

# **The Community Infrastructure Levy Expenditure Framework**

**Babergh and Mid Suffolk  
District Councils**

## **The Community Infrastructure Levy Expenditure Framework.**

### **1. BACKGROUND**

- 1.1 The development of a detailed framework for Community Infrastructure Levy (CIL) expenditure for consideration and adoption by both Councils is required as there is no set approach for CIL expenditure prescribed either by Central Government or through the CIL Regulations 2010 (as amended).
- 1.2 As such all Councils across the country where a CIL charging regime has been adopted and is being implemented have brought in their own schemes for how CIL monies are spent.

### **CIL Expenditure – Key Documents**

- 1.3 The CIL Regulations stipulate that CIL monies which are collected must be spent on infrastructure. On the 1<sup>st</sup> September 2019 new CIL Regulations were introduced. Prior to this each Council was required to publish a list of infrastructure types that would be funded wholly or partially through CIL. These lists, known as the “Regulation 123 Lists”, were adopted by Babergh and Mid Suffolk and published in January 2016. However, the new CIL Regulations abolished Regulation 123 and in order that both Councils had clarity over the infrastructure that it would provide through CIL funding, both Councils adopted a CIL Position Statement (identical in content) regarding CIL expenditure.
- 1.4 Under the CIL Regulations of 2019, a further new CIL requirement was placed on each Council to produce an Infrastructure Funding Statement (IFS) each year with a deadline for the production (and publication on the web site) of the first IFS (for each Council) by the 31<sup>st</sup> December 2020. The IFS comprises a yearly document containing data on the collection and expenditure of CIL and s106 together with details relating to the allocation of Neighbourhood CIL to Parishes and its expenditure by Parishes. In addition, the IFS for each Council has to include an Infrastructure List of specific projects that District CIL (and s106) would be spent on.
- 1.5 Under the 2019 CIL Regulations there was also a requirement placed on all Councils to abolish any existing general type of infrastructure lists once any IFS had been produced and published. Both Councils produced an Infrastructure Funding Statement and published them in December 2020 (on the Councils web site). In addition, both Councils abolished their CIL Position Statement and will be regularly reviewing and producing/publishing a new IFS each year. Consequently, the yearly Infrastructure Funding Statements for each Council represent key documents in relation to the CIL Expenditure and should be read in conjunction with this Framework.

### **Reviews of the CIL Expenditure Framework and Adoption of CIL Expenditure Arrangements**

- 1.6 The CIL Expenditure Framework and the CIL Expenditure Framework Communication Strategy were originally agreed and adopted by both Councils

(in April 2018). Since then, the key documents have been reviewed on six separate occasions as follows: -

- A first review was undertaken through consideration of the scheme by Babergh and Mid Suffolk's Joint Overview and Scrutiny (in November 2018) and then informed by a Joint Member Panel when changes were agreed by both Councils. These revisions (identified at the back of this document under first review) were adopted by both Councils in March 2019.
- A second review was also undertaken by consideration of the scheme by Babergh and Mid Suffolk's Joint Overview and Scrutiny (in September 2019) and then informed by a Joint Member Panel when changes were proposed and ultimately agreed by both Councils. These second review revisions (identified at the back of this document) were adopted by both Councils in April 2020.
- A third review of the CIL Expenditure Framework was undertaken by the Joint Member Panel from October 2020 through to February 2021. These third review revisions (identified at the back of this document) were adopted by both Councils in March 2021
- A fourth review of the CIL Expenditure Framework was undertaken by the Joint Member Panel in May 2022. These fourth review revisions (identified at the back of this document) were adopted by Mid Suffolk in July 2022 and by Babergh in October 2022.
- A fifth review of the CIL Expenditure Framework was undertaken by the Joint Member Panel in December 2022 and January 2023. These fifth review revisions (identified at the back of this document) were adopted by both Councils in March 2023)
- A sixth review of the CIL Expenditure Framework was undertaken by the Joint Member Panel in January 2024. These sixth review revisions (identified at the back of this document) were adopted by both Councils in March 2024)
- A seventh review of the CIL Expenditure Framework was undertaken by a Joint Member panel in April/May 2025. These seventh review revisions (identified at the back of this document) are to be considered for adoption by both Councils in June 2025)

- 1.7 This CIL Expenditure Framework key document will be kept under periodic (likely yearly) review with details of any forthcoming review to be set out in the yearly CIL Key dates calendar published on the Councils' websites.

### **The Key CIL Expenditure Framework Documents for CIL Expenditure**

- 1.8 The following documents comprise the key components of the CIL Expenditure Framework: -

- **CIL Expenditure Framework** - this document is the key document that sets out the parameters, processes and governance arrangements for spending CIL monies. It is available on the Councils' websites.
- **CIL Expenditure Framework Communication Strategy** - this separate document is the key document that sets out the parameters and arrangements for communication around decisions for spending CIL monies. It is available on the Councils' websites.
- **Key CIL dates calendar** - produced each year to allow all to understand important dates around CIL.
- **Infrastructure Funding Statement (IFS) for Babergh** - produced each year and contains monitoring information for income and collection of CIL, s106 and the allocation and expenditure of Neighbourhood CIL. In addition, it contains an Infrastructure List which is a list of specific infrastructure projects for Babergh that CIL can be spent on (which are largely but not wholly made up of infrastructure projects contained in the Infrastructure Delivery Plan. It is produced annually, and the current version represents the key document for allowing CIL expenditure.
- **Infrastructure Funding Statement (IFS) for Mid Suffolk** - produced each year and contains monitoring information for income and collection of CIL, s106 and the allocation and expenditure of Neighbourhood CIL. In addition, it contains an Infrastructure List which is a list of specific infrastructure projects for Mid Suffolk that CIL can be spent on (which are largely but not wholly made up of infrastructure projects contained in the Infrastructure Delivery Plan. It is produced annually, and the current version represents the key document for allowing CIL expenditure.

## 2. THE CIL EXPENDITURE FRAMEWORK

2.1 This document sets out the key elements, parameters and information relating to the CIL Expenditure Framework in a clear and concise format under the following headings: -

- **Key Principles of The CIL Expenditure Framework**
- **Processes of The CIL Expenditure Framework**
- **Validation and Screening of bids and Prioritisation Criteria of Bids Under the CIL Expenditure Framework (to Allow Bids to be Considered and Determined)**
- **Governance of The CIL Expenditure Framework**

2.2 Each of these sections are set out in detail below including funding parameters where appropriate.

## KEY PRINCIPLES OF THE CIL EXPENDITURE FRAMEWORK

2.3 These are set out in the following Table 1

**Table 1 - Key Principles**

<b>Key Principles of the CIL Expenditure Framework</b>	<b>Further detail where appropriate</b>
<b>1. The process should encourage openness and transparency of decision taking.</b>	The Infrastructure team publish all key information about CIL expenditure on the Councils web site.
<b>2. CIL data must be 100% accurate and software database must have integrity and be “trusted”.</b>	The software that the Council uses is Exacom. There is a public facing module (known as PFM) which is accessible on the Councils website under the tab of developer Contributions database.
<b>3. Decisions must be compliant with the CIL Regulations 2010 (as amended including the CIL Regulations of 2019) and expenditure must follow the yearly Infrastructure Funding Statement for each Council.</b>	The yearly Infrastructure Funding Statement is a legal requirement for all Councils dating from the CIL Regulations 2019 (1 <sup>st</sup> September 2019).
<b>4. The expenditure approach must be legally sound</b>	All reviews of the CIL Expenditure Framework review and CIL Expenditure Programme are reviewed by the Shared Legal Service
<b>5. Deliverability and Timeliness – a “can do” approach towards delivery of infrastructure to be employed (subject to the infrastructure project being in accordance with the CIL Expenditure Framework and the yearly Infrastructure Funding Statement (Infrastructure List) for each Council).</b>	Infrastructure officers can be contacted about all aspects of CIL including CIL expenditure
<b>6. CIL expenditure should support each Councils Corporate Plan, other Council strategies, the Joint Local Plan Review objectives and the Infrastructure Delivery Plan (which is evidence that underpins the Joint Local Plan Review) and the Infrastructure Funding Statement for each Council.</b>	This is a requirement of the CIL Expenditure Framework
<b>7. The apportionment of CIL monies into three separate funds: -</b>  <ul style="list-style-type: none"> <li>• <b>Strategic Infrastructure Fund,</b></li> </ul>	The <b>Strategic Infrastructure Fund</b> allows for monies to be saved towards strategic projects for the betterment of either or both Districts and facilitates the prospect of collaborative spend with other funding

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
<ul style="list-style-type: none"> <li>• <b>Ringfenced Infrastructure Fund and the</b></li> <li>• <b>Local Infrastructure Fund</b></li> </ul> <p><b>All such apportionment allows saving of monies towards infrastructure projects.</b></p>	<p>organisations and/or funding streams to achieve strategic infrastructure.</p> <p>The amount to be saved into the <b>Strategic Infrastructure Fund</b> occurs after the 5% administrative costs are removed and then the Neighbourhood CIL portion of monies is taken out (either 15% for Parishes – (subject to a cap) with no made Neighbourhood Plan or 25% for Parishes (without a cap) where a Neighbourhood Plan is made.</p> <p>Following this 20% of the remaining CIL monies would be saved into the <b>Strategic Infrastructure Fund</b> leaving the remaining 80% to go into the <b>Local Infrastructure Fund</b> (with the exception of the following paragraph which sets out the saving of monies into a <b>Ringfenced Infrastructure Fund</b>)</p>
<p><b>8.Planning decisions which approve housing (ten dwellings and over) /employment which carries Infrastructure to be provided by CIL and necessary for an approved growth project (those with planning permission) shall be supported and considered a priority and these monies are ringfenced into the Ringfenced Infrastructure Fund. Infrastructure provided to support these housing schemes ensures that the approved development which is ultimately carried out is sustainable.</b></p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p><b>9. Publication of all expenditure, the (at least) twice yearly CIL Expenditure Programme and the Technical Assessments on the website, means all CIL information is readily accessible and transparent.</b></p>	<p>This is a requirement of the CIL Expenditure legislation</p>
<p><b>10. CIL expenditure will be regularly audited, including the CIL Expenditure Framework Review process.</b></p>	<p>This is a requirement of the Councils regarding CIL</p>
<p><b>11. A Communications Strategy for the CIL Expenditure Framework is necessary and constitutes a key document to this</b></p>	<p>This is a requirement of the CIL Expenditure Framework and is a key document that</p>

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
Framework and should be read alongside it.	should be read alongside the CIL Expenditure framework
<p><b>12. Infrastructure projects that are funded by each Council's CIL funds (whether from the Strategic, Ringfenced or Local Infrastructure Funds) shall be carried out on publicly owned or controlled land/buildings or where public access is guaranteed (unless exceptional circumstances apply). However where leased buildings or land is involved and a CIL Bid is made for infrastructure, the lease must be long (i.e. no shorter than 25 years with a break clause no sooner than 15 years). Shorter leases will normally be regarded as unacceptable. The only exception is for the community led infrastructure projects where the lease will be no less than 10 years.</b></p>	<p>This is a requirement of the CIL Expenditure Framework</p> <p>Amendment to lease length for community led infrastructure projects was agreed during the seventh review of the CIL Expenditure Framework.</p>
<p><b>13. No Member referral of CIL Bid cases to Cabinet for decision taking</b></p>	<p>Governance arrangements contained in this CIL Expenditure Framework for CIL do not permit this.</p>
<p><b>14. Whilst Ward Member(s) of a CIL Bid can ask a question at Cabinet (at the discretion of the Chairman) they may not make representations or join in with the debate at Cabinet.</b></p>	<p>To ensure that the process satisfactorily addresses both Council's Constitution</p>
<p><b>15. Where offers of CIL funds are made to authors of Bids, the monies will be allocated to the infrastructure project for a period of no longer than 2 years whereupon the allocation of funds would be withdrawn and it would be necessary to reapply through the Bid process to secure CIL funds for that project.</b></p>	<p>The CIL Bid Offer letter is a contract and cannot be altered or extended.</p> <p>A new CIL Bid would need to be submitted to continue with the infrastructure project</p> <p>A template to assist with this and a guidance note is available.</p>

