

North Somerset Council Community Infrastructure Levy Report

18 January 2018 to 31 March 2019

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Background

North Somerset Council's Community Infrastructure Levy (CIL) charges took effect on 18 January 2018 and the Council is both a CIL Charging and a CIL Collecting Authority.

Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended) requires CIL Charging Authorities to produce an annual report detailing CIL income and expenditure.

This is North Somerset Council's annual report for the year 18 January 2018* to 31 March 2019, also including the period from the 18 January 2018 to 31 March 2018.

CIL income (18/01/2018 – 31/03/2019)

The total CIL income for the period of 18/01/2018 to 31/03/2019 was **£95,856.58**.

Details of each CIL receipt and how it was apportioned are set out in Appendix A.

The Council does not accept land or infrastructure payments (i.e. the provision of land or infrastructure in lieu of paying CIL) so has not received any such payments during 2018/19.

Allocation of CIL

CIL income is required to be allocated as follows:

- A maximum of 5% of CIL can be applied towards its implementation and ongoing administration.
- 15% of CIL is passed directly to the Town or Parish Council within whose area the development that paid the CIL is located, for the provision of local infrastructure improvements or other measures to support the development of the area. This increases to a 25% share if the area is covered by an adopted Neighbourhood Plan.
- The remaining amount is kept by North Somerset Council and is required to be spent on infrastructure to support development.

These proportions are set out in national regulations.

CIL administrative expenses (18/01/2018 – 31/03/2019)

The sum of **£4,792.82** was applied to the administration of CIL in 2018/19. This is the full 5% that can be taken.

The level of 5% towards administrative costs is intended to be maintained in 2019/20. This is due to the need to refund initial set-up costs, such as examination fees and software purchases, as well as to meet the officer costs involved.

Neighbouring authorities who have been running a CIL for a number of years report that the proportion of CIL spent on administrative costs typically reduces over time, and it is hoped in due course that we may be able to lower the level from 5%, so as to make more funding available to infrastructure projects.

Town and Parish Councils

As set out above, 15% income of CIL is passed directly to the Town or Parish Council within whose area the development that paid the CIL is located, for the provision of local infrastructure improvements or other measures to support the development of the area. This increases to a 25% share if the area is covered by an adopted Neighbourhood Plan.

Town and Parish Councils have full responsibility for spending and reporting of any CIL they receive. They are required to publish their CIL income and expenditure in their end of year accounts.

There are currently three Neighbourhood Development Plans that have been adopted in North Somerset.

These are the Long Ashton Neighbourhood Plan which took effect on 10 November 2015; Backwell Neighbourhood Plan which took effect on 24 March 2015; and Claverham Neighbourhood Plan which took effect on 20 February 2018.

The Claverham Neighbourhood Plan covers approximately 20% of the population of the Parish of Yatton. This is reflected in any Neighbourhood CIL payments made to Yatton Parish Council.

To qualify for the increased percentage (25%) of Local CIL, the relevant CIL income must have been received from a development that was granted planning permission in an area covered by a Neighbourhood Development Plan, after the Plan had been approved in a local referendum and 'made' (i.e. formally approved) by North Somerset Council.

The CIL funding passed to Town and Parish Councils in 2018/19 was **£16,266.35**, as set out below:

Town or Parish	Oct-2018	Apr-2019	Total
Churchill	£0	£5.25	£5.25
Clevedon	£0	£1,584.00	£1,584.00
Long Ashton *	£5,411.00	£0	£5,411.00
Nailsea	£642.00	£0	£642.00
Pill & Easton-in-Gordano	£1,075.80	£0	£1,075.80
Portishead	£720.00	£2,744.16	£3,464.16
Weston-super-Mare	£2,156.39	£192.78	£2,349.17
Winscombe & Sandford	£0	£24.00	£24.00
Yatton *	£0	£1,710.47	£1,710.47
Totals	£10,005.19	£6,261.16	£ 16,266.35

** Areas with an adopted Neighbourhood Plan covering some or all of the Parish.*

North Somerset Council has not yet received any reports of Town and Parish Council spending of CIL.

North Somerset Council CIL expenditure (18/01/2018 – 31/03/2019)

North Somerset Council did not spend any of its residual CIL income during the period of 2018/19.

Potential uses of the CIL are set out in the North Somerset Infrastructure Delivery Plan and our Regulation 123 List, both available on our website at www.n-somerset.gov.uk/cil

Previous CIL expenditure

As CIL did not take effect until 18 January 2018, there was no spending of CIL in previous years.

The period of 18 January 2018 to 31 March 2018 is included in this report.

