

Epsom & Ewell Borough Council Community Infrastructure Levy Regulation 62 Report Reporting Period 2016 – 2017



**Epsom & Ewell Borough Council
Community Infrastructure Levy
Regulation 62 Report Reporting Period 2016 – 2017
October 2017**

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Introduction

The Community Infrastructure Levy (CIL) is a local tax on new development that local authorities can choose to introduce to help fund the delivery of new infrastructure across their area. The implementation of CIL is closely guided by the Community Infrastructure Levy Regulations 2010 and subsequent Amending Regulations.

The Borough Council chose to introduce CIL during 2012; publishing its preliminary and draft charging schedules for CIL during the second half of 2013. The Borough Council's draft charging schedule for CIL was the subject of an independent examination during the first quarter of 2014. Following the examination the Borough Council formerly introduced CIL and commenced charging from 1 July 2014. The Borough Council is both the Charging and Collecting Authority for development taking place in the Borough.

The Community Infrastructure Regulations state under Part 7 (Regulation 62 (4)) that a charging authority must prepare a report for any financial year that it collects CIL. The Regulations require that such a report must include the following information:

- a) the total CIL receipts for the reported year;
- b) the total CIL expenditure for the reported year;
- c) summary details of CIL expenditure during the reported year including –
 - i. the items of infrastructure to which CIL (including land payments) has been applied,
 - ii. the amount of CIL expenditure on each item,
 - iii. the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part),
 - iv. the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation; and
- d) the total amount of CIL receipts retained at the end of the reported year.

The Regulations require that the charging authority must publish the report on its website no later than 31st December following the end of the reported year.

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Overview of Community Infrastructure Levy 2016 – 2017

1. Total CIL Receipts 2016 – 2017

During the Reporting Period April 2016 – March 2017 the Borough Council received payment from CIL liable developments to the total value of **£2,097,990.03**. The table below (Table 1) sets out in detail the CIL liable developments that made payment during the Reporting Period. Please note that some of these liable developments were invoiced for payment during the previous Reporting Period (April 2015 – March 2016). These developments made either full or part payment during the current Reporting Period, which is the reason why they feature in this Report. For example, reference 15/00098/FUL, the housing development on the former NESCOL Animal Husbandry land was invoiced during August 2015 and made part payment of CIL during 2015 – 2016; payment was completed during the current Report Period. Likewise there will be liable developments invoiced during the current Reporting Period that will complete payment during the next Reporting Period (2017 – 2018).

Table 1: Community Infrastructure Receipts 2016 – 2017

Planning Ref	Address	Decision Date	Date invoiced	Amount Invoiced	Amount Received 16-17
15/00493/FUL	KINGS LODGE, 28 CHURCH ST	25/08/2015	05/11/2015	£18,750.00	£9,375.00
15/00344/RES	168 East Street	29/07/2015	10/08/2015	£69,329.46	£23,109.82
14/01837/FUL	Acer House	09/06/2015	07/10/2015	£137,678.57	£91,785.71
15/00098/FUL	NESCOT	20/08/2015	11/12/2015	£1,155,642.80	£770,428.00
13/01613/FUL	Heron Court, Alexandra Road	15/12/2014	24/06/2016	£67,925.00	£67,925.00
14/00355/FUL	7 Stoneleigh Park Road	14/08/2014	18/05/2016	£4,625.00	£4,625.00
15/00297/FUL	2 Riverview Road	13/07/2015	27/09/2016	£13,281.61	£13,281.61
14/01855/FUL	Priam Lodge Stables, 83 Burgh Heath Road	17/07/2015	19/04/2016	£15,803.57	£15,803.57
15/00634/FUL	26 Amis Avenue	21/09/2015	12/07/2016	£16,071.43	£16,071.43

