

WOODPLUMPTON PARISH COUNCIL COMMUNITY INFRASTRUCTURE REPORT

1st April 2018 – 31st March 2019

BACKGROUND

The Community Infrastructure Levy (CIL) allows local authorities to raise monies from development to improve or provide infrastructure in and around their areas.

A CIL charge is non-negotiable, however, there are exemptions for some types of development such as affordable housing, self-build, self-build extension or annex and charitable relief.

Preston City Council adopted the CIL charge on 24th June 2014 and CIL came into effect from the 1st December 2014. Amendments to the 2010 Community Infrastructure Levy Regulation, require Preston City Council to pass **15%** of CIL receipts (collected from developments in a Parish), directly to the Parish Council. In areas with a Neighbourhood Development Plan, the amount increases to **25%**.

Payments to areas **without** a Neighbourhood Development Plan will be capped to £100 per council tax dwelling per year. This means that a Parish with 500 dwellings cannot receive over £50,000 of CIL receipts per year. Areas with a Neighbourhood Development Plan will not be subject to the cap.

For information Woodplumpton does not currently have a Neighbourhood Development Plan.

FINANCES

The City Council passes accumulated funds to the Parish Council twice a year. Payments received between 1st April & 30th September are passed to the Parish Council by the 28th October and payments received between 1st October & 31st March are passed to the Council by the 28th April of every year.

How the funds must be spent

Parish funds must be used 'to support the development of the local area by funding:

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

These wider spending powers allow the local community to decide what they need to help mitigate the impacts of development, for example the money can be used for open space provision, playgrounds, cycle paths, landscape, planting, etc or they can choose to contribute to larger projects funded by other bodies, such as the City or County Council.

If a Parish Council fails to spend CIL funds within 5 years of receipt, or the funds have not been applied in accordance with the Regulations, then the City Council can serve a notice on the Parish Council requiring it to repay some or all of the receipts passed. The City Council will be required to spend any recovered funds in the Parish Council's area.

To ensure transparency, Parish Councils must publish each year their total CIL receipts; total expenditure; a summary of what the CIL was spent on; and the total amount of receipts retained at the end of the reported year from that year and previous years.

APPENDIX A lists the planning applications subject to CIL payments in Woodplumpton during the financial year 1st April 2018 – 31st March 2019

APPENDIX B lists the total CIL receipts, expenditure and current balances.

Woodplumpton Parish Council

Annual CIL Report

1st April 2018 – 31st March 2019.

BROUGHT FORWARD

2017 – 18	£250,883.90
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CIL RECEIPTS

2018 – 19	£107,047.00
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CIL EXPENDITURE

2018 – 19	£4,500.00
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BALANCE

	£353,430.90
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CIL INVESTMENT

Public Sector Deposit Fund	£317,742.38
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Royal Bank Account	£35,688.52
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Mrs Julie Buttle

Clerk to Woodplumpton Parish Council

CIL FINANCE LOG 2018 / 19

WOODPLUMPTON PARISH COUNCIL					
Balance Brought Forward 2017/18		£ 250,883.90			
Apr 2018 - March 2019					
Apr 2018 from PCC		£ 36,524.57			
Oct 2018 from PCC		£ 70,522.43			
		£ 107,047.00			
TOTAL INCOME		£357,930.90			

2018 / 19 CIL EXPENDITURE	Net cost	VAT	Expense	
B Hill contract = £12.50 x 7.5hrs x 48 wks	£4,500		£ 4,500.00	Full contract is £9,000 - CIL pays half MIN 112
TOTAL		£ -	£ 4,500.00	(2019/20 Budget - full amount in Precept)
BALANCES			£ 353,430.90	

BALANCE	
March 2019 CCLA	£ 317,742.38
March 2019 Bank Account	£ 35,688.52
	£ 353,430.90
	£ 353,430.90

