



rhondda cynon taf

community infrastructure levy

ardoll seilwaith cymunedol

Monitoring Report 2023/2024

Regulation 62 – Monitoring Report 2023/2024

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 ninth annual report covering the period 1st April 2023 to 31st March 2024.

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 2023/2024 was £1,537,685.60

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

Strategic income received in 2023/2024 was £951,867.18

Strategic income carried forward from 2022/2023 was £942,991.75

Strategic income spent in 2023/2024 was £Nil

Balance of Strategic CIL income carried forward to 2024/2025 was £1,894,858.93

Details of each CIL receipt and how it is apportioned is set out in Appendix A.

Local 15%

Local CIL income in 2023/2024 was £475,422.42

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

The balance of Local CIL (15%) amounting to £296,947.34 that was carried forward from 2022/2023 was passed to Llanharan Community Council in August 2023. The payments were in relation to Planning Applications 19/1082/16 (second instalment) and 19/1081/16 (fourth instalment).

Local CIL (15%) income received between 1st April 2023 and 30th September 2023 was £243,147,10. £100,060.33 was passed to the relevant Community/Town Council in October 2023 and £143,086.77 in relation to Planning Application 19/1081/16 was carried forward for release in 2024/2025 to Llanharan Community Council.

£232,275.32 was received between 1st October 2023 and 31st March 2024. £78,414.75 was carried forward for release in 2024/2025 to Pontyclun Community Council and this was in relation to Planning Application 22/0690/16 (First Instalment of Phase 2 and First Instalment of Phase 3). £153,860.57 in relation to Planning Application 19/1082/16 was also carried forward for release in 2024/2025.

Balance for areas where there is no Community/Town Council as at 2023/2024 is £8,478.82.

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

Administration 5%

Administrative income in 2023/2024 was £110,396.00

Administrative income carried forward from 2022/2023 was £185,166.13

Administration income spent in 2023/2024 was £40,000

Balance of Administration Income carried forward to 2024/2025 was £255,562.13

CIL carried forward to 2024/2025

The amount of CIL carried forward to 2024/2025 is set out in the following table:

CIL CARRIED FORWARD	AMOUNT
Strategic CIL	£1,894,858.93
Local CIL	Areas where there is no Town/Community Council £8,478.82. Llanharan Community Council payments received in 2023/2024 listed on Appendix A (£143,086.77 and £153,860.57) to be carried forward and released in 2024/2025 Pontyclun Community Council payments received in 2023/2024 listed on Appendix A (£54,789.60 and £23,625.15) to be carried forward and released in 2024/2025
Administrative CIL	£255,562.13

Appendix A –CIL INCOME RECEIVED IN 2023/2024

Date received	Planning Application Reference	Site Address	CIL Charge Development Type	Community/ Town Council	Amount	Strategic	Admin	Local (Community/ Town Council)
17/05/2023	18/1423/10	The Meadows, Coedely, Tonyrefail (final instalment)	Zone 2	Tonyrefail	£70,300.62	£56,240.50	£3,515.03	£10,545.09
23/06/2023	18/0321/10	Former Workshop and Store, 85 A Penrhiwfer Road, Tonyrefail (first instalment)	Zone 2	Tonyrefail	£2,069.21	£1,655.37	£103.46	£310.38
01/07/2023	22/0690/16	Land West of A4119, Cefn Yr Hendy, Llantrisant (Phase 1) (first instalment)	Zone 3	Pontyclun	£389,567.60	£311,654.08	£19,478.38	£58,435.14
09/08/2023	20/0963/16	Former Clariant Site, Llantrisant Road, Church	Zone 3	Llantwit Fardre	£205,131.52	£164,105.23	£10,256.57	£30,769.72

		Village, CF38 2SN (second instalment)						
06/09/2023	19/1081/16	Land At Former Open Cast Coal Site and Land To The North Of The A473, Llanilid (final payment)	Zone 3	Llanharan	£143,086.77	£0	£0	£143,086.77
20/10/2023	22/0690/16	Land West of A4119, Cefn Yr Hendy, Llantrisant (Phase 2) (first instalment)	Zone 3	Pontyclun	£365,264.00	£292,211.20	£18,263.20	£54,789.60
09/02/2024	19/1082/16	Land At Former Open Cast Coal Site and Land To The North Of The A473, Llanilid (third instalment)	Zone 3	Llanharan	£204,764.88	-	£50,904.31	£153,860.57
27/03/2024	22/0690/16	Land West of A4119, Cefn Yr Hendy, Llantrisant (Phase 3)	Zone 3	Pontyclun	£157,501.00	£126,000.80	£7875.05	£23,625.15

		(first instalment)						
TOTAL	-	-	-	-	£1,537,685.60	£951,867.18	£110,396.00*	£475,422.42

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

*

An Infrastructure Payment Agreement was agreed in June 2019 relating to the provision of a new primary school on land at the former open cast coal site, Llanilid. The Council agreed to accept the Infrastructure at the Infrastructure Value of £10,223,499.00 from Persimmon in satisfaction of part of the CIL due in respect of the Chargeable Development in accordance with the terms and provision of the Agreement.

The 80% Strategic income and the 5% Administrative income was not paid in money until the balance of the Infrastructure had been paid. It is worth noting that the Infrastructure was not in satisfaction of the 15% CIL payable to the Community Council under 69A of the Regulations and this sum was and continues to be paid to the Council in money.

All of the instalments have been met for both Phases 1 and 2 and the instalments are continuing for Phases 3 and 4 (Planning Application 19/1082/16).

The balance of the Infrastructure will be £Nil when the final instalment of the CIL Chargeable Development (19/1082/16) is paid on the 15th February 2026. It is worth noting that £254,521.55 is being paid to the Charging Authority in money over these five instalments and is being coded to Administrative income until the balance of the overall 5% Administrative income has been clawed back for these chargeable developments. This is due to the balance payable of the Infrastructure being less than the CIL Payable for Phases 3 and 4.)

Appendix B – CIL INCOME LOCAL INFRASTRUCTURE COMMUNITY/TOWN COUNCILS

Community/Town Council	Balance b/f from 2022/2023	15% received in 2023/2024 to be passed to local council	Amount paid in October 2023	Amount paid in April 2024	Balance c/f to 2024/2025
Gilfach Goch	£0	£0	£0	£0	£0
Hirwaun	£0	£0	£0	£0	£0
Llanharan	£296,947.34**	£296,947.34	£0	£0	£296,947.34
Llanharry	£0	£0	£0	£0	£0
Llantrisant	£0	£0	£0	£0	£0
Llantwit Fardre	£0	£30,769.72	£30,769.72	£0	£0
Pontyclun	£0	£136,849.89	£58,435.14	£0	£78,414.75
Pontypridd	£0	£0	£0	£0	£0
Rhigos	£0	£0	£0	£0	£0
Taffs Well	£0	£0	£0	£0	£0
Tonyrefail	£0	£10,855.47	£10,855.47	£0	£0
Ynysybwl	£0	£0	£0	£0	£0
Non-Community Council/Town Council area	£8,478.82*	£0	£0	£0	£8,478.82*

*

£2,218.36 (b/f from 2019/2020) to be spent in Aberaman South Ward

£6,260.46 (b/f from 2022/2023) to be spent in Tonypandy

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2022/2023 b/f balance of £296,947.34 released to Llanharan Community Council in August 2023.