

COMMUNITY INFRASTRUCTURE LEVY (CIL)

A Community Infrastructure Levy is a standard charge on new developments. It is governed by the Community Infrastructure Levy Regulations 2010 (as amended) and is governed locally by East Suffolk Council. New residential development, including conversion/change of use to residential, and other types of development (e.g., retail) may be liable to pay CIL.

Background

CIL is charged in pounds per square metre and is usually paid by a developer in three instalments – the first usually within 60 days of commencing work: a second within 18 months of commencing work and the third within 2 years of commencement. These times will be shortened for smaller developments.

Once CIL has been received it is split into what is informally referred to as 'pots' or 'funds':

- Administration – 5% of CIL is retained by East Suffolk to pay for systems and salaries of staff that manage CIL collection
- Neighbourhood CIL – 15% of the total CIL received in the previous 6 months is paid to parish councils. Where a neighbourhood plan is made for the parish, then this proportion is increased to 25% for developments where planning permission was granted after the neighbourhood plan was made.
- District CIL - The rest of the CIL goes to the District Infrastructure Fund which is allocated to projects in the area – e.g., extensions to schools and health.

Payment to Parish Councils

Payments to parishes are made by 28 April for monies received between the preceding October and March and by 28 October for payments made between April and September

Deadline for spending

CIL must be spent within 5 years of the date of receipt otherwise it must be returned to East Suffolk. This requirement is detailed within the CIL Regulations (59e).

Reporting on Neighbourhood CIL

The parish council must prepare an Annual CIL Report for each financial year (1 April to 31st March) they receive CIL. The report must include the following:

- the total amount of CIL receipts in the financial year
- the total CIL expenditure in the financial year
- a detailed breakdown of the CIL expenditure in the financial year to include:
 - (i) a description of the items to which CIL has been applied.

- (ii) the amount of CIL expenditure on each item
- details of any CIL Clawback notices received during the financial year to include:
 - (i) the total value of received CIL subject to recovery
 - (ii) the total value of CIL receipts subject to a recovery notice that has not yet been repaid to East Suffolk
- the total amount of
 - (i) CIL receipts for the reported year retained at the end of the reported year
 - (ii) CIL receipts from previous years retained at the end of the reported year

The report must comply with accounting and audit procedures as set out in the Governance and Accountability Return

By 31 December of the year that the Annual CIL Report relates to, the parish council must publish the report on their website, and they must send a copy of the report to the Infrastructure Team at East Suffolk Council

Parish Infrastructure Investment Plan (PIIP)

To help the Parish Council identify and prioritise CIL spending, a Parish Infrastructure Investment Plan (PIIP) has been created. This will provide both an evidence base for the allocation of money and transparency to the local community.

Bredfield Parish Council

CIL regulations/Reviewed June 2021