

ALCESTER TOWN COUNCIL
COMMUNITY INFRASTRUCTURE LEVY
ALLOCATION POLICY

The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new development in order to raise funds to help fund the infrastructure, facilities and services - such as education, transport, flood defences, green infrastructure and healthcare which are needed to support new homes and businesses in the area.

CIL was implemented in Stratford on Avon District from 1st February 2018.

What is infrastructure?

'Infrastructure' is broadly defined in the Town and Country Planning Act 2008.

<http://www.legislation.gov.uk/ukpga/2008/29/section/216>

There are typically 3 broad categories of infrastructure: -

Physical infrastructure: e.g. highways, new or safer road schemes, transport links, cycleways, energy supply, water, flood alleviation, waste management

Social infrastructure: e.g. education, health and social care facilities, emergency services, art and culture, sports halls, community halls

Green infrastructure: e.g. parks, woodlands, play areas, public open green spaces.

What types of development incur a CIL payment?

The adopted charging schedules apply a CIL rate on development with different rates applying on small and larger developments.

Affordable housing and self-build housing are excluded from a CIL charge.

When no Neighbourhood Plan Exists

A proportion of CIL income goes directly to Parish and Town Councils, where new development is built, to spend on their local infrastructure needs, particularly those arising from the demands that new development makes upon an area. Each year, Parish and Town Councils are entitled to 15% of the CIL receipts from liable developments within their Parish.

When a "Made" Neighbourhood Plan Exists

When a Parish or Town Council's neighbourhood plan is adopted, they receive 25% of CIL receipts from new development within their boundary.

Spending CIL

Parish and Town Councils are required to spend their local CIL monies within 5 years of receipt. Where money is not used to support development of the area within five years of receipt, or is used for other purposes, the regulations give charging authorities the power to

recover those funds. This is to ensure that money is spent, and spent effectively, to benefit the local community.

What can CIL monies be spent on by Alcester Town Council?

CIL monies can be spent on the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing demands that development places on the Parish.

This gives Alcester Town Council the freedom and power to spend CIL receipts on a wide range of projects, based upon the support of the community through past and future consultations.

The most recent consultation is the Neighbourhood Development Plan which has been independently examined and is expected to be subject to a referendum in May 2021. Appendix 5 of the NDP sets out a number of projects which would be suitable for CIL.

Process for spending CIL monies

Any Committee or Working Group can put a proposal to Presidium to spend CIL monies on a particular project. Any proposal should be fully priced and indicate why it is suitable for these funds. Presidium will consider the proposal and if approved, make a recommendation to Full Council.

Community groups can apply to the Town Council for consideration of funding of an infrastructure project (in a similar way to a community grant application) at any time. Such an application will be considered by Presidium but must be for a suitable 'infrastructure' project and be for the benefit of the parish of Alcester. Presidium will make a recommendation to Full Council on any such application.

Receipt of monies

CIL monies are transferred to Alcester Town Council by Stratford-on-Avon District Council.

Upon receipt, these monies will be put in an Earmarked Reserve by the Town Council and spent in accordance with the Town Council's Financial Regulations.

Monitoring and review

Just like the charging authority, Alcester Town Council must produce a publicly available annual report on the use of their share of the CIL receipts. This will include:

- the total receipts for the reported year,
- the projects CIL has been applied to, and
- the amount of expenditure on each item.

The report will be publicly available and will be published on the Town Council website.

Approved by Presidium 26 January 2021

Adopted by Full Council 2 February 2021

Review due February 2023