

EPSOM AND EWELL COMMUNITY INFRASTRUCTURE LEVY - ANNUAL FUNDING AWARDS 2025

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Wards affected: (All Wards);

Urgent Decision? No

Appendices (attached): Appendix 1 Part A – 2025 Strategic and Neighbourhood CIL Bids recommended to be funded by the CIL Member Working Group.

Appendix 1 Part B – 2025 Strategic and Neighbourhood CIL Bids not recommended to be funded by the CIL Member Working Group.

Appendix 1 Part C – 2025 Strategic CIL Bids recommended to be funded through an interim spending decision by the CIL Member Working Group

Summary

The Council undertook its annual funding rounds for strategic and neighbourhood CIL between the 1 May 2025 and 15 June 2025. During this funding window 5 Strategic CIL bids and 9 Neighbourhood CIL bids were received.

In accordance with the Epsom and Ewell CIL Spending Protocol (March 2025), all bids received have been subject to an initial stage 1 assessment. Only the bids that passed the stage 1 assessment were then subject to a stage 2 assessment by the CIL Member Working Group.

Following this process 4 Strategic CIL bids (totalling up to £1,371,053 of strategic CIL funding) and 6 neighbourhood CIL bids (totalling up to £236,800 of neighbourhood CIL funding) were recommended to receive funding by the CIL Member Working Group in July 2025.

In addition to the above CIL bids submitted during the annual funding round, one Strategic bid (totalling up to £3,100,000 of strategic CIL funding) was received in August 2025 outside of the scheduled funding round but in accordance with the CIL Spending

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Protocol, and was recommended to receive funding by the CIL Member Working Group in September 2025.

Recommendation (s)

The Committee is asked to:

- (1) Approve and ratify the funding recommendations of the CIL Working Group for each of the bids set out in paragraph 3 of this report, OR**
- (2) Make amendments to the recommendations of the CIL Working Group.**

1 Reason for Recommendation

- 1.1 To ensure the robust and effective expenditure and reporting in line with the Community Infrastructure Levy Regulations 2010 (as amended) and in accordance with the Epsom and Ewell CIL Spending Protocol (March 2025).

2 Background

- 2.1 Epsom and Ewell's CIL Charging Schedule came into force on the 1 July 2014 and applies to all liable developments that were granted permission after this date. The charging schedule sets out the rates at which different types of development will be charged CIL on a pounds per square metre (£/sq m) basis. The charging schedule has not been updated since 2014, however the CIL rates increase annually based on the BCIS All-in Tender Price Index. CIL is payable when work to implement the development commences.
- 2.2 The Community Infrastructure Levy (CIL) is used to mitigate the cumulative impact of development but is rarely sufficient to fund all of the infrastructure that is required to support development of an area. CIL cannot be used to remedy existing deficiencies (unless those deficiencies will be made more severe by new development) undertake maintenance of existing infrastructure, or remedy demands from population growth driven by other factors such as birth rates.
- 2.3 On the 11 March 2025 Licencing and Planning Policy Committee approved the revised Epsom and Ewell CIL Spending Protocol which sets out the governance arrangements for spending CIL funds in the borough.
- 2.4 CIL Regulations require apportionment of CIL as follows:
 - ☐ The Strategic CL Portion (70-80%)
 - ☐ The Neighbourhood Portion (15-25%)

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- The CIL Administrative proportion (5%)

Strategic CIL

- 2.5 Strategic CIL funding can be used to fund infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities. Local authorities must spend the levy on infrastructure needed to support development of their area. CIL can be used to increase the capacity of existing infrastructure or provide new infrastructure that is necessary to support development. The clearest way to justify this is to link it to the Council's Infrastructure Delivery Plan that supports the Local Plan. We cannot use strategic CIL to fund affordable housing as this is still dealt with through s106 obligations.
- 2.6 As of the 10 September 2025 there was £6.086m of unallocated Strategic CIL funding available in the borough.

Neighbourhood CIL

- 2.7 The Neighbourhood portion can be used to fund a wider range of spending, but it must still be necessary to support development.
- 2.8 As of the 10 September 2025 there was £1.138m of unallocated neighbourhood CIL funding available.

