



rhondda cynon taf
community infrastructure levy

ardoll seilwaith cymunedol



Community Infrastructure Levy (CIL)

What is CIL?

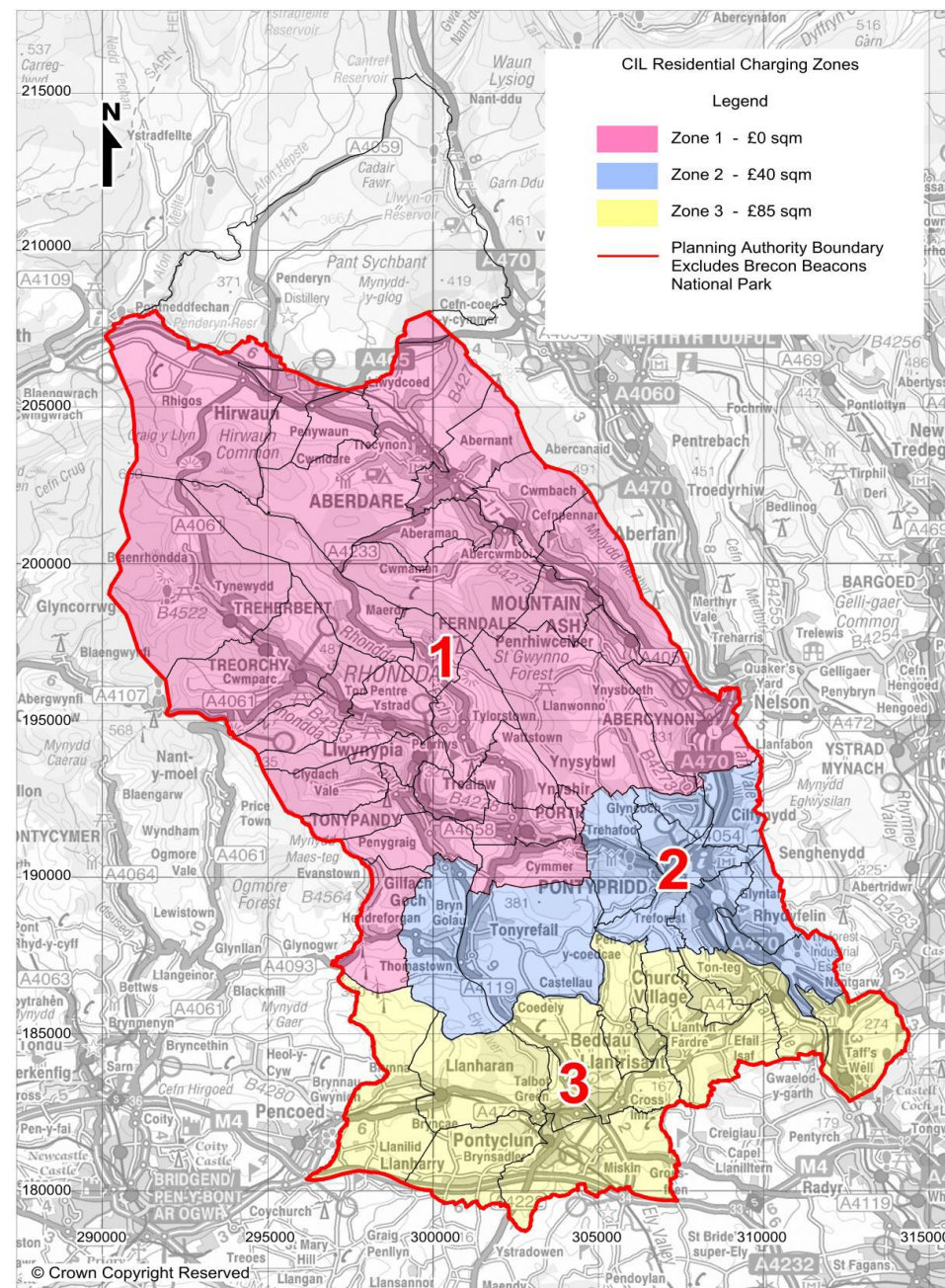
- CIL is a relatively new levy that local authorities in Wales and England can choose to charge on new developments in their area.
- CIL has been devolved to Welsh Government under the Wales Act 2017.

