



Bristol City Council Community Infrastructure Levy Report (2013/14)

Background

1. Bristol City Council's Community Infrastructure Levy (CIL) charges took effect on 1 January 2013 and the Council is both a CIL Charging and a CIL Collecting Authority. Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended) requires CIL Charging Authorities to produce an annual report detailing CIL income and expenditure. This is Bristol City Council's annual report for the year 1 April 2013 to 31 March 2014.

Allocation of CIL

2. CIL income is required to be allocated as follows:
 - Up to 5% of CIL can be applied towards its implementation and ongoing administration
 - 15% (25% in areas that have a Neighbourhood Development Plan in place) of CIL is passed to the Parish Council in whose boundary the development that paid the CIL is located, for the provision of local infrastructure improvements or other measures to support the development of the area (referred to as Local CIL)
 - 80% (70% in areas that have a Neighbourhood Development Plan in place) of CIL is to be applied to strategic infrastructure to support the growth of the CIL Charging Authority's area (referred to as Strategic CIL)

Parish Councils / Neighbourhood Partnerships

3. Bristol City Council is not parished, however it does have Neighbourhood Partnerships, which have formal devolved responsibility over a number of areas of Council spend. There are 14 Neighbourhood Partnerships across the City, each of which comprises two or three wards. Spending decisions are taken by Neighbourhood Committees, which comprise the elected Ward Members in each Neighbourhood Partnership area. The decisions are taken in formal open meetings that are minuted by the Council's Democratic Services officers. Notice of Neighbourhood Committee meetings are published on the Council's website, as are minutes of the meetings setting out any decisions taken.
4. The Council has taken the decision to devolve the 15% of Local CIL to the relevant Neighbourhood Partnership, and this CIL report also covers the devolved funding.

Neighbourhood Development Plans

5. In order to qualify for the increased percentage (25%) of Local CIL, the relevant CIL income must have been received from a development that was granted planning permission in an area covered by a Neighbourhood Development Plan, after the Plan had been approved in a local referendum. There are currently no Neighbourhood Development Plans that have been approved by referendum in the Council's area and therefore the devolved percentage was 15% for all contributions received in 2013/14.

CIL Income

6. Total CIL income in 2013/14 was **£510,797.88**. Details of each CIL receipt and how it was apportioned are set out in Appendix A. The Council did not receive any land or infrastructure payments (i.e. the provision of land or infrastructure in lieu of paying CIL) during 2013/14.
7. Local CIL income devolved to Neighbourhood Partnerships in 2013/14 was **£76,619.69**, which is 15% of total CIL income for the year. The amount devolved to each Neighbourhood Partnership is set out in Appendix B.

CIL Expenditure

8. There was no Strategic or Local CIL expenditure in 2013/14.
9. However, on 2 September 2011 a Cabinet decision was taken to apply up to £5,000,000 of Strategic CIL to the Ashton Vale to Temple Meads Bus Rapid Transit scheme, the North Fringe to Hengrove Bus Rapid Transit scheme and the South Bristol Link scheme (now known as the Metrobus schemes), which are programmed to commence in 2014/15. Consequently it is expected that once implementation of these schemes takes place, up to £5,000,000 of Strategic CIL will be applied to them.

CIL Administrative Expenses

10. The sum of **£25,539.89** was applied to the set up and administration of CIL in 2013/14, which is 5% of total CIL income for the year.

CIL carried forward to 2014/15

11. The amount of CIL carried forward to 2014/15 is set out in the following table:

CIL CARRIED FORWARD	AMOUNT
Strategic CIL	£408,638.30
Local CIL	£76,619.69
Total	£485,257.99

Anticipated CIL income for 2014/15

12. CIL income of approximately £2,800,000 is anticipated for the 2014/15 financial year.

Contact details

For further information about this report, or any queries relating to CIL, please contact Jim Cliffe on (0117) 903 6724, or cil@bristol.gov.uk.

Jim Cliffe, Planning Obligations Manager, (3 October 2014)