3 Recommendations for CIL funding

- 3.1 During the annual funding round, we received 5 Strategic CIL bids and 9 Neighbourhood CIL bids.
- 3.2 The process of scoring and categorisation for strategic and neighbourhood CIL bids is set out in the Epsom and Ewell CIL Spending Protocol (March 2025).

Strategic CIL Bids received during the annual funding round

- 3.3 On the 11 July 2025 the council's CIL Member Working Group (MWG) have recommended the allocation of Strategic CIL funding to the following four projects:

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Bid Reference	Project name	MWG funding recommendation
Strategic project 1	Ash Dieback Essential Safety Works and Treescape Restoration	Up to £200,000 Partial award of funding requested
Strategic project 2	ANPR Surrey Police	Up to £36,000 Partial award of funding requested
Strategic project 3	B284 Ruxley Lane, West Ewell, Epsom - Road Safety Scheme	Up to £75,000 Partial award of funding requested
Strategic project 4	Parks recreation and play for young people and families	£1,060,053 Full award of funding requested

- 3.4 Further detail on the bids detailed above is contained in Appendix 1 – Part A.

Strategic Interim CIL Bid

- 3.5 The Epsom and Ewell CIL Spending Protocol (March 2025) allows CIL bids to be received and considered outside of the annual funding round process in exceptional circumstances.
- 3.6 In August 2025, one Interim CIL bid was submitted outside of the annual funding window which was considered to demonstrate exceptional circumstances for consideration by the CIL MWG on 2 September 2025. The council's CIL Member Working Group (MWG) have recommended the allocation of Strategic CIL funding to the following project:

Bid Reference	Project name	MWG funding recommendation
Strategic project 5	Gibraltar Recreation Ground – Centre of Sporting Excellence	£3,100,000 Full award of funding requested

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- 3.7 Further detail on the bid recommended for approval is contained in Appendix 1 – Part C.
- 3.8 If this committee were to approve the five Strategic CIL projects detailed above, this would reduce the amount of unallocated Strategic CIL funding available in the borough to be approximately £1.61m based on funds held on 10 September 2025.
- 3.9 One strategic bid has not been recommended for funding. The reasons are set out in Appendix 1, Part B. The bid in question is as follows:
- Epsom & Ewell Local Cycling and Walking Infrastructure Plan (LCWIP) Delivery

Neighbourhood CIL Bids

- 3.10 The CIL Member Working Group (MWG) has recommended the allocation of Neighbourhood CIL funding to the following six projects:

Bid Reference	Project name	MWG funding recommendation
Neighbourhood project 1	3rd Epsom Scouts Community Building	£50,000 Full award of funding requested
Neighbourhood project 2	Cattle Arch/Under-Rail Tunnel	Up to £32,000 Partial award of funding requested
Neighbourhood project 3	Wheels for Epsom	£10,000 Full award of funding requested
Neighbourhood project 4	Horton Country Park Path Restoration	£85,000 Full award of funding requested
Neighbourhood project 5	The Library of Things	£4,800 Full award of funding requested (conditional)
Neighbourhood project 6	Linden Bridge School – Road Safety Outside School Scheme	Up to £55,000 Partial award of funding requested

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- 3.11 Further detail on the neighbourhood bids recommended to be funded by the CIL MWG is contained in Appendix 1 – Part A.
- 3.12 If this committee were to approve the 6 Neighbourhood CIL projects detailed above, this would reduce the amount of unallocated Neighbourhood CIL funding available in the borough to £901,200 based on funds held on 10 September 2025.
- 3.13 A total of 1 neighbourhood bid has not been recommended for funding this year by the CIL MWG. The reasons are set out in Appendix 1, Part B.
- 3.14 A total of 2 neighbourhood bids have not passed Stage 1 and have not been brought forward to Stage 2 for this funding year. The reasons are set out in Appendix 1, Part B.

4 Risk Assessment

Legal or other duties

4.1 Equality Impact Assessment

4.1.1 None

4.2 Crime & Disorder

4.2.1 None

4.3 Safeguarding

4.3.1 None

4.4 Dependencies

4.4.1 None

4.5 Other

4.5.1 None

5 Financial Implications

- 5.1 CIL is intended to support the strategic infrastructure that is required to support the development of the local area and spend must be in accordance with our Spending Protocol.
- 5.2 The Council was in receipt of £6.086m unallocated Strategic CIL and £1.138m Neighbourhood CIL (as of the 10 September 2025) which are available to fund CIL bids.

