

Hambleton District Council

Report To: Cabinet

Date: 6 December 2022

Subject: **Community Infrastructure Levy Spending Priorities**

Portfolio Holder: Planning
Councillor D A Webster

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 The purpose of this report is to update Cabinet on the Community Infrastructure Levy expenditure and to:
- review the commitments to funding and provide an update on progress;
 - consider any changes in commitments required;
 - review additional funding available for expenditure; and
 - agree any new schemes.
- 1.2 Cabinet has previously approved spending priorities in September 2020, September 2021 and April 2022 (Minutes CA.72, CA.26 and CA.67 refer).
- 1.3 The details of the previously agreed spending is set out in Appendix A, and this shows the schemes that have progressed to completion, those that are underway and those that have not yet commenced.

2.0 Spending Priorities

- 2.1 The accumulation of additional Community Infrastructure Levy contributions since 2020 has enabled additional projects to be supported as shown in Appendix A. At the end of 2021-22 £4,493,124 had been received. During the period Q1 and Q2 (April to September 2022), an additional £1,677,593 Community Infrastructure Levy payments have been received giving a total to date of £6,170,717. Estimated additional receipts during Q3 and Q4 (October 2022 to March 2023) are £450,000. It is therefore possible to consider funding of projects with a total value of £6,620,717.
- 2.2 The funds received are allocated with 15% direct payments to Parish Councils (except Ingleby Arncliffe as it has a neighbourhood plan and receives 25%), 5% to the administration of the system and the remaining 80% to the priorities set by Cabinet.
- 2.3 The funds collected through the Community Infrastructure Levy are intended to help fund the infrastructure and facilities needed to support new homes and businesses. Community Infrastructure Levy must be spent on the provision, improvement, replacement, operation or maintenance of infrastructure needed to support

development. Community Infrastructure Levy can be used to fund a very broad range of facilities and below are some examples of projects that can be funded by Community Infrastructure Levy.

- Open spaces, parks and play facilities
- Sports, leisure and cultural facilities
- Utilities/waste, for example, drainage improvements
- Healthcare facilities
- Flood defences
- Prevention of crime and anti-social behaviour, for example, CCTV installations
- Public realm enhancements
- Transport/highways e.g. junction improvement measures to improve pedestrian safety and pedestrian/cycle links

2.4 Since April 2014 there has been a large amount of housebuilding in the district with an annual average of 488 homes being completed per year, totalling 4,210 completions. The housing growth has been concentrated in Northallerton (including Romanby and Brompton) and Thirsk (including Sowerby) where 1,756 homes have been built, 41.4% of the total growth. This is in accord with the Local Development Framework spatial strategy which was to concentrate development in these centres. This level of development has put a strain on existing infrastructure and facilities and it is therefore important that CIL collected is spent in a timely fashion to achieve improvements and does not simply accumulate.

2.5 The following additional schemes have been identified for funding.

1. Bedale 3G pitch - to allow for increased costs since the allocation of £250,000 in September 2021, an additional £90,000 is required.
2. Sowerby Sports Village – an additional priority list of projects including hard landscaping, parking and emergency access tracks and land maintenance tracks at a cost of £165,000.
3. To support development by the Huby and Sutton Community Shop Ltd, an award-winning volunteer run shop, registered under the Co-operative and Community Benefits Societies Act 2014. Acquisition of the currently leased property and adjoining dwelling is planned, funded by a Public Works loan. Works to alter, extend and fit-out the premises are required to improve accessibility of the premises and improve the retail function. The costings show a £150,000 funding deficit for the alterations, extensions and shopfitting. Community Infrastructure Levy grant funding would enable the scheme to progress and to achieve benefits for the growing local community, £150,000 of CIL funding is required.
4. Northallerton Town Council – a proposal for new allotments at Bankhead Road, on land owned by the Town Council currently used as open recreational field. The proposal is to create 24 quarter allotments, whilst maintaining playing field use on the remainder. The scheme can be delivered before the end of 2022-23. The works required include secure fencing and preparation of

land, secure storage for allotment holders and provision of a water supply, £80,000 is required to cover the full cost of the scheme.

