

Gloucester City Council

Meeting:	Cabinet	Date:	11 December 2024
Subject:	Infrastructure Funding Statement (IFS) 2023/2024 and Annual Community Infrastructure Levy (CIL) rate Summary Statement		
Report Of:	Cabinet Member for Planning		
Wards Affected:	All		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	Paul Hardiman, CIL Manager for the JCS Authorities		
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Appendices:	1. IFS24 for the City of Gloucester – for Approval to Publish		
	2. CIL Rate Summary Statement 2024 - Final		

FOR GENERAL RELEASE.

1.0 Purpose of Report

- 1.1. Support the submission to Cabinet, for approval-to-publish: The IFS which includes the Infrastructure List, CIL Report and Section 106 Planning Obligations report regarding the year ending 31 March 2024 (which must be published on the Council's website by 31 December 2024); and inform them of the publishing of the Annual CIL Rate Summary Statement within the statutory timescale (as set out in 5.1.1 below)

2.0 Recommendations

- 2.1 Cabinet is asked to **RESOLVE** that:

- (1) the publication of the Infrastructure Funding Statement relating to the financial year ending 31st March 2024 (Appendix 1) be approved; and
- (2) it be noted that the annual Community Infrastructure Levy (CIL) Rate Summary Statement (Appendix 2) will be published alongside the Infrastructure Funding Statement by 31st December 2024.

3.0 Background and Key Issues

- 3.1. Regulation 121A of the CIL Regulations 2010 (as amended) require us to produce an IFS each year which must include:

- 3.1.1. A CIL Report;

- 3.1.2. A Section 106 (S106) Report; and

- 3.1.3. An Infrastructure List.

- 3.2. Regulation 121C requires us to also produce an Annual CIL Rate Summary Statement.

- 3.3. The required format for these Reports is set out in the Regulations. This can be seen in the two appendices to this report:

- 3.3.1. IFS24 for the City of Gloucester.

3.3.2. CIL Rate Summary Statement 2024. This has been produced as required using the BCIS CIL Index published on the 01 November 2024.

4.0 The Infrastructure Funding Statement

4.1. The Infrastructure Funding Statement (Appendix 1) comprises 3 sections as follows:

- (i) The CIL Report which identifies receipts for 2023/24 of **£1,025,830.50** with 5% for administration of **£51,291.53**:
 - a. **£34,369.91** of the remaining receipts were held by the City Council for the benefit of non-parished areas, which when added to the remaining **£39,989.55** from previous years gave a **Neighbourhood Pot of £74,359.46** at the end of the reported year;
 - b. **£0.00** was passed to Quedgeley Town Council on 28 April 2023 from receipts in the last 6 months of the previous financial year but **£119,504.67** was passed to Quedgeley Town Council on 28 October 2023 from receipts in the first 6 months of the reported year; and
 - c. **£820,664.38** received during the reported year was held for infrastructure which when added to the **£825,367.25** from previous years gave an **Infrastructure Pot of £1,646,031.63** required to deliver planned development on the 31 March 2024 (the end of the reported year).
- (ii) The S106 Report identifies:
 - a. an opening balance at the beginning of the reporting year of **£3,453,054.11**.
 - b. receipts for 2023/2024 of **£1,504,060.24**
 - c. expenditure for 2023/2024 of **£284,789.88**
 - d. a closing balance on 31st March 2024 of **£4,672,324.47**
 - e. **23** affordable homes secured via s106 agreements
 - f. A total of **£496,354.20** secured in agreements entered into in 2023/2024
- (iii) The Infrastructure List which identifies projects which the Council intends will be or may be, wholly or partly funded from CIL locally and shared with the JCS/SLP partners. The 'Infrastructure List' was approved for publication by Cabinet, for the first time, in December 2020 and updates were approved in each subsequent IFS to 2023.
 - a. With all schemes being identified by the Councils in the JCS area, Gloucester City Council, Tewkesbury Borough Council, Cheltenham Borough Council and the County Council have carried out a review of the existing Infrastructure List which will form the basis of funding decisions in the first year by the newly formed CIL Joint Committee; however
 - b. Work is now being undertaken by the CIL Management/JCS Task Group to engage and work with other Infrastructure Providers, such as the Police and Crime Commissioner, NHS Trusts Facilities Management and the Environment Agency, to identify schemes that support development planned both now and in plans for the future.

5.0 The Annual CIL Rate Summary Statement

5.1.1. Regulation 121C(1) states that the statement is to be published "no earlier than 2nd December and no later than 31st December" as it must be based on the CIL Index

published by the Royal Institute of Chartered Surveyors (RICS) in November each year. Appendix 2 is included as a template to show how this is presented.

6.0 Social Value Considerations

- 6.1. None directly, though targeting funding to the delivery of strategic infrastructure in the Infrastructure List will support planned growth in and for the City.

7.0 Environmental Implications

- 7.1. None as a result of meeting our statutory reporting obligations, though the effective use of CIL receipts themselves has the potential to have a positive impact on all 3 dimensions of sustainable development.

8.0 Alternative Options Considered

- 8.1. None as the production of these reports are a statutory requirement of the Council.

9.0 Future Work and Conclusions

- 9.1. The IFS and Annual CIL Rates Summary Statement will be published on our website and submission and notification of the location of data sent to MHCLG in December 2024.

10.0 Financial Implications

- 10.1. None directly.

(Financial Services are being consulted on this report.)

11.0 Legal Implications

- 11.1. The production of an IFS, at least annually, including a regulation 121A Infrastructure List is a statutory obligation as a result of amendments to the Community Infrastructure Levy Regulations 2010 (the Regulation) by the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019. As is the publication of the Annual CIL Rate Summary Statement.

(Legal Services have been consulted on this report,
Chief Planning Lawyer, 01/11/2024)

1. Risk & Opportunity Management Implications

- 12.1. Failure to publish the required statements would be a breach of Regulations.
- 12.2. Though the Infrastructure List will not dictate how funds must be spent, it does set out the Council's intentions and its publication as part of the IFS provides clarity and transparency for communities and developers on the infrastructure that is expected to be delivered.
- 12.3. Not having a clear prioritisation of infrastructure projects may risk that CIL receipts are not targeted towards the most critical infrastructure needed to deliver development.

13. People Impact Assessment (PIA) and Safeguarding:

- 13.1 The reasons behind the original adoption of the Community Infrastructure Levy, by Gloucester City Council as a JCS partner authority, in October 2018, was to raise additional funding from some development to help to pay for infrastructure supporting development of the area to ensure the City grows sufficiently and sustainably. Whilst not identifying any negative impact on protected groups potential positive impacts were identified as a result of this new income stream for the City Council, in particular in relation to improvements to physical infrastructure for those with special mobility

needs and for building community cohesion not only within existing communities but also between existing and new residents as a result of new development.

- 12.1. The PIA Screening Stage has been completed in previous years and did not identify any potential or actual negative impacts therefore a full PIA was not required.

14. Community Safety Implications

- 14.1. None directly, though potential positive implications are anticipated as a result of the delivery of new infrastructure for the City.

15. Staffing & Trade Union Implications

- 15.1. None reported.

16. Background Documents: None