



rhondda cynon taf

community infrastructure levy

ardoll seilwaith cymunedol

Regulation 62
Monitoring Report 2021/22

Regulation 62 – Monitoring Report 2021/22

Background

Rhondda Cynon Taf (RCT) Council's Community Infrastructure Levy (CIL) Charges took effect on 31 December 2014 and the Council is both a CIL Charging and a CIL Collecting Authority. Regulation 62 of the CIL Regulations 2010 (as amended) requires CIL Charging Authorities to produce an annual report detailing CIL income and expenditure. This is Rhondda Cynon Taf's **seventh** annual report covering the period 1 April 2021 to 31 March 2022.

Allocation of CIL

CIL income is required to be allocated as follows:

- Up to 5% of CIL can be applied towards implementation and ongoing administration
- 15% of CIL (excluding surcharges) is passed to the Community/Town 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% 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).

Total CIL Income

Total CIL income in 2021/22 was £844,935.68

Details of each CIL receipt and how it is apportioned is attached at Appendix A.

Strategic 80% (to be spent on items on Regulation 123 List)

Strategic Income in 2021/22 was £225,670.78 *

Strategic income carried forward from 2020/21 was £792,676.92

Balance of Strategic CIL income £1,018,347.70

Local 15%

Local CIL income in 2021/22 was £554,304.00*

Rhondda Cynon Taf has 12 Community/Town Council areas, which are: Gilfach Goch, Hirwaun, Llanharan, Llanharry, Llantrisant, Llantwit Fardre, Pontyclun, Pontypridd, Rhigos, Taffs Well, Tonyrefail and Ynysybwl

Local CIL (15%) income received between 1st April 2021 and 30th September 2021 was £240,309.91 passed to the relevant Community/Town Council in October 2021.

£313,994.09 was received between 1st October 2021 and 31st March 2022. £160,133.52 was passed to the relevant Community/Town Council in April 2022.

The charging authority has agreed that the balance of £153,860.57 that was to be paid to Llanharan Community Council in April 2022 will be deferred. This payment is in relation to Planning Application 19/1082/16.

Balance for areas where there is no Community/Town Council 2021/22 is £2,218.36

The amount passed to each Community/Town Council is set out in Appendix B.

Administration 5%

Administrative Income in 2021/22 was £64,960.90

Administrative income carried forward from 2020/21 was £49,323.17

Balance of Administration Income £114,284.07

*(*80% Strategic income is less than the 15% Local income due to the amount being off-set against the infrastructure balance until the cost of the new primary school at the Llanilid development has been met.)*

CIL carried forward to 2022/23

The amount of CIL carried forward to 2022/23 is set out in the following table:

| CIL CARRIED FORWARD | AMOUNT |
|---------------------|--|
| Strategic CIL | £1,018,347.70 |
| Local CIL | Areas where there is no Town/Community Council £2,218.36 Llanharan Community Council deferred payment of £153,860.57 received in 2021/22 |
| Administrative CIL | £114,284.07 |

