

COMMUNITY INFRASTRUCTURE LEVY FUNDING UPDATES

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Wards affected: High Wycombe Unparished Wards

PROPOSED RECOMMENDATION TO TOWN COMMITTEE

- i. To consider whether to set up a working group to inform High Wycombe Town Committee's recommendation to Cabinet as to which if any schemes, as set out in Appendix C, the Town Committee wishes to recommend be allocated funding from the CIL 15% local allocation.

Corporate Implications

1. The introduction of the Community Infrastructure Levy ("CIL") is provided for by Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 as amended ("CIL Regulations").
2. In the context of CIL the Planning Act 2008 (Part 11, 216(2)) says that infrastructure includes:
 - (a) road and other transport facilities,
 - (b) flood defences,
 - (c) schools and other educational facilities,
 - (d) medical facilities,
 - (e) sporting and recreational facilities, and
 - (f) open spaces
3. The Community Infrastructure Levy Regulations 2010 (as amended) say that:
 - (1) A charging authority must apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area.
 - (3) A charging authority may apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure outside its area where to do so would support the development of its area.
 - (4) Any reference to applying CIL includes causing it to be applied, and includes passing CIL to another person for that person to apply to funding the provision, improvement, replacement, operation or maintenance of infrastructure.
4. The District Council is the charging and collecting authority for CIL. The powers to collect CIL largely supersede funding of off-site infrastructure

through pooled developer contributions secured via planning obligations under section 106 of the Town and Country Planning Act 1990 (as amended), and therefore CIL is vital to the future development and infrastructure provision in relation to the Council's area.

5. The Council's CIL Charging Schedule was introduced on 1 November 2012 alongside a CIL Instalments Policy and a CIL Infrastructure (R123) List. The CIL Infrastructure (R123) list indicates which schemes may not be funded from 2016 contributions but which are likely to be funded by CIL.
6. Up to 5% of CIL is retained to fund administration costs. 15% of CIL raised is passed to relevant town and parish councils. This local allocation rises to 25% in areas with adopted Neighbourhood Development Plans, and also in Princes Risborough where the Cabinet has made a discretionary decision to increase the CIL to 25%. Cabinet has previously resolved that the High Wycombe Town Committee will make a recommendation to Cabinet annually on the use of the local allocation in the unparished wards. These must be used to support the development of the local council's area, or any part of that area, by funding:
 - a. the provision, improvement, replacement, operation or maintenance of infrastructure; or
 - b. anything else that is concerned with addressing the demands that development places on an area.
7. Section 274 of the Highways Act 1980 allows District Councils to contribute to the expenses of the Highway Authority when it is satisfied that it is to the benefit of the District.
8. Based on the recommendations of a CIL working group, the Town Committee recommended a list of priority projects be funded or part funded by the 15% local allocation between 2016 and 2018; this was then approved by Cabinet at its March 2016 meeting.
9. A further list of recommendations for funding or part funding from the 15% local allocation was recommended to and approved by Cabinet at its March 2017 meeting. This list of recommendations covered both the 2017/18 financial year and the 2018/19 financial year.

Executive Summary

1. This report sets out a ward-by-ward breakdown of CIL receipts to date across the unparished area, attached as Appendix A. It also updates on progress on the implementation of projects previously supported by the Committee funded from the local allocation of CIL funding collected from developments in the unparished area (Appendix B).
2. The report also sets out a number of projects (Appendix C) that have been

put forward for CIL funding and which are not being recommended to Cabinet to be funded from the non-local allocation, of CIL funds; the Town Committee may wish to consider recommending to Cabinet that some of these be funded from the local allocation of CIL.

