent on?

Regulation 59C states:

'A local council must use CIL receipts passed to it ...to support development of the local council's area, or any part of that area, by funding:

- (a) The provision, improvement, replacement, operation or maintenance of infrastructure; or*
- (b) Anything else that is concerned with addressing the demands that development places on an area*



SOME EXAMPLES

Play Areas



Possibilities:

- Buying the land
- Buying new play equipment
- Enhancing existing play areas
- Ongoing maintenance costs

Affordable Housing



Possibilities:

- Buying the land
- Commissioning the build
- Transferring to a Registered Provider
- Provision of grants

Village Hall/Community Facility



Possibilities:

- Buying the land
- Commissioning the build
- Ongoing maintenance costs
- Enhancing/improving existing buildings



REPORTING REQUIREMENTS

The Regulations require the Parish to:

- Produce each year a report that sets out the Parish's:
 - Total CIL Receipts
 - Total CIL Expenditure
 - A summary of what the CIL was spent on
 - The total amount of receipts retained at the end of the reported year

- The report shall be:
 - Sent to the District Council for their information
 - Published on the Parish's website
 - Where the Parish does not have a website, the District Council shall publish the report on their website

- The report required by the Regulations can be combined with other reports already produced by the Parish



OTHER MATTERS

Clawback

In accordance with the Regulations, if a Parish has not:

- Spent the receipts in accordance with the Regulations (59C); or
- Has not spent the receipts within a five year period

The District Council can serve a notice on the Parish requiring it to repay some or all the money transferred to it.

Should this occur, the District Council are required to spend the recovered funds in the Parish's area

Where the Parish has no projects in mind

Where the Parish do not have any projects that they wish to spend their receipts on, or where they share the same priorities as the District Council, it is possible for the Parish, should they wish, to agree not to receive their 'meaningful proportion' and opt to allow the District Council to spend these receipts on the infrastructure set out in the Annual Delivery Plan.



FURTHER INFORMATION

For more information on the Community Infrastructure Levy please visit East Cambridgeshire District Council's Website- www.eastcambs.gov.uk

Alternatively, you can email your queries to cil@eastcambs.gov.uk

Officers are available to visit individual Parish Council's to advise on the process and procedures of the Community Infrastructure Levy. Should you think that this would be helpful please contact:

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