

Report to Full Council
18th July 2018

The allocation and use of Community Infrastructure Levy (CIL)

See <http://www.babergh.gov.uk/assets/CIL-and-S106-Documents/CIL-guidance-for-Parish-Councils-May-2016.pdf>

Recommendation

1. It is recommended that CIL funding is allocated to assist the implementation of the Town Infrastructure Plan and that the projects in the draft Infrastructure Plan project list are considered for funding.

Funding Available

2. CIL will be paid 6 monthly with the precept. The first payment of £2925 was received at the end of October 2017 and a second payment of £2925 in April 2018 meaning nearly £6,000 is currently available for spending.

Reporting Requirements.

3. An annual report about how CIL is used is required after 31st March and before 30th June - submitted to MSDC and put on Town Council website. ETC must record all carried over CIL, CIL receipts and expenditure for each year and prepare an annual CIL report for each financial year (the 12 months ending 31st March) they receive CIL detailing:
 - CIL receipts
 - CIL expenditure
 - A summary of items on which CIL has been spent
 - The amount spent on each item.
 - The amount of any CIL repaid following a repayment notice.
 - The amount of CIL retained at the end of the year.
 - The amount of CIL from previous years retained at the end of the year.

What can CIL be spent on?

4. ETC has a duty to spend CIL income on providing, improving, replacing, operating or maintaining infrastructure that supports the development of its area or anything else concerned with addressing the demands that development places on the area.
5. Providing CIL is spent in accord with the above, CIL monies may be used to provide seed or match funding with other income streams and or may be used collaboratively with other parish councils, community interest companies or other providers to make the most efficient use of funding to benefit the community.

6. Without the General Power of Competence spending is restricted to things permitted by specific legislation:

- Allotments
- Burial Grounds
- Bins
- Bus Shelters
- Clocks
- Closed Church Yards
- Commons and Common Pasture
- Conference Facilities
- Community Centres
- Crime Prevention
- Drainage
- Entertainment and Arts
- Highways
- Buying and disposing of land
- Mortuaries
- Open space
- Public Buildings/Village Halls
- Public Toilets
- Recreation
- War memorials
- Water Supply

(Note that an Appendix in MSDC's document provides more detail on these topics and the relevant legislation).

7. The Council does not have the Power of General Competence at the moment and to obtain it the Council would need 10 of the 15 councillors to be elected and a qualified clerk.

8. Government guidance provides more detail on allocation of funding:

- Areas could use some of the neighbourhood pot to develop a neighbourhood plan where it would support development by addressing the demands that development places on the area.
- The levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities (for further details, see section 216(2) of the Planning Act 2008, and regulation 59, as amended by the 2012 and 2013 Regulations). This definition allows the levy to be used to fund a very broad range of facilities such as play areas, parks and green spaces, cultural and sports facilities, academies and free schools, district heating schemes and police stations and other community safety facilities.
- Local authorities must spend the levy on infrastructure needed to support the development of their area, and they will decide what infrastructure is needed. The levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development.

- The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development.

(<https://www.gov.uk/guidance/community-infrastructure-levy>)

Parish Infrastructure Investment Plan

9. Babergh and Mid Suffolk DC suggest that PCs consider preparing a Parish Infrastructure Investment Plan (PIIP) to inform their spending decisions. Proportionate to the size of the community and anticipated levels of development within the area a PIIP 'may help PCs to audit existing facilities within the locality, capture opinion on the needs and wants of residents and identify opportunities for collaborative spending with other groups, PCs etc to make the best use of funds for the community'.
10. If shared with the Infrastructure team, PIIPs will also help the District to gather information about how the communities access facilities and to make decisions on how best to spend the District portion of CIL income to mitigate the impacts of development, improve facilities for the community and enable further sustainable growth where appropriate.
11. An Eye Town Infrastructure Plan is currently being prepared alongside the Neighbourhood Plan. The draft Schedule listing projects is appended to this report.

Conclusions

12. Given the guidance from the District Council and from Government the proportion of CIL paid to the Town Council should be allocated to helping to implement the infrastructure requirements listed in the Town Infrastructure Plan. The Town Council may wish to allocated some or all of the £5849.66 available to specific projects now or to retain it to align with other funding.

