



rhondda cynon taf
community infrastructure levy

ardoll seilwaith cymunedol

Community Infrastructure Levy (CIL)



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RHONDDA CYNON TAF
TREFTADAETH GADARN | DYFODOL SICR

What is CIL?

CIL is a relatively new levy that local authorities in Wales and England can choose to charge on new developments in their area

CIL has been devolved to Welsh Government under the Wales Act 2017



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How is CIL charged?

- CIL is charged on gross internal floor space per square metre of any new building or
- an extension to an existing building if it has at least 100 sq m of gross internal floor space or
- involves the creation of a dwelling even when below 100 sq m (including changes of use)

in accordance with the Council's Charging Schedule



CIL Charging Schedule

Development Type	CIL rate £/sq m
<i>Residential</i>	
Zone 1	£0
Zone 2	£40
Zone 3	£85
Retail A1	£100
All other Development Types	£0



Indexation

The CIL Regulations require CIL charges to be index linked to the Building Cost Information Services (BCIS) All-in Tender Price Index

The Indexation Uplift for 2019 in RCT is:

Residential

Zone 2 £40 per sqm plus £13.05 indexation

Zone 3 £85 per sqm plus £27.74 indexation

Retail

£100 per sqm plus £32.64 indexation



CIL Instalments Policy

- The Council has introduced an instalments policy to spread the payments of the CIL charge (that is the amount recorded on the demand notice)
- For payments up to £50,000 there will be two instalments – 50% within 90 days of commencement and 50% within 180 days
- The instalments increase up to 5 instalments for charges in excess of £1,000,000



CIL Relief

Relief from CIL may be available in a number of specific instances including:

- Charitable Relief
- Social Housing Relief
- Exceptional Circumstances Relief
(Council is not currently offering this relief)
- Exemption for self-build houses



How will CIL be spent?

CIL revenue will be split as follows:

- 80% into CIL pot
- 15% to community council or if no community council, to be spent in that area on local infrastructure
- 5% on administration



Regulation 123 List

CIL revenue will be used to support development by funding infrastructure, which can include the provision of roads, schools, flood defences, medical facilities, open spaces, sporting and recreational facilities

CIL is not related to the development from which it came, as it is intended to support growth across the development plan area

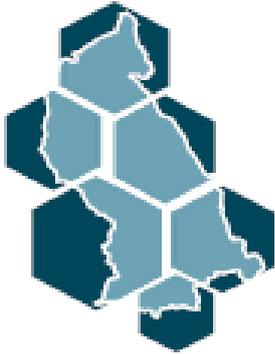
The Council's Regulation 123 list contains a number of education and transportation projects in RCT



CIL Appeals

- CIL is mandatory and non-negotiable
- A liable person can ask the levy charging authority for a review of the chargeable amount, within 28 days from the date on which the liability notice (that outlines the chargeable amount) was issued.
- Appeals made in relation to the calculation of the chargeable amount, an apportionment of liability, charitable relief and self-build exemptions should be submitted to the independent Valuation Office Agency
- Appeals related to enforcement (surcharges, commencement notices and stop notices) should be submitted to the Planning Inspectorate





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**Community Infrastructure Levy
Instalments Policy**

This policy takes effect on 31st December 2014

The Charging Schedule will take effect on 31st December 2014. This means that any planning application that is determined on or after that date will be subject to the provisions of the Charging Schedule.

This document is supplementary to the CIL Charging Schedule and sets out the Instalment Policy that the Council will use in seeking payments of CIL.

Instalments Policy

In accordance with Regulation 69B of the Community Infrastructure Levy Regulations 2010 (as amended), Rhondda Cynon Taf County Borough Council will allow the payment of CIL by Instalments as set out in the following table. The instalments permitted will be linked to the amount payable (the chargeable amount) as recorded on the Demand Notice.

CIL Instalments Policy

Amount of CIL Liability	No. of Instalments	Payment period
Amounts up to £50,000	2	<ul style="list-style-type: none"> • 50% within 90 day of the commencement date • 50% within 180 days of the commencement date
Amounts between £50,001 and £100,000	3	<ul style="list-style-type: none"> • 30% within 90 days of the commencement date • 30% within 180 days of the commencement date • 40% within 270 days of the commencement date
Amounts between £100,001 and £200,000	4	<ul style="list-style-type: none"> • 25% upon commencement date • 25% within 180 days of the commencement date • 25% within 270 days of the commencement date • 25% within 360 days of the commencement date
Amounts between £200,001 and £1,000,000	5	<ul style="list-style-type: none"> • 20% upon commencement date • 20% within 180 days of commencement date • 20% within 360 days of commencement date • 20% within 540 days of commencement date • 20% within 720 days of commencement date
Any amount in excess of £1,000,000	5	<ul style="list-style-type: none"> • 20% upon commencement date • 20% within 360 days of commencement date • 20% within 720 days of commencement date • 20% within 1080 days of commencement date • 20% within 1460 days commencement date

