

**Introduction to Community
Infrastructure Levy (CIL) Process
2021/22 for Easton and Lawrence
Hill Community Groups and
Residents**



Background

- **Neighbourhood Partnerships were disbanded in 2017 and replaced by Area Committees of Councillors (Easton and Lawrence Hill are in Area Committee 4)**
- **Area Committees now decide how the local element of CIL and S106 money gets spent**
- **The final decisions are councillor decisions (due to legislative framework), but it is important the process is informed by local people's priorities, gathered through **Community Space meetings (probably in late May/ early June)****

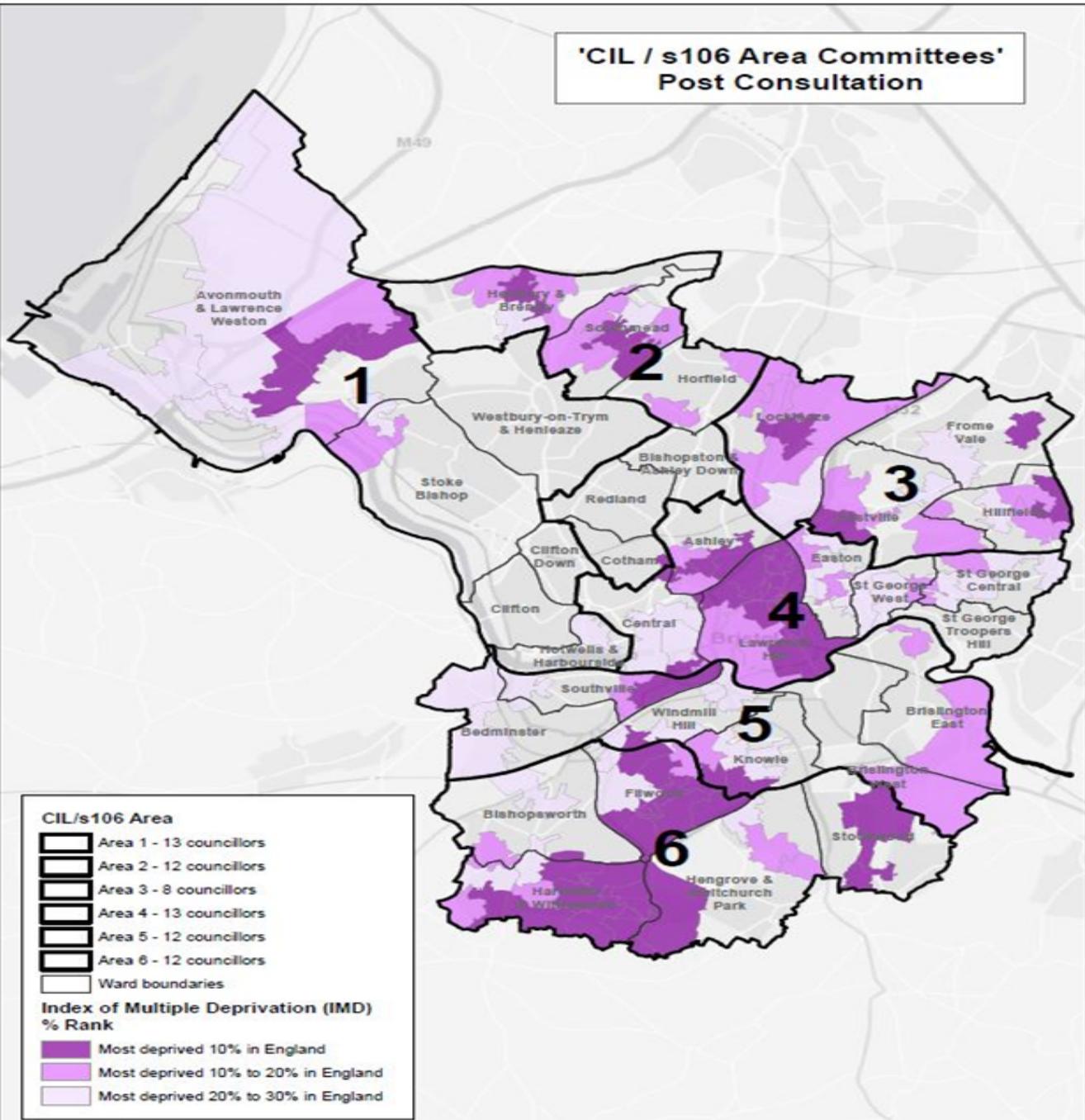
What can be funded via CIL?

- **Projects should be strategic and improve the area for the benefit of the general public (**this is not a grants process**)**
- **The project need should arise from development in the area (e.g. additional housing putting pressure on infrastructure or services)**

Wards in AC4

		No of Councillors
Area Committee 4	Ashley	3
	Central	2
	Easton	2
	Lawrence Hill (NDP in Old Market)	2
	St George Central	2
	St George Troopers Hill	1
	St George West	1
	Total number of councillors	13

**'CIL / s106 Area Committees'
Post Consultation**



What is Community Infrastructure Levy (CIL)?

