



## CABINET – 28 JUNE 2023

**SUBJECT: REGENERATION PROJECT BOARD – NON-COMMUNITY  
COUNCIL COMMUNITY INFRASTRUCTURE LEVY  
ALLOCATION: PONTLLANFRAITH WARD**

**REPORT BY: CORPORATE DIRECTOR FOR ECONOMY AND  
ENVIRONMENT**

--

### 1. PURPOSE OF REPORT

- 1.1 To recommend the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward to the Engineering Projects Group to create off-street parking on council land at Gelli Lane, Pontllanfraith.

### 2. SUMMARY

- 2.1 The Community Infrastructure Levy (CIL) was introduced on 1 July 2014 within Caerphilly County Borough. CIL is a statutory levy on qualifying development and is intended to be a significant tool for the delivery of the Council's aspirations in terms of infrastructure that cannot be funded through other means and for which no alternative funding mechanisms are available.
- 2.2 CIL can also be utilised to lever in additional funding that would not otherwise be available, for example, to match or attract other funding. Match funding of the Council's contribution would enable delivery of infrastructure of greater value than could otherwise be sought. In line with the CIL Regulations, CIL receipts are dispersed as follows:
- 80% is retained by the charging authority for funding infrastructure to support development in accordance with the LDP;
  - 15% is passed to the respective Community Council; and
  - 5% covers the Council's CIL administrative costs.
- 2.3 Caerphilly County Borough does not have 100% coverage by Community Councils. The CIL Regulations however allow the Council to make a proportion of CIL receipts available to fund appropriate infrastructure in those areas that do not have a Community Council. In adopting CIL the Council agreed to administer the 15% of the CIL receipts in those areas without coverage as a ring-fenced pot for the provision of infrastructure in areas where there is no Community Council coverage.

- 2.4 In October 2021 the Cabinet delegated powers to the Regeneration Project Board to determine the priorities for Community Infrastructure Levy expenditure in non-Community Council areas in consultation with the local ward member/s and in line with the Council's Strategic Priorities.
- 2.5 This report seeks Cabinet approval for the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward to the Engineering Projects Group to create off-street parking on council land (grassed area) at Gelli Lane, Pontllanfraith.
- 2.6 If approved, this will result in a residual balance of £0 in the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward.
- 2.7 Cabinet has given delegated powers to the Regeneration Project Board for proposals under £20k. Schemes that require a CIL contribution greater than £20k require Cabinet approval further to consideration by the Regeneration Board. It is considered that the threshold of £20k is too low and Cabinet are therefore requested to increase the delegated threshold to £50k to ensure timely delivery of CIL schemes for members.

### **3. RECOMMENDATIONS**

- 3.1 That Cabinet approve the allocation of the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward to the Engineering Projects Group to create off-street parking on council land at Gelli Lane, Pontllanfraith.
- 3.2 That Cabinet give delegated powers to the Regeneration Project Board for proposals under £50k to ensure timely delivery of CIL schemes for members.

### **4. REASONS FOR THE RECOMMENDATIONS**

- 4.1 To facilitate and create off-street parking on council land at Gelli Lane, Pontllanfraith.

### **5. THE REPORT**

- 5.1 The Community Infrastructure Levy (CIL) was introduced on 1 July 2014 within Caerphilly County Borough. CIL is a statutory levy on qualifying development and is intended to be a significant tool for the delivery of the Council's aspirations in terms of infrastructure that cannot be funded through other means and for which no alternative funding mechanisms are available.
- 5.2 CIL can also be utilised to lever in additional funding that would not otherwise be available, for example, to match or attract other funding. Match funding of the Council's contribution would enable delivery of infrastructure of greater value than could otherwise be sought. In line with the CIL Regulations, CIL receipts are dispersed as follows:
  - 80% is retained by the charging authority for funding infrastructure to support development in accordance with the LDP;
  - 15% is passed to the respective Community Council; and
  - 5% covers the Council's CIL administrative costs.