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15/01548/FUL	6 to 8 Chuters Grove	24/03/2016	20/05/2016	£18,482.14	£18,482.14
15/01574/REM (also 15/01133/FUL)	4 to 6 Chuters Grove	24/03/2016	20/05/2016	£18,482.14	£18,482.14
15/01323/FUL	Berridale, 15 College Road	22/06/2016	05/10/2016	£73,851.45	£73,851.45
15/01215/FUL	News Shop, 12 Ruxley Lane	26/01/2016	28/10/2016	£5,223.21	£5,223.21
15/01860/FUL	44 Dorking Road	09/05/2016	28/10/2016	£11,571.43	£11,571.43
15/00577/FUL	47 Northcroft Road	11/09/2015	18/05/2016	£8,705.36	£8,705.36
15/00705/FUL	51 Dorking Road	11/09/2015	15/06/2016	£11,116.07	£11,116.07
15/01448/FUL	41 Green Lanes, West Ewell	29/03/2016	21/06/2016	£4,593.75	£4,593.75
15/01544/FUL	60 Cox Lane	01/04/2016	15/06/2016	£11,316.96	£11,316.96
15/01337/FUL	13 Pine Hill, Epsom	29/02/2016		£33,274.55	£33,274.55
15/00340/FUL	39 Salisbury Road	11/09/2015	06/06/2016	£14,208.02	£14,208.02
15/01532/FUL	Ashley House, Ashley Road	16/06/2016		£185,089.29	£185,089.29
15/00967/FUL	Kit Stone Kitchens, 77-79 South Street	23/11/2015	06/09/2016	£8,035.71	£8,035.71
15/00362/FUL	Land Rear Of 13 To 26 Elm Road & 121 To 159 Kingston Road	08/07/2015	19/04/2016	£56,300.89	£56,300.89
16/00225/RES and 15/00804/OUT	86 Grosvenor Road	19/07/2016	31/08/2016	£38,305.15	£38,305.15
15/00674/FUL	137 Riverview Road, Ewell	29/09/2015	08/08/2016	£7,875.00	Recovery action underway
15/01366/FUL	24 Ruxley Close, West Ewell	02/12/2014	05/04/2016	£3,348.21	£3,348.21
15/01370/FUL	Sunnybank, The Ridge	17/02/2016	10/08/2016	£43,800.00	£43,800.00
14/01579/FUL	3 Alexandra Road	01/04/2015	08/03/2016	£32,650.89	£32,650.89

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15/01335/FUL	93 Ruxley Lane, West Ewell	27/01/2016	11/01/2017	£12,264.28	Recovery action underway
15/00508/FUL	405 Kingston Road	27/08/2015	11/08/2016	£6,750.00	£4,875.00
14/00795/FUL	RO 72 Stoneleigh Broadway	14/07/2015	20/07/2016	£66,701.79	£44,467.91
15/00076/FUL	27 Ewell Park Way	05/08/2015	13/09/2016	£19,425.00	£9,712.50
16/00410/FUL	The Epsom Framing Company, 41 Waterloo Road	15/08/2016	11/01/2017	£621.51	£621.51
15/00176/FUL	14 Station Avenue	24/06/2015	16/01/2017	£10,178.57	£10,178.57
14/00967/FUL	NESCOT Care Home	19/12/2014	18/01/2017	£267,160.00	£267,160.00
15/00992/FUL	Ryebrook Studios, Woodcote Side	26/01/2016	19/10/2016	£67,633.93	£22,545.93
15/01561/FUL	Trevi, 33 Heathcote Road	26/03/2016	02/08/2016	£31,004.46	£31,004.46
15/00604/FUL	93 Chessington Road	28/08/2015	05/05/2016	£60,699.64	£60,699.64
13/01718/FUL	Meadowcroft, 56 Longmead Road	10/02/2015	07/02/2017	£18,550.00	£9,275.00
16/00608/FUL (resubmission of 15/01336)	15 Pine Hill, Epsom	12/09/2016	02/11/2016	£10,261.21	£10,261.21
16/00348/FUL	School Bungalow, Longmead Road	31/08/2016	15/02/2017	£36,427.94	£36,427.94
				£2,693,015.99	£2,097,990.03

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2. Total CIL Invoices Raised During 2016 – 2017

During the Report Period the Borough Council raised invoices for payment from CIL liable developments totalling **£1,393,214.24**. The table below (Table 2) sets out in detail the CIL liable developments invoiced during the Reporting Period.

