



Bristol City Council Community Infrastructure Levy Report (2014/15)

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 2014 to 31 March 2015.

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 2014/15.

CIL Income

6. Total CIL income in 2014/15 was **£2,768,571.50**. 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 2014/15.
7. Local CIL income devolved to Neighbourhood Partnerships in 2014/15 was **£415,285.75**, 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 2014/15.
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 commenced in 2014/15. It is anticipated that up to £5,000,000 of Strategic CIL will be applied to the schemes either in 2015/16 or 2016/17, depending upon when the appropriate sum becomes available and when the schemes require the funding to be drawn down.
10. Also, decisions have been made by a number of Neighbourhood Committees to apply Local CIL to infrastructure schemes, and the monies will be drawn down once the schemes progress to implementation. The most notable allocation was made by the Greater Fishponds Neighbourhood Committee, who have allocated over £22,000 of their Local CIL to the provision of a new children's playground.

CIL Administrative Expenses

11. The sum of **£138,428.55** was applied to the set up and administration of CIL in 2014/15, which is 5% of total CIL income for the year. This has enabled the set up costs of CIL (including publication of documents, costs of viability studies, costs of the CIL examination etc) to be covered, as well as the ongoing administration costs. Consequently it is intended to reduce the administration component of CIL to 3% for 2015/16.

CIL carried forward to 2015/16

12. The amount of CIL carried forward to 2015/16 is set out in the following table:

CIL CARRIED FORWARD	AMOUNT
Strategic CIL	£2,623,495.50
Local CIL	£491,905.44
Total	£3,115,400.94

Anticipated CIL income for 2015/16

13. CIL income of in the range of £3,500,000 to £4,000,000 is anticipated for the 2015/16 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 (5 May 2015)