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- 5.3 If approved, the remaining balance of unallocated Strategic CIL would reduce to approximately £1.61m and the balance of Neighbourhood CIL would reduce to approximately £901,200. For clarification, whilst there is provision for the charging authority (i.e. EEBC) to reclaim unspent monies from a 'local council' (e.g. a Parish Council where one exists), the legislation does not give developers the right to reclaim CIL from EEBC as charging authority.
- 5.4 For strategic CIL, in line with the CIL Spending Protocol, no funds will be released in advance of the project being delivered; rather they will be released upon completion of the project or on a staged basis agreed at the point of allocation.
- 5.5 It is expected that projects will be delivered to the agreed timescale, and project leads are expected to make regular reports on progress, including notifying the CIL team of any expected delays to delivery as set out in the spending agreement. Where a project will not be delivered, the agreed funds will be returned to the Strategic CIL fund for re-allocation.
- 5.6 For neighbourhood CIL in line with the CIL Spending Protocol, in approving CIL Neighbourhood Portion bids, the Council is supporting the project financially only and is not committing to providing or supporting the delivery of the project. Bidders take on the responsibility of delivering the project. This includes bids by Epsom and Ewell Borough Councillors.
- 5.7 Following allocation of the funds, project leads are required to give 3 monthly update reports on their projects to the CIL Team. The Council expects projects with agreed CIL funding to be delivered within one year of funding being agreed, with extensions possible in advance agreement with the Council. This is to allow for unexpected slippages in project delivery. If the project is not completed within three years, the Council will return the promised funds back to the Neighbourhood CIL fund for reallocation.
- 5.8 **Section 151 Officer's comments:** CIL remains a vital tool for delivering council priorities. However, in the current financial climate it is imperative that bids are scrutinised rigorously to ensure they represent sound investment and are deliverable within the constraints of our financial strategy.

6 Legal Implications

- 6.1 The collection and spending of CIL is governed by The Community Infrastructure Levy Regulations 2010 as amended ("the CIL Regulations"). Part 7 of The Community Infrastructure Levy sets out how CIL may be applied and in particular Regulation 59(1) places a duty on the Council to apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area.

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6.2 The Councils CIL Spending Protocol seeks to ensure consistent, equitable and transparent application of the money collected with a clear CIL governance structure to oversee the spending of CIL monies so as to ensure CIL serves its statutory purpose.

6.3 **Legal Officer's comments:** None arising from the content of this report.

7 Policies, Plans & Partnerships

7.1 **Council's Key Priorities:** The following Key Priorities are engaged:

- One of the Strategic CIL funding projects (Gibraltar Recreation Ground – Centre of Sporting Excellence) is a priority in the Council Strategic Priorities 2025-2027.

7.2 **Service Plans:** The matter is included within the current Service Delivery Plan.

7.3 **Climate & Environmental Impact of recommendations:** None

7.4 **Sustainability Policy & Community Safety Implications:**

7.5 **Partnerships:** The projects to be funded support a wide range of external partners, including Surrey County Council, to enable the delivery of improved infrastructure in the borough.

7.6 **Local Government Reorganisation Implications:** None

8 Background papers

8.1 The documents referred to in compiling this report are as follows:

Other papers:

- Epsom and Ewell CIL Spending Protocol (March 2025) -accessible from the following link:

<https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/community-infrastructure-levy-cil/community-infrastructure-levy-fund/Community%20Infrastructure%20Levy%20CIL%20Spending%20Protocol%20-%20March%202025.pdf>

- Epsom and Ewell Infrastructure Delivery Plan (November 2024) – accessible from the following link:

<https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/community-infrastructure-levy-cil/community-infrastructure-levy-fund/Community%20Infrastructure%20Levy%20CIL%20Spending%20Protocol%20-%20March%202025.pdf>

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- Membership of the Epsom and Ewell CIL Member working group for 2025 is accessible from the following link:

<https://democracy.epsom-ewell.gov.uk/mgAi.aspx?ID=11605>