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
<p><b>16. Delivery of infrastructure projects where CIL monies are approved – Where problems arise which threaten the delivery or completion of a project (for reasons which may include Covid or where delivery costs exceed Bid amounts or there are delivery issues for legal or other reasons and the scheme cannot be delivered within the 2 year period, it is open to authors of Bids to reapply stating the reasons why delivery has not been fully or partly possible.</b></p> <p><b>A template will be available for Bidders to complete so that their original information can be updated. However, it will be important to resubmit all financial information and complete a CIL Bid application form so that the details of this scheme can be both updated and considered against the Framework parameters.</b></p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p><b>17. CIL funds can be used for an infrastructure project to make it Disability Discrimination Act compliant.</b></p>	<p>This is a stipulation of the CIL Expenditure Framework</p>
<p><b>18. All CIL Bids must be discussed with an Infrastructure officer before CIL Bid submission when Bid rounds open. Details of the Infrastructure to be provided must be submitted on a CIL Project Enquiry Form and be completed by all Infrastructure Providers, Town or Parish Council or Community groups. This will allow for a discussion (and the involvement of District Ward Members, County Councillors and Parishes) and the approach towards the project should be in accordance with the procedures listed elsewhere in this Framework.</b></p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p><b>19. Agreement to a structured approach to discussions at pre Bid stage for both large infrastructure projects (total costs over £250,000) and medium infrastructure projects (total costs between £50,000-under £250,000) with community engagement with Ward Member(s) Parish Council and Ward County Councillor together with reporting to an Infrastructure Sub Programme Board (of officers)where appropriate. Ward Members to be notified</b></p>	<p>This is a requirement of the CIL Expenditure Framework</p>



Key Principles of the CIL Expenditure Framework	Further detail where appropriate
only of receipt of small infrastructure projects (total costs of 50,000 or less). This structured approach is set out in the diagram at the back of this document.	
20. Continue to ringfence funds for housing developments over 10 dwellings so that the infrastructure to support the growth is provided. (However, such CIL monies will only continue to be held for that settlement in the Ringfenced Infrastructure Fund for 5 years.)If no projects come forward for this ringfenced money within that period, it will be returned to the Local Infrastructure Fund for expenditure.	This is a requirement of the CIL Expenditure Framework
21. Neighbouring communities need to contribute to larger infrastructure projects within settlements (through the use of Ringfenced Infrastructure Funds) where they would be used by the wider area (e.g. catchment areas of schools and together with catchment areas for health hubs and rail together with Strategic Leisure centres) will be considered and brought into the funding strategy so that ringfenced funds for the infrastructure project can be brought forward.	This is a requirement of the CIL Expenditure Framework
22.Evidence of need for the proposed Infrastructure project must be submitted with all CIL Bids.	This is a requirement of the CIL Expenditure Framework
23.Parishes and Community groups should show at the time of the submission of any CIL Bids whether they have any of their own funds (including Neighbourhood CIL) that could be used. The application forms will be revised to contain a question about whether the CIL Bidder has sought any Neighbourhood CIL from the Town or Parish Council.	<p>This is a requirement of the CIL Expenditure Framework</p> <p>This is a requirement of the CIL Expenditure Framework following the seventh review.</p>
24. No 100% funding requests for CIL Bids by Parishes/Community groups for community infrastructure. Maximum limit of £100,000 and 75% (of the total costs) for CIL Bids (per project/CIL Bid) for infrastructure submitted by Parishes or Community groups with the exception of sporting leisure or recreation facilities (see below).	<p>These are requirements of the CIL Expenditure Framework</p> <p>(The previous infrastructure threshold for infrastructure led by the community of not more than £75,000 was increased to £100,000 as a result of the fourth review of the CIL Expenditure Framework. These maximum thresholds were reviewed as part</p>

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
	of the fifth, sixth and seventh review and retained without alteration ).
<b>25. For sporting and recreation facilities no 100% funding requests and a maximum funding limit on funding of these bids of £200,000 and up to 75% of the total costs of the project whichever is the smaller amount for such infrastructure listed within the IDP for CIL Bids (per project/CIL Bid. If the project is not listed in the IDP the maximum limit will be £100,000 and 75% (of the total costs) for CIL Bids (per project/CIL Bid).</b>	This is a requirement of the CIL Expenditure Framework
<b>26. Minimum CIL Bid of not less than £2000 on Infrastructure submitted by all Infrastructure Providers and Parishes and Community groups.</b>	This is a requirement of the CIL Expenditure Framework (and reviewed in the seventh review of the Framework and retained without alteration)
<b>27. In respect of CIL Bids from Parishes and Community groups for Community Infrastructure, CIL Bids arising from a PIIP (Parish Investment Infrastructure Plan) will not be prioritised over those coming from a Parish without one.</b>	<p>Parish Investment Infrastructure Plans (PIIPs) are a “conversation starter” and will not be mandatory to gain CIL funds. They are a tool for Town/Parish Councils and are informal guidance documents only.</p> <p>They are encouraged as a useful way of prioritising local infrastructure.</p> <p>(The Councils will consider publishing PIIPs on the Website as help to other Parishes in the future).</p>
<b>28. Monthly meetings between the Councils Infrastructure officers and Infrastructure providers will take place to develop an Infrastructure delivery programme (e.g., for Rail, Health and Suffolk County Council – Education and Bus Passenger transport). Monthly meetings may also occur with other Councils to discuss cross boundary infrastructure issues and to address infrastructure mitigation.</b>	This is a requirement of the CIL Expenditure Framework
<b>29. Those CIL Bids that are within either the Infrastructure Delivery Plan (IDP), each Council’s Infrastructure Funding Statement (IFS) and/or part of each Councils Corporate Plan or as part of a Council Strategy and part of the Joint Local Plan review will have greater weight when prioritisation criteria are used in the technical assessments of each CIL Bid. In</b>	These are requirements for judging CIL Bids under the CIL Expenditure Framework

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
<p>addition, greater weighting towards Bids will be given where those CIL Bids align with spend with priorities designated in JLP review /IDP/IFS and Neighbourhood Plans and District Council infrastructure projects.</p> <p>Agreed critical/ essential infrastructure identified in the IDP/IFS will carry more weight than desirable infrastructure.</p>	
<p>30. No monies will be awarded through a CIL Bid towards costs which have already been paid for a project (i.e. no claiming retrospectively) -except where school/library extensions are planned as part of a pupil placement creation which is a statutory function on the part of Suffolk County Council – these costs to include design and build costs and costs for the making of a planning application – see paragraph 3.1 of the CIL Expenditure Framework).</p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p>31. Feasibility costs will be awarded for rail feasibility studies only where a rail infrastructure project is critical/essential in the Infrastructure Delivery Plan (IDP) and definite in delivery terms (and one which the Council would be likely to support (i.e. for instance it is listed as critical/essential in the IDP).</p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p>32. Improvement or replacement of existing infrastructure (forming part of and /or total) must include a statement on additionality (some significant tangible betterment of the existing facility must be involved otherwise the works would be termed to be maintenance or repair and therefore not eligible under the CIL Expenditure Framework). This must be more than the materials will represent an upgrade. For example, like for like replacement is not a strong enough example of an upgrade it must address additionality.</p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p>33. Churches are not excluded from CIL funding (despite there being many other funding opportunities for Churches) but proposed projects must be for infrastructure and the proposal must benefit the community in the widest sense by offering wide community benefits and</p>	<p>This is a requirement of the CIL Expenditure Framework</p>

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
<p>be capable of being used by the whole community. Any Bids must also address additionality (see above) and not include maintenance or church restoration costs. All such CIL Bids will conform to all other community led infrastructure project criteria, processes and thresholds</p>	
<p>34. Public electric vehicle charging points will be classed as community facility infrastructure. However, they are seen as a District wide benefit and will therefore be treated as an exception to the maximum limit on community facility infrastructure.</p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p>35. Best value criteria should include land values where CIL Bids involve purchase of land for infrastructure.</p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p>36. CIL Bids that have green and sustainability characteristics shall carry greater weight in determination terms than those CIL Bids which do not.</p>	<p>These are requirements for judging CIL Bids under the CIL Expenditure Framework</p>
<p>37. If a CIL Bid is invalid upon submission opportunity will be given for the next 12-month period (from the date of its submission) to be made valid. If it is still invalid after the expiry of the 12-month period, the CIL Bid will be treated as withdrawn and no formal decision (Cabinet or delegated) will be made on it.</p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p>38. Spending outside each Councils geographical boundaries is acceptable where appropriate to the circumstances of the infrastructure to be provided and where there is clear benefit to the residents of either or both Districts. Additional parameters and criteria relating to this expenditure are contained in this Table 2 below.</p> <p>In addition, it may be necessary for each Council to seek CIL or s106 contributions for infrastructure where impacts upon either Councils infrastructure is caused by development outside its administrative geographical boundaries. The Councils approach to secure such contributions or spend CIL monies beyond their administrative boundaries is set out in Table 3 below.</p>	<p>These are requirements of the CIL Expenditure Framework</p>

**CIL Expenditure Outside of Each Councils Administrative Geographical Boundaries Where Development Occurs Within Babergh And Mid Suffolk And Which Results In An impact On Infrastructure Beyond Its Boundaries.**

- 2.4 Where this occurs, it will be necessary to complete an appropriate CIL Bid application form and its consideration must adhere in all respects to the principles processes, prioritisation criteria and governance arrangements within this CIL Expenditure Framework. In addition, it will to necessary to provide information to meet the following requirements /parameters set out in the following Table (Table 2).

**Table 2 - Key Principles of CIL Expenditure for Infrastructure Beyond Babergh's And Mid Suffolk's Administrative /Geographical Boundaries**

<b>Key Principles of the CIL Expenditure Framework</b>	<b>Further detail where appropriate</b>
<b>1. Must be collaboratively funded Bids – Babergh/Mid Suffolk will not contribute 100%.</b>	This is a requirement of the any CIL Bid to be considered under the CIL Expenditure Framework
<b>2. Babergh's and Mid Suffolk's spend must be proportionate to what is being provided and linked by way of evidence to impacts of growth within BDC and MSDC and must address evidence-based impacts.</b>	This is a requirement of the any CIL Bid to be considered under the CIL Expenditure Framework
<b>3. Must be specific deliverable projects with timescales and oven ready schemes with all necessary formal approvals in place.</b>	This is a requirement of the any CIL Bid to be considered under the CIL Expenditure Framework
<b>4. Babergh and Mid Suffolk must be final funding part of the jig saw so that money is not tied up in projects that will not be delivered.</b>	This is a requirement of the any CIL Bid to be considered under the CIL Expenditure Framework
<b>5. Must be capital based specific infrastructure projects that address growth impacts.</b>	Otherwise, this would be termed outside the CIL Expenditure Framework
<b>6. Will not fund projects which are not infrastructure.</b>	This is termed outside the terms of the CIL Expenditure Framework
<b>7. Specific infrastructure projects must be listed in the Infrastructure Delivery Plan and within the Infrastructure Funding Statement (Infrastructure List) for Districts where spend is going to occur and be developed through Statements of Common Ground or through collaborative work with neighbouring Local Authorities.</b>  <b>Consider whether the infrastructure mitigation required is classed as essential within the other Districts Infrastructure Delivery Plan, Infrastructure Funding</b>	These matters will be important considerations in any decision on any CIL Bid

<b>Key Principles of the CIL Expenditure Framework</b>	<b>Further detail where appropriate</b>
<p><b>Statement and Statement of Common Ground.</b></p> <p><b>Collaborative spend outside the District shall be limited to Infrastructure Provider projects only.</b></p>	
<b>8. Same engagement process for spends over £50,000 with Town/Parish Councils, Ward Members and County Councillors as set out elsewhere in this Framework.</b>	This is a requirement of the any CIL Bid to be considered under the CIL Expenditure Framework
<b>9. All spend shall be Cabinet decisions with no delegated decisions.</b>	This is a requirement of the any CIL Bid to be considered under the CIL Expenditure Framework
<b>10. Technical Assessment for such CIL Bids shall include a separate section where spend outside the District responds to the additional key principles in this Table (Table 2).</b>	This is a requirement of the any CIL Bid to be considered under the CIL Expenditure Framework
<b>11. Normal Bid round process twice a year will apply.</b>	This is a requirement of the any CIL Bid to be considered under the CIL Expenditure Framework
<b>12. CIL Project Enquiry form must be submitted to allow discussions to take place before formal CIL Bid submission.</b>	This is a requirement of the any CIL Bid to be considered under the CIL Expenditure Framework
<b>13. It will be necessary to demonstrate that the infrastructure cannot be provided through other funding and practicable means (including through culminative growth means).</b>	This is a requirement of the any CIL Bid to be considered under the CIL Expenditure Framework
<b>14. All such CIL Bids must come from adjoining Local Authorities or Infrastructure Providers. Any requests from Town/Parishes, Community Groups/other organisations (such as Health Hubs, Schools) outside Babergh and Mid Suffolk administrative boundaries will be regarded as falling outside the terms of our CIL Expenditure Framework and not eligible for the submission of CIL Bids.</b>	This is a requirement of the CIL Expenditure Framework

- 2.5 Both Councils will seek to secure s106 monies or CIL for cross boundary development impacts upon infrastructure within our Babergh and Mid Suffolk where impacts are caused by development beyond Babergh and Mid Suffolk's administrative geographical boundaries. The following approach will be used as set out in Table 3.