Please note that a number of the developments were granted permission during previous Reporting Periods. This is not unusual. Our expanding knowledge of the CIL process suggests that this is normal, particularly in cases where the development is not immediately “shovel-ready”. Invoicing of liable developments takes place when the liable party submits a commencement notice, which notifies the collecting authority of their proposed start date, or when the collecting authority establishes that development has started in the absence of a commencement notice. The latter instance is a disqualifying event, in terms of the phased payment regime, and as a consequence should it occur the liable party is required to make an immediate payment in full.

There have been a small number of cases where the Borough Council has learned of liable developments commencing retrospectively. In all cases the Borough Council issued invoices seeking immediate payment in full. Where payment was not forthcoming, the Borough Council’s Legal Team have been instructed to pursue recovery. During the Reporting Period the Borough Council was successful in recovering payments in full, in addition to all surcharges and interest incurred.

Table 2: Community Infrastructure Levy Invoices Raised 2016 – 2017

Planning Ref	Address	Decision Date	Date invoiced	Amount Invoiced
13/01613/FUL	Heron Court, Alexandra Road	15/12/2014	24/06/2016	£67,925.00
14/00355/FUL	7 Stoneleigh Park Road	14/08/2014	18/05/2016	£4,625.00
14/01855/FUL	Priam Lodge Stables, 83 Burgh Heath Road	17/07/2015	19/04/2016	£15,803.57
15/00297/FUL	2 Riverview Road	13/07/2015	27/09/2016	£13,281.61
15/00634/FUL	26 Amis Avenue	21/09/2015	12/07/2016	£16,071.43

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15/01548/FUL	6 to 8 Chuters Grove	24/03/2016	20/05/2016	£18,482.14
15/01574/REM (also 15/01133/FUL)	4 to 6 Chuters Grove	24/03/2016	20/05/2016	£18,482.14
15/01323/FUL	Berridale, 15 College Road	22/06/2016	05/10/2016	£73,851.45
15/01215/FUL	News Shop, 12 Ruxley Lane	26/01/2016	28/10/2016	£5,223.21
15/01860/FUL	44 Dorking Road	09/05/2016	28/10/2016	£11,571.43
15/00577/FUL	47 Northcroft Road	11/09/2015	18/05/2016	£8,705.36
15/00705/FUL	51 Dorking Road	11/09/2015	15/06/2016	£11,116.07
15/01448/FUL	41 Green Lanes, West Ewell	29/03/2016	21/06/2016	£4,593.75
15/01544/FUL	60 Cox Lane	01/04/2016	15/06/2016	£11,316.96
15/01337/FUL	13 Pine Hill, Epsom	29/02/2016	Payment made in advance of invoice	£33,274.55
15/00340/FUL	39 Salisbury Road	11/09/2015	06/06/2016	£14,208.02
15/01532/FUL	Ashley House, Ashley Road	16/06/2016	Payment made in advance of invoice	£185,089.29
15/00967/FUL	Kit Stone Kitchens, 77-79 South Street	23/11/2015	06/09/2016	£8,035.71
15/00362/FUL	Land Rear Of 13 To 26 Elm Road & 121 To 159 Kingston Road	08/07/2015	19/04/2016	£56,300.89
16/00225/RES and 15/00804/OUT	86 Grosvenor Road	19/07/2016	31/08/2016	£45,661.76
15/01366/FUL	24 Ruxley Close, West Ewell	05/02/2016	05/04/2016	£3,348.21
15/00674/FUL	137 Riverview Road, Ewell	29/09/2015	08/08/2016	£7,875.00
15/01370/FUL	Sunnybank, The Ridge	17/02/2016	10/08/2016	£43,800.00

