

A Guide to Community Infrastructure Levy for Parish Councils



Development



The Community Infrastructure Levy is the way we collect financial contributions from developers for local infrastructure. Find out how this affects parish councils...

Lichfield District Council started charging the Community Infrastructure Levy on new developments from 13 June 2016.



What is the Community Infrastructure Levy?

The Community Infrastructure Levy (or CIL for short) is the way we collect financial contributions from developers to help pay for new and improved infrastructure.

It is calculated on a pounds (£) per square metre basis of new development.

The levy replaces financial contributions historically made through section 106 agreements. Section 106 agreements will continue to be used for certain site-specific infrastructure.

We started charging CIL on new developments from 13 June 2016.

Charging schedule

The charging schedule (adopted on 19 April 2016) is a list of our Community Infrastructure Levy rates and a description of the types of development we charge the levy on.

CIL charges

CIL is levied at different rates depending on location and land use. Further details and a map of the charging zones is available online at

www.lichfielddc.gov.uk/cil

The CIL charging schedule is supported by the Regulation 123 list, which is a list of infrastructure requirements that we can allocate CIL funding to. Our infrastructure priorities include: secondary school provision, certain highway projects, open space and indoor sports provision.

Meaningful proportion

The CIL regulations require us to pass a proportion of CIL funds raised to the relevant parish council/s.

The figure is 15%, subject to an annual cap. The cap is equivalent to £100 per dwelling in the parish.

When development is built in an area covered by a neighbourhood plan, the parish council will receive a higher CIL proportion of 25%, uncapped.

Neighbourhood plan	Levy amount
Yes	25% of the relevant CIL receipts uncapped, paid to parish council
No	15% of the relevant CIL receipts capped at £100 per dwelling, paid to the parish council.

You can find out more information and see a map of the charging areas online.

Money raised can be spent on anything that deals with the demands that development places on the area, such as:

- transport infrastructure
- open spaces
- educational facilities
- medical facilities
- sporting and other recreational facilities
- social and community facilities
- affordable housing
- preparation of a neighbourhood plan

Parish councils should work closely with neighbouring parishes and us (the district council) to agree on infrastructure spending priorities.

If the parish council shares our priorities, they may agree that we should keep the parish portion of CIL to spend on that infrastructure. It may be that this infrastructure (e.g. a school) is not in the parish council's administrative boundary, but will support the development of the area.





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How is CIL paid to parishes?

The meaningful proportion of CIL funds will be passed to the parish council every six months.

Funds received between April and September will be passed to the parish council on 28 October. Funds received between October and March will be passed to the parish council on 28 April.

Any funds which are inappropriately spent or not spent within five years will need to be handed back to the district council.

Producing an annual report of CIL funds

Parish and town councils that receive CIL must prepare an annual report detailing funds received and spent.

The report must set out the following:

- The total amount of CIL received for the financial year
- The total amount of CIL spent in the financial year
- A summary of expenditure including details of what items CIL was spent on and the amount of CIL expenditure on each item
- Any CIL that has been handed back to the district council
- The total amount of CIL from the financial year unspent and the total amount of CIL from previous years unspent
- Money not received

Reports must be published no later than 31 December following the reported year (e.g. for the financial year 2017/18 the report must be published by 31 December 2018).

The report must be published on the parish council's website or notice board. It must also be sent to us no later than four working weeks after 31 March. We will publish all reports on our website as well.