

**Public
Key Decision - Yes**

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter: Community Infrastructure Levy Spend Allocation

Meeting/Date: Overview & Scrutiny (Performance and Growth)
– 3rd April 2024
Cabinet – 16th April 2024

Executive Portfolio: Executive Councillor for Planning (TS)

Report by: Chief Planning Officer (CK)

Ward(s) affected: All Ward(s)

Executive Summary:

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Huntingdonshire District Council became a CIL charging authority in May 2012.

Local authorities must spend the levy on infrastructure needed to support the development of their area. This helps to deliver across the priorities in the Council's Corporate Plan 2023 - 2028 specifically Creating a better Huntingdonshire for future generations by:

- Improved housing - 27. Maintain the level of new housing delivery, which meets the needs of Huntingdonshire residents, including the type of home and tenure (open market and social housing).
- Forward-thinking economic growth - 39. Influence delivery of infrastructure including East West Rail, A428, A141 Strategic Outline Business Case and future Transport Strategies.

The latest funding round was launched on 27th November 2023 with a closing date of 22nd January 2024. Bids received within that round for CIL funding towards infrastructure projects have been assessed by officers to reach the recommendations within this report.

Recommendation(s):

The Cabinet is

RECOMMENDED

- a) Note the updates on delivery in relation to the projects previously allocated or in receipt of CIL funding commitments (see Appendix 1).
- b) Agree officer recommendations at Paragraph 4.2 to **DECLINE** funding for Hilton Pavilion
- c) Agree officer recommendations at Paragraph 4.3 to **APPROVE** funding for Sawtry Pavilion
- d) Agree officer recommendations at Paragraph 4.4 to **DECLINE** funding for The Guardroom community hub, Bury.
- e) Agree officer recommendations at Paragraph 4.5 to **DECLINE** funding for St Neots Community Fire Station Modernisation and Extension Project
- f) Agree officer recommendations at Paragraph 4.6 to **DECLINE** funding for Sports Provision, Abbey College, Ramsey
- g) Agree officer recommendations at Paragraph 4.7 to **DECLINE** funding for Folksworth Multi Use Games Area (MUGA).
- h) Agree officer recommendations at Paragraph 4.8 to **DECLINE** funding for a new workshop with storage for Warboys New Parish Centre
- i) Agree officer recommendations at Paragraph 4.9 to **DECLINE** funding for King George V Pavilion works, Huntingdon.
- j) Agree officer recommendations at Paragraph 4.10 to **DECLINE** funding for an extension to a footpath in Colne.
- k) Agree officer recommendations at Paragraph 4.11 to **APPROVE** funding for a Community Centre Extension, Ramsey
- l) Agree officer recommendations at Paragraph 4.12 to **DECLINE** funding for MAGPAS internal re-fit and purchase of an aviation tank.

PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to invite the Cabinet to consider recommendations relating to infrastructure projects seeking funding in whole or in part from an amount of the Community Infrastructure Levy (CIL) monies received to date.

WHY IS THIS REPORT NECESSARY/BACKGROUND

- 2.1 The requirement for infrastructure to support new development is a high priority and CIL continues to be implemented across the country with government enabling and directing local authorities to obtain contributions by charging a Community Infrastructure Levy on new development, in addition to negotiating Section 106 planning obligations with a developer where applicable.
- 2.2 Up to 5% of CIL receipts each financial year may be retained for administration costs. 15% - 25% of CIL receipts – the ‘meaningful proportion’ – are passed to parish/town councils in line with the CIL Regulations 2010 (as amended) and the Localism Act 2011 and the total amount transferred to parish/town councils has increased each year in line with receipt increases. The remaining 70-80%, the strategic proportion, is available for Huntingdonshire District Council as the charging authority to spend on the provision, improvement, replacement, operation, or maintenance of infrastructure to support the growth/development of its area.
- 2.3 To date CIL has allocated funding to 52 projects throughout the district. CIL funding allocated to date totals £27,403,445.80, whilst the total cost of the projects funding was allocated to is circa £102 million. This has contributed to delivering infrastructure across the priorities in the Council’s Corporate Plan 2023 – 2028 to meet Local Plan growth.
- 2.4 An update on the projects allocated CIL funding previously can be found at Appendix 1.
- 2.5 Under Cabinet approved governance arrangements, the Cabinet is to consider applications for CIL funding over £50,000. Any requests of £50,000 or less have been considered and approved in line with delegated authority and are detailed for information at Appendix 2. The total amount of funding to be considered for allocation in a financial year will not exceed £500,000 for allocations of £50,000 or less, including those for non-parished areas. This report relates to the funding round for the 2023/24 financial year.
- 2.6 Governance arrangements are in the process of being reviewed and a number of workshops have already been held with Cabinet. Whilst that matter is underway, the funding round the topic of this report must be considered in line with the current governance arrangements, as outlined in the above para 2.4 and the [Council CIL Funding webpages](#). A further report will be brought to Cabinet in the next few months regarding the governance review for consideration.

