

TITLE: Community Infrastructure Levy

Committee: Council

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Author: Community Infrastructure Manager

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1.0 Issue

1.1. To consider changes to the infrastructure List and Governance Arrangements.

2.0 Recommendations

2.1. Members are requested to:

2.2. Approve the draft Governance Arrangements as set out in Appendix 2 to take effect from 1 April 2026,

2.3. Instruct the Community Infrastructure Manager to bring forward criteria for approval by the Finance & Assets Committee in accordance with 3.15-3.17 of this report, and

2.4. Delegate authority to the Finance & Assets Committee to commit CIL receipts to schemes that meet the criteria flowing from the recommendation in 2.3 (above).

3.0 Background/Options

3.1. The Council implemented the Community Infrastructure Levy (CIL) Charging Schedule on 1 February 2013. From 1 February 2013 to 6 February 2026, the Council has collected £42,781,545.20. In accordance with the Regulations, the Council has transferred £6,907,844.17 to the relevant Town/Parish Council. Detail of the Meaningful Proportion transfers is provided at Appendix 1.

3.2. Table 1 below identifies how money has been allocated/spent. Note: allocations exceed expenditure because of how the projected funding profile is designed.

3.3. Table 1 – Allocation and Expenditure

	Allocated	Spent/committed	Remaining to collect to meet the commitment*
Burwell Recreation Ground	295,000.00	295,000.00	
Gardiner Memorial Hall	180,000.00	180,000.00	
Ely Southern Bypass	1,000,000.00	1,000,000.00	
Ely Museum	165,000.00	165,000.00	
A14 Improvements	200,900.00	200,900.00	

A142 Witchford Road	150,000.00	150,000.00	
CIL Admin	1,020,653.45	1,020,653.45	
Meaningful Proportion	6,907,844.17	£6,907,844.17	
Ely Car Park	500,000.00	500,000.00	
Littleport Car Park	400,000.00	400,000.00	
Littleport Schools	5,020,000.00	3,683,888.63	890,228.45
Mill Project Soham	280,000.00	280,000.00	
District Leisure Centre	11,500,000.00	8,840,935.51	2,213,181.57
Ely Country Park Expansion Land	622,868.00	160,000.00	314,240.36
St Marys GP Expansion	750,000.00	750,000.00	
Children's Centre Serving North Ely	79,083.00	0.00	
Stretham Link Building	700,000.00	700,000.00	
Haddenham Recreation Ground	305,000.00	305,000.00	
Littleport Youth Building	121,733.32	121,733.32	
St Marys Church, Ely Community Centre	192,000.00	192,000.00	
Changing Places, Soham	35,000.00	35,000.00	
Soham Village College 3G Pitch	125,000.00	125,000.00	
Bereavement Centre	12,960,617.00	4,874,271.68	1,041,395.20
Total Spend to date		26,012,955.08	

*Note- the amount to collect reflects the holding balances as at 6 February 2026

- 3.4. There are many calls on the Council's CIL, and it is for the Council to decide how funds flowing from CIL should be spent. The Council is required to spend CIL on mitigating the impact of growth. To date, the Council has spent its CIL on a wide range of infrastructure projects, education, transport, leisure, community facilities and health, as detailed in Table 1. All this expenditure plays an important role in mitigating the impact of growth.
- 3.5. Officers review the CIL income and allocations regularly, and these were last considered by Council on 25 February 2025 (Agenda Item 14).
- 3.6. The Council continues to honour the commitments in Table 1, and there are no proposed changes to the existing commitments. However, it is proposed that the way in which future income is allocated is amended to reflect the current working assumptions based on income and the funding profile of projects.
- 3.7. The current approved split of CIL receipts received after 1 April 2024 that was approved in February 2025 and the percentage allocation is provided in Table 2.

3.8. Table 2 – current split of CIL Receipts

Littleport Schools	6%
District Leisure Centre	6%
Ely Country Park Expansion	2%
District-Wide Health Facilities	5%
District-Wide Community Facilities	7.5%
Inclusive Open Spaces	3%
Admin	2.5%
Meaningful Proportion	15%*
Health Serving North Ely	3%
Other	50%

*Where there is a Neighbourhood Plan in place the difference will be taken from 'Other'.