**Table 3 - Key Principles of Seeking to Secure s106 and /or CIL Contributions For Development Impacts Upon Infrastructure Within Babergh And Mid Suffolk Are Caused By Development Beyond Babergh And Mid Suffolk's Administrative Geographical Boundaries.**

<b>Key Principles of the CIL Expenditure Framework</b>	<b>Further Detail where appropriate</b>
<b>1. Proactively track developments that are submitted to our neighbouring Districts.</b>	Proactive work required
<b>2. Proactively discuss the impacts with Districts and Counties where appropriate.</b>	Proactive work required
<b>3. Ensure these views are captured in any responses to neighbouring Local authorities' consultations and ensure through discussion our infrastructure and s106 and CIL needs are met.</b>	Proactive work required
<b>4. Track outcomes of these applications and monitor their commencement where appropriate to secure money (whether through s106 or CIL).</b>	Proactive work required
<b>5. Secure s106 and CIL monies and work towards delivery of projects to deliver infrastructure when monies are secured.</b>	This approach continues to be followed
<b>6. Hold regular meetings with adjoining Councils/Infrastructure Providers and work collaboratively.</b>	Such meetings are being held and will continue

**Elements of CIL Bids That Will Not Be Classed As Eligible Under This CIL Expenditure Framework.**

- 2.6 There are some elements of CIL Bids that will not be classed as eligible under this CIL Expenditure Framework. These are set out in the following Table (Table 4).

**Table 4 – Elements of CIL Bids That Will Not Be Classed As Eligible Under This CIL Expenditure Framework.**

<b>Key Principles of the CIL Expenditure Framework</b>	<b>Further detail where appropriate</b>
<b>1. Feasibility studies for infrastructure projects (except for rail infrastructure).</b>	These are termed outside the terms of the CIL Expenditure Framework (except for rail infrastructure).
<b>2. Maintenance or repair costs of buildings/ infrastructure/ projects.</b>	These are termed outside the terms of the CIL Expenditure Framework
<b>3. Interests on loans for projects.</b>	This is termed outside the terms of the CIL Expenditure Framework

<b>Key Principles of the CIL Expenditure Framework</b>	<b>Further detail where appropriate</b>
<b>4. No CIL funding for infrastructure that has already been carried out (i.e. retrospectively).</b>	This is termed outside the terms of the CIL Expenditure Framework
<b>5. No payment towards costs which have already been paid and are sought for reimbursement as part of the CIL Bid (except where school/library extensions are planned as part of pupil placement creation which is a statutory function on the part of SCC).</b>	This is termed outside the terms of the CIL Expenditure Framework
<b>6. Improvement or replacement of existing infrastructure as part of a project must include additionality (some significant tangible betterment of the existing facility otherwise it would be termed to be maintenance or repair.</b>	This is a requirement of the CIL Expenditure Framework
<b>7. Portable equipment or resources (e.g. books desks tables shelving and associated portable equipment/tools).</b>	These are termed outside the terms of the CIL Expenditure framework
<b>8. Lamp standards, light bulbs, information kiosks, parish notice boards, seats.</b>	These are termed outside the terms of the CIL Expenditure framework
<b>9. Telephone boxes, fire alarms, public drinking fountains, refuse bins or baskets.</b>	These are termed outside the terms of the CIL Expenditure framework
<b>10. Public art/ceremonial structures.</b>	These are termed outside the terms of the CIL Expenditure framework
<b>11. No professional fees or contingency costs.</b>	These are termed outside the terms of the CIL Expenditure framework
<b>12. CIL Bid requests direct from schools – all education funding must be because of a proven education need and essential pupil place provision and CIL Bids will need to be submitted by the County Council. All other education Bids will lie outside the CIL Expenditure Framework.</b>	These are termed outside the terms of the CIL Expenditure framework
<b>13. Highway traffic calming and highway/traffic equipment - Both Councils agreed that highway traffic calming measures, pedestrian crossings, village gateway measures and speed reduction measures and traffic equipment are considered as part of the planning process when granting planning permission for development. These are the Highways responsibility and therefore fall</b>	These are termed outside the terms of the CIL Expenditure framework



<b>Key Principles of the CIL Expenditure Framework</b>	<b>Further detail where appropriate</b>
outside of the CIL Expenditure Framework for funding purposes. The only exception to this is where funding is being considered for Active travel and LCWIP cycling and walking infrastructure project where it might be necessary to include a highway measure (e.g. like a pedestrian crossing) as part of the project in order to secure the required overall walking and cycling scheme (over and above any other highway measures that might be delivered by developments through s106 or under s278 of the Highways Act).	<p>The only exception to funding is stated here where it may be necessary to include a highway measure (e.g. like a pedestrian crossing) as part of the project in order to secure the required overall walking and cycling scheme (over and above any other highway measures that might be delivered by developments through s106 or under s278 of the Highways Act).</p> <p>This exception was included as part of the fifth review of the CIL Expenditure Framework to assist with the delivery of walking and cycling schemes.</p> <p>Parishes that have Neighbourhood CIL could consider using this for their own highway projects.</p>
<b>14. Costs for testing boreholes as part of a feasibility study for a District/Parish heating system</b>	These are termed outside the terms of the CIL Expenditure framework
<b>15. The use of District CIL for community led infrastructure projects involving business proposals/ventures</b>	These are termed outside the terms of the CIL Expenditure Framework
<b>16 It would not be appropriate to use District CIL for Golf facilities as these facilities are normally run as businesses for profit and it would be inappropriate for a private business to benefit from District CIL investment.</b>	This falls outside the terms of the CIL Expenditure framework
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**For clarification, the following items are eligible for CIL funding.**

2.7 The following items set out in Table 5 are eligible for CIL funding.

**Table 5 - For Clarification, The Following Items Are Eligible for CIL Funding**

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
1. Hearing loops in village halls, sound bars and projectors which are permanently fixed.	This is termed within the CIL Expenditure Framework
2. Permanent telephony and telecommunication infrastructure required to carry out health services.	This is termed within the CIL Expenditure Framework
3. Parish/Heating system – Suggestion that a community building element (e.g., Village Hall) would be eligible for District CIL funding (even if part of a wider parish scheme). Community infrastructure threshold of £100,000 and not more than 75% of the project costs applies, together with other provisions of the CIL expenditure about being final funder and scheme being oven ready.	This is termed within the CIL Expenditure Framework
<p>4. Eligibility for green infrastructure (Infrastructure which reduces the carbon footprint) – currently EV charging points are supported for up to 100% of project costs with a community infrastructure threshold of £100,000 together with other types of community infrastructure such as District CIL funding for upgrades or additionality for community buildings (but not for repair or maintenance); for example, heating systems, toilet handwashing systems, better roof/wall insulation and roof lights and ventilation (which could replace use or need for air conditioning).</p> <p>Walking and cycling infrastructure through the pilot/period scheme (LCWIPs).</p>	<p>These types of infrastructure are set out within the CIL Expenditure Framework</p> <p>This pilot scheme with limitations is set out within the CIL Expenditure Framework</p>
<p>5. Walking and cycling infrastructure through the pilot/period scheme (LCWIPs) - projects in the LCWIPs, ISPA, IDP and IFS – agreed that the pilot period/scheme be continued and operated with 100% District CIL funding although the maximum amount of any CIL Bid will be limited to £100,000 per scheme going forward (adoption of revised Framework June 2025).</p> <p>However, the pilot was altered in the seventh review to ensure that only definitive footpaths be funded (and limited to maximum value of £100K but 100% funding can be offered to this</p>	<p>These are termed within the CIL Expenditure Framework. Both Councils reviewed the position on the pilot scheme /period and agreed that it be continued until the next (eighth) CIL Expenditure Framework review to measure progress methodology and outcomes for deliverability of schemes.</p>

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
<p>threshold) of District CIL unless ISPA related where ceiling on funding does not apply and would be considered on a case by case basis. Permissive footpaths will only be considered acceptable by exception and where there is a clear need and all will be Cabinet decisions. New maximum of £100K threshold be kept under yearly review.</p> <p>Proactive work will occur for bringing LCWIP schemes forward. Position on this pilot scheme /period to be reviewed again at next review (eighth) CIL Expenditure Framework.</p>	
<p>6. Clarity around charging admittance by the organisation for the infrastructure funded by CIL (museums/art galleries) - Continue to support Infrastructure for museums/art galleries but limited to community threshold levels (of £100,000 and not more than 75% of the total cost of the project). Organisations must have a charitable status and have a 10-year lease and/or the land is public land capable of access by the public.</p>	<p>This is termed within the CIL Expenditure Framework</p>
<p>7. Clarity around charging admittance by the organisation for the infrastructure funded by CIL (public open space) - For such CIL Bids to be considered as acceptable in principle the land must be in public ownership or leased for 25 years as public open space and the users of the public open space or play equipment should not be required to pay for admittance and the facility must be capable of use by all.</p>	<p>This is termed within the CIL Expenditure Framework parameters</p>
<p>8. Clarity around funding investment through District CIL for new pavilions and extensions to Sports clubs, Tennis and Cricket clubs who charge admittance fees for usage subject to all other community infrastructure criteria including the prevailing community threshold limitations of £100,000 (maximum) and not more than 75% of total eligible project costs of the project. A Community User Agreement</p>	<p>This is termed within the CIL Expenditure Framework parameters</p>

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
<p>must be signed by the Sports/Tennis/Cricket Club which should be obtained before any CIL Bid is determined. This should be based on a statement in the CIL Bid application form on the community usage benefits that would accrue from any such CIL Bid.</p> <p>In the seventh review it was also agreed that these new pavilions and extensions to Sports clubs, Tennis and Cricket clubs buildings can now be considered for funding for environment improvements infrastructure projects subject to all the community led infrastructure project criteria and thresholds. A community user agreement will however be required to allow maximum benefit of use of these buildings for the wider community</p>	
<p><b>9. Clarity around use of District CIL for community led infrastructure projects involving community shops, cafes and community pubs run by a properly constituted organisation for non for profit. District CIL can be used for extension/alteration or improvement (also for environmental purposes) but not purchase of existing infrastructure. Such CIL funding will only be acceptable with publicly owned buildings (or buildings owned by non for profit organisations), or such buildings which are the subject of a lease for no shorter period than 10 years (for community shops, community cafes and community pubs) subject to the following additional limitations/caveats :-</b></p> <ul style="list-style-type: none"> <li>➤ <b>All the criteria and the prevailing community threshold limitations of £100,000 (maximum) and not more than 75% of total eligible project costs of the project</b></li> <li>➤ <b>the submission of a business case (for the non for profit project) for a three year</b></li> </ul>	<p>This is termed within the CIL Expenditure Framework parameters with community pubs being introduced in the seventh review .</p> <p>Also introduced in the 7<sup>th</sup> review is a change to lease periods which are now reduced to 10 years from 25 years. Also any decision being made on a community café or community pub must be considered and determined by the Councils Cabinet.</p>

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
<p>period (going forward) containing details of;-</p> <ul style="list-style-type: none"> <li>➤ how the organisation proposing the CIL Bid is properly constituted for non for profit,</li> <li>➤ how the non for profit community shop, community café or community pub will operate including all expected expenditure for staff /management,</li> <li>➤ how much investment there will be on a yearly basis going forward for repairs and maintenance of the building (to be improved)</li> <li>➤ Where the non for profit asset elements of the community shop, community café or community pub operation will be invested and what they will be used for such that the community receives maximum benefit from the operation</li> <li>➤ Submission of financial accounts for all the previous three years if the use is already in existence</li> </ul>	