5. Northallerton Green Corridors - to include landscaping and cycle racks led by Northallerton Town Council. The scheme will include paths on Willowbeck as identified in the Hambleton Local Plan, tree planting and the provision of secure covered cycle storage in the town centre, £8,000 is required as a contribution towards the costs of the works. The scheme can be delivered before end of 2022-23.
6. Topcliffe Parish Council - for full refurbishment of the playpark, including an access track to enable access by people with a disability and replacing play equipment, also to allow full access. The scheme also involves works to the allotments by provision of secure fencing and improvements to create an accessible pathway and wildlife planting. Grant applications have been made for a phased approach, however, full funding is sought to enable the scheme to progress without delay and £103,438 is sought.
7. Thirsk and Sowerby Flatts Trust – the project seeks to alter the changing facilities building that stands between the Thirsk Leisure Centre and Chapel Street to provide a new community space, £60,000 is sought to refurbish the building.
8. Watson Scout Centre, Carlton-in-Cleveland – the project is to undertake improvement works to replace the ‘Activity Hut’ and 8 bed dormitory with a new building comprising two smaller bedrooms to disabled access standards with disabled access bathroom. The full costed works are £300,000, the request is for £50,000 but there is a current funding gap of £100,000.
9. Northallerton Town Council – the project is to install public toilets to serve the Town Centre by conversion of part of the ground floor of the Town Hall, additional funding of £40,000 is sought. About £49,000 Bounce Back funding has previously been allocated. The works have been revised since the Bounce Back funding was approved to increase the scheme from 3 ladies and 3 gents toilets to also include a fully accessible toilet. A planning application has been submitted and a decision is pending. Contractors are ready to deliver the scheme before the end of 2022-23.
10. Tollerton Parish Council – the project is to provide enhancements to the play area to include disabled access improvements to surfaces and play equipment, £45,000 is sought.
11. To support Thormanby Parish Meeting – the project is to install two speed reminder signs beside the A19 in the village. A 30mph speed restriction applies through the village on the A19, beyond the built-up area the restriction is 40mph before reverting to the national speed limit. A costing of £8,208 has been provided for the provision of the two signs. The signs would contribute towards road safety and improving the amenity of the village.

12. Thirsk Primary School MUGA – the project is to provide a multi-use games area within the Primary School land as part of the Hambleton Local Facilities Football Plan. £40,000 Community Infrastructure Levy funding is sought which would lever in additional funding from the Football Foundation.
13. Easingwold District Community Care Association (EDCCA) – the project is for a Community Hub to address social isolation by providing a cabin for a “Man Shed” in partnership with the Easingwold Football Club as a place to meet and undertake activities. A cabin and associate infrastructure costs amount to £60,864.
14. Brafferton and Helperby Parish Council seek to restore a high priority area of cobbles (88sqm) costing £15,840 as part of a large ongoing project to restore the 5000sqm of cobbles in the village. The Parish Council also wish to part demolish and renovate the remainder of a building at the allotment site to make it safe for use and to improve the allotment site by sub-division of a single large allotment to create 4 smaller allotments that will better meet community needs. The total figure requested is £22,190.
15. Easingwold Market Place – to allow for increased cost since the allocations in September 2021 and April 2022 an additional £47,093 is required.

2.6 The distribution of Community Infrastructure Levy funding to the schemes listed will support the provision and improvement of community infrastructure and facilities needed for growing communities. This closely relates to Council priorities.

3.0 Links to Council Priorities

3.1 Community Infrastructure Levy funds can support the provision of key projects identified in the Council Plan, for example, under the priority of ‘Enhancing Health and Wellbeing’. Provision of improved community facilities also enhances the vibrancy of, and the attractiveness of the area to residents and visitors. The schemes will contribute to the aim of ‘Providing a Special Place to Live’ and helping to ‘Drive Economic Vitality’. The Council plays a major role in improving public health and wellbeing, and the continued improvement of facilities will help to improve and promote the physical and mental activity needs of the local population.

