

Cheltenham Borough Council

Cabinet – 16 December 2025

Infrastructure Funding Statement (IFS) and Community Infrastructure Levy (CIL) Rate Summary Statement

Accountable member:

Cabinet Member for Planning and Building Control, Cllr Mike Collins

Accountable officer:

Director of Planning and Building Control, Tracey Birkinshaw

Ward(s) affected:

All

Key Decision: No

Executive summary:

All Councils who charge the Community Infrastructure Levy (CIL) and/or secure developer contributions by way of Section 106 (S106) agreements have a statutory obligation to prepare the following:

- Infrastructure Funding Statement (IFS) (Appendix 3 Part 1 CIL Report and Part 2 S106 Report and Appendix 4 Infrastructure List 2025) and
- Annual CIL Rates Summary Statement (Appendix 5).

The IFS content relates to the previous financial year to the one in which it is being published. This IFS reports on financial year 2024/25. The IFS must include an Infrastructure List (published as Part 3 of the IFS, see Appendix 5), to help guide future priorities for allocation of the CIL Reg 59(1) strategic infrastructure fund receipts.

To meet the requirements of the CIL Regulations these documents should be

published by the Council no later than 31 December in a given calendar year after the financial reporting year.

Recommendations: That Cabinet

- 1. approves the publication of the Infrastructure Funding Statement (IFS) 2024/25 relating to the financial year ending 31 March 2025 by 31 December 2025 and that its CIL and S106 information be submitted to Government.**
 - 2. notes the Annual CIL Rate Summary Statement December 2025 and approves it for publication on the Council's website by 31 December 2025.**
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1. Implications

1.1 Financial, Property and Asset implications

No financial implications as a result of the recommendations of this report.

Allocation decisions made in the reporting year, will however result in the Council needing to ensure that it has funds available to make payments against s106 funded projects and/or CIL funded projects at the time payment is required to be made.

The financial data contained within the IFS Part 1 CIL Report and Part 2 S106 Report has been reviewed by finance officers.

There are no specific property or asset implications resulting from the CIL Infrastructure Fund allocation decisions in the reporting year.

Signed off by: Treasury Management Accountant,
andrew.sherbourne@cheltenham.gov.uk

1.2 Legal implications

The production of an IFS, at least annually, including a regulation 121A Infrastructure List is a statutory obligation as a result of amendments to the Community Infrastructure Levy Regulations 2010 (the CIL Regulations) by the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019. As is the publication of the Annual CIL Rate Summary Statement. The Statement must address CIL collection and spend, infrastructure projects and S106 collection and spend. The publication of the IFS fulfils this statutory requirement.

Signed off by: Charlotte Lockwood, Senior Locum Lawyer, One Legal,

legalservices@onelegal.org.uk, 01684 272691

1.3 Environmental and climate change implications

No Climate Change Impact Assessment needed as the report does not relate to a new project or policy.

This is a report primarily on securing, demanded, receipt, allocation, and expenditure of CIL/S106. However, the effective use of CIL/S106 receipts has the potential to have a positive environmental impact. For example, the 'Infrastructure List' (Appendix 4) contains proposals including links which will help to deliver modal shift, a replacement recycling facility, developing mass rapid transit (now renamed Bus Rapid Transit), rail related infrastructure enhancements, EV charging infrastructure and strategic green infrastructure, which all have a huge positive potential for tackling climate change.

Future infrastructure projects delivered using s106 planning obligations and/or CIL receipts and support development within the Council's administrative area will assist in moving toward the net zero 2030 target and the aims of the Climate Pathway.

Signed off by: Maizy McCann, maizy.mccann@cheltenham.gov.uk

1.4 Corporate Plan Priorities

The Council has statutory functions as Local Planning Authority and CIL Charging and Collecting Authority. The statutory obligations relevant to this report link directly to these functions. This report records the monies secured, demanded, received, allocated, and spent in respect of CIL and S106. This report contributes to the following Corporate Plan Priorities updated July 2025:

Key priority 1: Securing our future

Key priority 2: Quality homes, safe and strong communities

Key priority 3: Reducing carbon, achieving council net zero, creating biodiversity

Key priority 4: Reducing inequalities, supporting better outcomes

Key priority 5: Taking care of your money

1.5 Equality, Diversity and Inclusion Implications

See Appendix 2. None arising from this report that require a full screening assessment.

