

Epsom & Ewell Borough Council Community Infrastructure Levy Regulation 62 Report Reporting Period 2017 – 2018



**Epsom & Ewell Borough Council
Community Infrastructure Levy
Regulation 62 Report Reporting Period 2017 – 2018
September 2018**

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Introduction

The Community Infrastructure Levy (CIL) is a local tax on new development that local authorities can choose to introduce to help fund the delivery of new infrastructure across their area. The implementation of CIL is closely guided by the Community Infrastructure Levy Regulations 2010 and subsequent Amending Regulations.

The Borough Council commenced charging CIL from 1 July 2014. [The charges for Epsom and Ewell Borough Council are set out in the Community Infrastructure Levy Charging Schedule.](#) The charge is paid by developers and landowners when new development commences. Without the charge there would be a greater gap in the funding required to deliver essential infrastructure. 15% of the levy collected within a local area is allocated for spending on community infrastructure within that local area.

The Community Infrastructure Regulations state under Part 7 (Regulation 62 (4)) that a charging authority must prepare a report for any financial year that it collects CIL to ensure the Levy is open and transparent. The Regulations require that such a report must include the following information:

- a) the total CIL receipts for the reported year;
- b) the total CIL expenditure for the reported year;
- c) summary details of CIL expenditure during the reported year including –
 - i. the items of infrastructure to which CIL (including land payments) has been applied,
 - ii. the amount of CIL expenditure on each item,
 - iii. the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part),
 - iv. the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation; and
- d) the total amount of CIL receipts retained at the end of the reported year.

The Regulations require that the charging authority must publish the report on its website no later than 31st December following the end of the reported year.

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Overview of Community Infrastructure Levy 2017 – 2018

1. Total CIL Receipts 2017 – 2018

During the Report Period the Borough Council raised invoices for payment from CIL liable developments totalling **£1,396,926.81**

In previous years the figures within the Regulation 62 report shown as receipts within the period had set out the amount of money collected from the CIL liable developments during the reporting period. To ensure that this report reflects what is reported within Epsom and Ewell’s financial statements for the year the receipts shown indicate the amount that has been invoiced to the various developments within the reporting year.

The table below (Table 1) sets out in detail the CIL liable developments invoiced during the Reporting Period.

Please note that a number of the developments were granted permission during previous Reporting Periods. Invoicing of liable developments takes place when the liable party submits a commencement notice, which notifies the collecting authority of their proposed start date, or when the collecting authority establishes that development has started.

Table 1: Community Infrastructure Levy Invoices Raised 2017 – 2018

Planning Ref	Address	Decision Date	Date invoiced	Amount Invoiced
15/00632 FUL	Epsom Marble 49 High Street Ewell	22/09/2015	06/04/2017	£1,875.00
16/00380/FLH	97 Ruxley Lane West Ewell	03/06/2016	26/04/2017	£1,407.90
14/01036/FUL	2 Elm Way Ewell	09/12/2014	06/04/2017	£6,630.00
0016/00215/FUL and 16/01624/COND	93-95 High Street	07/07/2016	02/05/2017	£4,870.58
14/00795/FUL	RO 72 Stoneleigh Broadway	14/07/2015	15/05/2017	£150.76

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16/00055/FUL	85 Rosebery Road Epsom	12/07/2016	05/05/2017	£9,524.82
16/00585/FUL	45 Manor Green Road	16/09/2016	25/05/2017	£20,484.38
14/01750/RES	57 Woodlands Road	21/04/2015	06/07/2017	£77,946.43
17/00161/FLH	15 Langton Avenue Ewell	05/07/2017	18/07/2017	£16,253.38
16/01693/RES	Land Adjacent Riverside Cottage Old Malden Lane, Worcester Park	08/05/2017	04/08/2017	£46,219.81
16/00166/FUL	37 - 37A Cheam Road	05/04/2017	07/09/2017	£158,225.68
15/01848/FLH	28A Woodcote Park Road	13/05/2016	25/10/2017	£26,889.71
14/01442/FUL	54 Rosebery Road	04/03/2015	31/10/2017	£27,750.00
16/01753/FUL	317 Kingston Road	17/05/2017	08/11/2017	£11,953.67
17/00515/FUL	The Star 2, Cheam Road, Ewell	01/09/2017	21/11/2017	£1,365.83
17/00461/FUL	Mill House, Old Malden Lane, Worcester Park	20/10/2017	05/12/2017	£66,868.73
16/01340/FUL	Epsom Common Working Men's Club 121 - 122 Stamford Green Epsom	06/03/2017	22/12/2017	£995.17
16/01145/FUL	Birchcroft & Hollydene Court Lane Epsom Surrey KT19 8JP	20/09/2017	15/01/2018	£105,670.17
15/00845/FUL	Salesian College Sports Ground	07/06/2016	03/01/2018	£54,966.61
17/00896/FUL	Development Site Rear Of Greenways And The Garth Windmill End Ewell	15/12/2017	11/01/2018	£69,186.49
17/00429/FUL	New Development On NESOCOT Agricultural Land Reigate Road Ewell	06/11/2017	25/01/2018	£522,610.27
17/00686/FUL	86 Reigate Road Ewell	29/09/2017	12/02/2018	£65,040.83
17/01026/FUL	27 High Street Ewell	31/01/2018	12/02/2018	£13,269.40
17/00256/FUL	5 Alexandra Road Epsom	14/09/2017	14/02/2018	£86,771.19
Total Invoiced				£1,396,926.81