OPTIONS CONSIDERED/ANALYSIS

- 3.1 In November 2023, stakeholders were invited to submit on-line proforma applications for funding from the Strategic Portion of CIL, in line with [Council Guidance on Allocation and Spending webpage](#) . Communications were issued to infrastructure providers including the County Council, Town & Parish Councils and HDC Members. The Council website was also updated to announce a new round, plus a press release was issued. The projects submitted during this funding round have been reviewed to ensure they meet the criteria for CIL funding.
- 3.2 The levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development. It can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure if that is considered necessary to support new development.
- 3.3 In considering spend allocation, the potential support a number of strategic infrastructure projects may need in the near future should be noted i.e., if all the money received to date is allocated to other projects, it may not be possible to provide these strategic projects with the funding they may need over the next few years to be delivered. As required under legislation, the Council has stated in the Infrastructure Funding Statement (IFS) 2022-2023 that CIL funds would be approved in line with the governance process and could be allocated towards:
- Strategic Transport including items such as A428, A141, A14, A1, and East West Rail; and
 - Supporting the delivery of growth in the District, as identified in the Infrastructure Delivery Plan (IDP) and HDC's Corporate Plan.
- 3.4 Governance arrangements highlight it is for the applicant to develop their business case. The role of HDC is to consider the applications as submitted. This ensures that all applicants are treated fairly and transparently.
- Applications are then assessed further based on:
- The need for the project
 - The public benefit of the project
 - The deliverability of the project
 - The value for money that a scheme provides
 - The links to growth and new development
 - The links to the HDC Local Plan and/or any other HDC strategies, such as the Place Strategy and Climate Strategy
- 3.5 CIL allocations previously reported as completed at Cabinet are not referenced again in the update at Appendix 1.
- 3.6 There is circa £33m of CIL receipts now currently available for allocation on further infrastructure projects including those listed in paragraph 3.3.

PROPOSALS FOR FUNDING FROM STRATEGIC CIL FOR MORE THAN £50,000.00

4.1 Detail on the bids submitted in response to the current round for over £50,000.00 CIL funding, which require Cabinet approval, as outlined in para 2.4 above, are stated below with the officer recommendations. Project bids for £50,000.00 or less were considered at a meeting on 21st March 2024, in accordance with delegated authority. Information on these bids can be found at Appendix 2 to this report, including the decisions reached, and is for Members to note.

4.2 Hilton Cricket Pavilion works.

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
HILTON CRICKET PAVILION	HILTON	£87,509.34	£99,603.21	88%

Project Summary: Renovation of the cricket pavilion to include decoration, insulation, re-wiring, new central heating, replacement kitchen and toilets. The changes would make the doors and toilets more accessible.

Initial Assessment:

The need for the project - This project is for maintenance at Hilton pavilion. The works include replacing window shutters, replacement doors and frames, removing interior walls, adding insulation, rewiring, new lighting and new plumbing/central heating.

The public benefit of the project – This would enable a wider range of users to access the pavilion, including disability access and ramp and two disabled toilets.

The deliverability of the project – a quote has been provided which expired in May 2023 and has no contingency. The quote also does not include skips, removals costs and building control costs.

The value for money that a scheme provides – The ask for this project is 88% of the quote costs, which is high. The Parish have sourced £14.8k through CIL easement and other Parish funds. The Parish have also requested £2,500 from the town trust and £2.5k from donations. The FCC communities fund declined a bid of £99k due to lack of evidence of community involvement, of which no evidence has been provided with this submission.

If the project supports new growth/development – Hilton has had 6 completions 2011-2023 according to the AMR, equating to 1.5% growth, which is a small amount of growth.

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – There are some links to Place strategy Journey 1 – Pride in Place.

Officer Analysis:

- There is not enough supporting evidence with this application to show why this project is a local priority and what improvements this will make to the bookings for the hall.
- There has been limited local growth on completions from the AMR (1.5% at present) and there are already well used village hall facilities. No information on the existing use or income for the hall have been provided. Also noted is that the application is not changing the facilities they have beyond the accessibility.
- There is no evidence of research into how this project would improve the use of the pavilion, just an assumption it would.
- There is no evidence of community support for it beyond non-councillor members of the committee. This was the reason for another funding decline, and further information has not been provided to support this.
- Overall given the limited local growth, lack of evidence for local support and the fact the majority of the works are maintenance do not make this project suitable for CIL Strategic funding.

Given the limited local growth, lack of evidence of local support and the fact the majority of the works are maintenance matters, the project is not considered suitable for CIL Strategic funding.

Recommendation: DECLINE

4.3 Sawtry Pavilion Works.

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
EXTENSION AND RENOVATION WORKS	GREENFIELD SPORTS PAVILION, SAWTRY	£66,000.00	£330,000.00	20%

Project Summary: the development of the Greenfield sports pavilion at Sawtry, extending the social area including installing a new kitchen, installing economy 7 storage heating throughout the building as currently no heating and renovating the 3 changing rooms.

Initial Assessment

The need for the project – This project is to upgrade the existing facilities at the pavilion as identified in the Infrastructure Delivery Plan (IDP) Sawtry is in need of additional community space.

The public benefit of the project – More inclusive facilities including baby changing and disabled toilets and access. Increasing the social area to encourage use of the pavilion for community functions.

The deliverability of the project – a quote has been provided which expired in January 2024, there is no contingency amount.

The value for money that a scheme provides – The ask for this project is 20% of the full project cost with funding also coming from S106 developer contributions.

If the project supports new growth/development – Sawtry has had 283 completions 2011-2023 according to the AMR, equating to 22% growth, which is high.

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – The need for additional sports and leisure infrastructure is noted in the IDP; the HDC Indoor and Built Facilities Strategy November 2022 recognises on page 7 that Sawtry is one of the most densely populated settlements of North Huntingdonshire, there are also links to the Place Strategy Journey 1 and the Corporate plan.

Officer Analysis:

- This is a second application for this scheme. A previous application was awarded £80,000 towards the cost of an £800,000 a Pavilion Redevelopment scheme by Cabinet on 12th October 2022 (Minute 43 refers). This was withdrawn due to the applicant finding the cheaper solution outlined in this application.
- The works would give Sawtry more community space and increase the number of changing rooms and toilets, also making the space more accessible.
- The need for more community space in Sawtry is recognised in the IDP and Sawtry Neighbourhood plan recognises a priority need for the premises to expand.
- Funding has been secured towards this scheme under a S106 legal agreement associated with planning permission 20/01407/OUT. The development of the site has not yet commenced and until that happens and associated triggers within the agreement are reached, no obligations will be due to be paid.