1.6 Performance management – monitoring and review

The Council has appointed a Planning Research & Monitoring Officer, with part of the responsibility of the role being to monitor s106 planning obligations.

The Council keeps its S106 and CIL processes under regular review. Further work will be undertaken across the remaining months of financial year 2025/26 and into 2026/27 to secure improvements to both the s106 and CIL monitoring processes.

A specific review of the allocation and spend of the CIL Administration Fee portion of paid CIL receipts is also underway. It will be necessary to check that the IFS 2024/25 and the CIL Annual Rate Summary Statement December 2025 have been published online by 31 December 2025.

2 Background

2.1 Producing an Infrastructure Funding Statement (IFS) annually is a legal requirement for Councils who charge the Community Infrastructure Levy (CIL) and/or secure developer contributions by way of Section 106 (S106) agreements.¹ This is the Council's sixth IFS, that covers the financial year 2024/25 that has been prepared ready for submission² and publication, as required, on the Council's website by the 31 December 2025³.

2.2 The IFS Parts 1 and 2 (Appendix 3) must include reports on the previous financial year, ending on the 31 March, for both CIL and S106 Planning Contributions as well as Part 3 an Infrastructure List (Appendix 4).

2.3 The publication of an annual CIL Rate Summary Statement (Appendix 5) by 31 December⁴ in a given calendar year is also a mandatory requirement of the CIL Regulations. The purpose of the CIL Rate summary is to publish the value of the CIL rates that will apply in the following calendar year, so for 2026, having applied the mandatory national CIL index⁵ and the relevant calculation against the adopted published CIL Charging Schedule rates.

¹ Regulation 121A requires the council, as a 'contribution receiving authority' to publish an IFS annually "no later than the 31st December" that sets out details about 'planning obligation' and 'CIL' income and expenditure, actual and anticipated for the last 'reported year' ending on the 31st March, and an 'Infrastructure List'

² Submission to Ministry of Housing, Communities and Local Government (MHCLG)

³ Community Infrastructure Levy Regulations 2010 (as amended) Regulation 121A

⁴ Regulation 121C (1) requires an Annual CIL Rate Summary Statement to be published "no earlier than 2nd December and no later than 31st December" each year updated in line with the CIL Index published by the Royal Institute of Chartered Surveyors (RICS) for the 1st November each year

⁵ Published by the Royal Institute of Chartered Surveyors (RICS) on the 1st November each year

- 2.4 The Council is required to publish the IFS in a format that answers a series of purely factual questions on securing, income, and expenditure of CIL and S106 (collectively known as ‘planning obligations’ or ‘developer contributions’. The questions are set out in the CIL Regulations 2010 (as amended) under Regulation 121A and Schedule 2.
- 2.5 The ‘Infrastructure List’ is a list of the infrastructure projects or types of infrastructure which “the charging authority intends will be, or may be, wholly or partly funded by CIL” from the CIL Regulation 59(1) Infrastructure Fund receipts only.
- 2.6 The Infrastructure List⁶ is shared by the three Joint Core Strategy/Strategic Local Plan (JCS/SLP) local authority partner Councils (Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council) which have now also, as of January 2024 established the CIL Joint Committee and have also agreed to the pooling of CIL Regulation 59(1) Infrastructure Fund Receipts to fund strategic infrastructure to support development within the CIL Charging Authority’s area. The background and decisions of the CIL Joint Committee can be viewed via [Tewkesbury Borough Council website](#), who acts as the host authority for the Committee.
- 2.7 Further detail on the current Infrastructure List (Appendix 4) is provided in section 4 of this report. This list is now managed by the Joint CIL Committee. The inaugural meeting of the Joint CIL Committee took place on 12th November 2024. Subsequent CIL Joint Committee meetings have included decisions to allocate the pooled strategic infrastructure fund receipts to projects. Engagement continues under the framework of the SLP with wider infrastructure providers (e.g. NHS, emergency services, Environment Agency etc.) outside of the local authorities to identify any wider infrastructure priorities that the CIL Joint Committee may consider adding to the Infrastructure List as part of the annual review if it.