Sustainable Community Strategy / Council Priorities – Implications

3. An ambition in the 2015 to 2019 Corporate Plan is to work on projects and schemes which benefit our local communities. A key workstream is to use CIL funding to invest in the area and improve infrastructure to reflect local needs.
4. The “Place” priority of the Council’s 2015-20 Corporate Plan includes the ambition to ensure supporting infrastructure is provided alongside new housing so that the district (and the town) is a great place to be.
5. The Council’s “Prosperity” priority emphasises sustainable economic growth. The Council’s People emphasises measures that support strong communities

Background and Issues

1. At 30 September 2018, the Council had received £1.2 million in CIL 15% local allocation in the unparished area. A member question has been asked about which wards this CIL 15% local allocation arises from; this is set out in Appendix A and members are invited to note this.
2. Generally good progress has been made on the projects to which funding has been allocated, and a summary is set out at Appendix B. The Committee is invited to note progress and spend on schemes that it has previously supported through CIL funding.
3. Taking into account the spending programme agreed at the March 2017 Cabinet meeting, there is currently commitment / spend of over £1.4 million against the CIL 15% in the unparished area. It is expected that the £200,000 shortfall will be met by the end of the 2018/19 financial year.
4. Based on current projections it is anticipated that over the course of the next financial year another £300,000 to £400,000 of the local allocation will be received within the unparished area.
5. After the end of 2018/19 and with good progress on many of the schemes funded from the local allocation, the Town Committee does not have any longer term priorities agreed, and this is something that should be considered further next year.
6. A number of projects that have been put forward as part of the current CIL allocation process are being highlighted to Cabinet as potential candidates to be considered for the local allocation of CIL funding. The Town

Committee may wish to consider allocating funding that it is anticipated to receive over the course of the first half of 2018/19, perhaps up to £175,000.

7. Decisions on the release of funding would be delegated to the relevant Head of Service in consultation with the Head of Finance and funding will not be released until it is received; this would need to be made clear to those promoting any schemes to which funds were awarded. Given the timescale required to develop and deliver projects this is not anticipated to cause any difficulties.
8. To assist in the process of assessing applications for funding members may wish to convene a sub-group to make recommendations to its January meeting, which may in turn recommend to Cabinet when it sets the budget in February.
9. The projects that the Town Committee is being invited to consider funding are:
 1. Shop parade improvements East Wycombe – up to £150,000
 2. Bull Lane service yard – provision of security gate to reduce anti-social behavior £32,000
 3. Creative solutions to parking pressures - Piloting creative solutions for parking pressures, including an examination of best practice elsewhere and production of guidance £100,000
 4. Penn Road cemetery (tbc)
 5. River Wye Interpretation Board Project - Installation of six new interpretation boards and renovate two further boards up to £22,000
 6. East Wycombe Panoramic Walkway - connection of four miles of footpaths with signage and information boards £35,000

Options

10. To recommend to Cabinet that funding be allocated to some none, or all of the projects highlighted in Appendix C, and listed in paragraph [9] above, including making any partial awards of funding, up to a prudent level, recommended as up to £175,000.
11. Cabinet has also considered several projects within the unparished area and is not recommending that these be supported for different reasons (summarised in Appendix C, penultimate column). It is open to the Town Committee to consider these other schemes if it wished, or to set the remit for a sub group to do so.

Next Steps

12. If members wish to establish a working group to consider applications for CIL funding and make recommendations this should be scheduled to take place by 7 December in order that any recommendations can be included in a report for 15 January Town Committee to consider. Any working group

recommendations that are accepted by Town Committee will be submitted for consideration by Cabinet.

13. Applicants for funding will be informed of Cabinet's decision and any terms and conditions in due course.

14. Responsibility for progress on projects rests with the designated Service.

15. The Council is reviewing the broad allocation of CIL funding during 2019 and it will be appropriate to consider the Town Committee medium term spending priorities then as well.