Given the high level of growth in Sawtry and amount of match funding along with the fact that CIL funding help to bring forward early delivery of this infrastructure need whilst potential future S106 receipts could repay the investment, the project is considered suitable for CIL Strategic funding.

Recommendation: APPROVE subject to:

- a) Funding being repaid upon the receipt of the S106 funds from application 20/01407/OUT. It is not clear that the funds are going to the Parish, so this would need to be clarified.
- b) Confirmation that the works are permissible under the Elizabeth II Trust.
- c) Clarity on funding amount, the cost of project ex VAT (which can be reclaimed) is slightly less than their contribution and the £66k they are applying for. If the figure is lower than the Strategic CIL amount to be reduced accordingly.

4.4 The Guardroom Community Hub, Bury (the Hub)

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
RESTORE A GUARDROOM TO DELIVER A COMMUNITY HUB.	BURY	£2,300,000.00	£2,604,600.00	88%

Project Summary: Restore a former RAF guardroom to deliver a carbon neutral community hub. The hub will include a museum, council office space, hot desking, meeting facilities, bistro, and community facilities.

Initial Assessment

The need for the project – This project is to create a new community facility to support the growing population in Bury, on the former RAF Upwood site.

The public benefit of the project – This project would have many functions including Council offices, community space, a health facility and a museum.

The deliverability of the project – a quote has been provided with a contingency amount.

The value for money that a scheme provides – The ask for this project is 88% of the full project cost, with a small amount of funding requested from Cambridgeshire County Council and £400,000.00 CIL funding from the Parish. No other funding has been applied for.

If the project supports new growth/development – Bury has had 248 completions 2011-2023 according to the AMR, which represents 35% growth, which is high.

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – This project has links to the improving the happiness and wellbeing of residents in the Corporate Plan, and with the potential exercise classes stated in the HDC Sports and Leisure Facilities Strategy 2016-2021. It is noted too that the aim is for it to be carbon zero.

Officer Analysis:

- The full community facility is not a priority in the Neighbourhood Plan
- The building is not yet owned by the Parish.
- The project does not have Planning Permission
- Applications have not been made for other funding, apart from CCC, which does not have a decision yet.
- This project was not mentioned in Parish comments on recent Planning Applications until this year, or in S106 discussions.
- It would appear this site would also be used by commercial operators, developers and may have a museum but this is not clear. Some of the costs seem to include parts of the building to be used by private business and developers, with no mention of leases/rent.
- Resident involvement in this project seems low, despite many attempts to engage them, with only 79 residents views counted through the presentations locally. There was residents feedback about the outside use of the area, with community gardens being suggested, but this is not reflected in the submission.
- The residents themselves seem concerned that footfall would be low, and as this facility would be in addition to the existing village hall, there is no evidence to clarify this position.
- There is no clear evidence of current village hall footfall, prospective users, and any income from this. Bury play group seems to be the main user of the current hall, if they move to the new one could the income from the current hall sustain the loss?

Given the high cost of this project with high level of funding ask and lack of evidence of the need or sustainability of the building, the project is not considered suitable for CIL Strategic funding.

Recommendation: DECLINE

4.5 St Neots Community Fire Station Modernisation and Extension Project.

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
FIRE STATION MODERNISATION AND EXTENSION	ST NEOTS	£700,000.00	£1,845.559.00	38%

Project Summary: The project is to extend and modernise the 1960's built, St Neots Community Fire Station. The works will incorporate a modern community space.

Initial Assessment

The need for the project – This project is to refurbish a fire station built in 1960, with the improvements including a gym and a community space. Locally Huntingdons' new Fire Station opened in 2023 which included a new Training Centre with the Operational Support Group, Health and Safety Team and Occupational Health Team being based there.

The public benefit of the project – More community space available in the town, although there is no supporting evidence of this need. The supporting information demonstrated that a lot of the community work involved the Fire Service going onsite to residents homes and businesses for safety checks.

The deliverability of the project – At this time the project the CIL application relates to does not have planning permission, Planning permission was granted previously for an application for a two-storey extension. The quote provided to cover the cost of delivery of the scheme does allow for inflation, but does not include the full cost of the project, including internal refit.

The value for money that a scheme provides – The ask for this project is 38% of the full project cost. Cambridgeshire and Peterborough Fire Authority have confirmed funding of £1.145 million for this project.

If the project supports new growth/development - St Neots has had 1659 completions 2011-2023 according to the AMR, which represents 12% growth, although much of this growth will be linked to the strategic expansion including Loves Farm I. During preparation of the Local Plan to 2036 the Cambridgeshire Fire & Rescue Service (CFRS) advised that there is no direct correlation between population growth and pressure on fire services. The CFRS explained that due to changing regulations and improvements in household safety, fire calls tend to

decline as population rises, this is documented in the Infrastructure Delivery Plan 2017, covering all allocated sites including Strategic Expansion Locations.

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – This could be linked to improving the happiness and wellbeing of residents in the Corporate Plan, Priority 1.

Officer Analysis:

- Insufficient evidence of links to growth and the need for this proposal to provide a bigger gym and community space.
- The quote provided excludes items like furniture, IT, gym equipment and a Canopy, and is also based on drawings that do not have Planning permission and so may change. As such the total cost may differ, especially as this is the pre-tender cost. Insufficient evidence of this being a priority for the Fire Service within the District given the small changes proposed for the works.
- No support sought from the Town Council.
- No funding sought from the Town Council or other funding sources.
- Lack of evidence that this has links to community use beyond there being a Community Officer based there. Evidence supplied only confirms its use for the Fire Service. Also, no links or analysis of potential impact on community space availability currently in the town.

Given the reasonably high level of CIL ask, the lack of supporting evidence of need and unclear cost of project due to conflicting figures given, the project is not considered suitable for CIL Strategic funding at this stage.

