

EPSOM AND EWELL COMMUNITY INFRASTRUCTURE LEVY - ANNUAL FUNDING AWARDS 2026

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Wards affected:	(All Wards);
Urgent Decision	No
Appendices (attached):	Appendix 1 - All Strategic and Neighbourhood CIL bids received and how they performed against the Assessment Criteria in the CIL spending Protocol

Summary

The Council undertook its annual funding rounds for strategic and neighbourhood CIL between the 9 March 2026 and 17 May 2026. During this funding window 5 Strategic CIL bids and 15 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 5 strategic CIL bids (totalling £4,258,000 of strategic CIL funding) and 8 neighbourhood CIL bids (totalling £668,871 of neighbourhood CIL funding) were recommended to receive funding by the CIL Member Working Group in June 2026.

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 4 of this report, OR**
- (2) Make amendments to the recommendations of the CIL Member Working Group, providing clear justifications in line with the CIL Spending Protocol.**

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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 Portion (70-80%)
 - The Neighbourhood Portion (15-25%)
 - The Administration Portion (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 Section 106 obligations.

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- 2.6 As of the 08 June 2026 there was £5.04m 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 08 June 2026 there was £1.13m of unallocated neighbourhood CIL funding available.

3 CIL Bids received

- 3.1 During the annual funding round, we received 5 Strategic CIL bids and 15 Neighbourhood CIL bids. The completed list of bids received is contained in Appendix 1.
- 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).
- 3.3 All Strategic bids passed the stage 1 assessment. 6 Neighbourhood bids failed the stage 1 assessment detailed in the Spending Protocol and were therefore not considered by the CIL Member Working Group (MWG). The reason(s) why these bids did not pass stage 1 are detailed in Appendix 1.
- 3.4 One Neighbourhood bid passed stage 1, but following assessment by the CIL MWG, it did not meet the minimum score of 5 at stage 2 as required by the CIL Spending Protocol. This bid is detailed in Appendix 1.

4 Recommendations for CIL funding

- 4.1 For those bids that passed the stage 1 assessment, a stage 2 assessment was undertaken by the CIL MWG in accordance with the CIL spending protocol.
- 4.2 It is important to note that in accordance with the CIL Spending Protocol, CIL funds approved by this Committee will not be released in advance of projects being delivered; rather they will be released upon completion of the project. In addition, it is the responsibility of the infrastructure provider to secure all necessary permissions and consents (such as planning permission or landowner agreement) prior to the project commencing.

Strategic CIL bids assessed by CIL MWG

- 4.3 In June 2026 the CIL (MWG) recommended the allocation of Strategic CIL funding to the projects detailed in Table 1 overleaf:

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Table 1 – CIL MWG Strategic bid recommendations

Name and Summary of Project	Bid Request	MWG funding recommendation
<u>Strategic Project 1 - Local Cycling Walking and Infrastructure Plan</u> The LCWIP is a long term (10+) year plan for investing in and enhancing walking and cycling infrastructure across the borough. It comprises of a series of walking and cycling (active travel) improvements, within Epsom & Ewell which have been identified as priority corridors and zones. CIL approval is required to unlock significant amounts of external funding, particularly from Department for Transport and Active Travel England.	£1m	£1m Subject to at least £1m of match funding being secured
<u>Strategic Project 2 - Strategic Green Infrastructure Protection Programme</u> Construction of landscape earth bunding and associated green infrastructure improvements at 10 identified vulnerable open space locations across the borough to prevent unauthorised vehicular access, protect public recreational infrastructure, reduce environmental damage, and safeguard continued public enjoyment of strategic green spaces.	£114,000	£114,000
<u>Strategic Project 3 - New Footbridge Across the Hogsmill River</u> Construction of a new footbridge across the Hogsmill river to replace unsafe stepping stones, providing a safer more inclusive river crossing.	£180,000	£144,000