APPENDIX A – CIL INCOME RECEIVED IN 2014/15

SUMMARY OF CIL RECEIPTS 2014/15								
Date	Application	Site Address	Development Type	Amount	Admin	Strategic	Local	Neighbourhood Partnership
14/04/14	13/02555	Council Offices, Upper Belgrave Road, Clifton (1)	Resi (Inner)	£14,603.40	£730.17	£11,682.72	£2,190.51	Cabot, Clifton & Clifton East
23/04/14	13/04155	Old Sneed Park Cottage, Mariners Drive, Sneyd Park	Resi (Inner)	£16,289.00	£814.45	£13,031.20	£2,443.35	Henleaze, Stoke Bishop & Westbury-on-Trym
24/04/14	12/05538	Regents Court, 33 Regent Street, Clifton	Resi (Inner)	£4,410.00	£220.50	£3,528.00	£661.50	Cabot, Clifton & Clifton East
29/04/14	12/05163	St. Stephens House, Colston Avenue, City Centre (3)	Student	£48,840.00	£2,442.00	£39,072.00	£7,326.00	Cabot, Clifton & Clifton East
01/05/14	13/00398	Rear of 477 Gloucester Road, Horfield	Resi (Inner)	£4,060.00	£203.00	£3,248.00	£609.00	Bishopston, Cotham & Redland
07/05/14	13/00952	Bristol Zoo Shop, Guthrie Road, Clifton	Retail	£16,440.00	£822.00	£13,152.00	£2,466.00	Cabot, Clifton & Clifton East
09/05/14	13/00452	Magistrates Court, Nelson Street, City Centre (1)	Retail	£38,400.00	£1,920.00	£30,720.00	£5,760.00	Cabot, Clifton & Clifton East
09/05/14	13/00452	Magistrates Court, Nelson Street, City Centre (1)	Student	£169,940.00	£8,497.00	£135,952.00	£25,491.00	Cabot, Clifton & Clifton East
12/05/14	13/02864	ALDI, Church Road, Redfield	Retail	£26,640.00	£1,332.00	£21,312.00	£3,996.00	St. George
12/05/14	13/01732	354 Lodge Causeway, Hillfields	Resi (Outer)	£6,241.48	£312.07	£4,993.19	£936.22	Greater Fishponds
19/05/14	13/03110	73 Sommerville Road, St. Andrews	Resi (Inner)	£3,731.00	£186.55	£2,984.80	£559.65	Bishopston, Cotham & Redland
21/05/14	13/00281	191 to 193 Church Road, Redfield	Resi (Outer)	£22,500.00	£1,125.00	£18,000.00	£3,375.00	Ashley, Easton & Lawrence Hill
04/06/14	12/04448	1 to 2 Gloucester Road, Avonmouth	Resi (Outer)	£17,000.00	£850.00	£13,600.00	£2,550.00	Avonmouth & Kingsweston
13/06/14	13/02000	Land to rear of 237b Charlton Road, Brentry (1)	Resi (Outer)	£9,860.00	£493.00	£7,888.00	£1,479.00	Henbury & Southmead
19/06/14	13/01283	49 Mellent Avenue, Hartcliffe	Resi (Outer)	£3,350.00	£167.50	£2,680.00	£502.50	Dundry View
25/06/14	13/00133	148 Wells Road, Totterdown	Resi (Outer)	£3,000.00	£150.00	£2,400.00	£450.00	Filwood, Knowle & Windmill Hill
26/06/14	13/04196	Land at Torpoint Rd and Kingswear Rd, Knowle West	Resi (Outer)	£52,690.18	£2,634.51	£42,152.14	£7,903.53	Filwood, Knowle & Windmill Hill
02/07/14	13/02822	Land at rear of 29 Berkeley Road, Bishopston	Resi (Inner)	£4,760.00	£238.00	£3,808.00	£714.00	Bishopston, Cotham & Redland
07/07/14	13/01338	237 Ashton Drive, Ashton	Resi (Outer)	£2,200.00	£110.00	£1,760.00	£330.00	Greater Bedminster
07/07/14	13/04630	Clifton Bank, Clifton Down, Clifton (1)	Resi (Inner)	£12,110.00	£605.50	£9,688.00	£1,816.50	Cabot, Clifton & Clifton East
24/07/14	11/01729	Brook Road, Speedwell (3)	Resi (Outer)	£92,220.00	£4,611.00	£73,776.00	£13,833.00	Greater Fishponds
29/07/14	13/00791	Maskreys, 62 to 66 Whiteladies Road, Clifton (2)	Student	£28,820.00	£1,441.00	£23,056.00	£4,323.00	Cabot, Clifton & Clifton East
07/08/14	13/04914	Electricity House, Colston Avenue, City Centre (1)	Retail	£186,637.50	£9,331.88	£149,310.00	£27,995.62	Cabot, Clifton & Clifton East
07/08/14	13/04914	Electricity House, Colston Avenue, City Centre (1)	Resi (Inner)	£16,886.25	£844.31	£13,509.00	£2,532.94	Cabot, Clifton & Clifton East
11/08/14	13/03965	Entertainment Centre, Frogmore Street, City Centre	Student	£106,015.18	£5,300.76	£84,812.14	£15,902.28	Cabot, Clifton & Clifton East
15/08/14	13/02555	Council Offices, Upper Belgrave Road, Clifton (2)	Resi (Inner)	£14,603.40	£730.17	£11,682.72	£2,190.51	Cabot, Clifton & Clifton East
18/08/14	13/04132	St. Angelas, 4 to 5 Litfield Place, Clifton (1)	Resi (Inner)	£23,422.00	£1,171.10	£18,737.60	£3,513.30	Cabot, Clifton & Clifton East
21/08/14	14/00331	47 to 49 Barton Road, The Dings (1)	Resi (Inner)	£10,516.88	£525.84	£8,413.50	£1,577.54	Ashley, Easton & Lawrence Hill
04/09/14	13/00452	Magistrates Court, Nelson Street, City Centre (2)	Student	£208,340.00	£10,417.00	£166,672.00	£31,251.00	Cabot, Clifton & Clifton East
05/09/14	13/05704	Plot 3A, Harbourside, Anchor Road, City Centre (1)	Resi (Inner)	£149,443.31	£7,472.17	£119,554.64	£22,416.50	Cabot, Clifton & Clifton East
05/09/14	13/05086	2 Chakeshill Drive, Brentry	Resi (Outer)	£3,597.32	£179.86	£2,877.86	£539.60	Henbury & Southmead
09/09/14	14/00751	Ashton Gate Stadium, Ashton Road, Ashton (1)	Retail	£117,543.07	£5,877.15	£94,034.46	£17,631.46	Greater Bedminster
09/09/14	14/00751	Ashton Gate Stadium, Ashton Road, Ashton (1)	Other	£23,264.03	£1,163.20	£18,611.22	£3,489.61	Greater Bedminster
15/09/14	13/02978	Rear of 18 Sydenham Road, Cotham	Resi (Inner)	£5,110.00	£255.50	£4,088.00	£766.50	Cabot, Clifton & Clifton East
17/09/14	13/04454	385 Church Road, St. George	Resi (Outer)	£2,237.75	£111.89	£1,790.20	£335.66	St. George
19/09/14	12/05492	4 to 6 Clifton Road, Clifton	Other	£1,550.00	£77.50	£1,240.00	£232.50	Cabot, Clifton & Clifton East

