

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Overview of CIL Income and Spend 1st January 2012 - 31st March 2013

Community Infrastructure Levy Allocations		Community Infrastructure Levy Income			Community Infrastructure Levy Spend			
Allocation	Percentage	Collected	Committed	Potential	Spend	Allocated	Returned	Available
Administration Fee	5%	£6,599.39	£19,744.22	£59,132.53	£0.00	£0.00	£0.00	£6,599.39
Neighbourhood Fund	Not Currently Applicable – The Neighbourhood Fund will be 15% or 25% of the total CIL received. - 15% where there is no formal Neighbourhood Plan (capped at £100.00 per Council Tax paying dwelling); and - 25% where there is a formal Neighbourhood Plan. However, <i>The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.</i>							
<i>Remaining CIL is allocated as follows:</i>								
Strategic Infrastructure Funding	10% of remaining Currently (9.5%) absolute	£12,538.85	£37,514.01	£112,351.81	£0.00	£0.00	£0.00	£12,538.85
Local Infrastructure Funding	90% of remaining Currently (85.5%) absolute	£112,849.65	£337,626.13	£1,011,166.26	£0.00	£0.00	£0.00	£112,849.65
Total	100%	£131,987.89	£394,884.36	£1,182,650.60	£0.00	£0.00	£0.00	£131,987.89

This information was correct as of 31st March 2013. The CIL administration system is continuously updated.

The CIL Levy is either 'Collected' 'Committed' or 'Potential'.

- CIL income '**collected**' is money that has been received from liable schemes that have commenced.
- CIL income '**committed**' is money that will be received within the next year from liable schemes that have commenced.
- CIL income '**potential**' is money that may be received from liable schemes if development commences. **Please Note: If the scheme does not commence the fee will never be paid.**

The amount of CIL displayed is the 'total' committed, collected or potential. The CIL will be allocated as follows:

- 5% Administration Cost
- 15 or 25% Neighbourhood Fund (15% where there is no formal Neighbourhood Plan (capped at £100.00 per Council Tax paying dwelling) and 25% where there is a formal Neighbourhood Plan). *Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.*

Of the remainder:

- 10% Strategic Infrastructure Fund.
- 90% Local Infrastructure Fund.

Disclaimers:

- CIL income allocated to the 'Strategic Infrastructure Fund' will be pooled to deliver those strategic infrastructure priorities identified through the Place Plan and the Local Plan process.
- The delivery of Strategic Infrastructure is a priority within Shropshire (as supported within the Shropshire Core Strategy). In locations where the 'Strategic Infrastructure Fund' is not sufficient to deliver necessary strategic infrastructure, the use of the 'Local Infrastructure Fund' to deliver Strategic Infrastructure may be agreed with the relevant Town and Parish Councils.
- The 'Local Infrastructure Fund' generated within an area may be spent outside of the local area where agreed locally and where the identified infrastructure priorities support this approach.
- The CIL liability associated with certain Planning Applications may be subject to change where the calculation of the CIL levy is based on Council calculations (where no CIL Form O: Determination of CIL Liability has been submitted) and the liable person(s) subsequently submit a completed CIL Form O. This is because the Council cannot assume that existing buildings are 'in use' and therefore deductible floorspace.

A calculator will shortly be available on our website that will allow you to calculate how much CIL will be available locally from each development and based on the total collected/committed within an area.

Overview of how CIL monies will be distributed in Shropshire:

CIL Fund	Proportion of total funds	Responsible party	Area for spend
Administrative fee	5%	Shropshire Council	Administrative expenses incurred during the implementation and enforcement of CIL.
Neighbourhood Fund	- 25% where there is a Neighbourhood Plan or Neighbourhood Development Order. - 15% where there is not a Neighbourhood Plan (capped at £100 per council tax dwelling).	Town and Parish Councils	Provided directly to the local Town/Parish Council to fund locally identified infrastructure projects. <i>Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.</i>

Of the remainder:

Strategic Infrastructure Funding	10%	Shropshire Council in conjunction with infrastructure providers	Strategic infrastructure priorities across Shropshire.
Local Infrastructure Funding	90%	Shropshire Council in conjunction with Town/Parish Councils	Local infrastructure priorities to meet the infrastructure needs in the area where development takes place, as identified by Town/Parish Councils within their Place Plans.