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Name and Summary of Project	Bid Request	MWG funding recommendation
<u>Strategic Project 4 - Hook Road Arena Community Sports Hub</u> Initial Community Sports Infrastructure Delivery at Hook Road Arena, delivering community grass football pitches and Changing room, outdoor netball courts, covered all-weather netball courts under a lightweight steel-frame canopy, football and netball clubhouses, parking, access roads, drainage, utilities, lighting and associated infrastructure to enable immediate year-round community use.	£1m	£1m Subject to at least £1m of match funding being secured
<u>Strategic Project 5 - Ewell Village Public Realm Improvements</u> The scheme aims to create a safer, more attractive, and better-connected village centre that supports local residents, businesses, and visitors. The scheme responds to longstanding concerns around traffic speeds, pedestrian safety, quality of the public realm, and the attractiveness of the High Street.	£2m	£2m
		£4,258m

- 4.4 Strategic Project 5 - Ewell Village Improvements has previously received an award of £1,250,000 of Strategic CIL by this committee on the 12 November 2024, however as the scheme has not commenced, no CIL funding has been released. If this Committee approves the £2m funding recommended by the CIL Member Working Group, the 2024 CIL award will be superseded by this latest award and the £1,250,000 previously granted in will be returned to the strategic CIL pot.
- 4.5 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 £2.03m based on funds held on 8 June 2026 which accounts for the return of £1,250,000 of previously awarded funding to the Strategic CIL pot as set out in Table 2 overleaf:

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Table 2 – Strategic CIL balance remaining if CIL MWG recommendations approved.

Unallocated Strategic CIL Funding as of 8 June 2026	£5,040,000
Total CIL MWG Funding Recommendation	-£4,258,000
Return of previously awarded Ewell Village Strategic CIL funding	+£1,250,000
Strategic CIL funding remaining based on funds held on 8 June 2026.	£2,032,000

Neighbourhood CIL Bids

- 4.6 In June 2026 the council's CIL MWG recommended the allocation of Neighbourhood CIL funding to the projects detailed in Table 3 below:

Table 3 – CIL MWG Neighbourhood bid recommendations

Project Name and summary	Bid Request	MWG funding recommendation
<u>Ebbisham Sports and Social Club's Facility Improvement and Sustainability Project</u> The project involves the provision of floodlighting to all courts to enable increased year-round use.	£13,622	£13,622
<u>Pool Road Tennis / Pickleball Courts.</u> A new recreational facility for tennis and pickleball on the existing tennis courts footprint.	£88,660	£88,660

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Project Name and summary	Bid Request	MWG funding recommendation
<u>St Martins School – playground Development</u> Introducing new, high-quality interactive play equipment, a play trail and markings to promote active, structured and imaginative play.	£15,000	£15,000
<u>Gibraltar Recreation Ground</u> Pickleball and Tennis Courts - modern multi-sport facility incorporating tennis, pickleball and basketball provision	£100,295	£100,295
<u>Scouts - Tomahawk Range</u> Project to provide a safe area that can be used for outdoor games and erecting tents, and also for the creation of a Tomahawk Range for use by the wider Epsom and Ewell Scouting community.	£12,294	£12,294
<u>Epsom Beekeepers – Classroom modernisation</u> Substantive upgrades to the existing building to enable its continued use and provide a more energy efficient building for a local charity and community users.	£89,000	£89,000
<u>Glyn Hall Modernisation</u> Provision of a new community building to replace the existing Hall which is no longer able to be used by the public for Health and Safety reasons.	£230,000 in addition to the £85,000 of CIL awarded in 2024.	£315,000 inclusive of £85k previously awarded
<u>Scout HQ in Ruxley and West Ewell</u>	£35,000	£35,000

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Project Name and summary	Bid Request	MWG funding recommendation
Funding is sought for the final phase of the redevelopment / refurbishment project to the Scouts HQ building.		
		£668,871