3 Infrastructure Funding Statement Parts 1 CIL Report and Part 2 S106 Report

IFS CIL Report

- 3.1 Full details of CIL income and expenditure are presented in the IFS at Appendix 3.
- 3.2 In summary for the ‘reporting year’ (01 April 2024 to 31 March 2025):

⁶ approved for publication in December 2020 and an update approved each year since

3.2.1 Cheltenham CIL Receipts = £3,469,533.19

3.2.2 CIL expenditure by the borough council = **£228,872.38** made up of;

- **£47,736.36** on Administration (collected in the previous reported year, 2023/24),
- **£161,753.28** of Neighbourhood CIL transferred to Parish Councils,
- **£19,382.74** on CBC Borough Neighbourhood Fund Projects (Round 1). More details of these projects are included in 3.7, below.

3.2.3 CIL Expenditure by the Parish Councils is reported in their own published Funding Statements, available to view via Parish Council websites. This reports on Neighbourhood CIL transferred in reporting year to Parish Councils. *(For addition information Parish in year spend tables are included at the end of this section of the report however, but this is not reflected in the spend information above)*

3.2.4 CIL Passed to Parish Councils = **£81,892.83 (£16,629.53** by 28 April 2024 which was raised in the last six months of the previous reported year, 01 October 2023 to 31 March 2024 and **£65,263.30** by 28 October 2024 which was raised in the first six months of the reported year (01 April 2024 to 30 September 2024).

3.3 At the end of the 'reporting year' (31 March 2025):

3.3.1 **£173,476.66** allocated to Administration (5% of total CIL receipts), as a contribution to the shared CIL service, further details set out in paragraph 3.4.

3.3.2 **£394,455.65** Neighbourhood Funding (15%⁷ of total CIL receipts in parish areas⁸) collected by the Borough Council in the second six months of the reported year (01 October 2024 and the 31 March 2025) to be transferred to the relevant Parish Council by the 28 April 2024 (in the next reported year, 2024/25).

3.3.3 **£81,763.91** Neighbourhood Funding for unparished areas to be allocated by cabinet on the advice of the cross-party Neighbourhood Fund Panel; and

3.3.4 **£2,778,075.61** in the Strategic Infrastructure Fund (the majority of which is allocated) for the "*provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area*".

⁷ No Parish Councils in the borough currently have an adopted (made) Neighbourhood Plan which raises this to an uncapped 25%.

⁸ Subject to a cap of £100 plus indexation per existing dwelling in the parish, which no CIL payments have yet reached.

CIL Administration Costs

- 3.4 The council may use up to 5% of the CIL receipts in a reporting year to support administration. The JCS/SLP councils currently pool their CIL administration funding; this supports the employment of a CIL Manager and CIL Officer, together with the required computer and systems software, and membership costs such as the Royal Institute of Chartered Surveyors (RICS), Building Cost Information Service (BCIS), Subscription etc. It also meets legal costs of reviews and appeals and will fund the administration, and work undertaken on behalf, of the CIL Joint Committee going forward. Funding is being utilised short term to support consultancy resource to support the next meeting of the Joint CIL Committee and will be used to put in place dedicated infrastructure officer resource over 2025, supporting the longer-term activities of the Joint CIL Committee.
- 3.5 Appropriate administrative expenses associated with CIL that can be recovered from the 5% are broadly set out in the CIL [guidance](#), these include the costs of the functions required to establish and run a levy charging scheme. These functions include levy set-up costs, such as consultation on the levy charging schedule, preparing evidence on viability or the costs of the levy examination. There are similar costs associated with amending a levy charging schedule. They also include ongoing functions like establishing and running billing and payment systems, enforcing the levy, the legal costs associated with payments in-kind and monitoring and reporting on levy activity.
- 3.6 Over time as the CIL pots grow, Cheltenham will wish to fully recover all liable costs, both joint and those arising from Cheltenham only. This element is kept under regular review. A full review of CIL administration costs is underway with the support of the finance teams and will be reported to the Cabinet Member for Planning and Building Control in due course.

