

Community Infrastructure Levy Reporting

Committee name	Residents, Education and Environmental Services Policy Overview Committee
Officer reporting	James Rodger – Deputy Director, Planning and Regeneration Julia Johnson – Planning Policy and Infrastructure, Planning and Regeneration
Papers with report	Appendix 1: Hillingdon's Infrastructure Funding Statement 2019/20
Ward	All

HEADLINES

This report provides an update to the Committee on Hillingdon Community Infrastructure Levy (CIL) income and expenditure in the 2019/20 financial year.

RECOMMENDATIONS:

That the Committee notes and comments on the information presented within this report.

SUPPORTING INFORMATION

Introduction

The Community Infrastructure Levy (CIL) is a charge which allows the Council to raise funds from developers undertaking new building projects. It supports the financing of the cumulative infrastructure requirements that arise as a result of new development across the borough. It is chargeable on any development that creates a new dwelling or where there is an increase of floorspace by 100 sqm or more. It should also be noted that there are types of development which qualify for exemptions from CIL including affordable housing, self-build and charitable developments. CIL operates alongside S106 planning obligations which continue as a means of mitigating the site-specific impacts of a development.

Hillingdon's Community Infrastructure Levy (CIL) Charging Schedule was adopted by resolution of Full Council in July 2014. The provisions of the Charging Schedule and the Planning Obligations SPD have applied to new development in the borough from 1 August 2014. The council's current CIL charges (which are increased each year by inflation) are shown in Appendix 1.

The remainder of this report sets out the CIL income and expenditure for the last financial year. Members of the Committee should note that the scope of this report covers Hillingdon CIL and not Mayoral CIL which the Council also collects on behalf of the Mayor of London.

Classification: Public

Residents, Education and Environmental Services Policy Overview Committee 23 February 2021

Hillingdon CIL Income

Total CIL Income

The following amounts of CIL income have been received and spent in each of the financial years since the adoption of the council's CIL charge in 2014.

Table 1: Total CIL income since adoption

Year	Income	Expenditure
2014/15	0	0
2015/16	£2,021,483	£2,021,483
2016/17	£3,873,050	£3,873,050
2017/18	£3,636,863	£3,636,863
2018/19	£3,460,274	£3,460,274
2019/20	£4,780,346	£4,780,346

Once income has been collected it is pooled into a central capital code from which qualifying infrastructure projects are then financed. As shown, the council currently spends all the CIL receipts received in the same financial year and no balance is transferred between years.

It is noted that the Committee have requested for CIL income to be broken down into individual wards. However, it should be noted that there is currently no statutory requirement to hold data in this format. Information on the CIL liabilities of individual sites can be provided but collating this data for all sites would require a significant manual exercise. If the Committee have queries about specific sites, this information can be provided.

Hillingdon CIL Expenditure

Legislative Requirements Regarding CIL Spend

Under the CIL Regulations, the expenditure of CIL must be broken down into three distinct portions to which different legislative requirements apply. These portions are as follows:

Portion	Percentage of receipts
Strategic Hillingdon CIL	80% (maximum)
Neighbourhood CIL	15% (minimum)
CIL administration expenses	5%

Until the end of last year, the CIL Regulations required the council to set out the infrastructure items for which it would collect and spend the strategic portion of CIL on a list prepared and published under CIL Regulation 123. Hillingdon's Regulation 123 List was adopted alongside the Hillingdon CIL in July 2014 and included the following types of infrastructure: education facilities, transport improvements, healthcare facilities, community care facilities, library

services, leisure facilities, open space provision and community facilities. This portion of the levy can be used for the provision of new infrastructure in the categories listed above or to increase the capacity/ repair existing infrastructure. The key test is that all such expenditure must be necessary to support development and in accordance with the council's Regulation 123 List. From the beginning of this year, the Regulation 123 list has been replaced by a list of spending priorities set out in the council's soon to be published Infrastructure Funding Statement, although the legislative principles regarding expenditure will remain the same.