06/10/14	13/05563	7 The Greenway, Hillfields	Resi (Outer)	£3,703.13	£185.16	£2,962.50	£555.47	Greater Fishponds
13/10/14	13/02000	Land to rear of 237b Charlton Road, Brentry (2)	Resi (Outer)	£9,860.00	£493.00	£7,888.00	£1,479.00	Henbury & Southmead
28/10/14	13/01919	49 Eastwood Road, Brislington	Resi (Outer)	£6,700.00	£335.00	£5,360.00	£1,005.00	Greater Brislington
31/10/14	12/05163	St. Stephens House, Colston Avenue, City Centre (4)	Student	£48,840.00	£2,442.00	£39,072.00	£7,326.00	Cabot, Clifton & Clifton East
04/11/14	13/03447	9 Ashley Down Road, Bishopston	Resi (Inner)	£12,831.00	£641.55	£10,264.80	£1,924.65	Bishopston, Cotham & Redland
04/11/14	13/04630	Clifton Bank, Clifton Down, Clifton (2)	Resi (Inner)	£12,110.00	£605.50	£9,688.00	£1,816.50	Cabot, Clifton & Clifton East
10/11/14	13/03628	Unit C, Channons Hill Retail Park, Fishponds	Other	£32,350.00	£1,617.50	£25,880.00	£4,852.50	Greater Fishponds
10/11/14	12/04826	25 to 27 Highridge Road, Bishopsworth	Resi (Outer)	£4,500.00	£225.00	£3,600.00	£675.00	Dundry View
10/11/14	13/02654	100 Thicket Avenue, Hillfields	Resi (Outer)	£3,550.00	£177.50	£2,840.00	£532.50	Greater Fishponds
12/11/14	13/03011	467 Portway, Shirehampton	Resi (Outer)	£3,300.00	£165.00	£2,640.00	£495.00	Avonmouth & Kingsweston
20/11/14	13/04405	158 Coldharbour Road, Redland	Resi (Inner)	£6,090.00	£304.50	£4,872.00	£913.50	Bishopston, Cotham & Redland
27/11/14	13/01079	10 Filton Grove, Horfield	Resi (Outer)	£3,150.00	£157.50	£2,520.00	£472.50	Horfield & Lockleaze
01/12/14	14/00307	Granby House, St. Johns Road, Bedminster (1)	Resi (Outer)	£12,590.63	£629.53	£10,072.50	£1,888.60	Greater Bedminster
11/12/14	13/04417	46 Troopers Hill Road, St. George	Resi (Outer)	£9,750.00	£487.50	£7,800.00	£1,462.50	St. George
11/12/14	12/02066	54 Filton Grove, Horfield	Resi (Outer)	£1,300.00	£65.00	£1,040.00	£195.00	Horfield & Lockleaze
11/12/14	13/04914	Electricity House, Colston Avenue, City Centre (2)	Resi (Inner)	£203,523.75	£10,176.19	£162,819.00	£30,528.56	Cabot, Clifton & Clifton East
11/12/14	13/03413	85 High Street, Easton	Resi (Outer)	£4,650.00	£232.50	£3,720.00	£697.50	Ashley, Easton & Lawrence Hill
16/12/14	14/01333	675 Fishponds Road, Fishponds	Resi (Outer)	£6,030.80	£301.54	£4,824.64	£904.62	Greater Fishponds
07/01/15	14/00831	49 Mansfield Street, Bedminster	Resi (Outer)	£2,327.68	£116.38	£1,862.14	£349.16	Greater Bedminster
07/01/15	12/05485	121 Kingsway, St. George	Resi (Outer)	£2,900.00	£145.00	£2,320.00	£435.00	St. George
09/01/15	13/05704	Plot 3A, Harbourside, Anchor Road, City Centre (2)	Resi (Inner)	£149,443.31	£7,472.17	£119,554.64	£22,416.50	Cabot, Clifton & Clifton East
15/01/15	14/02206	73 Blackswarth Road, St. George	Resi (Outer)	£2,592.19	£129.61	£2,073.75	£388.83	St. George
15/01/15	14/00407	39 Langley Crescent, Ashton	Resi (Outer)	£5,977.90	£298.89	£4,782.32	£896.69	Greater Bedminster
20/01/15	13/02883	33 King Johns Road, Kingswood	Resi (Outer)	£4,000.00	£200.00	£3,200.00	£600.00	Greater Fishponds
20/01/15	13/01051	Napier Miles House, Kingsweston (1)	Resi (Outer)	£9,078.00	£453.90	£7,262.40	£1,361.70	Avonmouth & Kingsweston
23/01/15	13/01967	Winford Court, Downs Park West, Henleaze	Other	£350.00	£17.50	£280.00	£52.50	Henleaze, Stoke Bishop & Westbury-on-Trym
03/02/15	13/04132	St. Angelas, 4 to 5 Litfield Place, Clifton (2)	Resi (Inner)	£23,422.00	£1,171.10	£18,737.60	£3,513.30	Cabot, Clifton & Clifton East
03/02/15	13/00791	Maskreys, 62 to 66 Whiteladies Road, Clifton (3)	Student	£43,230.00	£2,161.50	£34,584.00	£6,484.50	Cabot, Clifton & Clifton East
03/02/15	14/00568	45 to 47 Radnor Road, Bishopston	Resi (Inner)	£6,813.75	£340.69	£5,451.00	£1,022.06	Bishopston, Cotham & Redland
04/02/15	14/00751	Ashton Gate Stadium, Ashton Road, Ashton (2)	Other	£140,807.10	£7,040.35	£112,645.68	£21,121.07	Greater Bedminster
09/02/15	11/01729	Brook Road, Speedwell (4)	Resi (Outer)	£92,220.00	£4,611.00	£73,776.00	£13,833.00	Greater Fishponds
12/02/15	13/02119	1 Lower Park Row, City Centre	Student	£30,008.01	£1,500.40	£24,006.41	£4,501.20	Cabot, Clifton & Clifton East
23/02/15	13/02917	19 Jeffries Hill Bottom, Hanham	Resi (Outer)	£5,600.00	£280.00	£4,480.00	£840.00	St. George
26/02/15	14/00961	103 to 105 Grittleton Road, Horfield	Resi (Outer)	£13,066.74	£653.34	£10,453.39	£1,960.01	Horfield & Lockleaze
27/02/15	13/02555	Council Offices, Upper Belgrave Road, Clifton (3)	Resi (Inner)	£21,905.10	£1,095.25	£17,524.08	£3,285.77	Cabot, Clifton & Clifton East
02/03/15	13/02771	Harris Warehouse, Farris Lane, City Centre	Resi (Inner)	£3,043.48	£152.17	£2,434.79	£456.52	Cabot, Clifton & Clifton East
02/03/15	13/02771	Harris Warehouse, Farris Lane, City Centre	Retail	£782.61	£39.13	£626.09	£117.39	Cabot, Clifton & Clifton East
03/03/15	14/04449	78 Gloucester Road, Bishopston	Resi (Inner)	£1,333.13	£66.66	£1,066.50	£199.97	Bishopston, Cotham & Redland
03/03/15	13/00839	232 Whitehall Road, St. George	Resi (Outer)	£4,250.00	£212.50	£3,400.00	£637.50	St. George
12/03/15	13/00452	Magistrates Court, Nelson Street, City Centre (3)	Student	£312,510.00	£15,625.50	£250,008.00	£46,876.50	Cabot, Clifton & Clifton East
12/03/15	12/05544	2 Rodney Place, Clifton (3) and (4)	Resi (Inner)	£33,809.89	£1,690.49	£27,047.92	£5,071.48	Cabot, Clifton & Clifton East
12/03/15	12/03984	28 Springfield Avenue, Shirehampton	Resi (Outer)	£2,450.00	£122.50	£1,960.00	£367.50	Avonmouth & Kingsweston
27/03/15	13/04875	12 Birchwood Road, Brislington	Resi (Outer)	£4,549.55	£227.48	£3,639.64	£682.43	Greater Brislington
		2014/15 Total Receipts		£2,768,571.50	£138,428.55	£2,214,857.20	£415,285.75	