Notes:

1. *Where an outline planning permission permits development to be implemented in phases, each phase of the development is a separate chargeable development which may be collected in accordance with the instalments policy.*
2. *Nothing in this Instalments Policy prevents the person with the assumed liability to pay CIL, to pay the outstanding CIL (in whole or part) in advance of the Instalment period set out in this policy.*

The Instalments Policy **only** applies in cases where the person(s) liable for paying CIL have complied with **all** the relevant regulations and requirements.

CIL Instalments Guidance Notes

Regulation 70 of the Community Infrastructure Levy 2010 (as amended) sets out the requirements that must be complied with in order to benefit from the CIL Instalments Policy.

CIL Instalments Policy

The CIL Instalments Policy **will only apply** in the following circumstances:

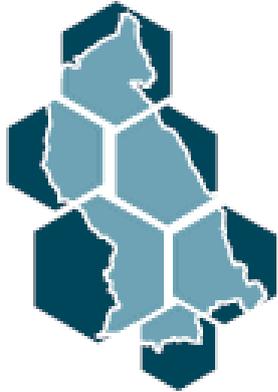
- Where the Council has received a CIL Assumption of Liability form prior to commencement of the chargeable development (Regulation 70(1) (a)); and
- Where the Council has received a CIL Commencement Notice prior to commencement of the chargeable development (Regulation 70(1) (b)).

If either of the above requirements are not complied with, the total CIL liability will become payable within 60 days of the commencement of the chargeable development. In addition, surcharges may apply due to the CIL Assumption of Liability Form and/or the CIL Commencement Notice not being submitted to the Council prior to the commencement of the chargeable development.

Once the development has commenced, all CIL payments must be made in accordance with the CIL Instalment Policy. Where a payment is not received in full on or before the day on which it is due, the total CIL liability becomes payable in full immediately (Regulation 70(8)(a)).

In Summary

To benefit from the CIL Instalment Policy, the relevant forms must be submitted to the Council prior to commencement of the chargeable development, and all payments must be paid in accordance with the CIL Instalment Policy.



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Community Infrastructure Levy

Charging Schedule

31st December 2014

The Charging Schedule

The Charging and Collecting Authority is Rhondda Cynon Taf County Borough Council.

Date of Approval

This Charging Schedule was considered by full Council on 10th December 2014.

Date on which the Charging Schedule has effect

This Charging Schedule has effect from 31st December 2014.