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
<p>In respect of such a non for profit community shop, community café and community pub project, the following caveats are applicable (given that it would be inappropriate for a private business to benefit from District CIL investment ) :-</p> <ul style="list-style-type: none"> <li>➤ Any successful CIL Bid offer letter for such a CIL Bid will specify there would be no business (for profit) element within the floorspace affected by the CIL Bid.</li> <li>➤ There would also be no sublets for any other business purposes going forward</li> </ul> <p>In respect of community pubs and community cafes, it will be necessary to take into account any other cafes and pubs which are operating in the same or adjoining villages on a commercial basis. In respect of such CIL bids, the decision about whether to make a CIL Bid award will be made by Cabinet only and factors such as competition with the existing commercial establishments will be considered.</p>	
<p><b>10. Review of continued District CIL funding for Churches where capital projects are proposed. Churches can continue to apply for District CIL if there is strong evidence of community involvement through a statement of community involvement which would need to be submitted and assessed with the CIL Bid. Such cases would be considered on a case-by-case basis and in accordance with all other provisions of the CIL Expenditure Framework (including being subject to community led infrastructure project financial thresholds - £100K maximum and not more than 75% of the total eligible project costs). (Repairs and maintenance would continue to be classed as not eligible for District CIL expenditure.)</b></p>	<p>Changes made to the CIL Expenditure Framework as a result of the sixth review of the CIL Expenditure Framework</p>

Key Principles of the CIL Expenditure Framework	Further detail where appropriate
<p><b>11. Clarity around use of District CIL for District Council infrastructure projects - Continue with the current agreed position on District CIL usage for District Council infrastructure projects (i.e. that projects can be funded 100%).</b></p> <p><b>Review the Councils Capital programme so that capital projects where District CIL could be used for infrastructure are identified such that District CIL becomes part of the funding strategy for those projects</b></p>	<p>Changes made to the CIL Expenditure Framework as a result of the sixth review of the CIL Expenditure Framework</p>
<p><b>12. Clarity around the use of District CIL for Early years settings – Given the likely impact of new reforms (the increase to 30 hours of free childcare for children aged 9 months to 4 years old), the following in respect of District CIL expenditure is agreed:-</b></p> <ul style="list-style-type: none"> <li>➤ <b>S106 contributions will need to be sought for new buildings</b></li> <li>➤ <b>District CIL can support extensions of existing schools where early years settings are part of the school</b></li> <li>➤ <b>District CIL cannot be used for business purposes so is not expected to be used to support privately run ventures</b></li> </ul> <p><b>In view of the three funding caveats above, this situation which is evolving should be kept under regular (yearly) review as there could be significant implications for the use of District CIL and the Infrastructure Delivery Plan (IDP).</b></p>	<p>Changes made to the CIL Expenditure Framework as a result of the sixth review of the CIL Expenditure Framework</p>
<p><b>13. Clarity around use of District CIL for community agricultural infrastructure projects. Capital funding could be used for land purchase and then drainage and purchase of poly tunnels storage buildings composting toilets. (this could encourage self</b></p>	<p>Changes made to the CIL Expenditure Framework as a result of the seventh review of the CIL Expenditure Framework</p>

<b>Key Principles of the CIL Expenditure Framework</b>	<b>Further detail where appropriate</b>
<p>sufficiency and growing own food on a community basis (non for profit)</p> <p>It is open to properly constituted non-for-profit bodies and charities and Parish Councils but is not open to private individuals or organisations set up for business purposes (no CIL is used for business purposes). However, suggest District CIL cannot be used for revenue expenditure, maintenance and repairs, contingency, feasibility studies, planning permissions, surveys, equipment, tools, which puts it on the same footing as community led infrastructure projects (which is fair and consistent)</p> <p>Any such Bids would have to comply with all other community led infrastructure projects criteria including thresholds and Business cases (for all CIL Bids of over £10,000)</p>	
<p>14. For clarity, Waste infrastructure proposals will be eligible for District CIL funding but where new waste sites are proposed (both purchase and set up these will be funded through s106 rather than CIL. Proposals for improvement and or extension of Waste sites and buildings will be eligible for District CIL</p>	<p>Clarity afforded through the seventh review of the CIL Expenditure Framework</p>

## **6. PROCESSES OF THE CIL EXPENDITURE FRAMEWORK**

- 6.1 The CIL Expenditure Framework will operate with the following approach as set out in the following Table (Table 6).

**Table 6 – Key Processes of the CIL Expenditure Framework**

<b>Key Processes of the CIL Expenditure Framework</b>	<b>Further detail where appropriate</b>
<p>1. Use of the Councils' existing software.</p>	<p>The software that the Council uses is Exacom. There is a public facing module (known as PFM) which is accessible on the Councils website under the tab of developer Contributions database</p>



Key Processes of the CIL Expenditure Framework	Further detail where appropriate
<p>2. The process is centred upon the submission of a CIL Project Enquiry form for all the different types of infrastructure projects so that a conversation can occur with the CIL Bidder and the project can be developed and shaped and agreed before a CIL Bid is invited to be submitted by the Councils Infrastructure Team. CIL Project Enquiry form can be submitted all year round. All CIL Bids can be submitted all year round in accordance with this process upon adoption of the changes following the review in March /April 2025. The last CIL Bid round is May 2025.</p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p>3. Full documentation of the process for lodging, consideration, and determination of the bids with supporting guidance documents for bid submission, bid application forms and prioritisation criteria to be used for assessment of the bids, will be made available on the Councils' websites.</p>	<p>This is a requirement of the CIL Expenditure Framework</p>
<p>4. A CIL key date calendar for 2025/26 will be published on the web site which will delete all reference to CIL Bid rounds after May 2025.</p> <p>Instead, all CIL Bids will be the subject of a CIL Project Enquiry form submission which will provide the required conversation with Council Infrastructure Officers to develop shape and agree CIL Bids (which would then be invited for submission which could occur throughout the year)</p>	<p>There is a a yearly Key dates CIL calendar which can be seen on the Councils web site.</p> <p>Cessation of all Bid rounds and reliance on the CIL Project Enquiry Form was agreed as part of the 7<sup>th</sup> review</p>
<p>5. The apportionment of CIL monies into three funds; Strategic Infrastructure Fund, Ringfenced Infrastructure Fund and Local Infrastructure Fund will occur twice yearly.</p> <p>This apportionment in particular allows saving of monies towards strategic infrastructure projects for the betterment of either or both Districts and facilitates the prospect of collaborative spend with other funding organisations and or funding streams to achieve strategic infrastructure.</p> <p>The division of monies between the three funds occurs in April and October each year</p>	<p>Examples of the type of Infrastructure to be funded through the Strategic Infrastructure Fund, the Ringfenced Fund and the Local Infrastructure Fund can be found at Appendix A to the rear of this document.</p> <p>The way that both Councils store their money in separate names accounts is a requirement of the CIL Expenditure Framework.</p>

Key Processes of the CIL Expenditure Framework	Further detail where appropriate
immediately after the apportionment of/ payment of Neighbourhood CIL.	
6. All interest accrued on CIL monies will be paid into the Strategic Infrastructure Fund pot.	This is a requirement of the CIL Expenditure Framework
<p>7. Distribution of CIL income - The Councils will retain up to 5% of the CIL income received within each District (for administrative costs). This will be apportioned at the same time as the Neighbourhood CIL allocation to Parishes. The Neighbourhood CIL allocation to Parish/Town councils (either 15% or 25% subject to a cap*) occurs in April and October each year. On the same 6 monthly basis, the CIL funds will be saved into three separate funding streams with the following apportionment and definitions: -</p> <ul style="list-style-type: none"> <li>• Strategic Infrastructure fund – 20 % of the CIL funds will be held in this account</li> <li>• Ringfenced Infrastructure Fund - ringfenced monies to deliver infrastructure to support housing schemes of 10 dwellings and above)</li> <li>• Local Infrastructure fund – 80% of the CIL funds will be held in this account</li> </ul>	<p>The Cap is explained in Appendix C to the rear of this document</p> <p>The way that both Councils store their money in separate named accounts is a requirement of the CIL Expenditure Framework.</p>
<p>8. Apportionment of Neighbourhood CIL. Currently six-monthly allocations to Parish/Town Councils (which occur in April and October) continue, and where Neighbourhood CIL is received, a proactive approach is used to encourage collaborative spend. (using Parish Infrastructure Investment Plans (PIIP) documents if produced). The Parishes apportionment of CIL monies (set out in the CIL Regulations 2010 (as amended) will remain at 15% (where there is no Neighbourhood Plan) and 25% where a Neighbourhood Plan is made for three reasons: -</p> <ul style="list-style-type: none"> <li>• to safeguard the ability to secure strategic infrastructure and make the 20% saving from the CIL funds into the Strategic Infrastructure Fund</li> </ul>	This is a requirement under the CIL Regulation legislation and the terms of the CIL Expenditure Framework

Key Processes of the CIL Expenditure Framework	Further detail where appropriate
<ul style="list-style-type: none"> <li>• to ensure that the CIL infrastructure requirements on the growth projects are met such that development is therefore sustainable</li> <li>• to meet legislative requirements.</li> </ul> <p>9. Collaborative approach towards expenditure working with Infrastructure Providers and Parishes to get projects delivered and to “add value” is important and supported.</p>	
<p>10. Explore and secure funding from other external funding streams (e.g., LEP and Government funding) and other internal funding streams (e.g. s106 monies Community Grants and where appropriate Locality funding) to spend alongside CIL where appropriate, especially in connection with Strategic Infrastructure projects but also for Ringfenced Infrastructure and Local Infrastructure Fund projects. Proactive work will be needed to identify and secure strategic infrastructure projects for both Districts.</p>	<p>This is a requirement under the CIL Expenditure Framework</p>
<p>11. Funding bids must provide adequate evidence/information to provide necessary certainty on timely delivery – “oven ready” schemes are required and will be given priority.</p>	<p>This is a requirement under the CIL Expenditure Framework</p>
<p>12. Proactive work will also need to occur around CIL infrastructure such that the Infrastructure to be provided by CIL Funds (together with the s106 items) are known (and can be understood in terms of viability and the level of affordable housing to be provided). This work will provide clarity around Bids which are likely to come forward for growth projects in the future.</p>	<p>Proactive work required</p>
<p>13. The production and publication of at least twice yearly CIL Expenditure Programmes for both Councils (normal production/publication within 6 months of the Bid rounds opening.</p>	<p>This is a requirement under the CIL Expenditure Framework.</p> <p>Most years more than two CIL Expenditure Programmes are taken into each councils Cabinet.</p>
<p>14. CIL monies can be spent flexibly alongside s106 monies, Community grants</p>	<p>This is a requirement under the CIL Expenditure Framework and the use of all s106 monies must</p>

<b>Key Processes of the CIL Expenditure Framework</b>	<b>Further detail where appropriate</b>
<b>and Locality monies and any other external or internal funding streams but expenditure of s106 monies must be in accordance with the terms of the s106 agreement.</b>	be in accordance with the terms of the particular s106 Obligations where the monies are held
<b>15. Tiered approach to decision-taking involving some officer delegation and larger decisions by Cabinet.</b>	This is a requirement under the CIL Expenditure Framework
<b>16. All CIL Bid decisions to be final.</b>	This is a requirement under the CIL Expenditure Framework
<b>17. No appeals process in respect of any CIL Bid decisions.</b>	This is a requirement under the CIL Expenditure Framework
<b>18. Only one Bid per project</b>	This is a requirement under the CIL Expenditure Framework
<b>19. After a refusal – no more Bids for this project unless funding circumstances are materially different and/or a time period passes of not less than 1 year.</b>	This is a requirement under the CIL Expenditure Framework
<b>20. Where Bids are to be submitted, evidence of Community support shall be required (From Division County Councillor, District Ward Member and Parish Council).</b>	This is a requirement under the CIL Expenditure Framework
<b>21. Validation - Once Bids are validated and screened (see below) Officers will direct any appropriate Bids towards other funding streams where this is considered to be more appropriate (each Councils unspent s106 monies – where the terms of the Legal Obligation would allow that spend to occur. In addition, work will be undertaken to see if other funding can be pulled into the scheme from internal (Community grants and Locality Funds - where appropriate) and external funds (LEP Government funding and other external sources) so that the CIL funds can be distributed as widely as possible.</b>	This is a requirement under the CIL Expenditure Framework
<b>22. Yearly report on CIL and s106 expenditure will be required as part of the CIL Regulations 2019. This document known as an Infrastructure Funding Statement (IFS) will need to be produced by the 31<sup>st</sup> December each year for each Council in</b>	This is a requirement under the CIL Expenditure Framework and CIL legislation