Recommendation: DECLINE

4.6 Sports Provision, Abbey College, Ramsey.

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
SPORTS HALL PROVISION	RAMSEY	£4,400,000.00	£4,500,000.00	98%

Project Summary: The project is to replace the teaching accommodation and construct a new 594m2 sports hall.

Initial Assessment

The need for the project – This project is to replace existing teaching accommodation with new sports hall facilities.

The public benefit of the project – Improved sports facilities at Abbey College

The deliverability of the project – One quote has been provided with a contingency of 7%, this is an estimated cost though as no plans have been produced and so costs cannot be accurately provided.

The value for money that a scheme provides – This project is a 98% ask which is one of the highest received, with no funding requested from other bodies such as the County Council as Local Education Authority. Abbey College are supporting this project with £100,000.00

If the project supports new growth/development – Ramsey has seen 558 dwellings completed 2011-2023 according to the AMR, which represents 15% growth. There is no evidenced link between growth and the need for the sports hall development, with the application indicating that the school uses facilities at One Leisure.

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – This could be linked to improving the happiness and wellbeing of residents in the Corporate Plan, Priority 1.

Officer Analysis:

- Lack of evidence of links to growth and the priority need for this project and that this request is not due to lack of previous investment / maintenance.
- No evidence on support for this project from CCC. Although this is an Academy, CCC as the Education Authority should be consulted on it., where it sits in their priorities and capital programme and/or how this would address new school place needs from growth.
- No evidence of support from One Leisure (OL) Ramsey and no evidence of the need for this beyond school wanting, which would appear to take income potentially away from OL.

- Project is only at draft estimate stage with no evidence of further funding.
- No evidence of support from Ramsey or Bury T/PC Councils
- No evidence provided of the full suite of works for this site and why this one has been applied for
- No plans to show works or business plan submitted.

Given the high percentage of CIL ask at 98%, the lack of any match funding from the Town Council or other funding available, including the Local Education Authority / Trust, the lack of evidence to new growth and the lack of supporting evidence for the proposed scheme, the project is not considered suitable for CIL Strategic funding.

Recommendation: DECLINE

4.7 Folksworth Multi Use Games Area (MUGA).

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
NEW MUGA ON PLAYING FIELD, TOWNSEND WAY	FOLKSWORTH	£96,808.77	£96,808.77	100%

Project Summary: The project is to provide a MUGA on the playing field in Folksworth to replace the Zip Wire which recently had to be removed.

Initial Assessment

The need for the project – This project is to install a new MUGA.

The public benefit of the project – A MUGA would provide myriad sports opportunities in the village.

The deliverability of the project – One quote has been provided which expired 19th February 2024, there was no contingency in the quote.

The value for money that a scheme provides – The CIL ask for this project is 100% of the total cost. The Town council have reported they have no CIL funds available. The Parish have said they can contribute £2000.00 although this is not reflected on their application. They have not applied for any other funding source.

If the project supports new growth/development – There have been 7 net completions in Folksworth and Washingley in the AMR 2011-2023 which is 1.8% growth.

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – This could be linked to improving the happiness and wellbeing of residents in the Corporate Plan, Priority 1.

Officer Analysis:

- Links to growth not evidenced.
- This is not listed in the IDP or infrastructure to support growth.
- No other funding sources applied for

Given the high percentage of CIL ask at 100% and therefore the lack of any match funding as well as the lack of evidence to new growth, the project is not considered suitable for CIL Strategic funding.

Recommendation: DECLINE

4.8 Workshop with storage for Warboys New Parish Centre.

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
WORKSHOP	WARBOYS	£80,000.00	£80,000.00	100%

Project Summary: The project is to build a workshop for Warboys Parish Council handymen providing space for storage and work benches.

Initial Assessment

The need for the project – This project is to install a workshop on the new Warboys Village Hall. The Warboys Village Hall received £200,000.00 in the 19/20 CIL funding round – an update on the status of this can be seen in Appendix 1.

The public benefit of the project – It will help with village maintenance.

The deliverability of the project – No quote provided, and with no quote it is hard to see if there is contingency.

The value for money that a scheme provides – The CIL ask for this project is 100% of the total cost. The Town council have reported they have no funds available for this project, they have also not mentioned any other funding sources they have contacted to support the proposal.

If the project supports new growth/development – 2011-2023 15% or 558 net completions in the AMR.

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – There are no clear links to any strategies.

Officer Analysis:

- Lack of evidence for links to the need for a new workshop and growth
- The workshop is not in the IDP or infrastructure needed to support the growth in the area
- The CIL ask is for 100% with no other funding resourced from elsewhere. This is a separate project to the Village Hall project.

Given the high percentage of CIL ask at 100% and therefore the lack of any match funding, the lack of evidence of previous maintenance planning for the existing facility or medium-long term plan sink funding as well as the lack of evidence to new growth for this type of infrastructure, the project is not considered suitable for CIL Strategic funding.

Recommendation: DECLINE

4.9 King George V Pavilion works, Huntingdon.

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
HEALTH AND SPORTS PAVILION IMPROVEMENTS	HUNTINGDON	£600,000.00	£1,700,000.00	36%

Project Summary: This project would see the demolition and rebuilding of the existing cricket pavilion at St Peters Road in Huntingdon. The new building would provide Huntingdon with a purpose built, eco-friendly, sustainable, prefabricated timber building. For Huntingdon & District Cricket Club and HCCN (Hunts Cancer Care Network) and other community support groups to use.

Initial Assessment

The need for the project – This project is to improve the current Cricket pavilion facilities.

The public benefit of the project – Improved Cricket and community facilities.

The deliverability of the project – No quote has been provided, so no contingency is evidenced. There is also no Planning Permission in place.