CIL financial summary

The CIL financial summary for 2018/19 (excluding administrative expenses) is set out in the table below:

	CIL Balance 18/01/18	CIL income 2018/19	CIL Expenditure	CIL balance 31/03/19
CIL retained by North Somerset Council	£0	£74,797.38	£0	£74,797.38
CIL passed to Town & Parish Councils	£0	£16,266.36	N/A*	N/A*
Total	£0	£91,063.74	£0	£74,797.38

(CIL Balance + CIL Income) – CIL Expenditure = CIL Balance

*N/A: CIL passed to Town and Parish Councils is paid every 6 months and is not included in NSC's end of year accounts.

Anticipated CIL Income for 2019/20

CIL income of approximately **£600,000 - £900,000** is anticipated for the 2019/20 financial year.

Appendix A – CIL Income Received (18/01/2018 – 31/03/2019)

Date	Application	Address	Total	Admin	Strategic	Neighbourhood	Parish
20/08/2018	17/P/2654/F	19 Greenfield Place, Weston-super-Mare	£3,273.16	£163.66	£2,656.03	£453.47	Weston-super-Mare
24/08/2018	18/P/2180/FUL	262B And 262C Milton Road, WsM	£2,801.60	£140.08	£2,241.28	£420.24	Weston-super-Mare
13/09/2018	17/P/5538/FUL	46 Hardwick Road, Pill	£7,172.00	£358.60	£5,737.60	£1,075.80	Pill And Easton In Gordano
17/09/2018	18/P/2779/CMA	122A High Street, Nailsea	£4,280.00	£214.00	£3,424.00	£642.00	Nailsea
17/09/2018	17/P/5366/FUL	39 Lower Down Road, Portishead	£4,800.00	£240.00	£3,840.00	£720.00	Portishead
26/09/2018	17/P/2466/F	Apple Tree Day Care Nursery, Long Ashton	£15,000.00	£750.00	£10,500.00	£3,750.00	Long Ashton
26/09/2018	18/P/2287/FUL	123 Church Road, Weston-super-Mare	£2,271.20	£113.56	£1,816.96	£340.68	Weston-super-Mare
26/09/2018	18/P/2297/FUL	123 Church Road, Weston-super-Mare	£3,640.00	£182.00	£2,912.00	£546.00	Weston-super-Mare
26/09/2018	18/P/2295/FUL	123 Church Road, Weston-super-Mare	£2,640.00	£132.00	£2,112.00	£396.00	Weston-super-Mare
27/09/2018	17/P/2466/F	Apple Tree Day Care Nursery, Long Ashton	£13,862.40	£693.12	£9,703.68	£3,465.60	Long Ashton
02/10/2018	18/P/2412/FUL	39 Boulevard, Weston-super-Mare	£1,285.20	£64.26	£1,028.16	£192.78	Weston-super-Mare
09/10/2018	17/P/1331/F	17 High Street, Yatton	£1,000.00	£50.00	£800.00	£150.00	Yatton
10/10/2018	18/P/3121/MMA	Land Adjacent To Sandford House, Station Road	£160.00	£8.00	£128.00	£24.00	Winscombe And Sandford
11/10/2018 (Overpayment Refund)	17/P/2466/F	Apple Tree Day Care Nursery, Long Ashton	-£7,218.40	-£360.92	-£5,052.88	-£1,804.60	Long Ashton
26/11/2018	17/P/1331/F	17 High Street, Yatton	£5,000.00	£250.00	£4,239.03	£510.97	Yatton
08/01/2019	18/P/3072/FUL	232 Down Road, Portishead	£6,032.00	£301.60	£4,825.60	£904.80	Portishead
22/01/2019	17/P/1331/F	17 High Street, Yatton	£5,000.00	£250.00	£4,000.00	£750.00	Yatton
24/01/2019	18/P/3618/FUL	70 Bristol Road, Portishead	£12,262.40	£613.12	£9,809.92	£1,839.36	Portishead
13/02/2019	17/P/1331/F	17 High Street, Yatton	£2,000.00	£100.00	£1,600.00	£300.00	Yatton
11/03/2019	18/P/2855/CQA	The High Barn, Castle Road	£10,560.00	£528.00	£8,448.00	£1,584.00	Clevedon
25/03/2019	18/P/2462/FUL	19 Ladymead Lane, Langford	£17.51	£0.88	£14.00	£2.63	Churchill
26/03/2019	18/P/2462/FUL	19 Ladymead Lane, Langford	£17.51	£0.88	£14.00	£2.63	Churchill
		CIL 2018/19 Totals:	£95,856.58	£4,792.84	£74,797.38	£16,266.36	

*Overpayment Refund: The amount refunded due to overpayment was not claimed back from the parish council, instead we hold the negative balance and will claim it back with CIL neighbourhood payments that would be assigned to that parish council.