Key Processes of the CIL Expenditure Framework	Further detail where appropriate
addition to the at least twice yearly CIL Expenditure Programme for each Council.	
23. Payment of successful bids to be in accordance with CIL guidance to be published on the Councils' websites.	This is a requirement under the CIL Expenditure Framework
24. For all Community Infrastructure Bids three quotes to carry out the works will be required. These quotes must be offered to the Bidders and then submitted as part of the Bids on the basis that the cost of the works will remain held and not vary for a 1-2-month basis. (so as to be sure that when CIL monies are offered the project can be completed for the cost of the works submitted).Where Infrastructure Providers (such as Suffolk County Council -SCC) submit Bids for either education projects or bus passenger transport improvement proposals there will be no need to submit three quotes as Suffolk County Council is as an Infrastructure provider which has a contractual framework agreement in place. This ensures that the project will achieve Best value and thereby meet Best value objectives within the CIL Expenditure Framework. With regard to Bids for school extensions and education facilities (that are contained within the CIL Position Statement), the Infrastructure provider must pay for feasibility studies and planning application costs prior to the CIL Bid being made. Once any such Education CIL Bids are submitted these costs can then be included in the overall cost of the project (so these costs are recovered by SCC as part of the agreed project).	<p>This is a requirement under the CIL Expenditure Framework</p> <p>The requirement to hold financial quotes for 1-2 month period only was varied under the fifth review of the CIL Expenditure Framework. Both Councils also agreed that updated quotes could be sought, if necessary, before decisions are made on CIL Bids.</p>
25. Consultation on CIL Bids - Consultation will occur with the District Ward Member the Division County Councillor for the Ward affected and the Parish Council for that ward (except where the Parish Council is the Bidder for the Infrastructure project). The Consultation will occur by email and 14 days will be allowed for the submission of comments. A copy of the CIL Bid application form and a location plan will be sent to the	This is a requirement under the CIL Expenditure Framework. The fifth review of the CIL Expenditure Framework and the CIL Expenditure Communication Strategy now allows the opportunity for Consultation to occur earlier than where a CIL Bid is made valid.

Key Processes of the CIL Expenditure Framework	Further detail where appropriate
<p>consultee. Infrastructure officers will carry out a site inspection and photographs will be taken.</p> <p>If the County Councillor or Ward member has already signalled support for the CIL Bid then Consultation need not occur again.</p>	<p>Changes made in the seventh review of the CIL Expenditure Framework</p>
<p>26. Determination of especially important Strategic Infrastructure Fund, Ringfenced Infrastructure Fund or Local Infrastructure Fund CIL Bids by Cabinet or using delegated powers (requiring approval or refusal or noting by Cabinet) can occur in advance of the normal twice yearly CIL Expenditure Programme process where appropriate.</p>	<p>This is allowed under the requirements of the CIL Expenditure Framework</p>
<p>27. Technical assessments of all CIL bids where decisions are being made will be undertaken and published as part of the CIL Expenditure Programme documentation so that decision taking is open and transparent.</p>	<p>This is a requirement under the CIL Expenditure Framework</p>
<p>28. Infrastructure for Community use – a CIL Project Enquiry form has been devised to allow early advice and support to be given to Parishes and Community groups where projects are identified (whether for CIL or other forms of funding) This must be used before any CIL Bid is submitted so that the structured approach towards infrastructure project development can commence before a CIL Bid is submitted and determined.</p>	<p>This is a requirement under the CIL Expenditure Framework. Under the fourth review of the CIL Expenditure Framework this CIL project enquiry form has been amended to allow for submission of more information and thereby more effective starts to project development for CIL funding.</p>
<p>29. Further amplification is contained in this document relating to the criteria for Value for money (or Best Value) - to address the Internal Audit requirements of September 2018.</p>	<p>This is a requirement under the CIL Expenditure Framework</p>
<p>30. CIL Bid application forms are available on the Councils web site as follows: -</p> <ul style="list-style-type: none"> <li>• CIL Bid application forms designed for community infrastructure projects both above and below the governance threshold of £30,000 to address different information requirements (e.g., a Business case where required)</li> </ul>	<p>The submission of CIL Bid application forms is required under the CIL Expenditure Framework and guidance forms are placed on the web site to help Bid authors.</p>



Key Processes of the CIL Expenditure Framework	Further detail where appropriate
<p>Infrastructure Sub Programme Board together with a third stage which represents project sign off before a CIL Bid is submitted.( The inception stage (stage 1 will have a project Initiation Document). Stage 2 will have a Development of Infrastructure project document. The third stage will have a Sign off stage document before the submission of the CIL Bid).</p>	
<p>32. Copies of all CIL Bid application forms and a location plan for both Districts will be held on the Councils IT software (which is accessible to District Council Members only through Connect).</p>	<p>For ease of reference for all District Ward Members</p>
<p>33. Different portions of funding making up the total cost of a project shall be included in the CIL Expenditure Programme.</p>	<p>This is a requirement under the CIL Expenditure Framework</p>
<p>34. CIL Expenditure Programme should have summaries of completed projects and details of emerging CIL Bids</p>	<p>This is a requirement under the CIL Expenditure Framework (following the seventh review)</p>
<p>35. Continue with monthly meetings with Infrastructure providers to develop an Infrastructure delivery programme (of five years). Publish a list of projects which is being developed called the Emerging Infrastructure Projects in the CIL Expenditure Programme.</p>	<p>These are requirements under the CIL Expenditure Framework. (Five year Infrastructure delivery programme requirement with Infrastructure providers brought in during the fourth review of the CIL Expenditure Framework)</p>
<p>36. CIL Bid Guidance for application forms will include guidance on how the Council will pay the CIL monies, what information and approach is needed before monies are paid together with the need for photographs of part completed/completed infrastructure projects.</p> <p>This guidance will also explain the Ringfenced Infrastructure Fund and the role of the planning consultation responses on infrastructure</p> <p>Improved guidance on Neighbourhood CIL to be issued to Parishes and District Council Members.</p>	<p>These are requirements under the CIL Expenditure Framework</p>



Key Processes of the CIL Expenditure Framework	Further detail where appropriate
<p><b>37. Once CIL Bids are valid – the screening part of process commences– i.e., where CIL Bid is valid, screen all other opportunities for other forms of funding (external/unspent s106/community grant/neighbourhood CIL). Ensure that the outcomes of these other funding opportunities are known before committing to CIL expenditure so that CIL is last piece of the funding jigsaw puzzle.</b></p> <p><b>Bidders are encouraged to explore all possible alternatives for other sources of funding alongside requests for CIL funding including using crowd funding/encouraging donations/gifts. (Other sources of funding that could also be considered are loans or Public Works Loan Board funding).</b></p> <p><b>Ensure that all other sources of funding have been secured so that CIL is the last piece of the funding jigsaw so that the scheme can be delivered.</b></p>	<p>These are requirements under the CIL Expenditure Framework</p>
<p><b>38. CIL Bids will be treated as withdrawn if no progress is made after 12 months and no further action will be taken on them (does not stop a resubmission).</b></p>	<p>This is a requirement under the CIL Expenditure Framework</p>
<p><b>39. Where a Bid is refused, the Councils will not reconsider an identical CIL Bid.</b></p>	<p>This is a requirement under the CIL Expenditure Framework</p>
<p><b>40. Provide a list of changes following the first second, third, fourth and fifth, sixth and seventh reviews of the CIL Expenditure Framework at the rear of the document outlining key changes to the Framework</b></p>	<p>This is a requirement under the CIL Expenditure Framework</p>
<p><b>41. Increase in delegation level of CIL Bids from £10,000 to £30,000</b></p>	<p>This is a requirement under the CIL Expenditure Framework and a change made during the seventh review</p>
<p><b>42. Where infrastructure being proposed also carries a dual use (such as education provision which would also be used by the community) the completion of a Community User Agreement is required so that the community use can be guaranteed. (This will be a bespoke document designed to suit the circumstances of the CIL Bid case.</b></p>	<p>This is a requirement under the CIL Expenditure Framework</p>

Key Processes of the CIL Expenditure Framework	Further detail where appropriate
<p><b>43. Next (eighth) review to occur over the winter of 2025/26 and be considered for adoption in the spring of 2026. The Joint Member Panel will remain to inform this eighth review.</b></p>	<p>This is a requirement following adoption of the revisions to the Framework (following the seventh review)</p>
<p><b>44. Improvements to the Website by the inclusion of a district wide map for both Districts to show where District CIL has been spent and a photographic reel of infrastructure projects showing before and after pictures and information of completed infrastructure projects where District CIL has been used.</b></p>	<p>This is a requirement under the CIL Expenditure Framework</p>
<p><b>45. Catchment areas for proposed infrastructure (e.g., schools, rail, health hubs) – Use of Ringfenced monies Where infrastructure delivery is proposed though the submission of CIL Bids, the financing of these Bids when recommended to Cabinet or through delegated decisions will be undertaken by using Ringfenced monies first, supplemented by use of Strategic or Local Infrastructure Funds secondly if necessary (if additional funds required). Catchment areas where defined for education projects will be used (e.g., education). For rail projects agreed that we look as widely as possible for funding for rail projects including from Network Rail. Rail infrastructure is strategic in nature (see CIL Expenditure Framework) so this fund together with Ringfenced funds in a reasonable catchment area together with s106 funds from the adjoining Councils would be the way forward as a funding strategy. For health projects investigate where patients come from attending the health hub and take a proportionate approach towards contributions from the Ringfenced funds for those parishes served by the extended Hub including the parish where the health hub is based. Investigate whether any s106/CIL can be secured from adjoining Councils for health hubs expansions which are close to both Districts boundaries.</b></p>	<p>This is a requirement under the CIL Expenditure Framework</p>

Key Processes of the CIL Expenditure Framework	Further detail where appropriate
<p>For Health Bids new health surgeries should be s106 funded rather than CIL. District CIL can be used for extensions to health surgeries together with improvements (including environmental improvements). All projects must continue to be linked to a business case based on evidence of need and housing growth and all CIL Bids and their funding strategies to be agreed prior to submission through the emerging CIL Bid process.</p>	
<p>46. Catchment areas for proposed infrastructure (infrastructure led and provided by the Community) – Use of Ringfenced monies for that Parish, and where insufficient or no funds exist use Local Infrastructure fund.</p>	<p>This is a requirement under the CIL Expenditure Framework</p>
<p>47. Encourage greater spending of CIL (including Neighbourhood CIL). Continue with current proactive approaches towards expenditure and progression of CIL Bids and in addition, produce capital project workplans (for next 5 years) with other infrastructure providers (Health, SCC Waste etc).</p> <p>In addition, number of CIL briefings per year to increase from two to three for both Members and also Parishes (with Members in attendance at Parish events, if desired). Review alongside the IFS where Neighbourhood CIL spend is occurring and if necessary, carry out focused discussion with the Parish about capital CIL projects that are underway. Better targeted website advice with specific guidance note to aid project development, CIL Project Enquiry forms as well as PIIPs (Parish Investment Infrastructure Plans) development. Look at the “chipping in” of Neighbourhood CIL – on a case-by-case basis.</p>	<p>This is a requirement under the CIL Expenditure Framework</p> <p>Changes made to the associated CIL Expenditure Framework Community Strategy (in respect to frequency of Member and Parish briefings) as a result of the fourth review.</p>
<p>48. Delivery of Library improvements /extensions – these can be supported through CIL Bids for District CIL where there is proven evidenced need for improvement /expansion. Such proposals for funding would be treated in the same way both Councils treat education proposals</p>	<p>Changes made to the CIL Expenditure Framework as a result of the fifth review of the CIL Expenditure Framework</p>