- 5.3 Caerphilly County Borough does not have 100% coverage by Community Councils. The CIL Regulations however allow the Council to make a proportion of CIL receipts available to fund appropriate infrastructure in those areas that do not have a Community Council. In adopting CIL the Council agreed to administer the 15% of the CIL receipts in those areas without coverage as a ring-fenced pot for the provision of infrastructure in areas where there is no Community Council coverage.
- 5.4 In October 2021 the Cabinet delegated powers to the Regeneration Project Board to determine the priorities for Community Infrastructure Levy expenditure in Non-Community Council areas in consultation with the local ward member/s and in line with the Council's Strategic Priorities.
- 5.5 It was agreed that at the end of each financial year, Heads of Service would be notified of the amount of CIL funds available for each non-Community Council area and be invited to submit potential infrastructure schemes to the Regeneration Project Board in consultation with the elected ward member, for prioritisation by the Regeneration Assessment Panel.
- 5.6 To ensure that the funds are spent on appropriate infrastructure only schemes with a total value in excess of £5,000 will be considered. Further as most of the schemes likely to be funded are of a relatively small scale the Cabinet has given delegated powers to the Regeneration Project Board for proposals under £20k. Schemes that require a CIL contribution greater than £20k require Cabinet approval further to consideration by the Regeneration Board. It is however now considered that the threshold of £20k is too low, and Cabinet are therefore requested to increase the delegated threshold to £50k to ensure timely delivery of CIL schemes for members.
- 5.7 This report seeks Cabinet the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward to the Engineering Projects Group to create off-street parking on council land at Gelli Lane, Pontllanfraith.
- 5.8 If approved, this will result in a residual balance of £0 in the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward

### **Regeneration Project Board consideration**

- 5.9 The Regeneration Board considered the following proposal remotely and recommended that the proposal at Gelli Lane be approved.

### **Conclusion**

- 5.10 If Cabinet approve the recommendations contained in the Report, the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward will be awarded to the Engineering Projects Group to create off-street parking on council land at Gelli Lane, Pontllanfraith; and the residual Non-Community Council CIL funding available to the Pontllanfraith Ward will be £0.

## **6. ASSUMPTIONS**

- 6.1 None

## **7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT**

7.1 The recommendations contained in the report have a neutral overall impact.

## **8. FINANCIAL IMPLICATIONS**

8.1 If Cabinet approve the recommendations contained in the Report, £25,776 will be allocated to the car parking provision which would leave £0 Non-Community Council CIL funding available to the Pontllanfraith Ward.

## **9. PERSONNEL IMPLICATIONS**

9.1 There will be a requirement for Officers from different departments within the Authority to dedicate human resources to the project activities outlined in order to progress the implementation of the car park extension.

## **10. CONSULTATIONS**

10.1 The scheme has the full support of the 3 Pontllanfraith ward councillors and all other comments received from consultees have been incorporated into the report.

## **11. STATUTORY POWER**

11.1 The Planning and Compulsory Purchase Act 2004.

11.2 The Local Government Acts 1998 and 2003.

11.3 Town and Country Planning Act 1990

11.4 The Planning Act 2008

Author: Rhian Kyte, Head of Regeneration and Planning

Consultees:

Cllr J Pritchard Deputy Leader, Cabinet Member for Prosperity, Regeneration and Climate Change (and Chair of the Regeneration Project Board)

Christina Harrhy, Chief Executive

Mark S. Williams, Corporate Director for Economy and Environment

Dave Street, Deputy Chief Executive

Richard Edmunds, Corporate Director for Education and Corporate Services

Stephen Harris, Head of Financial Services and Section 151 Officer

Marcus Lloyd, Head of Infrastructure

Robert Tranter, Head of Legal Services/Monitoring Officer

Lynne Donovan, Head of People Services

Anwen Cullinane, Senior Policy Officer

Allan Dallimore, Regeneration Services Manager

Cllr C Gordon, Pontllanfraith Ward

Cllr M Adams, Pontllanfraith Ward

Cllr P Cook, Pontllanfraith Ward