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3. Potential Community Infrastructure Levy Receipts from developments granted permission

The following, Table 2, sets out in detail those liable developments that may in the future generate further CIL receipts. At the end of the reporting period (March 2018), the parties involved had yet to assume liability to pay CIL or the proposal had yet to commence. It is possible that some of these proposal will either be unimplemented, or will be superseded by fresh applications. Nevertheless, the data set out in this table provides an indication of how much CIL money may be forthcoming in the next report period (April 2018- March 2019).

Table 2: Outstanding CIL Liable Developments April 2018

Planning Ref	Address	Decision Date	Liability Notice Date	Potential CIL Amount	Status at April 2018
14/00167/FUL	Garages 1-9 Ormonde Avenue	08/01/2015	14/01/2015	£7,375.00	Awaiting Assumption of Liability
14/00857/FUL	2 Windmill Avenue Epsom	05/12/2015	01/05/2018	£12,227.68	Awaiting Assumption of Liability
14/01857/FUL	London Road Lodge, Nonsuch Park	03/06/2015	27/07/2015	£7,633.93	Awaiting Assumption of Liability
15/00377/FUL	RO 35 The Avenue	28/07/2015	13/08/2015	£56,785.71	Awaiting Assumption of Liability
15/00339/FUL	17 Riverview Road	10/08/2015	21/08/2015	£9,100.45	Awaiting Assumption of Liability
15/00336/FUL	RO 44-48 Stoneleigh Broadway	23/11/2015	23/11/2015	£50,198.14	Awaiting Assumption of Liability
15/00686/FUL	15A Upper High Street	23/11/2015	25/11/2015	£3,214.29	Awaiting Assumption of Liability
15/01021/FUL	Second Floor, 69-71 High Street	15/12/2015	12/01/2016	£14598.21	Awaiting Assumption of Liability
15/01388/FUL	Grange Mansions, Kingston Road	24/02/2016	02/03/2016	£44,745.54	Awaiting Assumption of Liability

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15/01514/FUL	11 Danetree Road	15/04/2016	20/04/2016	£8,196.43	Awaiting Assumption of Liability
15/00766/FUL	83 Manor Green Road	25/05/2016	03/08/2016	£6,910.71	Awaiting assumption of liability
15/01870/FUL	16 Kirby Close, Ewell	26/05/2016	05/07/2016	£7,102.94	Awaiting Assumption of Liability
16/00184/FLH	111 Holmwood Road	14/06/2016	20/09/2016	£15,004.96	Awaiting assumption of liability - self build extension exemption received
16/00311/FUL	1 Chestnut Avenue, Ewell	29/07/2016	14/09/2016	£11,669.12	Awaiting assumption of liability
15/00228/FUL	Land at Lord Rosebery Lodge, 6 Elm Grove	26/04/2016	05/07/2016	£28,241.07	Awaiting Commencement Notice
16/00712/FUL	1 Gadesden Road, West Ewell	04/10/2016	19/10/2016	£13,191.18	Awaiting assumption of liability
16/00296/FUL	The Roveries, 59 - 63 Cox Lane	02/03/2017	08/03/2017	£86,177.61	Awaiting Assumption of Liability & Commencement Notice
16/00588/FUL	Sands House, Hook Road, Epsom	16/03/2017	26/05/2017	£9,197.10	Awaiting Assumption of Liability & Commencement Notice
16/01379/FUL + 17/00446/REM	Land To The Rear Of 35 The Avenue Worcester Park	22/05/2017	31/05/2017	£65,745.17	Awaiting Assumption of Liability & Commencement Notice
16/01919/FUL	70 Worple Road Epsom	01/06/2017	08/06/2017	£33,915.06	Awaiting Assumption of Liability & Commencement Notice
16/00595/FUL	25 Alexandra Road	03/07/2017	03/08/2017	£107,900.00	Awaiting Assumption of Liability & Commencement Notice
15/01530/FUL	1 Chase Road Epsom	03/07/2017	06/07/2017	£173,733.59	Awaiting Assumption of Liability & Commencement Notice