APPENDIX B – CIL INCOME DEVOLVED TO NEIGHBOURHOOD PARTNERSHIPS IN 2014/15

NEIGHBOURHOOD PARTNERSHIP	DEVOLVED CIL (2013/14)	DEVOLVED CIL (2014/15)	TOTAL DEVOLVED CIL
Ashley, Easton & Lawrence Hill	£1,425.00	£5,650.04	£7,075.04
Avonmouth & Kingsweston	£1,025.25	£4,774.20	£5,799.45
Bishopston, Cotham & Redland	£885.44	£5,942.83	£6,828.27
Cabot, Clifton & Clifton East	£25,179.00	£289,229.87	£314,408.87
Dundry View	£712.50	£1,177.50	£1,890.00
Filwood, Knowle & Windmill Hill	£232.50	£8,353.53	£8,586.03
Greater Bedminster	£5,025.00	£45,706.59	£50,731.59
Greater Brislington	£2,451.00	£1,687.43	£4,138.43
Greater Fishponds	£25,209.00	£36,047.31	£61,256.31
Henbury & Southmead	£997.50	£3,497.60	£4,495.10
Hengrove & Stockwood	£nil	£nil	£nil
Henleaze , Stoke Bishop & Westbury-on-Trym	£8,670.00	£2,495.85	£11,165.85
Horfield & Lockleaze	£2,160.00	£2,627.51	£4,787.51
St. George	£2,647.50	£8,095.49	£10,742.99
Total	£76,619.69	£415,285.75	£491,905.44