Appendix A –CIL INCOME RECEIVED IN 2021/2022

| Date received | Planning Application Reference | Site Address | CIL Charge Development Type | Community/ Town Council | Amount | Strategic | Admin | Local (Community/ Town Council) |
|---------------|--------------------------------|--|-----------------------------|-------------------------|-------------|------------|----------|---------------------------------|
| 15/05/21 | 18/0736/10 | Former Hillside Site, Llantrisant Road, Tonyrefail, CF39 8AX | Zone 2 | Tonyrefail | £80,000.00 | £64,000.00 | £4000.00 | £12,000.00 |
| 30/05/21 | 18/0334/16 | Land North A473, Llanilid (Phase 1) | Zone 3 | Llanharan | £72,865.14 | £0 | £0 | £72,865.14 |
| 01/06/21 | 19/0516/10 | Penuel Chapel, High Street, Llantrisant, CF72 8BQ | Zone 3 | Llantrisant | £12,085.88 | £9668.70 | £604.30 | £1812.88 |
| 03/06/21 | 18/1423/10 | The Meadows, Coedely, Tonyrefail | Zone 2 | Tonyrefail | £70,300.62 | £56,240.50 | £3515.03 | £10,545.09 |
| 20/09/21 | 19/1081/16 | Land North A473, Llanilid (Phase 2) | Zone 3 | Llanharan | £143,086.80 | £0 | £0 | £143,086.80 |
| 02/12/21 | 18/1423/10 | The Meadows, Coedely, Tonyrefail | Zone 2 | Tonyrefail | £70,300.62 | £56,240.50 | £3515.03 | £10,545.09 |
| 07/01/22 | 20/1410/10 | Railway Terrace, Pontyclun | Zone 3 | Pontyclun | £24,716.22* | £20,155.48 | £1235.81 | £3324.93 |

| | | | | | | | | |
|----------|------------|--|--------|------------|------------------------------------|-----------------------------------|---------------|---------------|
| 14/02/22 | 19/1082/16 | Land North A473, Llanilid (Phases 3 and 4) | Zone 3 | Llanharan | £204,764.89 | £0 | £50,904.32*** | £153,860.57** |
| 08/03/22 | 19/1041/10 | 17A Coedpenmaen Road, Pontypridd, CF37 4LG | Zone 2 | Pontypridd | £23,728.74* (£0.50 overpayment) | £19,365.60 (£0.50 overpayment) | £1186.41 | £3176.73 |
| 16/03/22 | 19/1081/16 | Land North A473, Llanilid (Phase 2) | Zone 3 | Llanharan | £143,086.77 | £0 | £0 | £143,086.77 |
| TOTAL | - | - | - | - | £844,935.68 | £225,670.78 | £64,960.90 | £544,304.00 |

*Regulation 88, surcharges cannot be apportioned to community/town councils and must be split 5% administration and 95% strategic infrastructure.

**Regulation 59(D) specifies that the charging authority and the local council are able to agree a timetable for payment. Llanharan Community Council wishes to defer the payment associated with Planning Application 19/1082/16 Land North A473, Llanilid (Phases 3 and 4) and the charging authority has agreed.

***the 5% admin fee has also been used to off-set against the infrastructure balance until the cost of the new primary school at the Llanilid development has been met. This has now been met and the 5% Admin will be clawed back from the Llanilid payments.

Appendix B – CIL INCOME LOCAL INFRASTRUCTURE COMMUNITY/TOWN COUNCILS

| Community/Town Council | 15% received in 2021/22 to be passed to local council | Amount paid in October 2021 | Amount paid in April 2022 | Balance c/f |
|---|---|-----------------------------|---------------------------|--|
| Gilfach Goch | £0 | £0 | £0 | £0 |
| Hirwaun | £0 | £0 | £0 | £0 |
| Llanharan | £512,899.28 | £215,951.94 | £143,086.77 | £153,860.57 |
| Llanharry | £0 | £0 | 0 | £0 |
| Llantrisant | £1812.88 | £1812.88 | £0 | £0 |
| Llantwit Fardre | £0 | £0 | £0 | £0 |
| Pontyclun | £3324.93 | £0 | £3324.93 | £0 |
| Pontypridd | £3176.73 | £0 | £3176.73 | £0 |
| Rhigos | £0 | £0 | £0 | £0 |
| Taffs Well | £0 | £0 | £0 | £0 |
| Tonyrefail | £33,090.18 | £22,545.09 | £10,545.09 | £0 |
| Ynysybwl | £0 | £0 | £0 | £0 |
| Non-Community Council/Town Council area | £0 | £0 | £0 | £2,218.36 (carried forward from 19/20) to be spent in Aberaman South Ward |
| Total | £554,304.00 | £240,309.91 | £160,133.52 | £156,078.93 |