Andy Robinson
1st July 2018

Appendix – Draft Schedule of infrastructure Improvements and funding

NB This is work in progress

Section A – Community Facilities

	Improvement	Cost	Funding source
	Abbey Hall		
	None		
	Community Centre		
1.	Heating and insulation improvements (including declaration)	£17 approx	An energy audit is required to establish what improvements are needed. Gillian will ask Ian F to undertake this.
2.	Sound Panels	£5k	This needs approval of the trustees. £1k has already been collected.
3.	Hall Floor	£4k	
	Approximate cost of projects 1-3	£21k	The Wind Turbine Fund currently has £9.5k but a further £5k is expected. The whole £14.5k would be available for these 3 projects taken together. Gillian would also support an application for MSDC Capital Funding at 25% of the total cost – another £7k. Other sources would be needed to cover the gap, for example awards for all, but we need to look at the complete funding package to see which funding fits best where.
4.	Changing Rooms and Showers	£70k	Before funding can be considered drawings are required – ask Pro Help to start with – followed by planning permission, building control and 3 quotes. The Football Foundation and Sport England are two funding options.
5.	Play area	£70k	Consultation required leading to a design before funding can be considered.

6.	CCTV	£5k	Police fund?
7.	Satelite streaming	£2k	British Film Institute
8.	Floor Washer	£9k	MSDC Small grants fund.
9.	Driveway	£40k	Garfield Weston are offering major grants - ask them first.
10.	Projector Cage	£500	Take from £7k savings.
	Town Hall		
11.	Improvements to Toilets	?	Funding has been obtained for the refurbishment of the roof and for some work on the toilets. This is the funding still required to complete the toilets in summer 2018
	Scout Hut		
12.	We are looking to install a paved patio in the activity area	£750 - £1000	Summer 2018
13.	Retaining wall and fence in need of repair	£1000 - £1500	Urgent and immediate
13.	Ongoing redecoration/repairs)	£500 p.a	Summer 2018 – some funding available
	Dove Hall		
14.	New toilet block and permanent disabled access - A new building! The hall is 150yrs old	?	
	Volunteer Centre		
	No improvements required		
	Bowls Club		
	Improvements subject to maintenance schedule but no immediate requirements		

Section B – Leisure and Recreation Facilities

	Improvement	Cost	Funding source
1.	Leisure centre	£?	Work is currently being undertaken to estimate the cost of converting the current sports hall and changing rooms at Hartismere High School into new classrooms and a theatre and the

			development of a new sports hall to be co-located with other existing sports facilities on the site. The reconfigured leisure facilities will be available to the public and managed by the School. The S106 agreement for the outline permission South of Eye Airfield makes provision of £? For additional places in the school and the School, County Council and Town Council plan to bid for CIL funding for the deficit.
2.	Pocket Park playground, Crescent		
3.	Moors Playground - rec		
4.	Skate Park – rec		
5.	Petanque Court – rec		
6.	Dog walking square - rec		

Section C – School Facilities

The Town Council is in discussion about either a new school or a replacement Primary School. Land is available at Hartismere High School which would enable sharing of facilities. Costs are estimated to be:

£? For increasing the Primary School on its current site from a 240 place school to a 320 place school.

£ for a 240 place second school

£for a 480 place replacement school

£? Is allocated in the section 106 agreement for the site south of Eye Airfield for Primary School places