Neighbourhood Funding

- 3.7 Borough Neighbourhood Projects. The table below shows the reporting year spend on CBC Neighbourhood Fund Projects.

Infrastructure	Amount	Date	Spend Description
CIL Reg 59F Public Hearts Defibrillator	£2,256.68	12 July 2024	Public Hearts Defibrillator Campaign
CIL Reg 59F Public Hearts Defibrillator	£243.32	12 July 2024	Public Hearts Defibrillator Campaign
CIL Reg 59F Public Hearts Defibrillator	£1,549.72	22 October 2024	Public Hearts Defibrillator Campaign Tidal Training

Infrastructure	Amount	Date	Spend Description
CIL Reg 59F Public Hearts Defibrillator	£1,833.02	22 December 2024	Public Hearts Defibrillator Campaign Tidal Training
CIL Reg 59F Air Quality Monitoring	£3,500.00	25 March 2025	Benhall Residents Association Air Quality Survey
CIL Reg 59F Cheltenham Paint Festival	£7,500.00	24 May 2024	Cheltenham Paint Festival
CIL Reg 59F Honeybourne Honey Project	£2,500.00	04 October 2024	We Create Cheltenham CIC Honeybourne Honey Project
Total value	£19,382.74		

IFS – S106 Report

3.8 At the start of April 2024, there was a balance of **£3,780,829.87**. During the 'reporting year' the Council received **£297,411.72**; spent **£294,526.94** and transferred to revenue **£0.00** S106 contributions. At the end of March 2025, there was a closing balance of **£3,570,964.99**. The payments for S106 are related to the triggers set out in the agreed covenants in the S106 deeds. A significant amount relates to the delivery of affordable housing and this falls within the councils housing enabling function that oversees delivery within the priorities set out by the Cheltenham Borough Council Housing, Homelessness and Rough Sleeping Strategy (2023 – 2028).

3.9 In terms of affordable housing, **£nil** contributions to off-site affordable housing were secured from planning obligations entered into during the reporting year 2024/25.

3.10 Associated with other affordable housing s106 deed matters however:

- **95** affordable housing units delivered on site during the reported year as a result of planning obligations entered into in previous years across two sites.
- **29** affordable housing units were originally secured to be provided under application 24/00236/FUL North Place. This s106 deed contained a cascade mechanism that allows agreement to an alternative number and mix of affordable housing in the event that it is difficult to secure a Register Provider of affordable housing to take on the units. This mechanism has been invoked in 2025/26 (prior to the publication of this report) due to the inability to secure a Registered Provider to take the original AH units at the site (29x shared ownership). The total unit number and type of provision has now changed reducing the total to 19 First Homes, that will be sold to open market below market value in

accordance with restrictions instead. The First Homes have yet to be marketed for sale.

- **zero** affordable housing units are to be provided as a result of S106 off-site funding allocations made within the reported year. A s106 deed was entered into under application reference 23/01545/CONDIT dated 25 July 2024 that requires a review of development viability after the construction of 5 dwellings out of 13 to determine if an off-site affordable housing contribution is capable of being made. The default position is therefore that no contribution will be secured at the point of signing the deed.
- **£270,000** of off-site affordable housing contributions received and allocated in previous years has been spent to support the total cost of acquiring Medway Court, Whaddon Road that has provided 6 additional affordable housing units as social rent (6x1 bedroom flats).
- An off-site affordable housing contribution of £209,640.72 was received within the reporting year from 19/00111/FUL Telephone Repeater Station, Parabola Road. This was not allocated to any projects within the report year.

3.11 The Council's constitution clearly sets out the parameters for decision-making. Negotiation of S106 is a key element of the development management process when it is considered that a development will have impacts on the local area that cannot be moderated by means of conditions attached to a planning decision. The council's constitution (at Part 3) provides the responsibility for the determination of planning applications (of which S106 negotiation forms part), except as specifically allocated to Planning Committee (under Part 3C) <https://democracy.cheltenham.gov.uk/ieListDocuments.aspx?CId=279&MId=1960&Info=1&bcr=1>

3.12 It should be noted that historically Gloucestershire County Council have negotiated S106 for infrastructure delivery that is the responsibility of the County Council including education, libraries, and highways improvements. These are reported on separately by the County Council via their Infrastructure Funding Statement which is available via their website. In respect of the strategic allocations which will be brought to Planning Committee for decision over 2025/26 in some cases are trialling a tripartite S106, this is a single agreement signed by both the borough council, county council and landowners (which in some cases may also be the developer).