The value for money that a scheme provides – The CIL ask for this project is 36% of the total cost. The Town Council have agreed to pay £750,000.00, they have also identified funding sources (Committed and / or Potential) funding referenced includes Cambridgeshire County Council £500k to £1m; Sports England £500k to £1m; Cricket East £500k ; Freeman Charity & Mick George £200k. No explanation has been provided as to why these have not been applied for. Also applied for £40,000 from CPCF (Decision due April 2024) and another small grant which has not been specified.

If the project supports new growth/development – Huntingdon has had 839 completions in the AMR 2011-2023, and so 8.7% growth.

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – This could be linked to improving the happiness and wellbeing of residents in the Corporate Plan, Priority 1. The HDC Sports strategy overall states there are enough facilities in the district. The focus is more on keeping pitches in good shape, which this proposal does not address and nor does it provide additional indoor facilities. The TC optioned for the second of two options which is a single storey pavilion without a sports hall.

Officer Analysis:

Cabinet has previously considered applications for this facility. A scheme submitted in 2021 for CIL funding was not supported at Cabinet. A further application scaled down from the first was submitted in early 2023 which did not include, as per the first application, the indoor cricket nets or an indoor facility to all of an 8-a-side cricket pitch for training and tournaments, which would also cater for wheelchair cricket as the whole facility would be accessible. This application was also declined by Cabinet. This latest application has reduced the application further to a single storey building, still with the previous additional indoor sports facility excluded.

- Lack of evidence of need for this and links to growth
- No evidence of community support for this as an infrastructure priority
- No links to infrastructure priority in Neighbourhood Plan
- No evidence provided of current usage and improved usage.
- Concerns over vandalism on site
- Noted that the state of repair of the existing building indicates it has not been fully maintained and the need for asbestos removal before any demolition, which it is unclear if has been investigated or costed.

- No evidence regarding the full project planning and financing.
- No other funding sources that Huntingdon Town Council has mentioned have been applied for, especially sports and/or community funds.

Given the reasonably high level of CIL ask, the lack of clarity over other funding available, the lack of supporting evidence of need particularly the exclusion of provision of additional indoor sports facilities, the project is not considered suitable for CIL Strategic funding.

Recommendation: DECLINE

4.10 Extension to the footpath, Colne

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
EARITH ROAD FOOTPATH EXTENSION	COLNE	£51,196.17	£76,056.70	68%

Project Summary: The project is for the extension of an existing footpath on the B1050 (Earith Road) for approximately 50 metres, which would benefit 6 dwellings.

Initial Assessment

The need for the project – This project is to extend a footpath, which will improve accessibility for one current resident in the dwellings.

The public benefit of the project – This will benefit the accessibility of 6 dwellings to accessing Earith.

The deliverability of the project – The costs are estimated and so concerns over of this amount could rise, also there are questions about if the works can be carried out on privately owned land.

The value for money that a scheme provides – The CIL ask for this project is 68% of the total cost. The Parish council are match funding with £8,000.00 of their meaningful proportion of CIL funding and have secured £16,860.53 from CCC.

If the project supports new growth/development – There are no links to new growth/development and the houses affected have been in place for many years.

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – This could be linked to improving the happiness and wellbeing of residents in the Corporate Plan, Priority 1.

Officer Analysis:

- Lack of evidence that this is related to growth.
- Not in IDP or linked to supporting new growth.
- Questions over the works on private property
- High level of CIL ask and lack of funding from other sources
- Lack of evidence for community support

Given the high percentage of CIL, the lack of evidence to new growth and concerns of the deliverability and cost of the scheme, the project is not considered suitable for CIL Strategic funding.

Recommendation: DECLINE

4.11 Community Centre Extension, Ramsey

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
EXTEND AND RE-CONFIGURE COMMUNITY CENTRE	RAMSEY	£100,000.00	£260,000.00	39%

Project Summary: Extend and re-configure the layout of the Ramsey Community centre including a commercial sized kitchen. The re-configuration from one to three rooms will allow more groups access to an oversubscribed building.

Initial Assessment

The need for the project – This project is to extend and re-configure the community centre. This will increase community space and provide a commercial sized kitchen.

The public benefit of the project – More community rooms which will help to facilitate a morning nursery in the town. There is an ambition to run courses using the commercial kitchen too, working with Ramsey Neighbourhood Trust, Sparks and the Foodbank teaching life skills to the most vulnerable.

The deliverability of the project – There is no detailed breakdown of the quote, so it is not clear if there is contingency within the quote. Planning permission has been granted.

The value for money that a scheme provides – The CIL ask for this project is 39% of the total cost. The Town Council currently have funding applications in with Cambridge ACRE and their platinum jubilee fund for village halls and community centres, Cambridgeshire County Council and their Cambridgeshire Priorities Capital Fund and Warboys Windfarm for grants of energy saving and their sporting fund. They have already been successful with grants from Ramsey Town Councils meaningful proportion CIL fund and the Ramsey Wind Farm Grant scheme.

If the project supports new growth/development – Based on AMR completions, there has been 15% growth, or 558 dwellings completed 2011-2023

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – This could be linked to improving the happiness and wellbeing of residents in the Corporate Plan, Priority 1.

Officer Analysis:

- Match funding in place and number of supporting applications made.
- Community involvement evidenced.
- Strong links to growth and evidence of need for the infrastructure.
- Good levels of growth locally

Given the level of growth in Ramsey, the (potential) amount of match funding, the evidence of community engagement and need for the additional infrastructure, the project is considered suitable for CIL Strategic funding. In light of the need to await decisions on the match funding applications to support the application for the CIL funding, it is suggested that if approved, this is for 12 months to enable the funding applications to be considered.

Recommendation: APPROVE subject to

- a) Confirmation of full funding in place.