How is CIL charged?

In accordance with the Council's Charging Schedule:

- CIL is charged where the gross internal area of new build exceeds 100 sqm, or;
- involves the creation of a dwelling even when below 100 sq. m. (including changes of use).

The Charging Zones



CIL Charging Schedule

Development Type	CIL rate £/sq m
<i>Residential</i>	
Zone 1	£0
Zone 2	£40
Zone 3	£85
Retail A1	£100
All other Development Types	£0

Please note that indexation charges are also added to the CIL rate £/sq m and this is calculated by using the index figure in which the charging schedule took effect and the index figure for the year planning permission was first granted.

Passing CIL receipts to Community/Town Councils

The Community Infrastructure Levy (CIL) Regulations require charging authorities (the council) to pass 15% of CIL receipts to the relevant community/town council from development that takes place in their area.

CIL receipts are passed twice a year

- by 28 April – for receipts received between 1 October and 31 March
- by 28 October – for receipts received between 1 April and 30 September

CIL receipts passed to Community/Town Councils

Total receipts passed to Community/Town Councils up to October 2022 are £1,180,889.07

- Taffs Well - £13,210.99
- Pontypridd - £54,861.51
- Llantrisant - £9277.31
- Tonyrefail - £62,417.14
- Hirwaun - £9,190.30
- Llanharan - £950,550.76
- Llanharry - £786.67
- Llantwit Fardre - £60,173.26
- Gilfach Goch - £6,174.74
- Other (areas where no community council)- £8478.82
- Pontyclun - £5767.57

Community Councils where no CIL income has been received to date are Ynysybwl and Coed-Y-Cwm and Rhigos.

What are Infrastructure Needs

- Community/town councils should carefully consider whether the expenditure addresses the extra demand on infrastructure that are caused by development within their area and be clear on the links between infrastructure and growth
- CIL cannot be a replacement for everyday community/town council expenditure and misspent CIL can be claimed back by RCT
- The production of a community/town council own version of an Infrastructure (Regulation 123) List can be a useful starting point for the prioritisation of infrastructure projects and demands development places on its area

Infrastructure Lists

Community and Town Council Infrastructure Lists although not mandatory provide an open and transparent way of setting out the projects that the Community/Town Council proposes to spend their CIL receipts on.

The list can be amended/added to at any time in line with the Community/Town Council's own procedures for updating/amending the list, such as, consultation with existing groups and local residents within the area.

Examples of Infrastructure that can be provided or Maintained by Community/Town Councils

- Acquire and maintain open spaces
- Acquire, provide and furnish a community building/public building/village hall
- Acquire land for play areas, recreation grounds, public walks, including their maintenance
- Repair and maintain public footpaths and bridleways
- Lighting for roads and public places, Provide parking places, Traffic Calming measures
- Provision of allotments
- Provide public toilets (does not include employee wages)
- Maintain, repair and protect War Memorials
- Provision of bus shelters
- Litter bins
- Provide a public clock

Infrastructure Lists

CIL monies can be used to provide match funding with other income streams to make the most efficient use of funding to benefit the community.

The Councils “RCT Together” Community Development Team provides support, advice & guidance to community groups and works collaboratively with Town and Community Councils, Neighbourhood Network partners and funders to maximise match-funding opportunities that enable the delivery and sustainability of community based services. Access to this support is strongly encouraged. See link to [RCT Together Team](#)

The Community/Town Council should also work closely with their neighbouring Community/Town Councils, and RCT Council to agree on infrastructure spending priorities. If the Community/Town Council shares RCT Council’s priorities, they may agree that the Council should retain the CIL to spend on specific infrastructure (which may not be in the Community/Town Council administrative area) but will support the development of the area.

Infrastructure Lists

To conclude:

Decisions on how the funds are spent are at the discretion of the Community/Town Council provided it is in accordance with the CIL Regulations.

It is recommended that Community and Town Councils, in the interest of transparency and fairness prepare their own Infrastructure List to help mitigate the impacts of development in their area.

Any Questions?