



## RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

### CABINET

16<sup>th</sup> OCTOBER 2018

### COMMUNITY INFRASTRUCTURE LEVY ('CIL')

### REPORT OF THE DIRECTOR OF REGENERATION, PLANNING AND HOUSING IN DISCUSSION WITH COUNCILLOR ROBERT BEVAN

Author: Simon Gale, Service Director Planning: Tel 01443 281114

#### **1.0 PURPOSE OF THE REPORT**

- 1.1 The purpose of this report is to seek Cabinet approval of the contents of the CIL Annual Monitoring Report.

#### **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that Cabinet:

(1) Agree the contents of CIL Annual Monitoring Report (Appendix A).

#### **3.0 REASONS FOR RECOMMENDATIONS**

- 3.1 To enable the Council to continue to operate a Community Infrastructure Levy in accordance with the statutory regulations.

#### **4.0 BACKGROUND**

- 4.1 The Community Infrastructure Levy Regulations 2010 (as amended) require the Council to produce an **annual report detailing CIL income and expenditure** (Appendix B). Set out in paragraphs 5.1 – 5.5 below are the details of the third of these annual reports since the Council introduced CIL in December 2014.
- 4.2 The Annual Report was considered by the Council's Finance & Performance Scrutiny Committee on 24 September 2018 where Members agreed the contents of the report.

## **5.0 MATTERS FOR CONSIDERATION**

### **CIL INCOME & EXPENDITURE**

- 5.1 The Regulations require that CIL income must be split into three parts:
- 80% to be applied to infrastructure to support growth of the Council's area (known as the 'Strategic CIL' and is to be spent on items on the Regulation 123 List).
  - 15% to be passed to the Community/Town Council in whose boundary the development that paid CIL is located for the provision of local infrastructure improvements of other measures that support the development of the area.
  - 5% may be applied towards implementation and ongoing administration.
- 5.2 The total CIL income in **2017/18** was £127,813.32
- 80% as Strategic income = £102,950.39
  - 15% Local income = £18,472.25
  - 5% Administration income = £6,390.68
- 5.3 The **annual monitoring report** at Appendix A provides a breakdown of the CIL receipts received.
- 5.4 Appendix B sets out the distribution of 15% of CIL receipts to Community/Town Councils.
- 5.5 There was no expenditure of strategic income or administrative income in 2017/18.

## **6.0 CONSULTATION**

- 6.1 This report has been considered and agreed by the Finance and Performance Scrutiny Committee on 28 September 2018. No further consultation is necessary under the regulations.

## **7.0 FINANCIAL IMPLICATION(S)**

- 7.1 No additional budget requirements and the CIL receipts and spend for the year 2017/18 is set out at Appendix A.

## **8.0 LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED**

8.1 The report and appendices have been prepared in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

**9.0 LINKS TO THE COUNCILS CORPORATE PLAN / OTHER CORPORATE PRIORITIES / SIP / FUTURE GENERATIONS - SUSTAINABLE DEVELOPMENT**

9.1 Infrastructure funded through CIL will support the Building a Strong Economy and Creating Neighbourhoods Where People are Proud to Live and Work priorities in the Corporate Plan.

**10.0 CONCLUSION**

10.1 It is to be expected that the CIL receipts would be relatively low over the first few years of its implementation as the majority of development that is currently being undertaken in the County Borough was granted planning permission prior to CIL being implemented. As such it is recommended that the report be agreed as set out at Appendix A.

**Other Information:-**

**Relevant Scrutiny Committee**

Finance and Performance Scrutiny Committee

**Contact Officer**

Simon Gale, Service Director of Planning. 01443 281114

**LOCAL GOVERNMENT ACT 1972**

**AS AMENDED BY**

**THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Item:**

**Background Papers**

None.

Officer to contact: Simon Gale, Service Director of Planning 01443 281114



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**community infrastructure levy**  

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(CIL)

CIL Regulations 2010 (as amended)

Regulation 62

Monitoring Report 2017/18

## **Regulation 62 – Monitoring Report 2017/18,**

### **Background**

Rhondda Cynon Taf (RCT) Council's Community Infrastructure Levy (CIL) Charges took effect on 31 December 2014 and the Council is both a CIL Charging and a CIL Collecting Authority. Regulation 62 of the CIL Regulations 2010 (as amended) requires CIL Charging Authorities to produce an annual report detailing CIL income and expenditure. This is Rhondda Cynon Taf's third annual report covering the period 1 April 2017 to 31 March 2018.

