

TITLE: CIL LOCAL INFRASTRUCTURE FUNDING REQUEST

Committee: Finance & Assets Committee

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Issue

1. To consider the allocation of up to £400,000 Community Infrastructure Levy funding to the Walter Gidney Pavilion Phase 2 project.

Recommendations

2. Members are requested to approve the allocation of up to £400,000 Community Infrastructure Levy funding to the Walter Gidney Pavilion Phase 2 expansion project.

Background/Options

3. East Cambridgeshire District Council introduced the Community Infrastructure Levy (CIL) on 1 February 2013. The contributions raised through this levy are used to fund, in whole or in part, the necessary infrastructure to support growth and development in the district.
4. On 24 February 2026, the Council approved a new funding scheme to make receipts available to local infrastructure projects, with the eligibility and scoring criteria approved at Finance and Assets on 26 March 2026. The scheme opened on 13 April 2026.
5. Soham Town Council is requesting a funding contribution of £400,000 towards the Phase 2 project to deliver a new rear hall, kitchen, toilet and storage area. These works will increase the asset's usability and provide a much-needed, fully equipped kitchen available to all users.
6. Soham Town Council successfully gained planning permission for the proposal under 20/01636/FUL and varied under 24/01013/VAR. Planning permission has been implemented with the demolition of the condemned kitchen area. The kitchen facilities are currently being provided in a temporary modular facility; however, they are only available to Soham Town Council workers.
7. Soham Town Council are part funding the project from their reserves and savings, including a meaningful proportion from CIL receipts collected for development within Soham and from underspend on various other projects. The Town Council will therefore be committing a total of £670,000; the remaining funding will be obtained from the Public Works Loan Board to complete the £1.35m project. The application included letters of support from a number of current and potential users of the space

and has been agreed by Soham Town Council as a priority project for the Town Council to complete. The project has recently been out for tender and will be completed in August 2028.

Arguments/Conclusions

8. The project will deliver improved facilities at an existing community facility and as such can benefit from CIL funding.
9. The project contributes to the delivery of the District Council's Corporate Plan under the 'Sustainable Communities' heading and improves the community infrastructure for Soham and surrounding villages. It also meets the requirements of the Soham Vision Statement of the Local Plan 2015 (as amended) and Policy SBBP9 of the Soham and Barway Neighbourhood Plan Oct 2024.
10. There are sufficient funds in the CIL account to meet this request and as such, for the reasons set out above, Members are recommended to approve the funding allocation.

Additional Implications Assessment

Financial Implications NO	Legal Implications NO	Human Resources (HR) Implications NO
Equality Impact Assessment (EIA) NO	Carbon Impact Assessment (CIA) NO	Data Protection Impact Assessment (DPIA) NO

Appendices

None

Background documents

Council – 24 February 2026 (Agenda Item 14)

Finance & Asset Committee – 26 March 2026 (Agenda Item 9)