



CABINET – 5TH JUNE 2024

SUBJECT: COUNCIL COMMUNITY INFRASTRUCTURE LEVY ALLOCATION

REPORT BY: COPORATE DIRECTOR FOR EDUCATION AND CORPORATE SERVICES

1. PURPOSE OF REPORT

- 1.1 To seek approval from Cabinet for the allocation of up to £145,000 from the accumulated CIL fund.
- 1.2 The CIL allocation will form part of a multifaceted funding package that will support the migration of a MUGA from the current Oakdale Comprehensive School site to Islwyn High School, and the linked development of a Well-Being Space within the grounds of the school, next to the area where the new MUGA will be located.

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 On 18th October 2023, Cabinet endorsed the redevelopment of the former Oakdale Comprehensive School site by Caerphilly Homes. This multi-property, mixed tenure housing development is liable for a CIL payment of £147,341.70.

- 2.4 When Planning Permission was granted for the redevelopment of the former Oakdale Comprehensive School site, a condition was placed on the permission relating to the Multi-Use Games Area (MUGA) that currently occupies part of the former comprehensive school site. The condition states that a new facility must be provided within the community to replace the MUGA that will be lost.
- 2.5 Officers from Caerphilly Homes explored several opportunities for the MUGA's replacement site, but the preferred option was at Islwyn High School. In reaching agreement with the school to host the new MUGA, the school asked for support in relation creating a dedicated Well-Being Space, next to the area where the new MUGA will be located. The support sought was in-kind via Caerphilly Homes Officer time and funding towards the project.
- 2.6 This report seeks Cabinet approval for the allocation of up to £145,000 from the accumulated CIL fund, which currently stands at circa £514k. The CIL allocation will form part of a multifaceted funding package that will support the migration of a MUGA from the current Oakdale Comprehensive School site to Islwyn High School, and the linked development of a Well-Being Space within the grounds of the school, next to the area where the new MUGA will be located.
- 2.7 Should any of the £145,000 funding not be required, it would be returned to the accumulated CIL budget.

3. RECOMMENDATIONS

3.1 That Cabinet:

- 1) Approve the allocation of up to £145,000 of the accumulated Community Infrastructure Levy funding to Islwyn High School for the purposes set out in this report.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To provide sufficient funding to conclude the relocation of a MUGA from the site of the former Oakdale Comprehensive School to its new location within the grounds of Islwyn High School and to support the linked development of co-located well-being space.
- 4.2 The project falls under the category of "Off-Site Education Provision (Schools)" in CCBC's "Replacement Regulation 123 List of Infrastructure" as approved by Council on 17th November 2015.

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 This report seeks Cabinet approval for the allocation of up to £145,000 from the accumulated Community Infrastructure Levy fund.
- 5.4 The CIL allocation will form part of a multifaceted funding package that will enable the migration of a MUGA from the current Oakdale Comprehensive School site to Islwyn High School, and the linked development of a Well-Being Space within the grounds of the school.
- 5.5 On 18th October 2023, Cabinet endorsed the redevelopment of the former Oakdale Comprehensive School site by Caerphilly Homes. This multi-property, mixed tenure housing development is liable for a CIL payment of £147,341.70.
- 5.6 When Planning Permission was granted for the redevelopment of the former Oakdale Comprehensive School site, a condition was placed on the permission relating to the Multi-Use Games Area (MUGA) that currently occupies part of the former comprehensive school site. The condition states that a new facility must be provided within the community to replace the MUGA that will be lost.
- 5.7 Officers from Caerphilly Homes explored several opportunities for the MUGA's replacement site, but the preferred option was within the grounds of Islwyn High School. In reaching agreement with the school to site the new MUGA within their grounds, the school asked for support in relation to their vision to create a dedicated Well-Being Space within the grounds of the school, next to the area where the new MUGA will be located. The support sought was in-kind via Caerphilly Homes Officer time and funding towards the project.
- 5.8 Islwyn High School's vision for the Well-Being Space is to provide a multi-disciplinary pupil-centred support facility that is equipped with skills and knowledge that will enable and empower pupils to learn, change and manage their lives more constructively. The school recognises that intervention at such a crucial time in a child's emotional and academic development identifies young people at risk of social exclusion ensure they receive the help and support they need to achieve their potential. The modular Well-Being Space building will:
- Allow interventions to happen in a safe, discreet and guaranteed space;
 - Provide dignity and respect for pupils in crisis;
 - Enable pupils to get timely, appropriate support;
 - Allow the provision of bespoke timetables for pupils who have difficulty accessing the whole curriculum;
 - Meet the needs of individuals, provide external support as required and aim to minimise the numbers of young people requiring alternative provision.
- 5.9 The new MUGA and Well-Being Space have been combined into one project, with a joint planning permission and tender exercise. Project management and funding for the MUGA will be provided by Caerphilly Homes. The total estimated cost of the

Well-Being Space is £466,500, which will be funded by the school's budget and CIL allocation, if approved.

- 5.10 Included in the total project cost are several provisional sums that may be subject to change. This includes the drainage solution that has been identified by the preferred contractor, which will be subject to a SAB application and may require amendment to obtain approval. The Planning permission for the scheme also requires some intrusive site investigation works to be undertaken prior to work commencing on site due to the coal mining legacy of the school site. The results of this work could impact the foundation specification for the building, which could also increase costs.
- 5.11 It is proposed to allocate up to £145,000 to this project in order to provide some flexibility around the provisional project costs. However, it should be noted that Islwyn High School's contribution will not be impacted by the proposed flexibility and the full amount allowed in the school's budget will be allocated to the project. Any unused CIL allocation will be returned to the CIL fund.
- 5.12 On 17th November 2015, Council approved the "Replacement Regulation 123 List of Infrastructure" (see Appendix 1). The proposed Well-Being Space would meet the "Social Infrastructure" criteria relating to "Off-Site Education Provision (Schools)" and therefore be eligible for funding via CIL.

Conclusion

- 5.13 Should Cabinet approve the recommendations within the Report, up to £145,000 will be allocated from the accumulated CIL fund to support the relocation of the MUGA and the development of a linked wellbeing space to be progressed.
- 5.14 This would enable a planning condition to be discharged and the schools vision for the development of a wellbeing space to be realised.

6. ASSUMPTIONS

- 6.1 It is assumed that the £145,000 allocation will be sufficient to cover the provisional sums contained within the project costs.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

- 7.1 Not required at this stage.

8. FINANCIAL IMPLICATIONS

- 8.1 If Cabinet approve the recommendations contained within the Report, up to £145,000 of CIL funding will form part of a multifaceted funding package that will enable the migration of a MUGA from the current Oakdale Comprehensive School site to Islwyn High School, and the linked development of a Well-Being Space within the grounds of the school. Any underspend in the allotted funds will be returned to the accumulated CIL budget which currently stands at £514k.

9. PERSONNEL IMPLICATIONS

- 9.1 Whilst there are no direct personnel implications within the Report, Officers from the

Caerphilly Homes Development Team will allocate time to support the project management of the delivery of both the MUGA and Well-Being Space at Islwyn High School.

10. CONSULTATIONS

10.1 All consultee responses have been incorporated into this version of the report.

11. STATUTORY POWER

11.1 Planning & Compulsory Purchase Act 2004.

11.2 Local Government Acts 1972, 1998 and 2003.

11.3 Town and Country Planning Act 1990.

11.4 Planning Act 2008.

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