

**Meeting date:** 5<sup>th</sup> December 2019

**Report to:** Cabinet



**Subject/report title:** COMMUNITY INFRASTRUCTURE LEVY – ANNUAL MONITORING REPORT

**Report from:** Cabinet Portfolio Holder for Climate Change, Planning and Housing

**Report author/lead contact officer:** Gary Palmer  
Group Manager – Policy & Engagement  
[gpalmer@solihull.gov.uk](mailto:gpalmer@solihull.gov.uk) 0121 704 8376

---

**Wards affected:**

- All Wards |  Bickenhill |  Blythe |  Castle Bromwich |  Chelmsley Wood |  
 Dorridge/Hockley Heath |  Elmdon |  Kingshurst/Fordbridge |  Knowle |  
 Lyndon |  Meriden |  Olton |  Shirley East |  Shirley South |  
 Shirley West |  Silhill |  Smith's Wood |  St Alphege

**Public/private report:** Public

**Exempt by virtue of paragraph:** N/A

---

**1. Purpose of Report**

- 1.1 To provide cabinet with an update of monies received via the Community Infrastructure Levy (CIL) and seek approval for the publication of the CIL annual monitoring report.

**2. Decision(s) recommended**

- 2.1 To approve the publication of the Community Infrastructure Levy Annual Monitoring Report for 2018/19 as attached as Appendix A.

**3. What is the issue?**

- 3.1 The Community Infrastructure Levy (CIL) was introduced in 2010 as a more transparent, flexible and fairer way of raising developer contributions. It is a tariff based planning charge levied on new development by local authorities to fund infrastructure to support the development of their area.
- 3.2 CIL takes the form of a tariff per m<sup>2</sup> of additional floor space. The level of the tariff is set by the local authority based on the needs identified through infrastructure planning, but is also tested to ensure that it will not affect the overall viability of development of the area. Solihull's levy rates are set out in an adopted [Charging Schedule](#), which was approved by Full Council on 12th April 2016, with the levy being

applied to liable planning approvals from 4th July 2016.

- 3.3 The CIL Regulations 2010 (as amended) require charging authorities to prepare a CIL Annual Monitoring Report (AMR) for publication on their websites by 31st December following the reporting year. The CIL AMR is attached at Appendix A to this report and covers the period from 1st April 2018 to 31st March 2019. This will be the third CIL AMR that the Council has published.

#### **4. Key Points**

- 4.1 The AMR contains all the necessary detail to comply with the reporting regulations, but the following paragraphs in this section highlight some key points.
- 4.2 In 2018/19 a total of **£1,580,216** was collected. This is allocated as follows:
- (a) £1,263,626 to the Strategic Fund. This is the fund held by the Council that is to be used to fund strategic scale infrastructure.
  - (b) £238,555 to the Neighbourhood Fund (NCIL). This includes (i) direct payments to parish councils where a development takes place in a parished area and (ii) contributions to ward funds in unparished areas that are then allocated by the Council. Up to 25% of all receipts are allocated to this fund<sup>1</sup>.
  - (c) £78,035 to the Administration Fund. The regulations allow up to 5% of monies raised to be used for administrating the levy (including collection, monitoring and spending).

#### **5. Use of CIL**

- 5.1 The AMR also requires all expenditure of CIL funds to be recorded, including use of funds collected in previous years. For the year under review no CIL receipts have been used to fund any infrastructure (either by the Council or by Parish Councils who have been in receipt of levy funds). However it is worth noting the following:
- (a) That at Stronger and Safer Communities Cabinet on [25<sup>th</sup> November 2019](#) the Cabinet Member agreed to use nearly £76k of the accumulated NCIL to fund 7 projects in non-parished areas.
  - (b) That a number of the Parish Councils are currently considering how to use the receipts they have received and they have been invited to contact officers should they wish any assistance or guidance from the Council.
  - (c) In light of the Borough's strategic infrastructure requirements, the CIL fund is being allowed to increase to provide the opportunity to fund larger projects in the future that can have a greater and wider benefit and ensure it is used to complement infrastructure funding from other sources (eg WMCA). This is not unusual given that there is a lag from when CIL takes effect to when sufficient funds have accumulated.

---

<sup>1</sup> The CIL regulations set out that in areas with a neighbourhood plan 25% of receipts form the neighbourhood proportion and in areas without a neighbourhood plan the proportion is 15% (and is subject to being capped).

**6. What options have been considered and what is the evidence telling us about them?**

6.1 No options have been considered as the AMR is a factual record setting out monies received and how they may have been used.

**7. Reasons for recommending preferred option**

7.1 Not applicable.

**8. Implications and Considerations**

8.1 Delivery of key themes in the Council Plan:

How will the options/proposals in this report contribute to the delivery of the key themes in the Council Plan?

- Improve Health and Wellbeing - Communities will be able to bid for funds to support groups and activities, as well as to deliver enhancements to play areas, open spaces etc.
- Managed Growth - Helping to contribute positively towards the mitigation of the impacts of new development in the Borough.
- Build Stronger Communities - Creating the conditions for communities to thrive and allowing to enabling communities to be more self-reliant and working together in local areas to solve problems.
- Deliver Value - Ensuring that the funds raised are targeted effectively, and deliver value for money within the legislative constraints.

8.2 Implications for children and young people, vulnerable groups and particular communities:

8.2.1 None as a direct result of this report.

8.3 Consultation and Scrutiny:

8.3.1 None as a direct result of this report.

8.4 Financial implications:

8.4.1 The revenue granted through CIL is identified in the main body of the report.

8.5 Legal implications:

8.5.1 The operation of CIL is governed by the Community Infrastructure Levy Regulations (2010) as amended.

8.6 Risk implications:

8.6.1 None as a direct result of this report.

8.7 Statutory Equality Duty:

8.7.1 None as a direct result of this report.

**9. List of appendices referred to**

9.1 A – Community Infrastructure Levy – Annual Monitoring Report 2018/19

**10. Background papers used to compile this report**

10.1 None

**11. List of other relevant documents**

11.1 None