4.12 MAGPAS Air Ambulance base fitout and tank, The Stukeleys

PROJECT PROPOSED	LOCATION	CIL FUNDING REQUESTED EXCLUDING VAT	TOTAL COST EXCLUDING VAT	%CIL ASK
MAGPAS WORKS	THE STUKELEYS	£200,000.00	£200,000 (Please see note in initial assessment below)	100%

Project Summary: Completion, fit out of new air ambulance base and purchase of aviation fuel tank.

Initial Assessment

The need for the project – This project is to fit out the new MAGPAS base and install a 30,000-litre aviation fuel tank.

The public benefit of the project – The public would benefit from MAGPAS having better rest facilities and the new fuel tank will make refuelling quicker.

The deliverability of the project – There is no specific quote and so no contingency information within the quote.

The value for money that a scheme provides – The cost for the project has been noted by the applicant as £7 million, but this is including the previous project to build the new base which has been open and running since last year. This application is for the full £200,000.00 making this a 100% CIL ask as shown above. No other funding has been requested from other sources.

If the project supports new growth/development – The Stukeleys have had a 209% growth through completion in the AMR 2011-2023.

How the project is linked to the Local Plan/Corporate Plan/ Place Strategy or any supporting strategies – This could be linked to improving the happiness and wellbeing of residents in the Corporate Plan, Priority 1. There are also links to the Place Strategy Journey 3 – healthier and more holistic.

Officer Analysis:

- Unclear supporting evidence on what the application is for, the internal fittings have not been specified.
- Not evidenced the link to growth and this proposal beyond it will support more people. Their business plan states they cover the whole of the East of England.
- Supporting evidence all relates to the general build and not the proposal this is for

- This is a stand-alone application and was not noted in previous application supported for a new build. This is a further £200k ask and if had been added to original ask changing the % match funding, it may not have been supported.
- No evidence of requesting funding whether CIL or other sources from other LPAs or local councils

The MAPAS facility has previously been supported with £0.7m CIL funding and the facility has been open since early last year. This is a separate application and given the high level of CIL ask at 100%, the lack of evidence to new growth for this specific application and lack of evidence of match funding support, the project is not considered suitable for CIL Strategic funding.

Recommendation: DECLINE

COMMENTS OF OVERVIEW & SCRUTINY

5.1 The comments of the relevant Overview and Scrutiny Panel will be included in this section prior to its consideration by the Cabinet.

KEY IMPACTS / RISKS

6.1 The key impact from not considering the CIL spend will be the potential for certain infrastructure projects not being delivered and match funding lost.

WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION

7.1 Project bids submitted will be notified of the outcome of the decision made by Cabinet. Next steps as appropriate are noted below:

1. Notify applicants of outcome of Cabinet meeting and provide feedback.
2. Prepare and initiate contracts for approved projects once any additional requirements have been met.
3. Issue funds in accordance with agreed milestones set out in the contract.
4. Commence quarterly monitoring of projects approved.
5. Provide an update for members at next funding round

LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES

(See Corporate Plan)

8.1 This helps to deliver across the Council's Corporate Plan priorities for 2023/24 specifically Creating a better Huntingdonshire for future generations by:

- Improved housing - 27. Maintain the level of new housing delivery, which meets the needs of Huntingdonshire residents, including the type of home and tenure (open market and social housing).
- Forward-thinking economic growth - 39. Influence delivery of infrastructure including East West Rail, A428, A141 Strategic Outline Business Case and future Transport Strategies.

LEGAL IMPLICATIONS

9.1 Regulation 59 (1) of the Community Infrastructure Levy Regulations 2010 (as amended) requires a charging authority to apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area. It may also, under Regulation 59 (3), support infrastructure outside its area where to do so would support the development of its area.

- 9.2 Passing CIL to another person for that person to apply to funding the provision, improvement, replace, operation and maintenance of infrastructure is also permitted under Regulation 59 (4).
- 9.3 Section 216 (2) of the Planning Act 2008 as amended by Regulation 63 of the Community Infrastructure Regulations 2010 (as amended) stated that infrastructure 'includes [and is therefore not limited to]:
- (a) roads and other transport facilities,
 - (b) flood defences,
 - (c) schools and other educational facilities,
 - (d) medical facilities,
 - (e) sporting and recreational facilities,
 - (f) open spaces.'
- 9.4 The levy may not be used to fund affordable housing.

RESOURCE IMPLICATIONS

- 10.1 CIL money can only be spent to deliver infrastructure, in accordance with the legal restrictions on the spending of CIL receipts.
- 10.2 Staff resource to administer and monitor the allocation of the CIL. This is funded, in part, by the administration costs permitted from the CIL receipts.
- 10.3 Staff resource from elsewhere in the Council will be used in preparing funding bids and implementing successful cases.

REASONS FOR THE RECOMMENDED DECISIONS

- 11.1 The projects stated in section 4 above of this report have been considered in terms of how they support growth, their deliverability and risks, benefits and outputs and the extent of match funding being provided. The current stage of development of the project has also been considered.
- 11.2 A summary of each application request for £50,000 or less CIL funding is noted separately in Appendix 2 which has been approved in line with delegated authority. Recommendations are for one of the following:
- Approve – to agree CIL funding subject to, where necessary, provision of further documentation necessary in line with delegated authority, as noted in the report recommendations and the completion of a contract.
 - Decline – to decline the project for receipt of CIL funding.

LIST OF APPENDICES INCLUDED

Appendix 1 – Update on ‘live’ Projects previously approved CIL funding to-date.

Appendix 2 - Huntingdonshire Infrastructure Project Bids submitted for consideration in 2023/24 round for £50,000.00 or less – Decisions.