Key Processes of the CIL Expenditure Framework	Further detail where appropriate
<p>(wrapping up design costs in the final funding application). (New CIL Bid forms required for library improvement/expansion proposals – see Table 6 paragraph 30 above.)</p> <p>Library projects must continue to be linked to business case based on housing growth and all CIL Bids and their funding strategies to be agreed prior to submission through the emerging CIL Bid process. Design costs will not be claimed by SCC if there is ultimately no intention by SCC to deliver that library project</p> <p>New libraries funding would need to be sought through s106 funding.</p> <p>In all cases projects for a new Library provision would need to be sought through s106 funding (rather than District CIL.</p>	<p>Changes made to the CIL Expenditure Framework as a result of the sixth review of the CIL Expenditure Framework</p> <p>Changes made to the CIL Expenditure Framework as a result of the sixth review of the CIL Expenditure Framework</p> <p>Changes made to the CIL Expenditure Framework as a result of the sixth review of the CIL Expenditure Framework</p>
<p>49. Use of Claw Back (for the return of District CIL funding) where risks indicate that it would be both appropriate and reasonable. Both Councils agreed that a claw back provision was sensible when the risks or circumstances dictated that its use was appropriate (acknowledging that these cases were likely to be few and far between and the period of the claw back would be determined on a case by case basis).</p>	<p>Changes made to the CIL Expenditure Framework as a result of the fifth review of the CIL Expenditure Framework</p>
<p>50. With all car park proposals/projects, the alterations must be made to the CIL bid forms to allow for statements to be made by the CIL Bidder (at the time of the CIL Bid) about the use of EV charging points and cycle provision (cycle parking/racks)</p>	<p>Changes made to the CIL Expenditure Framework as a result of the sixth review of the CIL Expenditure Framework</p>
<p>51 Review of Approved and Implemented CIL Bid Projects –Infrastructure Officers will carry out a review of completed CIL Bid projects which would also ensure they are being satisfactorily used in accordance with any Community User Agreement which is in place. This review process will be trialled</p>	<p>Changes made to the CIL Expenditure Framework as a result of the sixth review of the CIL Expenditure Framework</p>

Key Processes of the CIL Expenditure Framework	Further detail where appropriate
<p>for a one year period (over 2024) (to determine its effectiveness and to gain feedback for the next CIL Expenditure Framework) as follows;-</p> <ul style="list-style-type: none"> <li>➤ Recommend review comprises a questionnaire and a follow up meeting with the CIL Bidder a year after the completion of the project.</li> <li>➤ Where any problems are identified (such as any projects community benefits having not yet been realised), Infrastructure Officers will work with the CIL Bidder, the Ward Member and the Town/Parish Council so that any problems can be resolved in a positive and constructive way (rather than in any financially punitive way).</li> </ul>	
<p><b>53. In respect of CIL Bid Offers and Claims for payment (mainly Community Led development) Infrastructure officers will:-</b></p> <ul style="list-style-type: none"> <li>➤ Infrastructure Officers amend practices and procedures and strengthen communication with CIL Bidders.</li> <li>➤ Infrastructure Officers review the CIL Bid Offer letter (including list of eligible and non-eligible costs).</li> <li>➤ Infrastructure Officers Improve the formal briefings to Members and Parishes to highlight and address identified issues.</li> </ul>	<p>Changes made to the CIL Expenditure Framework as a result of the sixth review of the CIL Expenditure Framework</p>
<p><b>54. There may be a need going forward with infrastructure delivery that it will be necessary to capture s106 funding to sit alongside District CIL funding to fund the same piece of infrastructure given the rising costs of infrastructure</b></p>	<p>Changes made to the CIL Expenditure Framework as a result of the seventh review of the CIL Expenditure Framework</p>

**7. Validation and Screening of Bids And Prioritisation Criteria of Bids Under The CIL Expenditure Framework (To Allow CIL Bids To Be Considered And Determined)**

7.1 Each Bid will be validated, screened, and prioritised and a technical assessment will be completed (and ultimately published on the web site as part of the CIL Expenditure Programme documentation) taking the following into account:

7.2 **Validation criteria for CIL Bids** is set out in the following table (Table 7).

**Table 7 – Validation Criteria**

Validation Criteria for CIL Bids	Further detail where appropriate
<b>1. The correct CIL Bid form must be submitted. All the questions on the Bid application form must be fully completed (where information known or where additional information is required (e.g. Business Case) together with evidence of need for the infrastructure).</b>	These elements are the validation criteria for the CIL Bid process
<b>2. Valid Bids on Bid Submission template to new CIL Expenditure email address <a href="mailto:CILexpenditure@baberghmidsuffolk.gov.uk">CILexpenditure@baberghmidsuffolk.gov.uk</a> including the following:</b> <ul style="list-style-type: none"> <li>▪ Description of infrastructure, location, purpose</li> <li>▪ Need /Justification</li> <li>▪ Costs and funding streams for provision</li> <li>▪ Quotations for works</li> <li>▪ How much financial support is sought from Babergh and Mid Suffolk District Councils and for what</li> <li>▪ Collaborative spend – yes/no and if yes give details</li> <li>▪ Who is leading on delivery</li> <li>▪ Delivery proposal and timescales</li> <li>▪ Will the Infrastructure be provided on Public or Private land – has the Bidder obtained all the necessary permissions to implement the infrastructure</li> <li>▪ If the infrastructure needs planning permission - has this been sought and obtained</li> </ul>	These elements are the validation criteria for the CIL Bid process

<b>Validation Criteria for CIL Bids</b>	<b>Further detail where appropriate</b>
<ul style="list-style-type: none"> <li>▪ has any UK Subsidy Control funding already been received or offered from other government sources</li> <li>▪ Consideration of future funding/maintenance once project is complete</li> <li>▪ Business Plan required dependant on size of the project (see guidance documents)</li> <li>▪ When Bids are made valid consultation will occur with the District Ward Member the Division County Councillor for the Ward affected and the Parish Council for that ward (except where the Parish Council is the Bidder for the Infrastructure project). The Consultation will occur by email and 14 days will be allowed for the submission of comments. A copy of the CIL Bid application form and a location plan will be sent to the consultee. Infrastructure officers will carry out a site inspection and photographs will be taken.</li> </ul>	
<b>3. Any incomplete bids will be considered, and effort will be made to get the bid fully complete and capable of then being assessed against the screening and priority criteria.</b>	These elements are the validation criteria for the CIL Bid process

7.3 **Screening process** is set out in the following table (Table 8).

**Table 8 – Screening Criteria**

<b>Screening Process for CIL Bids When Valid</b>	<b>Further detail where appropriate</b>
<b>1. Must follow the Infrastructure Funding Statements for each Council where infrastructure to be provided.</b>	These elements are the Screening criteria elements for the CIL Bid process
<b>2. Consider whether this infrastructure bid could be provided using other internal and external funding streams that the Councils can either submit Bids for or support others or where the Council has access to other funding (e.g. LEP Government funding or other external funders s106, Community Grants. and Locality funding where appropriate – if so, can it be delivered using</b>	These elements are the Screening criteria elements for the CIL Bid process

this without complete or any reliance on CIL funds).	
<b>3. Where appropriate, information will be checked or sought to verify the information within the bid.</b>	These elements are the Screening criteria elements for the CIL Bid process
<b>4. Where there are CIL infrastructure “asks” under Development Management decisions on major projects, these will be given consideration in terms of devising the CIL Expenditure Programme and through a programme of delivery working collaboratively with the Infrastructure Providers.</b>	These elements are the Screening criteria elements for the CIL Bid process

7.4 **Prioritisation criteria** is as set out in the following table (Table 9).

**Table 9 - Prioritisation criteria**

<b>Prioritisation Criteria</b>	<b>Further detail where appropriate</b>
<b>1.Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>2.Positivity scores against provisions /objectives of each Councils Corporate Plan and/or Joint Local Plan/ Review and/ or Infrastructure Strategies or other Babergh/Mid Suffolk Strategies or external strategies Babergh/Mid Suffolk support and/or input into</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>3.It represents key infrastructure (critical /essential)</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>4.Value for money (or Best Value.</b>	Guidance on Best Value is located at the rear of the document
<b>5.Clear community benefits</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>6.Community support</b>	This criteria is a requirement of the CIL Expenditure Framework



<b>Prioritisation Criteria</b>	<b>Further detail where appropriate</b>
<b>7.Deliverability (“oven ready” schemes)</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>8.Affordability (from Strategic/Local infrastructure or Ringfenced Infrastructure Funds)</b>	Any infrastructure project must be affordable to gain favourable consideration
<b>9.Timeliness</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>10.By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, Babergh/Mid Suffolk infrastructure provision, or LEP/Government funding)</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>11.Supports housing and employment growth</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>12.Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>13.Must be based on the developing/adopted Infrastructure Delivery Plan/current Infrastructure Funding Statement unless circumstances dictate otherwise</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>14.Does the provision of this infrastructure address a current inadequacy in infrastructure terms?</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>15.By releasing funds, it would allow infrastructure to be realised such that the CIL funds are the last piece of the funding jigsaw puzzle</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>16.Will the infrastructure be capable of being used by the wider community.</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>17.By provision of infrastructure it would unlock further opportunities within the District for housing and employment growth How does the proposal affect green infrastructure principles.</b>	This criteria is a requirement of the CIL Expenditure Framework

<b>Prioritisation Criteria</b>	<b>Further detail where appropriate</b>
<b>18.How does the project address green/sustainability principles/infrastructure.</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>19.How does the project affect state aid implications.</b>	This criteria is a requirement of the CIL Expenditure Framework
<b>20.How does the project affect security and safety in the community.</b>	This criteria is a requirement of the CIL Expenditure Framework

## **8. GOVERNANCE OF THE CIL EXPENDITURE FRAMEWORK**

8.1 All decisions once validated screened and assessed and considered against the priority criteria will be collated and presented to Cabinet in the bi annual CIL Expenditure Programme for each District.

8.2 There will be tiered approach to decision taking in respect of bids submitted for Strategic Infrastructure Fund, Ringfenced Infrastructure Fund or Local Infrastructure Funds as follows: -

- **Delegated Decisions (to Director of Place)**

- a) Decisions to approve infrastructure projects the subject of bids where the amount of monies sought from the Ringfenced Infrastructure Fund or the Local Infrastructure Fund is £30,000 or less
- b) Decisions to refuse infrastructure projects the subject of bids where the amount of monies sought from the Ringfenced Infrastructure Fund or the Local Infrastructure Fund is £30,000 or less
- c) Decisions to carry forward Infrastructure projects the subject of bids to the next Bid Round where the amount of monies sought from the Local Infrastructure Fund is £30,000 or less
- d) Any decision which Officers consider may be of such significance or of a controversial nature such that Cabinet should take the decision in respect of the bid

- **Cabinet decisions**

- a) Decisions to approve or refuse all Strategic Infrastructure Fund bids
- b) All other decisions to approve or refuse all other Ringfenced and Local Infrastructure Fund bids which are not covered by the delegated decision taking outlined above under the delegated decisions listed above
- c) Noting by Cabinet of all decisions on bids where delegated decisions are taken

- d) All decisions on CIL Bids where CIL monies would be spent beyond the administrative and geographical boundaries of Babergh and Mid Suffolk.
- e) All decisions on community cafes and community pubs.
- f) All decisions for funding on permissive footpaths

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### **Guidance Foot note on Value for money or Best Value**

**Best Value** was government policy in the United Kingdom affecting the provision of public services in England and Wales. In Wales, **Best Value** is known as the Wales Programme for Improvement. **Best Value** was introduced in England and Wales by the Local Government Act 1999, introduced by the UK Labour Government. Its provisions came into force in April 2000.

[Best value - Wikipedia, the free encyclopaedia](https://en.wikipedia.org/wiki/Best_value)

[en.wikipedia.org/wiki/Best\\_value](https://en.wikipedia.org/wiki/Best_value)

### **BMSDC Procurement Manual**

Pages 50 and 51

#### **2.12 Social Value**

2.12.1 The Councils have a duty to consider the creation of social value; which is to maximise the additional benefit that can be created by procuring the supplies, services and works above- and- beyond the benefit of merely the supplies and services themselves.

2.12.2 The delivery of Social Value aligns to the Councils' Joint Strategic Plan in the following areas:

- Community Value – enabling communities to become more self -sufficient through the provision of self-help schemes, improvement of facilities, provision of education and employment opportunities.

- Regional Economic Development – subject to the test of fairness and equality for potential suppliers the opportunity to support the local economy.

- Environmental – using a solution which protects and /or enhances the environment.