3.13 Planning decisions made outside those undertaken by Planning Committee, including S106 agreements, are delegated to the Head of Planning. In negotiating S106, consultation with ward members is undertaken as appropriate and the relevant officer specialisms are engaged

4 Infrastructure List

- 4.1 The published Infrastructure Funding Statement Part 3 Infrastructure List contains a statement that it will be reviewed at least annually. That does not necessarily mean that changes will be made to it.
- 4.2 The infrastructure List has been developed as a combined shared list that will be published annually as identical by the three JCS/SLP partner Councils of the CIL Joint Committee, being Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council. The 'Infrastructure List' identifies projects which the Council intends will or may be wholly or partly funded from CIL strategic Infrastructure fund receipts. This list is not exhaustive.
- 4.3 On 04 March 2025 the CIL Joint Committee made a decision to split the CIL Regulation 59(1) Infrastructure Fund so that 25% of it would be ringfenced for use on 'local strategic' infrastructure projects. These are projects of a strategic nature that are likely to benefit one, or two of the member councils, in any combination to support development of their area (as opposed to infrastructure that would support the development of all three). Informed by this decision, a review of the list has been carried out (including whether a project is likely to be a "local strategic" project or a "strategic shared" project) and it is proposed to delete or add specific projects and/or generic types of infrastructure to the list. The format and structure of the Infrastructure List has also been improved. Appendix 4 (Infrastructure Funding Statement 2024/25 Part 3 Infrastructure List contains the proposed updated Infrastructure List 2025
- 4.4 In particular, amendments are proposed to add new projects or amendment of projects.

Projects requesting CIL Funding

- Cheltenham Parks and Green Space Landscape and Recreation – amended to focus on desilting of Pittville Lake (phased approach).
- Prince of Wales Stadium added to cover removal of track surfacing and replacing with solid polyurethane (PU) together with further scoping to look at improved disabled accessibility. Supports corporate plan outcomes.
- The Petersfield Community Hub has been deleted from the list for Cheltenham costed projects as project changed from previous proposal which would not meet the criteria of 'strategic local'.

Pipeline projects

- Cheltenham Physical Activity and sport strategy for Cheltenham /

Playing Pitch Strategy – to help address the action plan priorities and supporting corporate plan outcomes.

- Cheltenham public safety interventions in parks and gardens – to support walking and cycling routes and supporting corporate plan outcomes.

4.5 The preparation of the Strategic Local Plan (SLP) and the accompanying Infrastructure Delivery Plan (IDP) is now making progress. This will provide the appropriate context for a future much wider review of the Infrastructure List. The IDP will be informed by updated evidence on infrastructure demands and delivery to support development and growth requirements, and at the same time inform the priorities of the three councils, including the commitment to tackle climate change, achieve modal shift away from private car use and reflect changing patterns of work following the pandemic, and underpin the Council's Corporate Plan and its priorities, including its 2030 net zero objectives.

4.6 A workshop was recently held with around 45 participants representing a broad range of infrastructure providers, this is an important and ongoing engagement with the infrastructure sector. This work will not only encompass the delivery of the JCS and District level plans but also, as progress on its development is made, the requirements of the SLP.

5 Annual CIL rate summary statement

5.1 The Annual CIL Rate Summary Statement (Appendix 5) must be based on the Royal Institute of Chartered Surveyors (RICS) CIL Index, published for 1st November each year. Indexation is required so that the rates charged are adjusted to take account of the impact of inflation.

5.2 The CIL rate for 1 November 2025 was published online on 27 October 2025 stating a value of 400 for 2026 calendar year (as against a 391 index value for the 2025 calendar year). The CIL Rate Summary (December 2025) at Appendix 5 contains factual information identifying the impact of indexation on the Council's adopted CIL Charging Schedule (2018) rates for any CIL liable development for which the 2026 calendar year rate will apply.