In terms of the neighbourhood portion of CIL, the CIL Regulations require that the council, as the CIL charging authority, retain the receipts but engage with the communities where development has taken place to agree how best to spend the neighbourhood funding. Government guidance states that charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods and the use of neighbourhood funds should match priorities expressed by local communities. The legislation also allows for the neighbourhood portion to be spent on anything that is concerned with addressing the demands that a development places on an area and does not need to be linked to the strategic spend priorities.

The third portion of CIL is to cover administrative expenses. The CIL Regulations allow charging authorities to retain a maximum of 5% of CIL receipts to spend on the administration of their CIL. This is retained by Hillingdon's Planning Service for administering the charging, collection and enforcement of CIL.

Total CIL Expenditure

Table 3 below shows the total amount of CIL income collected in 2019/20 by category.

Table 3: Total CIL Expenditure in 2019/20 Financial Year

2019/2020 Financial Year	Total
Strategic HCIL (75% spent on the Capital Programme)	£3,568,221.69
Total HCIL admin (5%)	£239,017.32
Neighbourhood CIL (20% spent on Chrysalis Programme)	£973,107.44
TOTAL	£4,780,346.45

Strategic CIL Expenditure

As shown in Table 4, the strategic portion of Hillingdon's CIL was spent on a range of local infrastructure projects including the expansion of a secondary school; highways and street lighting works; and the improvement of libraries and leisure facilities. Expenditure where possible has been focused on those wards experiencing the highest levels of development.

Table 4: Strategic Hillingdon CIL Spend by Ward

Hillingdon CIL Spend	Total (£)
Education Facilities	
Vyners Secondary School Expansion	854,041.60
Transport Improvements	
Highways Structural Works	1,064,360.91
Street Lighting	262,927.39
Pembroke Gardens car park resurfacing	34,278.53
Library Services	
Ruislip Manor library refurbishment	333,462.34
Leisure Facilities	
New Yiewsley Leisure Centre	474,081.82
Harlington Bowls Club New Build	149,729.04
Hayes Bowls Club Roof Replacement (Botwell Green)	22,006.04
Stockley Park golf course pumps	10,498.67
Community Facilities	
Lake Farm Park Playground Replacement	84,439.60
Minet Country Park Playground Replacement	83,929.35
Barra Hall Park Playground Replacement	76,000.00
Sipson Recreation Ground Playground Replacement	64,588.00
Open Space Provision	
Elephant Park footpath	37,744.34
Elephant Park wetland habitats	16,134.06

Neighbourhood CIL Spend 2019/2020 (Chrysalis Programme)

The neighbourhood proportion of Hillingdon CIL (minimum of 15%) is allocated to the Chrysalis programme. Spending within the Chrysalis programme is driven by requests made by residents and/ or local ward councillors. The 2019/20 expenditure on the Chrysalis programme was approximately £1 million, equivalent to 20% of the total CIL income.

Throughout the year, suggestions can be made by residents, ward councillors and officers for projects to receive Chrysalis funding. Chrysalis funding also contributes to the Alleygating Scheme whereby residents experiencing anti-social behaviour can apply for up to 90% funding towards the cost of gating privately owned alleyways.

Once suggestions are received, Officers in the Community Engagement and Town Centre Improvements team check that the suggestion meets the eligibility criteria. Projects are then scoped, and estimated costs obtained to confirm that delivery can be achieved within the £100k threshold. All proposals under the previous administration were presented to the Cabinet Member for Commerce, Community & Regeneration in December of each year who prioritised a range of projects (usually around 20) across the borough to take forward for implementation in the next financial year. Suggestions which are not taken forward remain in the pipeline for future

consideration. Cllr Lavery will be responsible for the allocation of funding to the Chrysalis programme under the new administration.

Tables 5a to 5f below list the projects funded by neighbourhood CIL through the Chrysalis programme in 2019/20. These include improvements to community buildings, schools, parks and open spaces as well as community safety improvements through the introduction of alley gates. The most significant project funded through the Chrysalis programme in 2019/20 was a series of public realm improvements in Hayes End shopping parade.