Oil Ref	Parish Council	Applicant	Proposal	Involved (Hard Code)	Paid (Cash Received)	Outstanding	PARISH Payment Calculated (Yellow = Change)	PARISH Actually Paid	PARISH Payment Required
06/2014/0/598	Woodplumpton	WAINHO MES NORTH WEST LIMITED	COMMUNITY INFRASTRUCTURE LEVY CHARGE 06/2014/0598 LAND OFF SANDY LANE (MAXY HOUSE FARM) COTTAM , ERECTION OF 288no DWELLINGS . 26,664.12 sq m x £65.00 sq m = £1,733,167.80. Invoice has been amended and a credit note of £686,407.80 has been issued. Credit Note CN004812	-1,051,598.60	-1,051,598.60	0.00	157,739.79	157,739.79	0.00
06/2013/0/845	Woodplumpton	MR G WALKER	COMMUNITY INFRASTRUCTURE LEVY CHARGE 06/2013/0845 104 WOODPLUMPTON ROAD, WOODPLUMPTON PRESTON . ERECTION OF 1no. DETACHED DWELLING	-11,219.65	-11,219.65	0.00	1,682.95	1,682.95	0.00
06/2015/0/610	Woodplumpton	Bellway Homes Limited (North West Division)	COMMUNITY INFRASTRUCTURE LEVY 06/2015/0610 Reserved matters application pursuant to outline planning permission 06/2013/0140 proposing the appearance, layout, scale and landscaping for the erection of 136no. dwellings The amount described in the	-669,110.00	-669,110.00	0.00	100,366.50	75,274.88	25,091.62
06/2015/0/530/P1 & 248	Lea & Cottam/Woodplumpton	Morris Homes (North) Limited	COMMUNITY INFRASTRUCTURE LEVY 06/2015/0530 & 06/2016/0248 (Phase 1 of 4) Hoyles Lane and to the east of Sidgreaves Lane Lea Preston Erection of 350no dwellings, new vehicular access from Hoyles Lane and Sidgreaves Lane, open space, landscaping a	-607,278.64	-607,278.64	0.00	91,091.80	34,298.85	11,432.95
06/2015/0/530/P4	Lea & Cottam/Woodplumpton	Morris Homes (North) Limited	Erection of 350no dwellings, new vehicular access from Hoyles Lane and Sidgreaves Lane, open space, landscaping and associated Infrastructure (PHASE 4)	0.00	0.00	0.00	0.00	0.00	0.00
06/2014/0/512	Woodplumpton	M5 L Crawley	Erection of 1no. Detached dwelling following demolition of existing building	-3,523.65	-3,523.65	0.00	528.55	528.55	0.00
06/2017/0/004	Woodplumpton	Jones Homes Limited	Reserved matters application (pursuant to outline planning permission 06/2016/0013) for 48no. Dwellings	-297,837.22	-74,459.30	-223,377.92	11,168.90	11,168.90	0.00
06/2014/0/442	Woodplumpton	BDW Trading Limited	Erection of 194no. dwellings with access from Lightfoot Lane, internal access roads, landscaping and new construction access to Tom Benson Way	-1,013,642.70	-253,410.67	-760,232.03	38,011.61	38,011.61	0.00
06/2016/0/579	Woodplumpton	A F & H B Hughes	Erection of 7no. Dwellings	-125,571.67	0.00	-125,571.67	0.00	0.00	0.00
06/2016/0/580	Woodplumpton	J R & J C Bardsley	Erection of 3no. Dwellings	-53,570.56	0.00	-53,570.56	0.00	0.00	0.00
						£0.00			36,524.57

Woodplumpton proportion of the CL (split with Lea and Cottams)

CIL Ref	Parish Council	Applicant	Proposal	Invoiced (Hard Coded)	Paid (Cash Received)	Outstanding	PARISH Payment Calculated (Yellow = Change)	PARISH Actually Paid	PARISH Payment Required
06/2017/ 0004	Woodplumpton	Jones Homes Limited	Reserved matters application (pursuant to outline planning permission 06/2016/0013) for 48no. Dwellings	-297,837.22	-148,918.60	-148,918.62	22,337.79	11,168.90	11,168.89
06/2014/ 0442	Woodplumpton	BDW Trading Limited	Erection of 194no. dwellings with access from Lightfoot Lane, internal access roads, landscaping and new construction access to Tom Benson Way	-1,013,642.70	-506,821.34	-506,821.36	76,023.21	38,011.61	38,011.60
06/2016/ 0579	Woodplumpton	A F & H B Hughes	Erection of 7no. Dwellings	-125,571.67	-62,785.83	-62,785.84	9,417.88	0.00	9,417.88
06/2016/ 0580	Woodplumpton	J R & J C Bardsley	Erection of 3no. Dwellings	-53,570.56	-25,535.28	-28,035.28	3,830.30	0.00	3,830.30
06/2016/ 0002	Woodplumpton	PRINGLE EXECUTIVE HOMES LTD	Erection of 13no. Dwellings	-215,833.61	-53,958.40	-161,875.21	8,093.76	0.00	8,093.76
									<u>70,522.43</u>