#### **2.16 Value for Money (Best Value)**

2.16 Value for Money (Best Value) 2.16.1 The Councils have a duty to ensure that best value is provided in the delivery of its services and this obligation shall be reflected across all the Councils' commissioning and procurement.

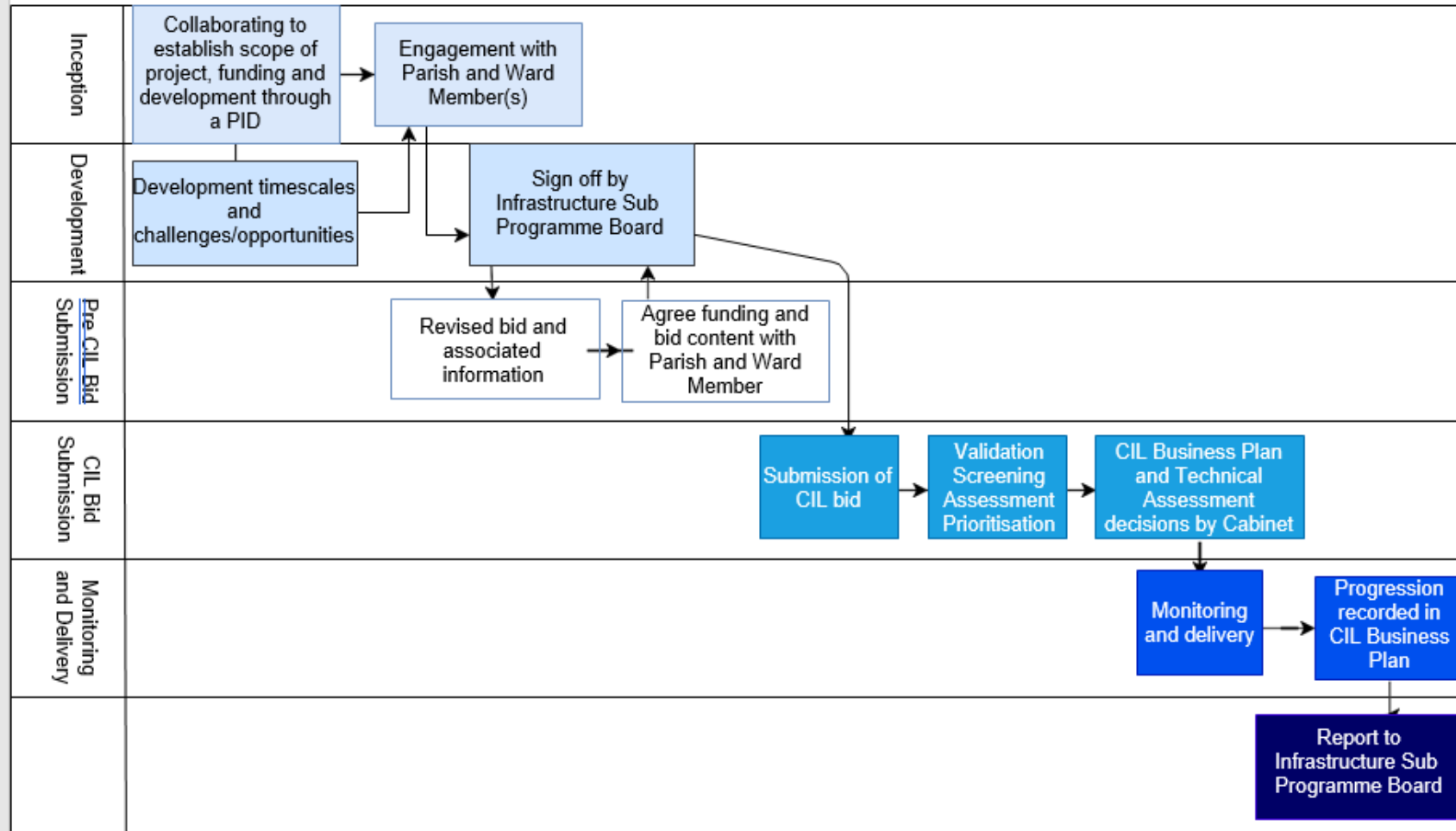
2.16.2 Achieving best value is about enabling the Strategic priorities of the Councils with the most effective use of financial resources and requires the consideration of quality factors in the evaluation of offers from suppliers as well as cost.

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## **THE CIL EXPENDITURE FRAMEWORK ENGAGEMENT PROCESSES**

The following documents are part of the CIL Expenditure Framework and constitutes the diagram of the new structured process around engagement with Parishes, Ward Members and County Councillors on Infrastructure project development incorporating Stages 1,2 and 3 documentation before CIL Bid submission.

## Delivery of Large/Medium Scale Infrastructure Projects



## Engagement Process

**Documentation** to support **the inception stage, the development stage and the pre submission stage** of the new structured process for the development of infrastructure projects prior to their submission as a CIL Bid (stage 4) as follows: -

### Infrastructure Delivery - Stage 1, 2 and 3 Documentation Template

Task/Actions	Commentary	Lead Officer/Timescales	Activity/Outcomes
Project Initiation Document/ project Enquiry form for Community development - date completed			
Purpose			
Capacity of existing infrastructure and need for project			
Scale			
Shape			
Cost Multipliers			
Timescales and Delivery			
Local Issues through District Ward Member,			
Local Issues through Parish Council			
Local Issues through County Councillor			
Consider Joint Local Plan/IDP/NP/Other Council strategies			
Consider PIIPs			
Costs			
Funding opportunities What has been secured already What could be looked at to augment funding opportunities			
Other opportunities/ added value /additionality			
What other consultation is required/or is scheduled to take place together with timescales			



## **APPENDIX A**

### **EXAMPLES OF DEFINITIONS OF STRATEGIC INFRASTRUCTURE PROJECTS, RINGFENCED INFRASTRUCTURE PROJECTS AND LOCAL INFRASTRUCTURE PROJECTS.**

#### **One or more of these elements constitute A PROJECT Strategic infrastructure:**

- is of strategic economic or social importance to the local Authority Areas or region in which it would be located.
  - would contribute substantially to the fulfilment of any of the objectives of the Joint Corporate Plan, Joint Local Plan, Infrastructure Delivery Plan (IDP) and each Councils Infrastructure Delivery Plan (IFS), The Joint BMSDC Economic 'Open for Business' Strategy, the Suffolk Framework for Growth, the Government's Industrial Strategy or Local Enterprise Partnership (LEP) New Economic Strategy for Norfolk and Suffolk objectives or in any regional spatial and economic strategy in respect of the area or areas in which the development would be located;
  - would have a significant effect on the area of more than one planning authority.
  - requires authorisation at Cabinet level.
  - will routinely be the subject of collaborative spend
- Illustrated Examples include strategic flood defence, hospitals and new rail infrastructure

#### **One or more of these elements constitute Ringfenced Infrastructure and Local infrastructure:**

- Infrastructure (under the Ringfenced Infrastructure Fund) constitutes infrastructure projects detailed within the Infrastructure Delivery Plan (IDP) and the Infrastructure Funding Statement (Infrastructure List) - (IFS) of each Council and which has been identified as being required to support the grant of planning permissions (for developments of 10 dwellings and above) in order to make the development sustainable in planning terms

#### **One or more of these elements constitute Local infrastructure:**

- Local Infrastructure constitutes infrastructure projects which are detailed on the CIL Position Statement and which are meeting need at a local level, can easily be identified as compliant with the CIL Position Statement infrastructure types and which support the expansion, improvement, provision of local services for the people living or visiting within the local area
- Illustrated examples include: extensions to early years, primary, secondary, or further education; bus stops and Real Time Passenger Information notice boards (RTPI); expansion of libraries or enhancement of the mobile library service; expansion to GP practices (where approved by NHS England); provision of leisure and community facilities, such as extensions to community buildings and leisure centres, provision of play equipment and areas, sports facilities and open space; and waste recycling facilities.

**March 2021**



## **APPENDIX B - DELETED RELATING TO CIL BID ROUNDS**

## **APPENDIX C – THE DEFINITION OF THE CAP RELATING TO NEIGHBOURHOOD CIL**

This cap is as follows: -

\* 25% of Neighbourhood CIL is paid where permissions are granted on or after the Neighbourhood Plan is made. 15% Neighbourhood CIL is paid where a Neighbourhood Plan is not made. There is a financial cap which relates to the total amount of the 15% Neighbourhood CIL receipts passed to a parish council. Any payment must not exceed an amount equal to £100 per council tax dwelling in that parish in each financial year. This financial cap does not apply in Parishes where a Neighbourhood Plan is made.

**March 2021**

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## **March 2019 (Amended)**

### **FIRST COMMUNITY INFRASTRUCTURE LEVY (CIL) EXPENDITURE FRAMEWORK REVIEW (March 2019)**

#### **Edition Amendments (March 2019) - Key Changes**

- The production of a yearly Key CIL Date calendar which will be published on the Councils web site each year.
- No CIL funding for infrastructure that has already been carried out (i.e. retrospectively).
- No payment towards costs which have already been paid and are sought for reimbursement as part of the CIL Bid (except where school extensions are planned as part of pupil placement creation which is a statutory function on the part of SCC).
- Improvement or replacement of existing infrastructure as part of a project must include additionality (some significant tangible betterment of the existing facility otherwise it would be termed to be maintenance or repair).
- No contingency costs will be eligible.
- CIL funds can be used for an infrastructure project to make it Disability Discrimination Act compliant.
- Three months of advance email notification before the Bid round opens to allow Bidders more Notice about Bid rounds opening in May and October each year.
- All interest accrued on CIL monies will be paid into the Strategic Infrastructure Fund pot.
- For all Community Infrastructure Bids three quotes to carry out the works will be required. These quotes must be offered to the Bidders and then submitted as part of the Bids on the basis that the cost of the works will remain held and not vary for a 6-month basis. (so as to be sure that when CIL monies are offered the project can be completed for the cost of the works submitted).
- Approach to CIL expenditure should be to secure funds alongside any CIL Bids from external (LEP Government funding and other sources) and internal funding sources (s106 Community grants and Locality funding where appropriate).
- Where Infrastructure Providers (such as Suffolk County Council -SCC) submit Bids for either education projects or bus passenger transport improvement proposals there will be no need to submit three quotes as Suffolk County Council as an Infrastructure provider has a contractual framework agreement in place which ensures that the project will achieve Best value and thereby meet Best value objectives. With regard to Bids for school extensions and education facilities (that are Regulation 123 list compliant), the Infrastructure provider must pay for feasibility studies and planning application costs prior to the CIL Bid being made. Once any such Education CIL Bids are submitted these costs can then be included in the overall cost of the project (so these costs are recovered by SCC as part of the agreed project).
- When Bids are made valid consultation will occur with the District Ward Member the Division County Councillor for the Ward affected and the Parish Council for that ward (except where the Parish Council is the Bidder for the Infrastructure project). The Consultation will occur by email and 21 days will be allowed for the submission of comments. A copy of the CIL Bid application form and a location plan will be sent to the consultee. Infrastructure officers will carry out a site inspection and photographs will be taken.
- Where infrastructure being proposed also carries a dual use (such as education provision to also be used by the community) the completion of a Community User Contract is required so that the community use can be guaranteed. (This will be a bespoke legal contract designed to suit the circumstances of the CIL Bid case).
- Determination of especially important Local Infrastructure Fund or Strategic Infrastructure Fund CIL Bids by Cabinet or using delegated powers (requiring approval or refusal or

noting by Cabinet) can be determined in advance of the biannual CIL Business Plan where appropriate.