4.0 Risk Assessment

4.1 The key risks in not approving the recommendations are:

| Risk | Implication | Gross Prob | Gross Imp | Gross Total | Preventative action | Net Prob | Net Imp | Net Total |
|--|--|------------|-----------|-------------|----------------------|----------|---------|-----------|
| Infrastructure and facilities needed, as a result of new development are not provided. | Pressure on existing services and facilities is unsustainable. | 4 | 5 | 20 | Agree recommendation | 2 | 2 | 4 |

| Risk | Implication | Gross Prob | Gross Imp | Gross Total | Preventative action | Net Prob | Net Imp | Net Total |
|---|--|-------------------|------------------|--------------------|----------------------------|-----------------|----------------|------------------|
| If communities do not receive funding they may feel let down. | Negative impact on the Council's reputation. | 5 | 4 | 20 | Agree recommendation | 2 | 2 | 4 |

4.2 The key risks in approving the recommendations are:

| Risk | Implication | Gross Prob | Gross Imp | Gross Total | Preventative action | Net Prob | Net Imp | Net Total |
|---|---|-------------------|------------------|--------------------|---|-----------------|----------------|------------------|
| Communities think other worthwhile schemes have been missed from CIL funding. | Criticisms of how schemes have been selected. | 3 | 4 | 12 | Add further schemes should the funds allow. | 2 | 2 | 4 |

5.0 Finance implications

- 5.1 There are no financial implications to the Council by following the recommendations of this report.
- 5.2 The sums received from developers are held for expenditure on Community Infrastructure Levy projects and are not part of the Council's funds.
- 5.3 If the proposals in this report are approved approximately £2,010,238 of Community Infrastructure Levy funds are likely to be available to March 2023 and are currently uncommitted.

6.0 Legal Implications

- 6.1 To be funded by Community Infrastructure Levy, a project must meet the requirements set out in national legislation and the Community Infrastructure Levy (Amendment) (England) (No 2) Regulations 2019. Community Infrastructure Levy funding must also be informed by local policy such as Hambleton's Local Plan.

7.0 Equality/Diversity Issues

- 7.1 Equality and diversity issues have been considered and significant funding is recommended to be allocated to schemes that specifically seek to improve access for people with disabilities and will improve access for all. There are no other issues of equality or diversity associated with this report.

8.0 Recommendations:

8.1 That Cabinet:-

- (1) reaffirms its commitment to provide Community Infrastructure Levy funding to the schemes and to the amounts previously approved as set out in Appendix A - column (d);

- (2) approves CIL funding to the new schemes and to the amounts shown as set out in paragraph 2.5 and Appendix A - column (e) of this report;
- (3) delegates authority to allocate any remaining Community Infrastructure Levy funds, in accordance with the Council's policies, to the Chief Executive and the Leader.

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Background papers: None

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Appendix A

| Scheme | Project detail | (a) Funding approved September 2020 | (b) Funding approved in September 2021 | (c) Additional funding approved in April 2022 | (d) Total approved | (e) Proposed additional funding at December 2022 | Current status | Confidence to draw down funds in 2022-23 |
|------------------------------------|--|--|---|--|-----------------------------------|---|---|---|
| Thirsk and Sowerby Leisure Centre | To improve the health and fitness offer at the centre | £1,034,860 (£1,034,860 spent) | - | - | £1,034,860 | - | Spending and works complete | - |
| Bedale Leisure Centre | To improve the health and fitness offer at the centre | £206,961 (£206,961 spent) | - | - | £206,961 | - | Spending and works complete | - |
| North Northallerton Primary School | Creation of a new primary school within the North Northallerton Development Area | £2,000,000 | - | - | £2,000,000 | - | Land transferred to the Education Authority | High |
| Bedale 3 G pitch | Provision of 3G pitch at Bedale School | - | £250,000 (£2,200 spent) | - | £250,000 | £90,000 cost increases since start of project. | Business case completed. Awaiting Football Foundation work and then planning approval from NYCC | Low |

| Scheme | Project detail | (a) Funding approved September 2020 | (b) Funding approved in September 2021 | (c) Additional funding approved in April 2022 | (d) Total approved | (e) Proposed additional funding at December 2022 | Current status | Confidence to draw down funds in 2022-23 |
|--|---|--|---|--|-----------------------------------|--|---|---|
| Sowerby 3G pitch and changing facilities | Provision of 3G pitch and changing facilities at the Sowerby Sports Village | £517,403 | £250,000 (£214,000 spent) | - | £767,403 | £165,000 Priority list of additional projects; hard landscaping, parking, emergency access and maintenance tracks | Scheme commenced on site. 3G pitch completed, pavilion under construction and handover Feb 2023. Spending to be completed by March 2023 | High |
| Northallerton Sports Village | Creation of sports facilities as approved | £310,442 | £250,000 | - | £560,442 | - | Scheme commenced on site, spending to be completed by March 2023 | High |