Table 5a

Community Facilities Refurbishment	Total
Harefield Horticultural Society (Hill House Allotment Site) Roof Works	3,100.00
Hayes & Harlington Community Centre Extension	3,545.00
Hillingdon Autistic Care & Support (HACS) Flooring & Kitchen Imp	3,660.00
Moor Lane Allotment Site Raised Beds	17,919.81
Sandgate Youth Football Club Fencing Refurbishment	2,320.00
South Ruislip Community Deane Park Hall CCTV	4,287.00
Southbourne Gardens Storage Facility	3,075.46
Wealdstone Youth FC Storage Container & Environmental Improvements	54,079.81
West Drayton Allotment Site Storage Building Renovation	850.00
Community Facility Refurbishment Total	92,837.08

Table 5b

Access Improvements	Total (£)
4th Ruislip Scout Group - Fencing & Driveway Improvements	13,541.00
Brookside Playing Fields Northern Boundary Footpath	47349.78
Access Improvements Total	60,890.78

Table 5c

Education Improvements	Total (£)
Field End Infant School Fourcourt Refurbishment	82,000.00
Hillside Infant School New Murals	11,920.00
The John Locke Academy Playground Canopies	26,500.00
Education Improvements Total	120,420.00

Table 5d

Outdoor Sports & Play Facilities	Total (£)
Bessingby Playing Fields Playground refurbishment	93,999.00

Brackenbury Village Open Space Playground refurbishment	88,976.14
Connaught Recreation Ground Playground Refurbishment	88,999.00
East Ave / Botwell Library Open Space Playground Refurbishment	89,000.00
Minet Country Park Outdoor Gym	38,400.00
Northwood Recreation Cricket Square	27,701.89
Stafford Road Open Space Footpath Improvements	15,566.33
Yeading Lane Playground Walking/Jogging Track	33,926.33
Outdoor Sports & Play Facilities Total	476,568.69

Table 5e

Community Safety Schemes	Total (£)
10a-40 Gledwood Gardens / Crescent AG	1,555.46
1-27 Shaftesbury Waye & 118-128 Yeading Lane AG	1,013.67
1-69 Thornton Avenue, West Drayton AG	1,283.48
38-50 Coldharbour Lane, Hayes AG	1,046.16
4 - 18 Granville Road & 1 - 13 Richmond Avenue AG	2,290.66
4-14 Hillcroft Crescent, Ruislip AG	1,141.46
Hayes End Allotment site new fencing	14,336.00
West Drayton Allotment site new fencing	60,350.00
Western Avenue Allotment site new fencing	38,347.00
Community Safety Schemes Total	121,363.89

Table 5f

Town Centre Improvements	Total (£)
Hayes End Parade Town Centre Improvements	100,000.00
Ruislip High St Public Realm Imp	1,027.00
Town Centre Improvements Total	101,027.00

CIL Reporting Requirements

The CIL Regulations were amended in September 2019 to introduce the requirement to publish an Infrastructure Funding Statement. Infrastructure Funding Statements must cover the previous financial year from 1 April to 31 March.

The guidance states the following that Infrastructure Funding Statements must include

- A report relating to the previous financial year on the Community Infrastructure Levy;
- A report relating to the previous financial year on section 106 planning obligations;
- A report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).

The council's 2019/20 Infrastructure Funding Statement is provided in Appendix 1 of this report.

Next Steps

The Planning and Regeneration service is in the process of updating its monitoring systems for planning contributions and is the process of purchasing new software which will allow for more information of CIL receipts and expenditure to be held. It will also improve reporting capabilities and assist in the preparation of the annual Infrastructure Funding Statement.

Implications on related Council policies

A role of the Policy Overview Committees is to make recommendations on service changes and improvements to the Cabinet who are responsible for the Council's policy and direction.

How this report benefits Hillingdon residents

The Community Infrastructure Levy allows the Council to raise funds from developers undertaking development in the borough which supports the financing of new infrastructure.

Financial Implications

The financial implications have been addressed throughout the report.

Legal Implications

The legal implications have been addressed throughout the report.

BACKGROUND PAPERS

NIL.