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17/00353/FLH	6 Lindsay Close Epsom	10/08/2017	18/08/2017	£10,858.35	Awaiting Assumption of Liability & Commencement Notice
16/01068/FUL	57 Longdown Lane North Ewell	04/09/2017	06/09/2017	£69,520.75	Awaiting Assumption of Liability & Commencement Notice
17/00409/MMA	11 Danetree Road	24/08/2017	06/09/2017	£8,196.43	Awaiting Assumption of Liability & Commencement Notice
16/01564/FUL	80 Rosebery Road Epsom	28/09/2017	03/10/2017	£16,749.17	Awaiting Assumption of Liability & Commencement Notice
17/00188/FUL	Bar XLR 79 East Street Epsom	28/09/2017	11/10/2017	£109,402.99	Awaiting Assumption of Liability & Commencement Notice
17/00530/FUL	Wychwood Epsom Road Ewell	29/09/2017	10/10/2017	£9,586.66	Awaiting Assumption of Liability & Commencement Notice
17/00596/FUL	Antique Restorers 2 Station Approach Stoneleigh	01/11/2017	24/11/2017	£20,460.23	Awaiting Assumption of Liability & Commencement Notice
17/00121/FUL	5 Cox Lane West Ewell	08/11/2017	16/11/2017	£74,274.90	Awaiting Assumption of Liability & Commencement Notice
16/01448/FUL	2 Chase Road Epsom	20/09/2017	21/11/2017	£0.00 ¹	Awaiting Commencement Notice, social housing relief granted
17/00244/FUL	111 East Street Epsom	21/11/2017	24/11/2017	£29,238.42	Awaiting Assumption of Liability & Commencement Notice

¹ During the reporting period this development had been granted relief from the Levy on the basis that it would deliver two new affordable residential units. It is shown as being invoiced for £0 because it had been granted relief.

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17/00385/FUL	Chinese Acupuncture Centre Epsom House 10 East Street Epsom	21/11/2017	19/12/2017	£1,310.74	Awaiting Assumption of Liability & Commencement Notice
16/01325/FUL	13 Ashley Road Epsom	20/12/2017	28/12/2017	£61,993.44	Awaiting Assumption of Liability & Commencement Notice
17/00074/FLH and 17/00818/REM	6 Plantagenet Close	20/10/2017		£0.00 ²	Awaiting Commencement Notice
17/00387/FUL	YoYo DropIn Centre 24 South Street Epsom	22/01/2018	07/02/2018	£11,270.27	Awaiting Assumption of Liability & Commencement Notice
17/00932/FUL	4-5 Market Parade High Street Ewell	08/02/2018	12/02/2018	£38,640.93	Awaiting Assumption of Liability & Commencement Notice
17/00001/FUL	Development Site At Upper High Street Epsom	06/03/2018	21/03/2018	£906,559.07	Awaiting Assumption of Liability & Commencement Notice
17/01321/FUL	Ebbisham Court 34 Dorking Road Epsom	09/03/2018	21/03/2018	£10,867.76	Awaiting Assumption of Liability & Commencement Notice
17/01398/FUL	329 Hook Road Epsom	16/03/2018	21/05/2018	£6,198.65	Awaiting Assumption of Liability & Commencement Notice

² During the reporting period this development was granted relief from the Levy on the basis that it is a self-build house.

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17/01395/RES	Haddad House 91 East Street Epsom	21/03/2018	22/03/2018	£16,176.86	Awaiting Assumption of Liability & Commencement Notice
17/01574/RES	12 - 14 Grosvenor Road Epsom	21/03/2018	04/04/2018	£17,348.17	Awaiting Assumption of Liability & Commencement Notice
Total Potential CIL				£2,191,517.68	

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4. Summary of Allocated CIL Expenditure

During the report period, the Collecting Authority agreed to commit the following CIL expenditure:

- Planning Policy Team salaries and external expert technical advice on CIL= £73,150.00

The breakdown of the above expenditure being comprised of =

Planning Policy Team salaries = £71,550.00; and
Technical advice = £1,600.00

This expenditure was directly allocated from the 5% Administration Fee, which is incorporated with the Levy. Since the introduction of CIL, the Collecting Authority had collected in excess of £4,200,000.00 in CIL receipts. Of the total CIL receipts the 5% Administration Fee stood at around £210,000.00.

During the Reporting Period the allocated monies have been deployed by the Collecting Authority to fund the Planning Policy Administrator role, which sits within the Planning Policy Team. The post holder is responsible for the day-to-day administration and implementation of CIL – in terms of identifying liability, monitoring, reporting, collection and recovery (of unpaid CIL). Funding this post has ensured that the Collecting Authority provides a consistently good level of customer service and that CIL collection is undertaken in an efficient and timely manner.

- Plan E Epsom Town Centre Highway Improvements = £476,009.00
This expenditure was allocated from the main CIL fund (IE the main 80% fund). It is being used as top-up funding to support the delivery of the Plan E Epsom Town Centre Major Highway Improvement Scheme. This is a major highway improvement scheme that has its roots in the Plan E Epsom Town Centre Area Action Plan; which forms part of the Epsom & Ewell Local Plan. In addition to the expenditure allocated from our CIL fund, the Scheme has also received funding from Surrey County Council and the Coast to Capital Local Enterprise Partnership. The Scheme is being implemented by Surrey County Council.

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5. Summary of Unallocated CIL Monies

At the end of the reporting period, the following CIL is awaiting allocation:

- Main CIL (80% of all CIL) – £3,587,403.00
- Local Scheme (15% of all CIL) – £784,813.00
- Administration (5% of all CIL) – £115,304.00