- 4.1 Glyn Hall modernisation has previously received an award of £85,000 of Neighbourhood CIL by this committee on the 12 November 2024, however as the scheme has not commenced, no CIL funding has been released. If this Committee approves the £315,000 funding suggested by the CIL Member Working Group, the 2024 CIL award will be superseded by this latest award and the £85,000 previously granted in will be returned to the strategic CIL pot. The net increase in funding to the project is therefore £230,000.
- 4.2 If this committee were to approve the 8 Neighbourhood CIL projects detailed in Table 3, this would reduce the amount of unallocated Neighbourhood CIL funding available in the borough to £546,000 based on funds held on 8 June 2026, as set out in Table 4 below.

Table 4 – Neighbourhood CIL balance remaining if CIL MWG recommendations approved.

Unallocated Neighbourhood CIL Funding as of 8 June 2026	£1,130,000
CIL MWG Funding Recommendation	-£668,871
Return of previously awarded Glyn Hall Neighbourhood CIL	+£85,000
Neighbourhood CIL funding remaining based on funds held on 8 June 2026.	£546,000

5 Risk Assessment

Legal or other duties

5.1 Equality Impact Assessment

5.1.1 None

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5.2 Crime & Disorder

5.2.1 None

5.3 Safeguarding

5.3.1 None

5.4 Dependencies

5.4.1 None

5.5 Other

5.5.1 None

6 Financial Implications

6.1 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.

6.2 The Council was in receipt of £5.04m unallocated Strategic CIL and £1.13m Neighbourhood CIL (as of the 8 June 2026) which are available to fund CIL bids.

6.3 If approved, the remaining balance of unallocated Strategic CIL would reduce to approximately £2.03m and the balance of Neighbourhood CIL would reduce to approximately £546,000. 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.

6.4 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 if previously agreed by the Council.

6.5 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.

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- 6.6 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.
- 6.7 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. The East Surrey Unitary Authority will take over the administration and management of CIL funds from 1 April 2027.
- 6.8 **Section 24 considerations:** Under section 24, to support business continuity, a General Consent is proposed to delegate decisions meeting certain criteria, back to existing councils, so that the existing councils can continue routine activity without seeking individual approval. This includes capital contracts for expenditure and grants funded from S106 and CIL developer contributions. Following discussions with colleagues in the East leading on Finance, we have agreed that this recommendation is not subject to approval from Shadow Authority.
- 6.9 **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.

7 Legal Implications

- 7.1 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.
- 7.2 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.
- 7.3 **Legal Officer's comments:** None arising from the content of this report.

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8 Policies, Plans & Partnerships

- 8.1 **Council's Key Priorities:** The following Key Priorities are engaged:
None.
- 8.2 **Service Plans:** The matter is included within the current Service Delivery Plan.
- 8.3 **Climate & Environmental Impact of recommendations:** None.
- 8.4 **Sustainability Policy & Community Safety Implications:** None.
- 8.5 **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.
- 8.6 **Local Government Reorganisation Implications:** None immediately although from the 1 April 2027 the East Surrey Unitary Authority will be responsible for administering and monitoring CIL spend.

9 Background papers

- 9.1 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 (September 2025) – accessible from the following link:

<https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/community-infrastructure-levy-cil/Infrastructure%20Delivery%20Plan%20-%20Factual%20Update%20-%20September%202025.pdf>
- Membership of the Epsom and Ewell CIL Member working group for 2026 is accessible from the following link:

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<https://democracy.epsom-ewell.gov.uk/documents/s40999/Appointment%20of%20Committees%202026-27%20Appendix%201.pdf>

- Strategy and Resources Committee, 12 November 2024, Epsom and Ewell Community Infrastructure Levy Funding Awards:

<https://democracy.epsom-ewell.gov.uk/documents/s33648/Epsom%20and%20Ewell%20Community%20Infrastructure%20Levy%20-%20Annual%20Funding%20Awards.pdf>