Legally the Council must use CIL receipts to support the development of the city, or any part of the city, by funding:

- a. the provision, improvement, replacement operation or maintenance of infrastructure**
- or**
- b. anything else that is concerned with addressing the demands that development places on an area**

*(The Community Infrastructure Levy (Amendment) Regulations 2013
Application of CIL by local councils 59C)*

'CIL and Development'

- **'Development'** is intended to be used in the planning sense e.g. changes in land use, the development of land. It doesn't mean 'social or community development'
- When a development takes place there might be an agreement relating to S106 money (mitigating development) that developers are required to meet

Developers also have to pay CIL on their developments to Bristol City Council. Of that:

- 5% is used for for set up and admin costs of CIL
- 15% goes to Area Committees to spend on local schemes **(which is what this process is about)**
- 80% goes to major city-wide infrastructure projects on (Reg 123 list) agreed through the Cabinet

Old Market Plan

- **Where there is an area with a Neighbourhood Development Plan (NDP), they receive 25% of CIL funds raised within their area, which are ringfenced to support the priorities they've identified.**
- **We therefore have to work out which Lawrence Hill projects fall into the Old Market area and their Forum will be prioritising projects (against their existing agreed priorities)**

2019 CIL/S106 Results in E and LH

Easton projects funded:

- Easton Community Centre and MUGA
- St Marks Rd improvements
- Victoria Parade parking
- Netham Park fencing

Lawrence Hill projects funded:

- St Lukes Church youth space
- Felix Rd AP and crossing routes
- Urban Park
- Newton Park (Old Market NDP)
- Trinity Arts Space (Old Market NDP)

E and LH joint project:

- Railway path part funding

**26 projects went to AC4 for decision.
Money allocated:**

£1,577,472 CIL

£163,947.71 S106

(of which £176k was for Old Market area)

What can we spend CIL on?

ITEM	LEGITIMATE USE OF CIL
A Pedestrian Crossing	✓
Park improvements	✓
A grant to enable young people to be provided with musical instruments	x
Improvements to a Community Building	✓
An alley gating scheme	x
A new shop front for a commercial enterprise	x
Improvements to land or buildings that have limited or no public access	x
The expansion of a surgery	✓
Measures to address issues of social cohesion in areas where there has not been significant development	x
Public transport improvements	✓
Library improvements	✓

Section 106

- **Section 106 funds will continue to be devolved to Area Committees for decision where they have an open, non-specific agreements which can be shaped to meet local needs. These may be used to complement CIL proposals. Examples could include:**
 - **To improve community facilities within one mile of the development**
 - **To improve library resources in the vicinity of the development**
 - **To improve parks and open spaces within a mile of the development**
 - **To support public transport initiatives in the vicinity of the development**

Councillors will still work with local community to identify S106 improvements and bring to the Area Committee for a formal decision

How much CIL is available in 2021 for AC4? (Sums spread across 7 wards)

- Current sum “*in the bank*” and unallocated as at 30 November 2020 for Old Market NP Area = £553,757.82
- Current sum “*in the bank*” and unallocated as at 30 November 2020 for general AC4 Area = £257,335.46
- Estimated new monies from 1 Dec 20 to 31 July 21 for Old Market NP Area = £88,000.00
- Estimated new monies from 1 Dec 20 to 31 July 21 for general AC4 Area = £173,000.00
- **Total estimated sum available to allocate in 2021 for Old Market NP Area = approx. £642,000**
- **Total estimated sum available to allocate in 2021 for general AC4 Area = approx. £430,000**

How we will progress from now....

- Any group who wants to propose a CIL project needs to complete a basic proposal form and send it to their ward councillors by 5th April
- There will be a community meeting in late May/ June when E and LH residents can vote for their preferred projects
- Then schemes that relate to Parks and Highways have viability discussed with officers and discussions take place between ward councillors and proposers to agree which ones can go forward
- Deadline for BCC to receive priority outline Stage 1 proposals from councillors is 2rd July.