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15/01335/FUL	93 Ruxley Lane, West Ewell	27/01/2016	11/01/2017	£12,264.28
14/00952/FUL	5A Stoneleigh Park Road	07/11/2014	29/11/2016	£4,750.00
15/00508/FUL	405 Kingston Road	27/08/2015	11/08/2016	£6,750.00
14/00795/FUL	RO 72 Stoneleigh Broadway	14/07/2015	20/07/2016	£66,701.79
15/00076/FUL	27 Ewell Park Way	05/08/2015	13/09/2016	£19,425.00
16/00410/FUL	The Epsom Framing Company, 41 Waterloo Road	15/08/2016	11/01/2017	£621.51
15/00176/FUL	14 Station Avenue	24/06/2015	16/01/2017	£10,178.57
14/00967/FUL	NESCOT Care Home	19/12/2014	18/01/2017	£267,160.00
16/00608/FUL (resubmission of 15/01336)	15 Pine Hill, Epsom	12/09/2016	02/11/2016	£10,261.21
15/00992/FUL	Ryebrook Studios, Woodcote Side	26/01/2016	19/10/2016	£67,633.93
15/01561/FUL	Trevi, 33 Heathcote Road	26/03/2016	02/08/2016	£31,004.46
15/00604/FUL	93 Chessington Road	28/08/2015	05/05/2016	£60,699.64
15/00492/FUL	Court Lodge, Court Lane	09/06/2016	09/03/2017	£80,580.86
15/01500/FUL	Ardingly Court, Woodcote Road	21/03/2016	15/03/2017	£21,562.50
16/00348/FUL	School Bungalow, Longmead Road	31/08/2016	15/02/2017	£36,427.94
13/01718/FUL	Meadowcroft, 56 Longmead Road	10/02/2015	07/02/2017	£18,550.00
				£1,393,214.24

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3. Potential Community Infrastructure Levy Receipts from developments granted permission

The following, Table 3, sets out those liable developments that may in the future generate further CIL receipts. At the end of the reporting period (April 2017), the parties involved had yet to assume liability to pay CIL or the proposal had yet to commence. It is possible that some of these proposal will either be unimplemented, or will be superseded by fresh applications. Nevertheless, the data set out in this table provides an indication of how much CIL money may be forthcoming in the next report period (April 2017-March 2018).

Table 3: Outstanding CIL Liable Developments April 2017

Planning Ref	Address	Decision Date	Liability Notice Date	Potential CIL Amount	Status at April 2017
14/01750/RES	57 Woodlands Road	21/04/2015	25/08/2015	£77,946.43	Awaiting assumption of liability and commencement
14/01857/FUL	London Road Lodge	03/06/2015	27/07/2015	£7,633.93	Awaiting assumption of liability and commencement
15/00377/FUL	R/O 35 The Avenue	28/07/2015	13/08/2015	£56,785.71	Awaiting assumption of liability and commencement
15/00339/FUL	17 Riverview Road	10/08/2015	21/08/2015	£9,100.45	Awaiting assumption of liability and commencement

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15/00951/FLH	26 Meadway	13/11/2015	20/11/2015	£16,205.36	Awaiting assumption of liability and commencement
15/00336/FUL	R/ 44-48 Stoneleigh Broadway	23/11/2015	23/11/2015	£50,198.14	Awaiting assumption of liability and commencement
15/00686/FUL	15A Upper High Street	23/11/2015	25/11/2015	£3,214.29	Awaiting assumption of liability and commencement
15/00489/FUL	The Roveries, 59-63 Cox Lane	15/12/2015	12/01/2016	£61,339.29	Awaiting assumption of liability and commencement
15/01388/FUL	Grange Mansions, Kingston Road	24/02/2016	02/03/2016	£44,745.54	Awaiting assumption of liability and commencement
14/00242/FUL	70 Worple Road	11/07/2014	15/07/2014	£30,500.00	Awaiting commencement notice
14/00077/FUL	287 Kingston Road	06/08/2014	18/08/2014	£9,250.00	Awaiting Assumption of Liability
14/00296/FUL	Ewell Post Office, 4-5 Market Parade	26/08/2014	08/09/2014	£34,500.00	Awaiting assumption of liability and commencement
13/01759/FUL	Wey Stores, 34 Hogsmill Way	22/09/2014	29/09/2014	£9,000.00	Awaiting assumption of liability and commencement