- 3.9. There has been an increased level of enquiries for the District Wide Community Facilities element of the CIL fund, and it is worth considering the opportunities arising as a result of the Accessible play and open space audit that should conclude in 2025/26.
- 3.10. Based on the current projected income and the CIL funds available to meet our commitments, there are sufficient funds available in the 'other' pot to consider alterations to existing arrangements.
- 3.11. As a result of the ongoing assessment, which identifies significant holding funds in the 'other' pot, it is recommended that the 50% allocation is reduced to 40% and the excess is redistributed between District Wide Health Facilities, District Wide Community Facilities and Inclusive Open Spaces, as shown in Table 3.
- 3.12. Table 3 - Example of the future apportionment based on the projection of circa £9.6 million (being the total raised on demand notices which are not due but will fall in over the next 18 months) if the proposed arrangements take effect on 1 April 2026.**
- 3.13. The last column in Table 3 identifies the total that could be available if the demand notices issued are paid and is added to the current holding balances, also reflecting the commitments that have not yet been paid out to approved projects.

	%Split	Value of Split based on projections	Total value (as at 6 February 2026) including projections
Littleport Schools	6.0	576,000.00	1,021,882.92
District Leisure Centre	6.0	576,000.00	1,021,882.92
Ely Country Park Expansion	2.0	192,000.00	340,627.64
Health Serving North Ely	3.0	288,000.00	510,941.46
District Wide Community Facilities	10.0	960,000.00	1,003,138.21
District Wide Health	8.0	768,000.00	1,362,510.56
Inclusive Open Spaces	7.5	720,000.00	1,277,353.65
Admin	2.5	240,000.00	425,784.55
Meaningful Proportion*	15.0	1,440,000.00	2,554,707.31
Other	40.0	3,840,000.00	1,755,466.60

*Where there is a Neighbourhood Plan in place, the difference will be taken from 'Other'.

- 3.14. In recognition of the demand referenced above, there is merit in considering better publication and promotion of how CIL could deliver important infrastructure projects in the local area that address the growing demands of communities that experience growth.
- 3.15. It is therefore proposed that the Council consider a grant scheme targeted at meeting this demand. The current CIL funding criteria that is used to assess District-Wide Community Facilities may be too restrictive for some projects. Further consideration is merited to ensure that the maximum benefit for community infrastructure can be achieved. Further there is no defined criteria for how Inclusive Play & Open Spaces applications will be assessed beyond the general criteria currently approved.
- 3.16. It is proposed that a bespoke grant scheme is developed for both Community Facilities and Inclusive Play & Open Spaces. Approved schemes will be funded from the District Wide Community Facilities fund (which could be topped up using the 'other' fund if oversubscribed) and the Inclusive Play & Open Spaces fund.
- 3.17. If such a proposal is accepted by Council, then it is recommended that the Finance and Asset Committee approve the criteria at a future meeting.

4.0 Arguments/Conclusions

- 4.1. The changes identified in this report are captured in Appendix 2.

5.0 Additional Implications Assessment

<p>Financial Implications No – the proposals relate to future CIL income appointment and distribution</p>	<p>Legal Implications The proposals are in accordance with The Community Infrastructure Levy Regulations 2010 (as amended)</p>	<p>Human Resources (HR) Implications No</p>
<p>Equality Impact Assessment (EIA) Not required</p>	<p>Carbon Impact Assessment (CIA) Not required – individual projects may be subject to a CIA</p>	<p>Data Protection Impact Assessment (DPIA) No</p>

6.0 Appendices

- Appendix 1 – Meaningful Proportion Breakdown
Appendix 2 – Draft Governance Arrangements

7.0 Background documents

- Council – 17 October 2019 (Agenda Item 17)
Council – 21 October 2021 (Agenda Item 13)
Council – 25 February 2025 (Agenda Item 14)