BACKGROUND PAPERS

Section 216 of Planning Act 2008

Huntingdonshire Infrastructure Delivery Plan

<http://www.huntingdonshire.gov.uk/media/2694/infrastructure-delivery-plan.pdf>

Huntingdonshire Infrastructure Delivery Plan – Infrastructure Schedule

<http://www.huntingdonshire.gov.uk/media/2693/infrastructure-schedule.pdf>

Huntingdonshire Infrastructure Delivery Plan Addendum

<http://www.huntingdonshire.gov.uk/media/2861/infrastructure-delivery-plan-addendum.pdf>

Community Infrastructure Levy Spend Allocation July 2019

[Report Template for Cabinet / Committee Reports \(huntingdonshire.gov.uk\)](http://www.huntingdonshire.gov.uk/media/2694/infrastructure-delivery-plan-addendum.pdf)

Community Infrastructure Levy Spend Allocation November 2021

[Report Template for Cabinet / Committee Reports \(huntingdonshire.gov.uk\)](http://www.huntingdonshire.gov.uk/media/2694/infrastructure-delivery-plan-addendum.pdf)

Community Infrastructure Levy Spend Allocation March 2021

[Report Template for Cabinet / Committee Reports \(huntingdonshire.gov.uk\)](http://www.huntingdonshire.gov.uk/media/2694/infrastructure-delivery-plan-addendum.pdf)

Huntingdonshire Infrastructure Funding Statement 2021-22

[Infrastructure Funding Statement 2021-22 \(huntingdonshire.gov.uk\)](http://www.huntingdonshire.gov.uk/media/2694/infrastructure-delivery-plan-addendum.pdf)

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APPENDIX 1 - Update on 'live' Projects previously approved to-date.

Project Name	Description	Project cost	CIL funding offered	Update
<p>St Ives Park Extension</p> <p>Approved by Cabinet - 18th July 2019</p>	<p>The provision of Benches/Interpretation and a feasibility study on the commercial opportunities through the park when fully available plus first year's maintenance due to early release</p>	<p>£80,000.00</p>	<p>£80,000.00</p>	<p>The Berman Park project is still very much in the planning and scoping phase. A nature based community engagement, in partnership with key stakeholders, is planned for summer 2024 to create an evidence based approach to the development of the park.</p>

Project Name	Description	Project cost	CIL funding offered	Update
Improvements to path/cycle route at Riverside Park, St Neots Approved by Cabinet - 18th July 2019	Improvements to the path and cycle route at Riverside Park, originated from a pedestrian audit.	£600,000.00	£445,000.00	Paths Contractor appointed and phasing of work being agreed with Project Manager. Looking to start on site early Summer 2024. Additional funding application submitted to the A428 Legacy Fund to extend the works but it was not successful. We will continue to try and secure additional funding to extend project across the park.
Warboys Village Hall Approved by Cabinet - 18th July 2019 Extension of time to 31 st July 2022 agreed by Cabinet 18th November 2021	Funding towards a new facility	£1,000,000.00	£200,000.00	Extension of time granted by Cabinet in 2023 for works to complete by 30 th March 2025. This will be a 52-week build.
Fenstanton Village Hall Approved by Cabinet - 16 th July 2020	Funding towards a new village hall in Fenstanton	£880,000.00	£75,000.00	Planning Application approved 16/02/24. They are now working on structural design.

Project Name	Description	Project cost	CIL funding offered	Update
<p>Alconbury Weald Special school to serve Huntingdonshire, located at Alconbury Weald</p> <p>Approved by Cabinet – 11th February 2020 and confirmed 18th November 2021</p>	Alconbury Weald Special school	£20,000,000.00	£4,000,000.00	Building work on track to complete by the end of September this year. First payment to them has been made, as agreed.
<p>New length of cycle/footway and safer crossing point on Buckden Road, Brampton</p> <p>Approved by Cabinet - 18th March 2021</p>	Cycleway between Buckden and Brampton	£188,391.50	£100,000.00	Works completed.
<p>Extension and landscaping of Little Paxton Cemetery</p> <p>Delegated approval 3rd March 2020</p>	Cemetery landscaping and extension	£137,408.40	£30,600.00	Works completed.

Project Name	Description	Project cost	CIL funding offered	Update
<p>New mains power supply in Priory Park, St Neots</p> <p>Delegated approval 3rd March 2020</p>	<p>Power supply to Priory Park</p>	<p>£15,500.00</p>	<p>£15,500.00</p>	<p>Works completed.</p>

Project Name	Description	Project cost	CIL funding offered	Update
<p>B1040 Wheatsheaf Road/Somersham Road Accident Reduction Scheme</p> <p>Approved by Cabinet - 18th March 2021</p>	<p>Junction safety improvements</p>	<p>£1,200,000.00</p>	<p>£500,000.00</p>	<p>Unfortunately, due to circumstances beyond CCC's control involving land ownership there is a delay to the land purchase. Until the land has been purchased by CCC, as the Highway Authority, the work to divert utilities and subsequently mobilise for construction of the new junction cannot happen. Officers are working with legal teams and land agents to seek to complete the purchase at the earliest opportunity. Unfortunately, the legal situation is complex, and it is anticipated to take many months to resolve, and officers will seek to take every step to achieve the purchase earlier if possible.</p>

Project Name	Description	Project cost	CIL funding offered	Update
Ramsey Skate Park Delegated Approval 22 nd October 2021	A plaza style concrete skate park, enabling inclusive and disabled sports access.	£130,000.00	£50,000.00	Extension of time agreed by Cabinet Dec 2023 for completion by 31/12/2025. Planning are working with the developer to progress the application.
St Neots Future High Street Fund	A comprehensive programme of schemes designed to enable the redevelopment of several strategically chosen areas of St Neots town centre and bring change to strengthen the economy of St Neots, attracting visitors, residents and businesses, while retaining the features that make it a strong and vibrant market town	£15,422,033.00 (funding envelope as project details developed)	£4,830,000.00	The updated position in relation to the Future High Street Fund is set out in the Market Towns Programme Latest Updates - Huntingdonshire.gov.uk