APPENDIX A – CIL INCOME RECEIVED IN 2013/14

SUMMARY OF CIL RECEIPTS 2013/14								
Date	Application	Site Address	Development Type	Amount	Admin	Strategic	Local	Neighbourhood Partnership
24/04/13	13/00210	White Lion PH, 136 Fishponds Road, Eastville	Resi (Outer)	£11,300.00	£565.00	£9,040.00	£1,695.00	Greater Fishponds
24/05/13	12/05044	Lidl, West Town Lane, Brislington	Retail	£14,040.00	£702.00	£11,232.00	£2,106.00	Greater Brislington
24/05/13	12/05051	Lidl, Southmead Road, Southmead	Retail	£14,400.00	£720.00	£11,520.00	£2,160.00	Lockleaze & Horfield
05/06/13	13/00192	Nelson and Drake House, Nelson Street, City Centre	Student	£9,400.00	£470.00	£7,520.00	£1,410.00	Cabot, Clifton & Clifton East
17/06/13	13/00672	Garaways House, Chantry Road, Clifton	Resi (Inner)	£4,620.00	£231.00	£3,696.00	£693.00	Cabot, Clifton & Clifton East
08/07/13	12/05163	St. Stephens House, Colston Avenue, City Centre (1)	Student	£32,560.00	£1,628.00	£26,048.00	£4,884.00	Cabot, Clifton & Clifton East
18/07/13	12/05682	Stonebridge House, Colston Avenue, City Centre	Student	£15,000.00	£750.00	£12,000.00	£2,250.00	Cabot, Clifton & Clifton East
12/08/13	13/00725	7 Church Avenue, Stoke Bishop	Resi (Inner)	£14,420.00	£721.00	£11,536.00	£2,163.00	Henleaze, Stoke Bishop & Westbury-on-Trym
15/08/13	13/00786	Lidl, Fishponds Road, Fishponds	Retail	£16,800.00	£840.00	£13,440.00	£2,520.00	Greater Fishponds
19/08/13	12/05426	127 Lower Cheltenham Place, Montpelier	Resi (Outer)	£9,500.00	£475.00	£7,600.00	£1,425.00	Ashley, Easton & Lawrence Hill
28/08/13	12/05184	Reynolds Garage, 43 Church Rd, Westbury-on-Trym	Resi (Inner)	£8,820.00	£441.00	£7,056.00	£1,323.00	Henleaze, Stoke Bishop & Westbury-on-Trym
28/08/13	12/05146	515 Southmead Road, Southmead	Resi (Outer)	£6,650.00	£332.50	£5,320.00	£997.50	Henbury & Southmead
09/09/13	12/05544	2 Rodney Place, Clifton (1)	Resi (Inner)	£11,130.00	£556.50	£8,904.00	£1,669.50	Cabot, Clifton & Clifton East
11/10/13	13/01714	16 Hill Crest, Knowle	Resi (Outer)	£1,550.00	£77.50	£1,240.00	£232.50	Filwood, Knowle & Windmill Hill
15/10/13	11/01729	Brook Road, Speedwell (1)	Resi (Outer)	£61,480.00	£3,074.00	£49,184.00	£9,222.00	Greater Fishponds
31/10/13	12/05163	St. Stephens House, Colston Avenue, City Centre (2)	Student	£32,560.00	£1,628.00	£26,048.00	£4,884.00	Cabot, Clifton & Clifton East
31/10/13	13/03396	47 St. Marys Road, Shirehampton	Resi (Outer)	£6,835.00	£341.75	£5,468.00	£1,025.25	Avonmouth & Kingsweston
13/11/13	13/00455	12A Colston Yard, City Centre	Student	£16,000.00	£800.00	£12,800.00	£2,400.00	Cabot, Clifton & Clifton East
02/12/13	13/02550	St. Francis Road, Southville	Resi (Outer)	£33,500.00	£1,675.00	£26,800.00	£5,025.00	Greater Bedminster
06/12/13	12/05218	2 Trymwood Parade, Stoke Bishop	Retail	£34,560.00	£1,728.00	£27,648.00	£5,184.00	Henleaze, Stoke Bishop & Westbury-on-Trym
09/01/14	12/05134	31 Egerton Road, Bishopston	Resi (Inner)	£1,785.00	£89.25	£1,428.00	£267.75	Bishopston, Cotham & Redland
10/01/14	13/02213	8 Brookside Road, Brislington	Resi (Outer)	£2,300.00	£115.00	£1,840.00	£345.00	Greater Brislington
13/01/14	12/05215	Land between 59 and 63 Grove Park Terr, Fishponds	Resi (Outer)	£17,000.00	£850.00	£13,600.00	£2,550.00	Greater Fishponds
13/01/14	12/05544	2 Rodney Place, Clifton (2)	Resi (Inner)	£11,130.00	£556.50	£8,904.00	£1,669.50	Cabot, Clifton & Clifton East
14/01/14	13/03791	Raphael House, Colston Avenue, City Centre	Student	£1,540.00	£77.00	£1,232.00	£231.00	Cabot, Clifton & Clifton East
20/01/14	13/03366	Stonebridge House, Colston Avenue, City Centre	Student	£5,100.00	£255.00	£4,080.00	£765.00	Cabot, Clifton & Clifton East
27/01/14	11/01729	Brook Road, Speedwell (2)	Resi (Outer)	£61,480.00	£3,074.00	£49,184.00	£9,222.00	Greater Fishponds
06/02/14	12/05154	74 Bell Hill Road, St. George	Resi (Outer)	£3,450.00	£172.50	£2,760.00	£517.50	St. George
06/02/14	12/05155	72 Bell Hill Road, St. George	Resi (Outer)	£2,450.00	£122.50	£1,960.00	£367.50	St. George
06/02/14	13/05428	36 Cotham Hill, Cotham	Resi (Inner)	£4,117.88	£205.89	£3,294.30	£617.69	Bishopston, Cotham & Redland
07/03/14	13/04512	93 Tanorth Road, Hengrove	Resi (Outer)	£4,750.00	£237.50	£3,800.00	£712.50	Dundry View
10/03/14	13/02424	The Hop Pole, 27 Avonvale Road, St. George	Resi (Outer)	£11,750.00	£587.50	£9,400.00	£1,762.50	St. George
24/03/14	13/00791	Maskreys, 62 to 66 Whiteladies Road, Clifton (1)	Student	£28,820.00	£1,441.00	£23,056.00	£4,323.00	Cabot, Clifton & Clifton East
		2013/14 Total Receipts		£510,797.88	£25,539.89	£408,638.30	£76,619.69	

APPENDIX B – CIL INCOME DEVOLVED TO NEIGHBOURHOOD PARTNERSHIPS IN 2013/14

NEIGHBOURHOOD PARTNERSHIP	DEVOLVED CIL
Ashley, Easton & Lawrence Hill	£1,425.00
Avonmouth & Kingsweston	£1,025.25
Bishopston, Cotham & Redland	£885.44
Cabot, Clifton & Clifton East	£25,179.00
Dundry View	£712.50
Filwood, Knowle & Windmill Hill	£232.50
Greater Bedminster	£5,025.00
Greater Brislington	£2,451.00
Greater Fishponds	£25,209.00
Henbury & Southmead	£997.50
Hengrove & Stockwood	£nil
Henleaze , Stoke Bishop & Westbury-on-Trym	£8,670.00
Horfield & Lockleaze	£2,160.00
St. George	£2,647.50
Total	£76,619.69