| Scheme | Project detail | (a) Funding approved September 2020 | (b) Funding approved in September 2021 | (c) Additional funding approved in April 2022 | (d) Total approved | (e) Proposed additional funding at December 2022 | Current status | Confidence to draw down funds in 2022-23 |
|--|--|--|---|--|-----------------------------------|---|---|---|
| Aiskew Community Hall | Construction of a community hall in the centre of Aiskew to serve the growing community | - | £100,000 | £14,520 | £114,520 | - | Parish Council appointing consultants to undertake a feasibility study including public consultation. | Low |
| Easingwold Market Place footways and accessibility | Improvements to existing footways to increase the accessibility of the Market Place, particularly by people with mobility difficulties | - | £100,000 | £14,520 | £114,520 | £47,093 | Parish Council have issued tenders to be received by 24 th November 2022. | Medium |

| Scheme | Project detail | (a) Funding approved September 2020 | (b) Funding approved in September 2021 | (c) Additional funding approved in April 2022 | (d) Total approved | (e) Proposed additional funding at December 2022 | Current status | Confidence to draw down funds in 2022-23 |
|-----------------------------------|--|--|---|--|-----------------------------------|---|---|---|
| Huby and Sutton Community Shop | To construct an extension to the community operated shop to achieve improved accessibility | - | - | - | | £150,000 | Bid for funding, planning approval required for building alterations. | Medium |
| Northallerton Town Allotments | Provision of new allotments | - | - | - | | £80,000 | Scheme details prepared | High |
| Northallerton Green Corridors | Landscaping and cycle racks | - | - | - | | £8,000 | Scheme details prepared | High |
| Topcliffe playpark and allotments | Accessibility to play park and allotments | - | - | - | | £103,438 | Scheme details prepared | High |
| Thirsk and Sowerby Flatts | Convert old changing rooms to community building | - | - | - | | £60,000 | Not started | Medium |
| Watson Scout Centre | Improvement works to disabled standard dormitory | - | - | - | | £100,000 | Scheme details prepared | Medium |

| Scheme | Project detail | (a) Funding approved September 2020 | (b) Funding approved in September 2021 | (c) Additional funding approved in April 2022 | (d) Total approved | (e) Proposed additional funding at December 2022 | Current status | Confidence to draw down funds in 2022-23 |
|-----------------------------------|--|--|---|--|-----------------------------------|---|---|---|
| Northallerton Town Centre toilets | Install public toilets in ground floor of Town Hall – some funding already approved under Bounce Back Fund | - | - | - | | £40,000 | Planning and Listed Building Consent applications submitted decision due before year end. | High |
| Tollerton play area | Enhancements including disabled access | - | - | - | | £45,000 | Scheme details prepared | High |
| Thormanby Parish Meeting | Speed limit reminder signs | - | - | - | | £8,208 | Scheme details prepared | High |
| Thirsk Primary School MUGA | Multi-use games area at the Thirsk Primary School as in Hambleton Local Facilities Football Plan. | - | - | - | | £40,000 | Lever in £125,000 from Football Foundation. Planning approval from NYCC required. | Low |
| Easingwold Community Hub | To provide a community meeting space - a "Man Shed" | | | | | £60,864 | | High |

| Scheme | Project detail | (a) Funding approved September 2020 | (b) Funding approved in September 2021 | (c) Additional funding approved in April 2022 | (d) Total approved | (e) Proposed additional funding at December 2022 | Current status | Confidence to draw down funds in 2022-23 |
|---|--|--|---|--|-----------------------------------|---|--|---|
| Brafferton and Helperby cobbles and allotments | To restore cobbles and improve allotments and building | | | | | £22,190 | Contractor available to undertake works during 2022-23 | High |
| Totals | | £4,069,666 | £950,000 | £29,040 | £5,048,706 | £1,019,793 | | |
| Total allocated (not drawn-down) including additional schemes | | | | | £3,590,685 | £4,610,478 | | |
| Balance remaining after allocations (as 30 th Sept 2022) | | | | | | £1,560,238 | | |
| Estimated CIL income in Q3 and Q4 | | | | | | £ 450,000 | | |
| Remaining funds likely to be available to allocate | | | | | | £2,010,238 | | |