



Stratford-upon-Avon Town Council Community Infrastructure Levy (CIL) Policy

Background Information

CIL is a charge on development that came into force in 2010 (and ran in tandem with s.106 contributions). The purpose of the CIL is to fund infrastructure to support local development.

Local Administrations can choose whether to charge CIL within their District and the levy is usually collected by the Local Planning Authority (Stratford-on-Avon District Council (SDC), who are also known as the 'Charging Authorities (CA)'. The rate of CIL is set by the CA after consulting with their communities and developers and is tested by Independent Examination.

SDC CIL Allocation

Town and parish councils are entitled to a 'Neighbourhood Proportion' (NP), sometimes called the 'Meaningful Proportion' of the CIL monies received by the CA.

In some districts the amount differs depending upon whether the parish has a Neighbourhood Development Plan in place. SDC has set its Neighbourhood Proportion at 15% capped at £100 per dwelling in accordance with the CIL regulations for those towns or parishes that do not have a 'made' Neighbourhood Development Plan in place, and 25% if it has. Stratford-upon-Avon Town Council has a 'made' plan, passed in 2018.

SDC Allocate the CIL Income as follows:

Definition	Type of Payment
A	<p>Proportion of CIL receipts as laid out in Section 59A of the CIL Regulations where SDC has a duty to pay the town and parish council.</p> <p>The money received under A can only be spent on the following:</p> <p>The provision, improvement, replacement, operation, or maintenance of infrastructure.</p> <p>Anything else that is concerned with addressing the demands that development places on the area.</p>
B	<p>The equalisation of CIL receipts paid at the discretion of the SDC Cabinet, to ensure the town and parish council receives 25% of all the CIL monies secured in the parish at the highest rate set out in the CIL charging schedule.</p> <p>The provision, improvement, replacement, operation or maintenance of infrastructure only.</p>



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- 5% will be used to provide a dedicated resource for the annual monitoring and management required by the CIL regulations;
- 25% of receipts accruing from development within the Parish will be allocated to Stratford-upon-Avon Town Council;
- Remaining CIL monies will be allocated by the Council for investment in infrastructure for the District.

Parish Council CIL Spend

It is up to Stratford-upon-Avon Town Council to determine how our CIL receipts is spend, but we must meet the following criteria as set out by CIL regulations:

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

Monitoring and Reporting CIL Spend

SDC is required to report annually on a range of CIL monitoring information relating to income and spend. Full details are set out within the Council's annual Infrastructure Funding Statements and summaries are set out on an annual basis.

As Stratford-upon-Avon Town Council has/does receive CIL funds twice a year in April and October, we are required to publish a range of information on our website and send a copy to SDC no later than 31st December following the reported year.

The annual report and include details of:

- Total CIL expenditure
- A summary of what the CIL was spent on;
- Details of any notice served by the CA for failure to use CIL monies within the required 5-year period or appropriately;
- The total amount of receipts retained at the end of the financial year (from that year and previous).

SDC provides a transparent report on its website, identifying CIL income received and the allocation to parishes.

In accordance with the CIL regulations, if we do not spend our CIL receipts within 5 years, or do not spend it on initiatives that support the development of the area, SDC may require us to repay some or all those funds. The Town Council has been receiving CIL payments twice a year, in April and October.

Stratford-upon-Avon Town Council Policy for CIL Expenditure.

The Town Council knows that CIL receipts will create a significant investment into the Stratford-upon-Avon community and presents the opportunity to deliver a range of long-lasting projects. Whilst we may be the leading organisation for many projects in



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the community or the organisation which pushes the development of a project, there are a number of potential projects which fall under the remit of other organisations. That being the case, we aim to work in partnership with these other agencies. As a result of a directive in the NDP, Stratford-upon-Avon Town Council instigated the Town Centre Strategic Partnership, which sees all the local authorities and other key organisations within the town coming together to implement what is best for the community and prosperity of the town.

Our CIL Framework looks to enable the Council to facilitate investment in the community through CIL. It enables organisations to put forward costed and deliverable projects for the council to consider adding to a CIL Projects List.

The inclusion of a project on the CIL Projects List does not commit the Town Council to fund the project and depending on demand, we know there will be worthwhile projects where the amount of CIL monies available is not sufficient to fund the project. Our Finance Committee will review the CIL Projects List following the receipt of CIL funds and may recommend to Council that a project be awarded funding. Funding will not be awarded on a 'first come first served' basis and we are under no obligation to fund projects just because we have the funds available to do so.

Applications for CIL money must:

DEMONSTRATE COMMUNITY SUPPORT

Such as:

- Projects which deliver aspirations identified in the Stratford-upon-Avon NDP and/or those identified by the Town Centre Strategic Partnership;
- Projects that benefit the wider community;
- Projects which can evidence a need in the community and have been subject to consultation.

DEMONSTRATE ENVIRONMENTAL SUSTAINABILITY

Such as:

- Projects that are aimed at reducing the town's carbon footprint;
- Projects that create a meaningful impact towards solving environmental challenges;
- Projects that minimise waste by reduction, re-use and recycling methods;
- Projects that enhance or protect the town's biodiversity.

DEMONSTRATE VALUE FOR MONEY

Such as:

- Projects which use CIL funding to attract grant funding;
- Projects which minimise the CIL requirement through use of own funds, third party funding and community fundraising;
- Projects which utilise robust tendering processes to ensure contracted services are cost effective.



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DELIVER LONG-TERM TANGIBLE COMMUNITY BENEFITS

Such as:

- Projects which safeguard and increase the viability of community assets for long-term community use;
- Projects which have a lifespan in excess of 15 years;
- Projects which demonstrate the benefit will be sustained with revenue expenditure;
- Projects which reduce running costs or increase revenue generation.

MITIGATE DETRIMENTAL EFFECTS OF DEVELOPMENT

Such as:

- Projects which deliver infrastructure identified as being required in the community;
- Projects which connect developments to town services and assets;
- Projects which address issues generated by developments.

**Town Clerk
October, 2021**