

## **Community Infrastructure Levy (CIL)** **Annual Monitoring Report 2017/2018 Financial Year**

### **1. Introduction**

*'The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Government through the Planning Act 2008, to provide a fair and transparent means for ensuring that development contributes to the cost of the infrastructure it will rely upon'.*

Stroud District Council adopted CIL in February 2017 followed by implementation on 1<sup>st</sup> April 2017. The types of off-site infrastructure that will or may be, wholly or partly funded by CIL are detailed on the Council's approved 'Strategic Spending – CIL Regulation 123 List'. This includes provision to support Transport, Education, Social Infrastructure, Waste and Recycling and Emergency Services.

### **2. Purpose of report**

This report seeks to satisfy the requirements of Regulation 62 of the CIL regulations 2010 (as amended) whereby the CIL Charging Authority must publish an annual financial report on its website by the 31<sup>st</sup> December following the end of the reporting period.

### **3. Implementation at Stroud District Council**

CIL is levied on certain buildings and larger extensions and is calculated according to the floor area created. Money raised from CIL liable developments will help the Council pay towards district wide infrastructure, ensuring the district grows sustainably.

Whilst CIL largely replaces S106 agreements as the primary source of developer contributions, S106 contributions will still be sought where there are site specific measures required to make a development acceptable, including affordable housing provision and on-site public open space. S106 agreements will also be used on major allocated schemes as identified within the Council's adopted Local Plan.

The Council as Charging Authority cannot also collect S106 funding for items stated on the Regulation 123 List as stipulated by the Community Infrastructure Levy Regulations 2010 (as amended). This ensures that there is no duplication between the two types of developer contributions, whilst the District can only spend the money collected from CIL on projects that fall within the scope of the Regulation 123 List.

CIL collected by the Charging Authority is split into three specific areas:

- Strategic spending (Regulation 123 List)
- Parish/Town Council spending (15% (without NDP) or 25% (within NDP area) of the total collected within each Parish)
- Administrative costs (5%)

#### 4. Annual report

Due to the timescales involved between the time of granting planning permission to developments commencing on site (triggering their effective CIL payment collection dates), it has taken some time for the first CIL payments to accrue on account. As such, no payments were made out to either neighbourhood areas or strategic infrastructure projects within this first operational year.

This monitoring report shows the headline performance figures for the **2017-2018** financial year. It sets out the total amount of CIL collected by the Charging Authority in that year, detailing the amounts received within the individual CIL income budgets; Strategic Infrastructure, neighbourhood payments and central administrative costs.

Future annual reports will also show how CIL has been spent. It will detail the relevant amounts retained or passed to the relevant neighbourhood areas and report on infrastructure project funding. Once relevant neighbourhoods are in receipt of funds, they must also comply with regulatory obligations to complete an annual monitoring report for that financial year.

#### Part 1: Items reported under Regulation 62(3)

CIL collected by way of land payment where:

a) Development consistent with a relevant purpose has not commenced on the acquired land	None
b) The acquired land (in whole or in part) has been used or disposed of for a purpose other than the relevant purpose; and the amount deemed to be CIL by virtue of Regulation 73(9) has not been spent	None

*Regulation 73(9) requires that if acquired land is used for a purpose other than a relevant purpose, the Charging Authority must deem an appropriate amount of funds held by it to be CIL.*

**Part 2: Items reported under Regulation 62(4)**

a) Total CIL receipts for the reported financial year	£26,608.47
b) Total CIL expenditure for the reported financial year	£0.00

**c) Summary details of CIL expenditure during the reported financial year including:**

The items of infrastructure to which CIL (including land payments) has been applied	£0.00
The amount of CIL expenditure on each item	£0.00
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 (wholly or in part)	£0.00
The amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as percentage of CIL collected in that year in accordance with that regulation	£1,330.42  5% allocated for administrative costs

**d) The total amount of CIL receipts retained at the end of the reported financial year:**

Total amount	£25,277.24
Amount held by SDC in Strategic Pot (of the total amount)	£21,294.28
Amount held by SDC in Neighbourhood Portion payments (15 or 25%) (of the total amount)	£3,983.77

Report produced by the CIL Team, Stroud District Council

Contact [CIL@stroud.gov.uk](mailto:CIL@stroud.gov.uk)

Issued 20<sup>th</sup> December 2018