6 Next Steps

6.1 Publication of the IFS on the Council's website and submission and notification of the location of data to the Ministry of Housing, Communities and Local government by end December 2025.

6.2 Publication of the CIL Annual Rate Summary Statement December 2025 on the Council's website by 31 December 2025.

7 Reasons for recommendations

7.1 Statutory obligation to prepare and publish:

- 7.1.1 Regulation 121A requires the Council, as a 'contribution receiving authority' to publish an IFS annually "no later than the 31st December" that sets out details about 'planning obligation' and 'CIL' income and expenditure, actual and anticipated for the last 'reported year' ending on the 31st March, and an 'Infrastructure List'; and
- 7.1.2 Regulation 121C (1) requires an Annual CIL Rate Summary Statement to be published "no earlier than 2nd December and no later than 31st December" each year updated in line with the CIL Index published by the Royal Institute of Chartered Surveyors (RICS) for the 1st November each year.
- 7.1.3 Regulations referred to are the Community Infrastructure Levy Regulations 2010 (as amended).

8 Alternative options considered

- 9 Not relevant as statutory requirement.

10 Consultation and feedback

- 10.1 One Legal, Treasury Management Accountant, Deputy S151 Officer, Climate Change Officer, Cabinet Member for Planning and Building Control.

11 Key risks

- 11.1 See Appendix 1.

Report author:

Sarah Screen, Strategic Infrastructure Planning Manager for Cheltenham Borough, Gloucester City and Tewkesbury Borough Councils
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Appendices

- 1. Risk Assessment
- 2. Equality Impact Assessment – Screening
- 3. Cheltenham Borough Council IFS Report 2024/25 Part 1 CIL Report & Part 2 S106 Report
- 4. Cheltenham Borough Council IFS Report 2024/25 Part 3 Draft Infrastructure List December 2025
- 5. CIL Annual Rate Summary Statement December 2025

Background information:

N/A

Appendix 1: Risk Assessment

Risk ref	Risk description	Risk owner	Impact score (1-5)	Likelihood score (1-5)	Initial raw risk score (1 - 25)	Risk response	Controls / Mitigating actions	Control / Action owner	Deadline for controls/ actions
CIL/S106	Failure to publish the required Infrastructure Funding Statements would be a breach of Government Regulations	Director of Planning & Building Control	1	1	1	Close	Cabinet report Ensure Publication of IFS on the Council's beside by 31 December 2025	CIL Monitoring Officer (Support of Strategic Infrastructure Planning Manager if needed)	31 December 2025
CIL	Failure to publish the Annual CIL Rate Summary Statement would be a breach of Government Regulations	Director of Planning & Building Control	1	1	1	Close	Cabinet report Ensure Publication of IFS on the Council's beside by 31 December 2025	CIL Monitoring Officer (Support of Strategic Infrastructure Planning Manager if needed)	31 December 2025
CIL/Strategic Local Plan (SLP)	Not having a clear CIL prioritisation of infrastructure projects may risk receipts not being targeted towards the most critical infrastructure needed to deliver development and fulfil the Council's requirements in the delivery of the JCS/Cheltenham Plan/SLP.	Director of Planning & Building Control	5	2	10		Governance arrangements of CIL Regulation 59(1) Infrastructure fund receipts agreed under the framework of the CIL Joint Committee. Infrastructure List reviewed for 2025, and changes made.	Council reports Cheltenham, Gloucester and Tewkesbury and Community Infrastructure Levy Joint Committee CIL Officers /CIL	Updated Infrastructure List publication by 31 December 2025 under IFS. SLP and accompanying IDP making progress in line with Local Development

Risk ref	Risk description	Risk owner	Impact score (1-5)	Likelihood score (1-5)	Initial raw risk score (1 - 25)	Risk response	Controls / Mitigating actions	Control / Action owner	Deadline for controls/ actions
							Review and update of Infrastructure Delivery Plan (IDP) continues as part of preparation of SLP. This will put in place clear and transparent governance relating to prioritisation of infrastructure delivery.	Joint Committee/CIL Joint Officer Working Group /SLP Task Group & Steering Group.	<p>Scheme Published March 2025.</p> <p>IDP picked up via SLP risk register.</p> <p>Submission of IDP alongside SLP by December 2026</p>

