

LITTLE BEALINGS PARISH COUNCIL

3 JULY 2023

PARISH INFRASTRUCTURE INVESTMENT PLAN AND CIL FUNDING REQUEST REPORT

1. INTRODUCTION

1.1. The Community Infrastructure Levy (CIL) is charged by East Suffolk Council on, broadly speaking, new residential development. A proportion of the funds collected (15%), known as Neighbourhood CIL, is paid to the Parish Council. The Council must spend the Neighbourhood CIL within 5 years of receipt on:

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area

1.2. The Council currently holds £6,177.75 of Neighbourhood CIL. CIL is received, if due, in April and October each year and future allocations are dependent upon qualifying development taking place.

1.3. ESC advises:

“Providing the Neighbourhood CIL is spent in accordance with the Regulations it can be used to provide seed or match funding with other grants or funding sources and may be spent collaboratively with other parish councils, community groups or other providers to maximise the benefit to the community and address the effects of development.”

1.4. ESC has provided a list of Infrastructure items which can be provided or maintained by Parish Councils using Neighbourhood CIL, and which the Council has legal power to fund:

Allotments
Burial Grounds; cemeteries and crematoria, monuments and (war) memorials etc
Litter Bins
Bus Shelters
Public Clock
Commons and Common Pastures
Conference facilities
Community Centres
Crime Prevention
Drainage
Entertainment and the Arts
Highways (including repair of footpaths and bridleways, lighting, parking, seating, traffic signs, planting trees, verge maintenance and traffic calming)
Community Transport

Acquiring Land, including for recreation
Public Buildings and Village Halls
Public Toilets
Water Supply

1.5. The detailed list is available here at Appendix A:

<https://www.eastsuffolk.gov.uk/assets/Planning/Community-Infrastructure-Levy/Parish-Support/CIL-Parish-Guidance.pdf>

- 1.6. At its meeting on 15 May 2023 the Council resolved to consider preparing a Parish Infrastructure Investment Plan (PIIP) to help determine how its Neighbourhood CIL should be spent. Preparing a PIIP involves consultation with parishioners so that the Council can identify and prioritise infrastructure spending accordingly.
- 1.7. It is now proposed that a residents' survey is distributed to all households via the September edition of the Fynn Lark News, inviting residents to select no more than 5 items from a list of infrastructure items and give consideration to the impact of (future) development in the parish in so doing. It is also proposed to include a comments page, to enable residents to identify additional infrastructure needs.

2. BEALINGS VILLAGE HALL TRUST FUNDING REQUEST

- 2.1. At its meeting on 15 May 2023 the Council resolved to increase its annual donation to Bealings Village Hall Trust (BVHT) from £750 to £1000 for 2023/24. The Trust has thanked the Council for the increased donation. However, in June BVHT requested the Council to ring fence £5,000 of its Neighbourhood CIL in support of the "New Roof & Doors" project at the Hall. It has provided the following information to support the request:

"The funds [from] the Parish Council [would qualify] as an "Independent Contributing Third Party" to support a grant application to Valencia for £45,000.

Independent Third Party contributions must be 10% of the total requested."

- 2.2. And:

"Project overview to be sent to grant funders such as Valencia:

UPGRADE ROOF AND DOORS

Our Village Hall was built in the late 1950's and upgraded and expanded in the 1990's. Recently we have installed double glazed windows throughout, solar panels, wifi, new guttering, soffits and barge boards. It now desperately needs further improvement with the installation of an increased insulated roof and double glazed doors & new entrance.

The roof of our Village Hall is leaking and needs urgent upgrading, with improved insulation, to maintain the viability of this key community hub. We also need to replace the original wooden doors with double glazed UPVC for improved security and upgraded energy efficiency and easier access for people with mobility issues & parents with pushchairs.

Two community consultations have taken place (Mar 2019 and Jan 2023) via Community Newsletter and Pop Up Pub attendants: 2019 had respondents with 96% in favour of improvements and 95% in 2023.

Current users have discussed this project at Parish & Trustee Committee meetings, the Annual Parish Council Meeting and verbally on numerous occasions during their use of the hall.

Feedback from these surveys guided the trustees to install double glazed windows, replace leaking guttering, downpipes and soffits and replace the flat roof section over the snooker room.

The leaking main hall roof affects ALL users of the hall and the viability of the sprung wooden sports floor, dripping onto fitness class participants, the baby and toddler group, indoor bowls club mats, school plays, birthday parties, dance classes, pop up pubs and many more.

Who are Valencia

Valencia, or Viridor Communities Fund, is the provider of grant funding for community facilities that are located close to Viridor Recycling sites. [Applications to the Fund] are required by law to have an “Independent Contributing Third Party” who must contribute 10% of the total grant.

Costings

Elements of the project	Cost
Remove old roof and replace with new roof	£49.2k
Remove old electrics and solar panels, replace solar panels and install new LED lighting	£6.2k
Remove 10 old wooden doors and replace with UPVC, remove old entrance and replace with push button automatic entrance doors	£21.6k
Contingencies	£7.6k
Structural engineers, building regs etc.	£1.4
	£
Total Project Cost:	£86k

3. ADVICE

- 3.1. BVHT has asked if the Council can make a decision on the allocation by the end of July, to enable the application to Valencia to be appropriately supported within a submission deadline.
- 3.2. Given the timeframe, it is not possible for the Council to have completed its PIIP before responding to the BVHT request. The Council has therefore sought advice from SALC on the appropriateness of allocating Neighbourhood CIL funding before the completion of the PIIP. It has advised:

“A PIIP is optional but is a good idea if the parish is likely to be subject to significant future development. However, it is not mandatory and there is nothing to prevent the Council from spending CIL money already allocated/earmarked to it in the meantime.”

3.3. The Council has power under S19 of the Local Government (Miscellaneous Provisions) Act 1976 to fund the project.

4. RECOMMENDATION

4.1. The Council is asked to resolve:

- Whether, in view of the consultation already carried out by BVHT, and the role of the Village Hall in the community life of the parish, it wishes to allocate £5,000 of its Neighbourhood CIL funding to support the BVHT “New Roof & Doors” project, notwithstanding that a PIIP is not yet in place.
- Whether a consultation be undertaken as set out in paragraph 1.7 above to inform future Neighbourhood CIL spending and, if so,
 - identify the list of infrastructure items to be included on the consultation leaflet for parishioners’ consideration.