

Community Infrastructure Levy

Annual Monitoring Report 2017/2018



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The Community Infrastructure Levy (CIL) Monitoring Report 2017/18

The Community Infrastructure Levy (CIL) allows local planning authorities to raise funds from developers who are undertaking new building projects in their area.

CIL is applied as a charge per square metre and is payable for developments in Chelmsford providing new residential or retail floorspace.

The CIL Charging Schedule came into effect in Chelmsford on 1 June 2014 and applies to all development permitted after this date.

The funds raised will be used to provide infrastructure which is needed to support the growth of the area administered by Chelmsford City Council. This could be for new or improved roads, parks, schools and other infrastructure.

The CIL Regulations require 15% of CIL receipts to be passed to the local town or parish council for the area where the development takes place, with a limit of £100 per Council Tax dwelling in the parish during the financial year. Where a Neighbourhood Plan is in place this increases to 25% with no limit specified. There are no areas in Chelmsford at present with a Neighbourhood Plan in place.

To ensure that the levy is open and transparent, charging authorities (in this case Chelmsford City Council) must publish a report on the levy on their website by 31st December each year, for the previous financial year. This report covers the period from 01 April 2017 to 31 March 2018.

	Amount received (a)	Retained from previous years (b)	Expenditure (c)	Retained at end of 2017/18 (a + b - c)
Main CIL fund (Table 1)	3,837,129.73	3,125,308.27	171,000.00	6,791,438.00
Areas with no parish or town council (Table 3)	521,442.31	287,593.37	-	809,035.68
Parish & town councils (Table 2)	172,168.88	114,808.10	193,427.38	93,549.60
Local surplus*	25,880.98	68,092.94	-	93,973.92
Administration (5%)	239,822.21	-	239,822.21	-
Total	4,796,444.11	3,595,802.68	604,249.59	7,787,997.20

*Transfers to parish & town councils are subject to an upper limit in each financial year. The surplus created is subject its own spending process.

Table 1 Main CIL Fund 2017/18

Receipts	
Cash	3,837,129.73
Land	-
Total	3,837,129.73
Expenditure	
Infrastructure:	-
Chelmsford Library Family Hub	171,000.00
Applied to repay money borrowed	-
Total	171,000.00
Committed but not spent	
Infrastructure:	
Riverside Leisure Development	1,700,000.00
Riverside Public Realm and Cycleway / Footway Improvements	745,000.00
Tindal Square Public Realm	1,100,000.00
Mill Yard / Station Square Phase 2	400,000.00
Sutherland Lodge GP Surgery Refurbishment	525,000.00
Total	4,470,000.00

Table 2 Parish and Town Councils 2017/18

Parish or town council	Received	Retained from previous years	Transferred to parish or town council	Retained at end 2017/18 (spending transfer in 18/19)
Boreham	3,583.38	36,290.12	38,521.60	1,351.89
Broomfield	11,756.88		3,617.50	8,139.38
Chignal	4,611.45	18,866.39	23,072.27	405.57
Danbury	6,035.49	549.17	4,985.79	1,598.87
East Hanningfield				
Galleywood	1,549.04			1,549.04
Good Easter				
Great Baddow	34,284.01	16,734.81	31,866.90	19,151.92
Great Waltham	948.48	5,612.69	6,561.18	
Great/Little Leighs	16,682.67	1,756.88	8,638.29	9,801.25
Highwood	491.25		491.25	
Little Baddow		5,050.05	5,050.05	
Little Waltham	1,059.06	3,281.25	3,810.78	529.53
Margaretting				
Mashbury				
Pleshey	780.72			780.72
Rettendon	15,831.88	2,141.57	8,287.47	9,685.98
Roxwell	2,209.79			2,209.79
Runwell	12,349.83	5,105.54	16,938.05	517.32
Sandon	1,482.27	4,242.23	5,724.49	
South Hanningfield	7,461.47	804.51	4,468.86	3,797.12
South Woodham Ferrers	9,248.92	1,685.15	4,550.84	6,383.24
Springfield	22,574.81		1,115.74	21,459.07
Stock	13,220.35	7,920.77	17,654.52	3,486.60
West Hanningfield	1,128.27	1,195.88	1,195.88	1,128.27
Woodham Ferrers & Bicknacre	2,098.72		524.68	1,574.04
Writtle	2,780.12	3,571.11	6,351.23	
TOTAL	172,168.88	114,808.10	193,427.38	93,549.60

Table 3 Areas With No Parish or Town Council (CIL Neighbourhoods)

Neighbourhood	Received	Retained from previous years	Expenditure	Retained at end of 2017/18
Central (Marconi, Moulsham & Central, Waterhouse farm)	444,139.50	236,344.84	-	680,484.34 -
North East The Lawns, Trinity)	7,891.48	-	-	7,891.48
North West (St.Andrews, Patching Hall	21,434.55	51,248.53	-	72,683.08
South (Goat Hall, Moulsham Lodge)	47,976.78	-	-	47,976.78
Total	521,442.31	287,593	-	809,035.68