Appendix B: Projects supported following recommendation of High Wycombe Town Committee - Progress

Project	Amount	Progress	Funds spent/ committed	Outturn/ Projected outturn
New cemetery at Queensway	£800,000	Initial design and feasibility work complete. Public consultation on scheme held in October with the intention to submit a planning application at the end of October. Project is partially funded from the 15% of CIL relating to unparished areas – £500k in 2017/18 and a further £300k in 2018/19 – alongside £404k of reserves.	£120,000 ¹	£800,000 ²
Realignment of roundabout on Hatters Lane	£100,000	Main works completed. Some outstanding issues relating to snagging and signage will be actioned by the end of the year.	£100,000	£100,000
District centres public realm improvements	£140,000	Following feasibility and esign work initial consultation undertaken with local businesses, however unresolved issues relate to responsibility for maintenance	£12,000. (further £13,000 committed)	tba

¹ The projected spend of £120k across the 2017/18 financial year is drawn down from the combined £904k pot formed of the £500k 2017/18 CIL allocation and £404k reserve funds allocation.

² Total project cost estimated at £1.6m

Project	Amount	Progress	Funds spent/ committed	Outturn/ Projected outturn
		and works may need planning permission. New Infrastructure officer being asked to review project scope, benefits costs and resources. May be appropriate to consider a more limited project focus on tree planting only.		
Feasibility and detailed design work for a proposed new community facility at the Pastures Church in Disraeli	£65,000	Feasibility and preliminary design completed. Church leaders have engaged architects for detailed design and are preparing a planning application.	£37,938	£65,000
Bellfield House community facility	£50,000	Project completed.	£50,000	£50,000
Re-opening of the Pauls Row Toilets	£45,000	Works completed and toilets re-opened. Residual funds used for maintenance.	£45,000	£45,000
Refurbishment of the Guildhall kitchen	£10,000	Works completed	£8,443	£8,443
Improvements to the undercroft of the Guildhall	£10,000	Feasibility work and surveys undertaken	£4,400	£4,400
Little Market House undercroft	£5,000	Feasibility and surveys undertaken	£4,990	£4,990
Community notice boards	£15,000	Project complete	£13,924	£13,924
Shelley Road Recreation Ground	£170,000	Works completed early in 2018, with a further £17k held for retention costs etc.	£146,662	£163,662
Tree planting	£20,000	Trees planted in Totteridge, Terriers, Ryemead, Abbey, Disraeli, Oakridge & Castlefield and Sands.	£13,121	£20,000
Desborough Road bollards	£5,000	Due to presence of statutory utility cables and pipes the bollards cannot be	£1,098	£1,098

Project	Amount	Progress	Funds spent/ committed	Outturn/ Projected outturn
		implemented. Project closed.		
Ash Hill School MUGA	£30,000	Project completed in March 2017	£30,000	£30,000
High Street maintenance	£15,000	A decision has been taken to agree a maintenance agreement with the County Council, and is awaiting County signature.	-	£15,000
New café/toilets at the Rye – feasibility work	£25,000	Feasibility and design work for modern toilet / café block. Feasibility work completed in 2016. Project closed.	£24,607	£24,607
Total	£1,505,000		£592,333	£1,339,245

Appendix A: Ward-by-ward income of CIL local allocation (15% of CIL income) in unparished area

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Abbey	£2,475	£118,826	£68,142	£125,199	£213,014	£101,981	£629,637
Booker & Cressex	£5,254	£40,202	£170,952	-	-	-	£216,408
Bowerdean	-	£1,955	£11,395	£1,851	£1,386	-	£16,587
Disraeli	£876	£938	£13,500	£43,369	£61,397	£2,263	£122,343
Micklefield	-	-	-	£707	£295	£2,289	£3,291
Oakridge & Castlefield	-	£327	£199	£3,771	-	£1,543	£5,839
Ryemead	-	£1,785	£12,834	£22,871	£14,432	£4,962	£56,884
Sands	-	-	-	£6,282	£7,758	-	£14,040
Terriers & Amersham Hill	£11,228	-	£16,696	£16,795	£29,319	£26,778	£100,815
Totteridge	-	-	£8,971	£52,847	£5,288	-	£67,106
Totals	£19,833	£164,032	£302,689	£273,691	£332,890	£139,816	£1,232,951