Section D – Movement

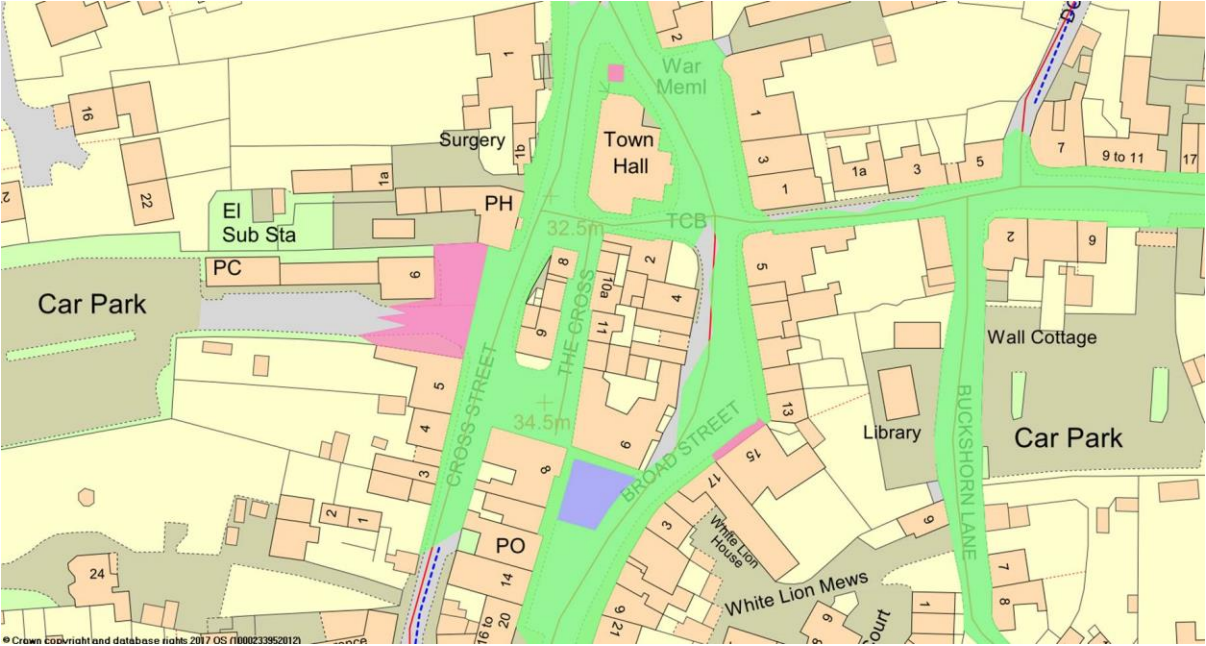
	Improvement	Cost	Funding source
1.	A140 Junction Improvements	£m	The County Council has obtained grant of £m from Government and has contributed £m itself to a £m scheme to develop two roundabouts.

			Consultation has taken place and implementation is planned for...
2.	A 20mph limit in the Town centre	£?	The County Council will implement this scheme in summer 2018
3	Cycleways and Footpaths	£46k	This funding is available from the Section 106 agreement for improvements to footpaths 34,11 and 6 (upgrade to bridleway), 20 and 15. Further investigation of the proposals is required and whether any funding is available for improving the riverside footpaths to enable people to get to and from the Castleton Way area including the High School, Heath and Care centre and the Local Surgery and other parts of the Town via the Town Centre.
4.	Public Transport	£35k	From S106 for bus stops on Castleton Way and Victoria Hill and real time travel information. Is/can the travel information be made available in the town centre as well?
5	Highway safety	£70k	From s106 for safety improvements around schools and in the town centre. Likely feasibility study – consultation alongside NP phase 2 consultation?
6.	Lorry Ban	£?	The first stage would be an investigation of the number of lorries using the route. Funding would be required
7	Castleton Way/Victoria Hill/Langley Place by pass	£3m	This is a rough estimate of the construction cost and could be looked at alongside a comprehensive north/west Eye development scheme.

Section E – Other Town Centre Facilities

	Improvement	Cost	Funding source
1.	Car park toilets		
2.	On street car parking		On street car parking fund
3.	Car park management		
4.	New car parks		

5.	Improved signage		
6.	Promotion of Town Centre		
7.	Church Wall		
8.	The War Memorial	£2500	The war memorial requires cleaning and it would be appropriate to complete this work before November 2018. An application for funding to the War Memorials Trust was not successful.



The records from our database show that the areas below in green are considered to be public highway maintainable by SCC Those areas in pink or purple are not but no information is given regarding the likely owner. Where the highway boundary does not extend to the front of buildings (eg Broad Street) this is because it has not been checked and our records updated. As explained in our meeting if you need to get a definitive answer you will need to contact our records team as they will do a full investigation. <https://www.suffolk.gov.uk/roads-and-transport/road-adoption/highways-and-private-roads/>