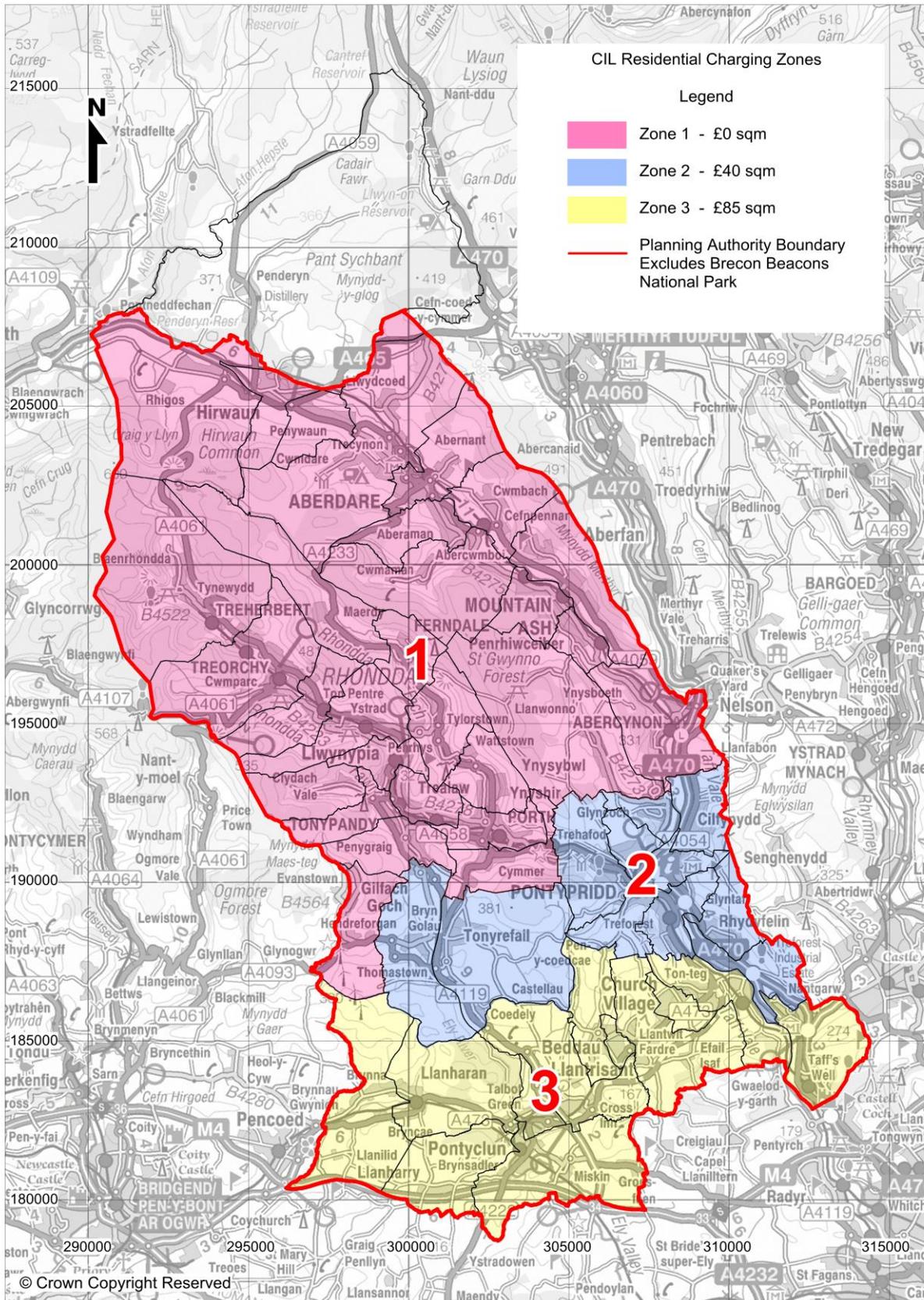
Statutory Compliance

This CIL Charging Schedule has been issued, approved and published in accordance with Part 11 of the Planning Act 2008 (as amended by Part 6 of the Localism Act 2011), and the Community Infrastructure Levy Regulations 2010 (as amended).

Rhondda Cynon Taf County Borough Council CIL Rates

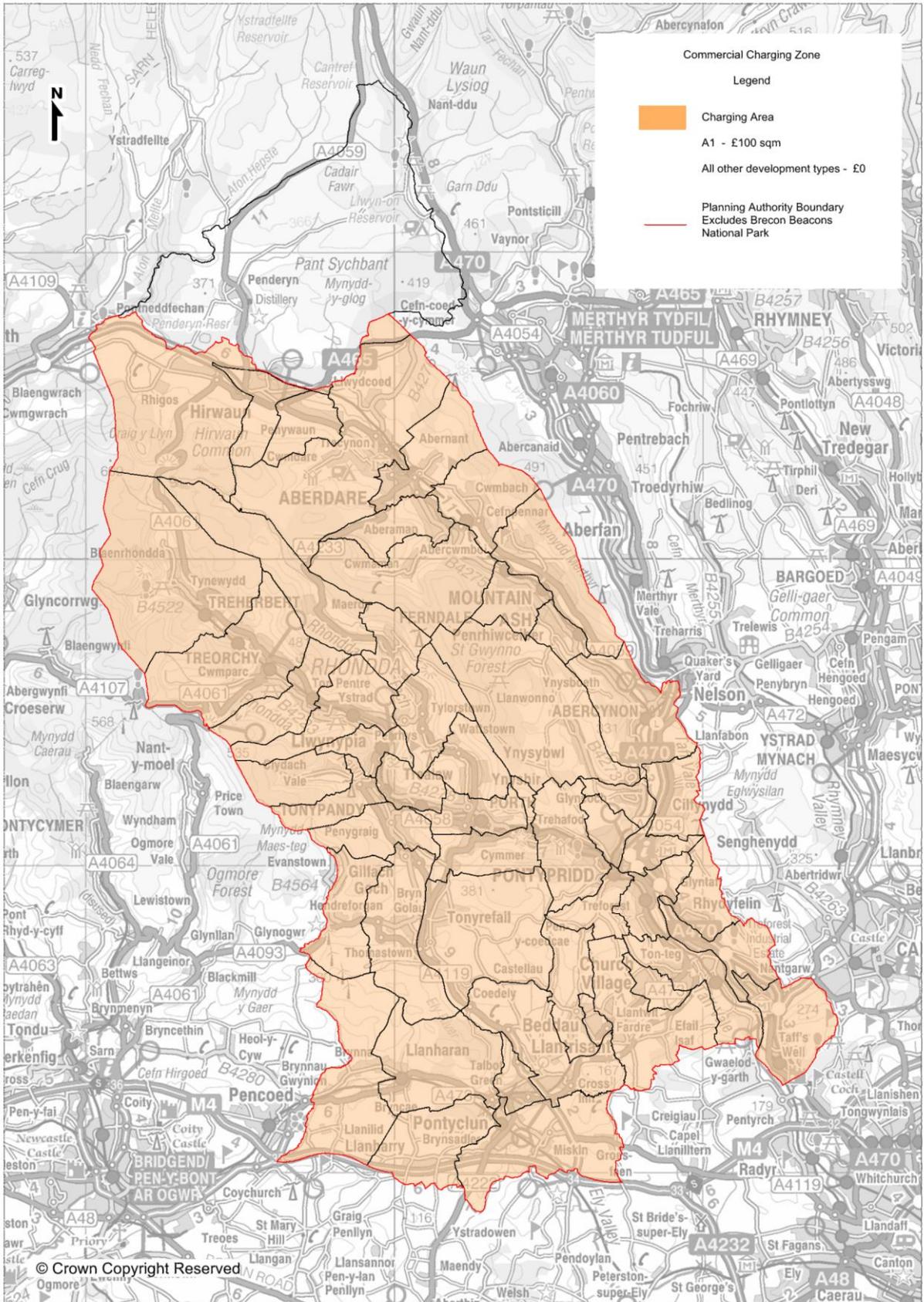
CIL will be charged in pounds sterling (£) at differential rates according to the type of development set out in the schedule below:

