



# BISHOPSTEIGNTON PARISH COUNCIL

## COMMUNITY INFRASTRUCTURE LEVY POLICY

### 1. BACKGROUND

Community Infrastructure Levy (CIL) is the charge payable on new development to be used to provide infrastructure that supports the development of the area. Teignbridge District Council started charging the Levy in October 2014. The CIL charge is determined by location depending on development viability – largely driven by house prices and affordable housing targets. Charges are made per internal square metre of new floor area; once development commences the full amount of CIL becomes payable. Payments are phased over 24 months and are non-negotiable.

CIL payments are received by Teignbridge District Council who will then pay 15% of the CIL income to the local council (ie the Town or Parish Council), unless a local council has an up to date adopted Neighbourhood Plan, such as Bishopsteignton, then local council shall receive 25% of CIL income within its area.

Since the introduction of CIL in Teignbridge, Bishopsteignton Parish Council have received a total of £k of CIL money in relation to various eligible developments across the parish. Potentially more CIL may be due in future years depending on the outcome of various planning applications.

The parish council may determine how its CIL receipts are spent; however, any expenditure 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.

### 2. CIL SPENDING DECISION PROCESS

Bishopsteignton Parish Council welcomes input from local groups/organisations or individuals for projects on which to spend CIL money. If the proposed projects are within the CIL regulations and are items on which the parish council may lawfully spend, then a prioritisation process will be carried out and the criteria outlined in this policy will be used as a ranking mechanism. A prioritised “CIL Project List” (see appendix A) will be maintained and will be referenced when CIL funding becomes available. Organisations proposing their own projects may be requested to put forward costed and deliverable projects with multiple quotes and supporting information, such as financial accounts belonging to the beneficiary.

An assessment of project applications for CIL funding will be conducted by the Parish Council Finance Committee to resolve whether to make a recommendation, for the project to be included on its future CIL Projects List and its level of priority in respect to other projects, to the Full Council at its next meeting. Following a final resolution of the full council the CIL Projects List will be updated and published online.

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**NB.** Full council meetings are open to the public; however, the council may move into private session if commercial sensitivity is required in order to achieve best value for public money.

### 3. RANKING PROJECTS FOR CIL EXPENDITURE

The CIL Project List is expected to cover projects providing, but not be limited to, the following benefit categories:

- Environmental/Climate change
- Crime reduction/Public Safety
- Traffic/Road safety
- Community engagement & Communication
- Leisure/Sport/Amenity
- Public services/provision
- Heritage protection

In general, the parish council will use the following **primary criteria** to rank CIL projects against each other:

- **Community Benefit** – how wide an impact will the project have for Bishopsteignton and how many people might benefit
- **Costs and Funding** – The overall cost of the project and any future expenditure it may generate, such as ongoing maintenance. Projects part-funded by the benefitting organisation or from grant funding may increase the ranking as it means more projects can be sufficiently financed.
- **Deliverability** – how practical is the project and are there likely to be barriers around the planning or legal aspects
- **Environmental Benefits** – does the project offer benefits to the environment of the village and show no negative impact

**Secondary criteria** under consideration may include:

- Projects that demonstrate the benefit will be sustained with revenue expenditure
- Projects that reduce running costs or increase revenue generation
- Projects that mitigate the detrimental effects of development, such as those delivering infrastructure identified as being required in the community
- Projects that connect developments to parish services and assets

**NB.** Inclusion on the CIL Projects List, meeting some or all the criteria for CIL ranking, does not commit the council to fund the project; all council spending decisions are made by a majority council vote.

The Finance Committee and Full Council will review the CIL Projects List following receipt of CIL funds (twice a year) and may resolve to award funding on the basis of current priorities and available funds. The council may ask for supporting information to be provided, such as group financial accounts, or multiple quotes for the work; this list is not exhaustive.

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## Appendix A

### 1. Balance of CIL receipt/spend at 31.12.22

	Receipt	Spend	Balance
2017	5339.38	0	5339.38
2018	11922.17	0	17261.55
2019	19025.88	0	36287.43
2020	12055.10	510.60	47831.93
2021	7336.16	20836.18	34331.91
2022	4679.35	0	39011.26
<b>TOTAL</b>	<b>60358.04</b>	<b>21346.78</b>	<b>39011.26</b>

### 2. Potential Project List at 31.12.22

Title	Proposed by	Total Budget	Other potential funds		From CIL
Enhancement of Cockhaven Close junction	BPC Asset Management Committee. Approved by Full Council.	£7,500	Tidy Teignbridge Grant	£2,900	£4,600
The Lawns Playground Enhancements	BPC Asset Management Committee. Approved by Full Council.	£29,000	Viridor, application not yet submitted	unknown	£29,000
Cockhaven Close Playground Enhancements	BPC Asset Management Committee. Approved by Full Council.	£16,000	Viridor, application not yet submitted	unknown	£16,000