Appendix 2: Equality Impact Assessment (Screening)

1. Identify the policy, project, function or service change

a. Person responsible for this Equality Impact Assessment

Officer responsible: Sarah Screen	Service Area:
Title: Strategic Infrastructure Planning Manager	Date of assessment: 18 November 2025
Signature: <i>Sarah Screen</i>	

b. Is this a policy, function, strategy, service change or project?

Function

If other, please specify:

c. Name of the policy, function, strategy, service change or project

Statutory reporting requirement annually under the requirements of the Community Infrastructure Levy (England and Wales) CIL Regulations and publication of information on the Councils website and sharing some of this information with Government.

Is this new or existing?

Other

Please specify reason for change or development of policy, function, strategy, service change or project

No change other than to the content of the Infrastructure List content. There is an annual requirement to report for the previous financial year by no later than 31 December in any calendar year.

d. What are the aims, objectives and intended outcomes and who is likely to benefit from it?

Aims:	To comply with the CIL Regulations 2010 (as amended) reporting and publication requirements and ensure that information is made publicly available in the interest of public knowledge and scrutiny.
Objectives:	1. To keep Members and the public up to date on receipt, allocation and spend of developer contributions receipts through both S106 planning obligations and the Community Infrastructure Levy

	2. To make landowners and prospective developers (including homeowners wishing to undertake extensions to dwellings) aware of the change in the CIL rates for 2026 calendar year as may be relevant to relevant CIL liable development.
Outcomes:	<ol style="list-style-type: none"> 1. To comply with the publication requirements of the CIL Regulations 2010 as amended 2. To update Member, the public and any other interested parties 3. To inform infrastructure providers of the types or specific items of infrastructure that CIL Infrastructure Fund receipts may be spent on.
Benefits:	<p>Publication of the IFS Part 1 s106 Report provides an opportunity for the public to understand what infrastructure mitigation is being secured by the Council as Local Planning Authority, that is within its monitoring remit, through S106 Planning Obligations, when it is paid, how much is paid, what it has been allocated to and how much has been spent on what projects</p> <p>Publication of the IFS Part 2 CIL Report provides an opportunity for the public to understand how much CIL has been paid in the reported financial year, how this has been split between CIL Administration, Neighbourhood CIL, and retained in the Strategic Infrastructure Fund to support infrastructure projects, how this has been allocated and spent.</p> <p>The publication of the CIL Infrastructure List allows any interested party to understand what the strategic infrastructure priorities may be for the CIL Joint Committee and its partner Councils in considering the future allocation of CIL Infrastructure Fund Receipts.</p> <p>The publication of the CIL Annual Rate Summary Statement December 2025 containing CIL rates for the 2026 calendar year (01 January to 31 December 2026) will provide information to any relevant person, company or organisation that may be considering development within the Council's administrative area in 2026 of what the updated CIL rates are allowing them an opportunity to calculate the potential impact that CIL may have on relevant proposed development (in the event that it is the 2026 CIL rates that would apply to it).</p>

e. What are the expected impacts?

Are there any aspects, including how it is delivered or accessed, that could have an impact on the lives of people, including employees and customers.

Yes

Do you expect the impacts to be positive or negative?	Positive
Please provide an explanation for your answer:	
<p>Through the publication of this information landowners, developers and any person or organisation interested developing in the borough or wanting to know how developer contributions towards infrastructure are secured allocated and spent have that information available.</p>	

If your answer to question e identified potential positive or negative impacts, or you are unsure about the impact, then you should carry out a Stage Two Equality Impact Assessment.

f. Identify next steps as appropriate	
Stage Two required	No
Owner of Stage Two assessment	
Completion date for Stage Two assessment	

A Stage 2 Equality Impact Assessment is not required as this report is to meet statutory compliance under the regulatory framework of the CIL Regulations 2010 (as amended)