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14/00167/FUL	Garages 1-9 Ormonde Avenue	08/01/2015	14/01/2015	£7,375.00	Awaiting assumption of liability and commencement
14/01442/FUL	54 Rosebery Road	04/03/2015	05/03/2015	£3,990.00	Awaiting assumption of liability and commencement
14/01014/FUL	Berridale, 15 College Road	05/03/2015	26/03/2015	£43,750.00	Awaiting assumption of liability and commencement
15/00632 FUL	Epsom Marble 49 High Street Ewell	22/09/2015	16/10/2015	£1,875.00	Awaiting assumption of liability and commencement
15/01514/FUL	11 Danetree Road	15/04/2016	20/04/2016	£7,657.56	Awaiting assumption of liability and commencement
15/00228/FUL	Land at Lord Rosebery Lodge, 6 Elm Grove	26/04/2016	05/07/2016	£25,741.07	Awaiting Commencement Notice
15/00766/FUL	83 Manor Green Road	25/05/2016	03/08/2016	£6,910.71	Awaiting assumption of liability
15/01870/FUL	16 Kirby Close, Ewell	26/05/2016	05/07/2016	£7,102.94	Awaiting Assumption of Liability
15/01899/FUL	1 Clandon Close, Stoneleigh	01/07/2016	05/07/2016	£22,830.88	Awaiting Assumption of Liability
16/00215/FUL	93-95 High Street	07/07/2016	20/09/2016	£4,058.82	Awaiting assumption of liability
16/00055/FUL	85 Rosebery Road	12/07/2016	13/09/2016	£7,895.68	Awaiting assumption of liability

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16/00311/FUL	1 Chestnut Avenue, Ewell	29/07/2016	14/09/2016	£11,669.12	Awaiting assumption of liability
16/00631/FLH	2 Denham Road, Epsom	22/09/2016	27/09/2016	£6,741.45	Awaiting assumption of liability
16/00712/FUL	1 Gadesden Road, West Ewell	04/10/2016	19/10/2016	£13,191.18	Awaiting assumption of liability
16/00296/FUL	The Roveries, 59 - 63 Cox Lane	02/03/2017	08/03/2017	£86,177.61	Awaiting assumption of liability
16/00585/FUL	45 Manor Green Road	16/09/2016	28/09/2016	£20,484.48	Awaiting assumption of liability
16/00709/FLH	21 The Green, Ewell	30/11/2016	03/01/2017	£36,301.34	Awaiting assumption of liability
16/01103/FLH	6 Courtland's Drive, Ewell	08/12/2016	11/01/2017	£0.00 (Self-build relief approved)	Awaiting Commencement Notice
15/01848/FLH	28A Woodcote Park Road	13/05/2016	08/03/2017	£26,889.71	Awaiting assumption of liability
16/01340/FUL	Epsom Common Working Men's Club 121 - 122 Stamford Green Epsom	06/03/2017	27/03/2017	£4,725.87	Awaiting assumption of liability

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4. Summary of Allocated CIL Expenditure

During the report period, the Collecting Authority agreed to commit the following CIL expenditure:

- Planning Policy Team salaries = £80,000.00
This expenditure was directly allocated from the 5% Administration Fee, which is incorporated with the Levy. Since the introduction of CIL, the Collecting Authority had collected in excess of £3,600,000.00 in CIL receipts. Of the total CIL receipts the 5% Administration Fee stood at around £185,000.00. The spending of the allocated monies has extended into the next report period (April 2017 – March 2018).

The allocated monies have been deployed by the Collecting Authority to fund the Planning Policy Administrator role, which sits within the Planning Policy Team. The post holder is responsible for the day-to-day administration and implementation of CIL – in terms of identifying liability, collection and recovery (of unpaid CIL). Funding this post has ensured that the Collecting Authority provides consistently good level of customer service and that CIL collection is undertaken in an efficient and timely manner.

- Plan E Epsom Town Centre Highway Improvements = £476,009.00
This expenditure was allocated from the main CIL fund (IE the main 80% fund). It is being used as top-up funding to support the delivery of the [Plan E Epsom Town Centre Major Highway Improvement Scheme](#). This is a major highway improvement scheme that has its roots in the Plan E Epsom Town Centre Area Action Plan; which forms part of the Epsom & Ewell Local Plan. In addition to the expenditure allocated from our CIL fund, the Scheme has also received funding from Surrey County Council and the Coast to Capital Local Enterprise Partnership. The Scheme is being implemented by Surrey County Council.

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5. Summary of Unallocated CIL Monies

At the end of the reporting period, the following CIL is awaiting allocation:

- Main CIL (80% of all CIL) – £2,481,112.22
- Local Scheme (15% of all CIL) – £554,460.23
- Administration (5% of all CIL) – £104,820.08