### **Allocation of CIL**

CIL income is required to be allocated as follows:

- Up to 5% of CIL can be applied towards implementation and ongoing administration
- 15% of CIL is passed to the Community/Town Council in whose boundary the development that paid the CIL is located, for the provision of local infrastructure improvements or other measures to support the development of the area (referred to as local CIL).
- 80% of CIL is to be applied to strategic infrastructure to support the growth of the CIL Charging Authority's area (referred to as Strategic CIL).

### **Total CIL Income**

Total CIL income in 2017/18 was £127,813.32

Details of each CIL receipt and how it is apportioned is attached at Appendix A.

Strategic 80% (to be spent on items on Regulation 123 List)

Strategic Income in 2017/18 was £102,950.39

Strategic income carried forward from 2016/17 was £291,828.84

Balance of Strategic CIL income £394,779.23

Local 15%

Local CIL income in 2017/18 was £18,472.25

Rhondda Cynon Taf has 12 Community/Town Council areas, which are: Gilfach Goch, Hirwaun, Llanharan, Llanharry, Llantrisant, Llantwit Fadre, Pontyclun, Pontypridd, Rhigos, Taffs Well, Tonyrefail and Ynysybwl

Local CIL (15%) income received between 1<sup>st</sup> April 2017 and 30<sup>th</sup> September 2017 was £5,685.13 passed to the relevant Community/Town Council in October 2017

£12,787.12 received between 1<sup>st</sup> October 2017 and 31<sup>st</sup> March 2018 passed to the relevant Community/Town Council in April 2018.

Balance for areas where there is no Community/Town Council 2017/18 was £2,218.36

The amount passed to each Community/Town Council is set out in Appendix B.

Administration 5%

Administrative Income in 2017/18 was £6,390.68

Administrative income carried forward from 2016/17 was £18,209.91

Balance of Administration Income £24,600.59

CIL carried forward to 2018/19

The amount of CIL carried forward to 2018/19 is set out in the following table:

CIL CARRIED FORWARD	AMOUNT
Strategic CIL	£394,779.23
Local CIL	£12,787.12 (paid in April 2018) Areas where there is no Town/Community Council £2,218.36
Administrative CIL	£24,600.59



**Appendix B –CIL INCOME RECEIVED IN 2017/2018**

Date received	Planning Application Reference	Site Address	CIL Charge Development Type	Amount	Admin	Strategic	Local (Community/ Town Council)
27/04/17 and 21/07/17	16/0936	66 Lanelay Road, Talbot Green	Residential Zone 3	£10,232.02	£511.60	£8,185.62	£1,534.80
01/06/17	16/1345	Tonyrefail Clinic	Residential Zone 2	£3,542.09	£177.10	£2,833.68	£531.31
06/06/17	13/0633	Former Police Station between 9 and 13 Cardiff Road, Taffs Well	Residential zone 3	£126.93	£6.35	£101.54	£19.04
15/09/17	16/0770	Ashgrove, Glyncoch	Residential Zone 2	£22,217.57	£1,110.89	£17,854.52	£3,252.16
22/09/17	15/0455	19 Cefn Close, Glyncoch	Residential Zone 2	£2,318.78	£115.94	£1,855.02	£347.82
25/10/17	17/0434	Tonyrefail Clinic	Residential Zone 2	£2,201.84	£110.09	£1,761.47	£330.28
14/11/17	14/1585	Land adjacent Mount Stuart Street, Maesycoed	Residential Zone 2	£4,554.40	£227.73	£3,763.62	£563.05
01/12/17	16/0771	Former Hirwaun Nursery School	Retail A1	£18,380.59	£919.03	£14,704.47	£2,757.09
10/01/18	14/1136	Plot 1 The Gables, Nantgarw	Residential Zone 3	£17,116.65	£855.84	£13,693.31	£2,567.50
15/01/18	17/0635	1 Castellau Road,	Residential	£2,715.80	£135.79	£2,172.64	£407.37