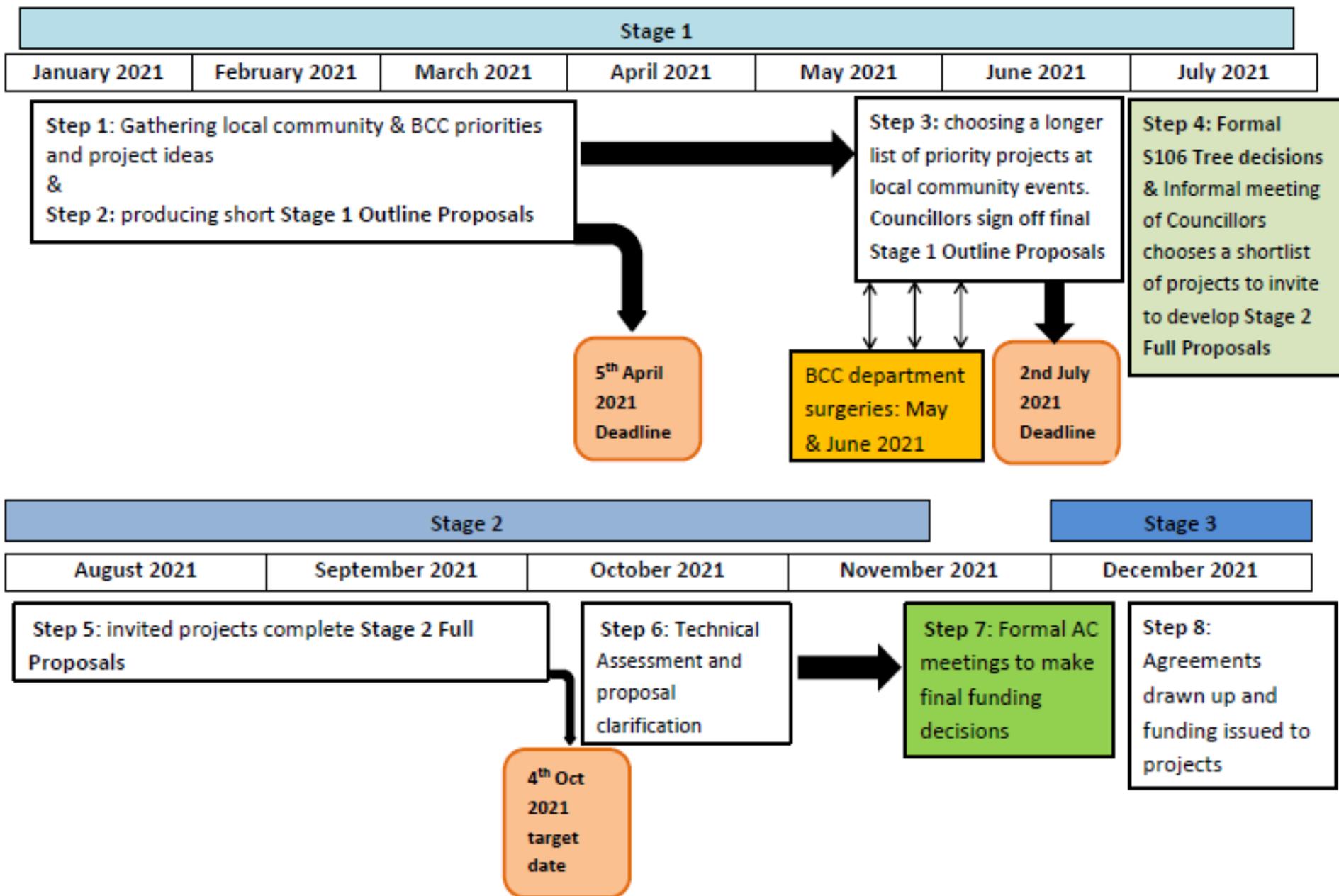
How your Area Committee operates

- **We will have an overall AC4 budget to work to**

We have to take into account:

- **Distributing funding across all the wards according to the merit of the projects proposed**
- **Considering strategic needs of our area and the existing and planned development**
- **Fairness for each ward**
- **Local politics?**
- **Meetings are open to the public and proposers can come to answer questions etc**

Timetable for Area Committee CIL/S106 decision-making 2021/2022 DRAFT 1.00



The Formal Process

- There will then be an **Informal Area 4 Committee in July** where councillors from 7 wards in AC4 look at money available and agree which proposals from each ward can go forward to Stage 2
- **Stage 2 forms have to be completed by 4th October**
- **Final decisions will be made at the formal Area 4 Committee in November with projects to commence after April 2022**

Considerations:

- The more project proposals from each ward, the more complicated the task of the Area Committee at its informal meeting-**we need a few larger projects (2/3 per ward)**
- Number of projects which an Area Committee can take forward into Stage 2 is **dependent on budget available to the Committee and capacity to deliver** of the organisations that will make the chosen projects happen..
- A further capacity issue is the capacity within BCC for CIL projects –**is there any point asking Parks and Highways to manage schemes when there is already up to a 2 year delay?**

Questions?

Details of process and all forms and deadlines are on the Bristol City Council website on :

<https://www.bristol.gov.uk/people-communities/funding-local-projects>

If you have any questions:

Details of ward councillors numbers, emails etc are also on the BCC website if you want to discuss further

<https://www.bristol.gov.uk/council-and-mayor/find-your-councillor>