<i>Development Type</i>	<i>CIL rate £/sq m</i>
Residential Development	
Residential Zone 1	£0
Residential Zone 2	£40
Residential Zone 3	£85
Commercial Development	
Retail (A1)	£100
All Other Development Types	£0



The Residential Zones 1, 2 and 3 are shown on the Ordnance Survey map extract contained in the CIL Charging Schedule. With the exception of that part of Rhondda Cynon Taf that falls within the boundary of the Brecon Beacons National Park (the responsibility for setting and collecting CIL in this area will rest with the National Park Authority). All wards fall into either Zone 1, 2 or 3; to provide clarity the following table identifies the Zone in which each ward falls.

Charging Zone	Wards Included
Zone 1	Rhigos, Hirwaun, Pen-Y-Waun, Aberdare West/Llwydcoed, Aberdare East, Aberaman North, Aberaman South, Cwmbach, Mountain Ash East, Mountain Ash West, Penrhiwceiber, Abercynon, Ynysybwl, Treherbert, Treorchy, Pentre, Ystrad, Llwynypia, Clydach, Tonypany, Trealaw, Ynyshir, Tylorstown, Ferndale, Maerdy, Penygraig, Cymmer, Porth, Gilfach Goch
Zone 2	Glyncoch, Cilfynydd, Rhondda, Pontypridd Town, Trallwng, Rhydfelen, Hawthorn, Treforest, Graig, Tonyrefail East, Tonyrefail West
Zone 3	Taffs Well, Pontyclun, Ton-Teg, Church Village, Llantwit Fardre, Tyn-y-Nant, Beddau, Llantrisant Town, Talbot Green, Llanharry, Llanharan, Brynna



Calculation of CIL Charge

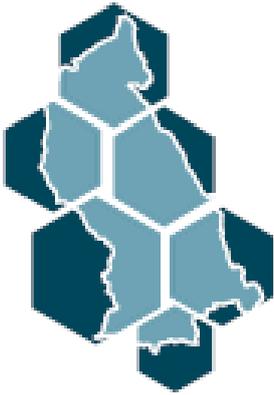
The CIL charge to be paid by a development will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended) and as may be amended by future regulations from time to time.

As set out in these regulations, CIL charges will be index linked to the Building Cost Information Service (BCIS) All-in Tender Price Index.

Further Information

More detailed information on the application of CIL in Rhondda Cynon Taf is available on the Council's website.

<http://www.rctcbc.gov.uk/en/environmentplanningandwaste/planning/communityinfrastructurelevy/aguidetocil/aguidetocil.aspx>



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Regulation 123 List of Infrastructure
List Updated XXXXX 2019

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 Fardre

Transportation Projects:

- 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
- Llanharan Community Route – Construction of new active travel routes
- Trefforest Industrial Estate – Construction of new active travel routes

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

Infrastructure not contained within the Regulation 123 List may be required by developer contributions or in-kind via a section 106 agreement. Such contributions will accord with Regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010