Project Name	Description	Project cost	CIL funding offered	Update
Hinchingbrooke Country Park Improvement Project Approved at Cabinet 17 th March 2022	Part of larger project, the bid seeks funding for: •Pathway improvements and associated lighting and signage. • Upgrading existing car park. • 5 new play zones • Associated management costs	£2,995,184.00	£1,495,184.00	There have been a number of factors that have meant the project timeline has had to be re-evaluated. including ensuring that it acts as an exemplar in it's approach to Ecology and creating a sustainable and sympathetic environment.
Hinchingbrooke Hospital Approved at Cabinet 17 th March 2022	Redevelopment Phase 2 – Main Theatres	£25,506,600.00	£271,000.00	Works well under way and due to finish on time.
Sawtry Village Academy Approved at Cabinet 17 th March 2022	New community 3G Artificial Grass Pitch	£775,000.00	£150,000.00	Planning was granted and the Football Foundation have agreed funding. Discussions underway with contractors on timeline for works.

Project Name	Description	Project cost	CIL funding offered	Update
Brampton FP24 /Buckden FP13 Public Rights of Way. Agreed by delegation on 14 th February 2022	Great Ouse Valley Rights of Way Maintenance/ Improvement.	£132,000.00	£50,000.00	Works completed.
Ramsey Pavilion Agreed by delegation 21 st July 2022	To fund remaining infrastructure including the car park and access.	£585,000.00	£33,000.00	Works have completed, agreement is underway on the lease
Glatton Village Hall Agreed by delegation 3rd October 2022	Replacement of an asbestos roof for the Glatton Village Hall.	£64,750.00	£49,750.00	Planning permission has been approved 6 th October 2023. Fundraising is underway for the works.
Elton Speed Restrictions Agreed by delegation 3rd October 2022	Road Safety Table.	£51,671.74	£13,747.70	Works completed.
Great Gransden Play Agreed by delegation 3rd October 2022	Improvement of the current playground to make it more inclusive to all children.	£38,000.00	£20,000.00	Works completed.

Project Name	Description	Project cost	CIL funding offered	Update
Sawtry Pavilion Extension Approved at Cabinet 18 th October 2022	Extension to current sports pavilion including 4 changing rooms, 2 officials rooms etc.	£800,000.00	£80,000.00	WITHDRAWN – A new application has been submitted to extend the pavilion
Alconbury Weald MAGPAS Approved at Cabinet 18 th October 2022	Building a new Air Ambulance operational airbase, headquarters, clinical training centre, including public/visitor centre with patient facilities and community facilities	£7,000,000.00	£750,000.00	Works completed.
Upwood Bentley Close Playground Approved at Cabinet 18 th October 2022	Play area improvements to include <ul style="list-style-type: none"> • New play equipment • New safety flooring • Biodiversity features including bug houses. 	£61,979.00	£55,769.00	Works completed.
Alconbury Weald Health Facility Approved at Cabinet 18 th October 2022	New primary health care facility at Alconbury Weald.	£7,888,400.00	£6,013,388.00	Work underway on arranging the best of use of the space to maximise local facilities.

Project Name	Description	Project cost	CIL funding offered	Update
Godmanchester Astro turf football pitch Approved at Cabinet 18 th October 2022	Installation of a full-sized football pitch all weather (Astro turf) football pitch	£800,000.00	£150,000.00	Surveys carried out on site, on track to commence on site in October.
Yaxley Skate Park Approved by delegation February 2023	Install solar lights at the Skate park to maximise usage.	£11,711.00	£5,850.00	Works completed.
Somersham Car Park Extension Approved by delegation 7 th February 2023	Community car park extension	£20,480.90	£15,480.90	An architect has been employed to finalise the drawings submitted as part of their planning application.
Catworth Play Equipment Approved by delegation 7 th February 2023	Play equipment improvements	£49,035.60	£28,943.60	Works completed.
Monks Wood Police Training Site Approved at Cabinet 18 th April 2023	New facility to meet the statutory requirements to train police across Cambridgeshire, Bedfordshire and Hertfordshire.	£12,300,900.00	£641,492.00	Some minor changes in design, sign off on final design is expected in May.

Project Name	Description	Project cost	CIL funding offered	Update
St Neots (Longsands) Computer Suite Approved at Cabinet 18 th April 2023	Dedicated Computer Science suite through refurbishment of existing building	£650,104.00	£325,052.00	Academy is considering priorities at the moment and is due to confirm if they are withdrawing this project.
St Ives Pitch Approved at Cabinet 18 th April 2023	Replacement of the existing artificial turf pitch carpet and review/replace the subbase.	£300,000.00	£175,000.00	Works completed.

APPENDIX 2 - Huntingdonshire Infrastructure Project Bids submitted for consideration in Funding Round 2023/24 for £50,000.00 or less – Decisions

Project proposed	Location	CIL funding requested	Total project cost without VAT	CIL as a % of total EXCL VAT	Decision
Amenity halls works	Yaxley	£5,000.00	£10,187.00	50%	Decline
Queens Walk play area refurbishment	Godmanchester	£49,950.00	£109,665.00	46%	Accept subject to : <ul style="list-style-type: none"> • confirmation of land ownership by GTC • confirmation of this site and links to growth Information confirming above to be supplied within two months.
Village hall facias and soffits	Grafham	£2,618.00	£5,235.00	50%	Decline
Village story boards	Tilbrook	£900.00	£1,500.00	60%	Decline
Car park resurfacing	The Offords	£22,795.000	£22,795.000	100%	Decline
Traffic Calming	Elton	£5,000.00	£30,204.31	17%	Decline
Processing of Definitive Map Modification Orders - CCC	3 Specific sites	£13,000.00	£25,500.00	51%	Decline