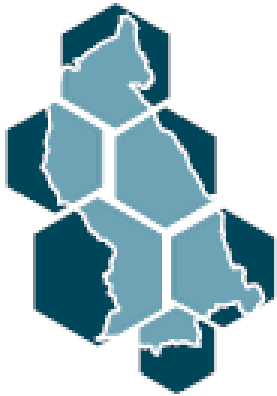
		Beddau	Zone 3				
30/01/18	16/0723	Rhyd Y Gofer Bungalow, Bridgend Road, Llanharan	Residential Zone 3	£13,731.66	£686.58	£11,334.83	£1,710.25
08/02/18	17/0562	Plot 1 (phase 2A) Duffryn Terrace, Tonyrefail	Residential zone 2	£4,355.82	£217.79	£3,484.66	£653.37
26/02/18	15/0094	Land at 33 Glan Y Ffordd, Taffs Well	Residential zone 3	£5,736.74	£286.83	£4,739.07	£710.84
26/02/18	16/0771	Former Hirwaun Nursery School	Retail A1	£18,380.59	£919.03	£14,704.47	£2,757.09
05/03/18	17/0434	Tonyrefail Clinic	Residential Zone 2	£2,201.84	£110.09	£1,761.47	£330.28

\*Note: Under Regulation 88, surcharges cannot be apportioned to community/town councils and must be split 5% administration and 95% strategic infrastructure.

#### Appendix B – CIL INCOME LOCAL INFRASTRUCTURE COMMUNITY/TOWN COUNCILS

Community/Town Council	15% received in 2017/18 to be passed to local council	Amount paid in October 2017	Amount paid in April 2018	Balance
Gilfach Goch	£0	£0	£0	£0
Hirwaun	£5,514.18	£0	£5,514.18	£0
Llanharan	£1,710.25	£0	£1,710.25	£0
Llanharry	£0	£0	£0	£0

Llantrisant	£1,942.17	£1,534.80	£407.37	£0
Llantwit Fadre	£0	£0	£0	£0
Pontyclun	£0	£0	£0	£0
Pontypridd	£4,163.03	£3,599.98	£563.05	£0
Rhigos	£0	£0	£0	£0
Taffs Well	£3,297.38	£19.04	£3,278.34	£0
Tonyrefail	£1,845.24	£531.31	£1,313.93	£0
Ynysybwl	£0	£0	£0	£0
Non-Community Council/Town Council area	£2,218.36 To be spent in Aberaman South Ward	Not yet spent	Not yet spent	£2,218.36



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**Regulation 123 List of Infrastructure**  
**List Updated 21<sup>st</sup> November 2017**

In accordance with the requirement of Community Infrastructure Levy Regulations 2010 (as amended) the following table comprises the Rhondda Cynon Taf County Borough Council Infrastructure List. The list includes the infrastructure the Council considers it is likely to apply Community Infrastructure Levy (CIL) revenue to:

**Education Projects:**

- New/additional education provision to serve the land at Mwyndy / Talbot Green;
- New/additional education provision to serve Trane Farm, Tonyrefail;
- New/additional education provision to serve Station Road, Church Village
- New/additional education provision to serve Taffs Well
- New/additional education provision at the former open cast site north of A473, Llanilid
- New/additional education provision at Ystrad Barwig Farm, Llantwit Fadre

**Transportation Projects:**

- Partial signalisation of the A473 Cross Inn roundabout;
- A4119/B4595 signals – Capacity enhancements
- Provision of the A473/A4119 Talbot Green to Ynysmaerdy Relief Road;
- A4119/A4093 roundabout, Tonyrefail – partial signalisation, widening of northbound approach, entry and circulatory widths and widening of the A4093 entry;
- A4059 southbound approach to Asda roundabout capacity enhancement
- Llanharan By-pass
- Cynon Gateway (A465)
- Mountain Ash Cross Valley Link
- South Coed Ely Link Dualling - upgrade the A4119 between Talbot Green and Coedely to dual carriageway standard
- A4119 Castell Mynach signalised junction

**Please note:**

*The Regulation 123 list is not prioritised and projects can be added to the list or removed at the discretion of the Council, subject to appropriate consultation.*

*The inclusion of a project or type of infrastructure on the list does not signify a commitment from the Council to fund (either in whole or part) the listed project or type of infrastructure. The order of the list does not imply any preference or priority*