- Infrastructure for Community use – a new CIL Project Enquiry form has been devised to allow early advice and support to be given to Parishes and Community groups where projects are identified (whether for CIL or other forms of funding).
- Further amplification contained in the document relating to the criteria for Value for money (or Best Value) - to address the internal Audit of September 2018.
- New CIL Bid application forms designed for community infrastructure projects both above and below the governance threshold of £10,000 to address different information requirements (for small/larger projects).
- The correct CIL Bid form must be submitted. All the questions on the Bid application form must be fully completed (where information known or where additional information is required e.g. Business Case).
- Business Plan required dependant on size of the project (see guidance documents).
- New CIL Bid application forms for Passenger Transport and Improvement (shorter than before also recognizing and adapting the Framework such that three quotes are not required as there is a contractual framework agreement in place for delivery - which meets best value objectives).
- New CIL Bid forms for Education facilities proposals

## **March 2019**

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### **April 2020 (Amended)**

## **SECOND COMMUNITY INFRASTRUCTURE LEVY (CIL) EXPENDITURE FRAMEWORK REVIEW (APRIL 2020)**

### **Edition Amendments (April 2020) - Key Changes**

- Abolition of the Regulation 123 Lists on the 1st September 2019 and the adoption of the CIL Position Statements for both Councils outlining what each Council will spend its CIL money on.
- Renaming of the CIL Business Plan to the CIL Expenditure Programme.
- Twenty five new key principles are inserted into Table 1 covering a wide range of subject matter including a new structured approach to resolving CIL Bids applications at pre submission of a CIL Bid including reporting to an Infrastructure Sub Programme Board at stages 1 and 2 and a stage 3 sign off stage (see diagram at the end of this document).
- Revised monitoring documents will be needed as part of the CIL Regulations 2019 where the need to produce an Infrastructure Funding Statement (IFS) is required for both Councils.
- New clarification inserted about permanent equipment which are eligible for CIL funds.
- Speaking at Cabinet - now altered in the Framework to reflect the Councils Constitution.
- Consultation period changed from 21 days to 14 days.
- Twenty-four new measures are inserted into Table 6 covering a wide array of process changes including new guidance, new rail forms, new limitations on expenditure on infrastructure submitted by the community together with recreations infrastructure projects.
- Four new prioritisation criteria added to Table.
- Deletion of one unused category which is not required from the original document as the remainder of the provisions adequately provide sound governance for CIL Bid determination.

- Addition of a Diagram to detail the new structured process around engagement for the development of infrastructure projects prior to their submission as a CIL Bid.
- Addition of documentation to support the inception stage, the development stage and the pre CIL submission stages of the new structured process for the development of infrastructure projects prior to the submission as a CIL Bid (stage 4).

**April 2020**

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**March 2021 (Amended)**

### **THIRD COMMUNITY INFRASTRUCTURE LEVY (CIL) EXPENDITURE FRAMEWORK REVIEW (MARCH 2021)**

#### **Edition Amendments (March 2021) - Key Changes**

- Abolition of the CIL Position Statements for both Councils and their replacement with the Infrastructure Funding Statement (IFS) for each Council. The IFS contains data on CIL and s106 income and expenditure together with details of the allocation and expenditure of Neighbourhood CIL. In addition, the IFS for each Council contains an Infrastructure List of infrastructure projects which CIL will be spent on. The IFS for each Council is different and will be updated each year. The IFS gives a list of specific infrastructure projects that CIL will be spent on and therefore its production for each Council each year is critical to the expenditure of CIL and should be read in conjunction with the CIL Expenditure Framework.
- New CIL Bid application form for requests for CIL funds from adjoining Local Authorities/Infrastructure Providers for CIL to support infrastructure projects outside the Babergh and Mid Suffolk administrative boundaries where it can be satisfactorily proven that our growth impacts on infrastructure beyond the District's boundaries such that mitigation is required.
- New additional criteria for dealing with such CIL Bids (from adjoining Local Authorities/Infrastructure Providers) as follows: -
- Must be collaborative Bids – Babergh/Mid Suffolk will not contribute 100%.
- Babergh's and Mid Suffolk's CIL spend must be proportionate to what is being provided and linked by way of evidence to impacts of growth within Babergh and Mid Suffolk and must address evidence-based impacts.
- Must be specific deliverable projects with timescales and over ready schemes with all necessary formal approvals in place.
- Babergh and Mid Suffolk must be final part of the funding jig saw so that CIL funds are not tied up in projects that will not be delivered.
- Must be capital based specific projects that address growth impacts.
- Will not fund projects which are not classed as infrastructure.
- Specific infrastructure projects must be listed in the Infrastructure Delivery Plan and within the Infrastructure Funding Statement (Infrastructure List) for Babergh and Mid Suffolk where spend is going to occur.
- Same engagement process for Parish Councils Ward Members and County Councillors (as already set out in the Framework) where CIL expenditure beyond each Districts administrative/geographical boundaries is over £50,000.
- All such CIL expenditure beyond each Districts administrative/geographical boundaries shall be Cabinet decisions with no delegated decisions.
- Technical Assessment shall include an additional section where CIL spend outside the administrative/geographical boundaries of the Districts to respond to these additional criteria.
- Collaborative spend outside the District shall be limited to Infrastructure provider projects only.

- Normal Bid round process twice a year will apply.
- Submission of a CIL Project Enquiry form before actual CIL Bid submission will be necessary and can be submitted year-round.
- Consider whether the required mitigation can be provided by other means (through culminative growth impacts).
- Is the infrastructure mitigation required classed as essential within the other Districts Infrastructure Delivery Plan, Infrastructure Funding Statement and Statements of Common Ground.
- All CIL Bids for expenditure beyond the Districts administrative/geographical boundaries must come from adjoining Local Authorities or Infrastructure Providers. Any requests from Parishes Community Groups/other organisations (such as Health Hubs, Schools) outside BDC and MSDC administrative boundaries will be regarded as falling outside the terms of our CIL Expenditure Framework – not eligible for making CIL Bids.
- CIL Bid requests direct from schools – agreed we make position clear in the CIL Expenditure Framework that all education funding must be because of a proven education need and other Bids will be outside the CIL Expenditure Framework.
- Use of CIL Project Enquiry Form – regarded as very useful for building a programme of infrastructure delivery. Agreed all infrastructure projects must submit a CIL Project Enquiry Form before actual CIL Bid submission.
- One transitional Bid round – where circumstances warrant one transitional Bid round for all existing undetermined CIL Bids so that they are not disadvantaged by any changes in this review.
- Agreement to keep CIL Expenditure Framework under review. Agreed another review (fourth) whilst Bid round 8 is underway (October 2021) so that any revisions are adopted before Bid round 9 occurs in May 2022.
- Agreed the Joint Member Panel remain to inform the fourth CIL Expenditure Framework review.

## **March 2021**

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## **July 2022 (Amended)**

# **FOURTH COMMUNITY INFRASTRUCTURE LEVY (CIL) EXPENDITURE FRAMEWORK REVIEW (JULY 2022)**

## **Edition Amendments (July 2022) - Key Changes**

- Parish/Heating system – Suggestion that a community building element (e.g. Village Hall) would be eligible for District CIL funding (even if part of a wider parish scheme) with an agreed increased community threshold limit of £100,000 together with any District CIL funding not exceeding more than 75% of the total project costs.
- Clarity around charging admittance by the organisation for the infrastructure funded by CIL (museums/art galleries) - Continue to support Infrastructure for museums/art galleries but limited to suggested increased community threshold levels (of £100,000 and not more than 75% of the total cost of the project). Organisation must have a charitable status and have a 25-year lease and/or the land is public land capable of access by the public.
- Clarity around charging admittance by the organisation for the infrastructure funded by CIL (public open space) - For such CIL Bids to be considered as acceptable in principle the land must be in public ownership or leased for 25 years as public open space and the

users of the public open space or play equipment should not be required to pay for admittance and the facility must be capable of use by all.

- Catchment areas for proposed infrastructure (e.g., schools, rail, health hubs) – Use of Ringfenced monies. Where infrastructure delivery is proposed through the submission of CIL Bids, the financing of these Bids when recommended to Cabinet or through delegated decisions will be undertaken by using Ringfenced monies first, supplemented by use of Strategic or Local Infrastructure Funds secondly if necessary (if additional funds required). Catchment areas will continue to be used for education, health hubs and agreed need to collect evidence pointing towards a catchment area for rail. No change to current arrangement for Infrastructure by the Community – use Ringfenced funds for that Parish, and where insufficient or no funds exist use Local Infrastructure fund.
- Agreed increase to £100,000 threshold and 75% of total costs of the project for Infrastructure Bids submitted by the Community
- Changes to the CIL project enquiry form
- Improvements to the Website by the inclusion of a district wide map for both Districts to show where District CIL has been spent and a photographic reel of infrastructure projects showing before and after pictures and information of completed infrastructure projects where District CIL has been used.
- Funding for Cycling and footpaths – projects in the LCWIP, IDP and IFS – suggested that a pilot period/scheme be operated with new community threshold of £100,000. Suggested the undertaking of proactive work for bringing LCWIP schemes forward. Position on the pilot scheme /period to be reviewed at next (fifth) CIL Expenditure Framework review to measure progress methodology and outcomes for deliverability of schemes.
- Highway, traffic calming and highway/traffic equipment – these matters lie outside the CIL Expenditure Framework and Parishes that have Neighbourhood CIL could consider using this for these projects.
- For infrastructure led by the community, the current six month held period for quotes for infrastructure led by the community be reduced to four months and updated quotes are sought, if necessary, before decisions made on CIL Bids.
- Encourage greater spending of CIL (including Neighbourhood CIL). Continue with current proactive approaches towards expenditure and progression of CIL Bids and in addition, produce capital project workplans (for next five years) with other infrastructure providers (Health, SCC Waste etc). In addition, number of CIL briefings per year to increase from two to three for both Members and also Parishes (with Members in attendance at Parish events, if desired). Review alongside the IFS where Neighbourhood CIL spend is occurring and if necessary, carry out focused discussion with the Parish about capital CIL projects that are underway. Better targeted website advice with specific guidance note to aid project development as well as PIIPs (Parish Investment Infrastructure Plans) development. Look at the “chipping in” of Neighbourhood CIL – on a case-by-case basis and keep this matter under review for the next (fifth) review of CIL Expenditure Framework.
- Eligibility for green infrastructure (Infrastructure which reduces the carbon footprint) – currently EV charging points are supported for 100% of project costs. However now suggested that it should be up to 100% and that other items should be included such as District CIL funding for upgrades or additionality for community buildings (but not for repair or maintenance); for example, heating systems, toilet handwashing systems, better roof/wall insulation and roof lights and ventilation (which could replace use or need for air conditioning).

- Agreement to keep CIL Expenditure Framework under review. Agreed another review (fifth) whilst Bid round 10 is underway (October 2022) so that any revisions are adopted before Bid round 11 occurs in May 2023.
- Agreed the Joint Member Panel remain to inform the fifth CIL Expenditure Framework review.
- Change of job title from Assistant Director of Planning and Communities to Assistant Director of Planning and Building Control (paragraph 5.2)

**July 2022**

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**March 2023 (Amended)**

## **FIFTH COMMUNITY INFRASTRUCTURE LEVY (CIL) EXPENDITURE FRAMEWORK REVIEW (March 2023)**

### **Edition Amendments (March 2023) - Key Changes**

- Should CIL be used for testing boreholes at the feasibility part of a District/Parish Heating system – should they be eligible? – Explanation given that borehole drilling is to establish the geological “make-up” of the ground and to determine what type of heating installation work best in the area. Members of the Joint Member Panel considered that other funding would be possible for this and whilst it should be kept under review. Both Councils agreed District CIL funds are not to be used for feasibility studies for testing boreholes for such schemes at this stage (Noted in Table 4 paragraph 14 refers)
- Clarity around use of District CIL for community led infrastructure projects involving business proposals/ventures – this use of District CIL monies for business purposes is unacceptable and is outside the terms of the CIL Expenditure Framework. Both Councils agreed that it would be inappropriate for a private business to benefit from District CIL investment (Noted in Table 4 paragraph 15 refers )
- Delivery of Library improvements/extensions – these can be supported through CIL Bids for District CIL where there is proven evidenced need for improvement /expansion. Such proposals for funding would be treated in the same way both Councils treat education proposals (wrapping up design costs in the final funding application). New CIL Bid forms required for library improvement/expansion proposals (Noted in Table 6 paragraph 30 refers). New libraries funding would need to be sought through s106 funding. (Noted in Table 6 paragraph 30 and Table 6 paragraph 49 refers)
- Use of Claw Back (for the return of District CIL funding) where risks indicate that it would be both appropriate and reasonable. Members agreed that a claw back provision was sensible when the risks or circumstances dictated that its use was appropriate (acknowledging that these cases were likely to be few and far between and the period of the claw back would be determined on a case by case basis) - (Table 6 paragraph 50 refers).
- Review of use of District CIL for Highway works, Traffic Calming and highway/traffic equipment – Members agreed that highway traffic calming measures, pedestrian crossings, village gateway measures and speed reduction measures and traffic equipment are considered as part of the planning process when granting planning permission for development. These are the Highways responsibility and therefore fall outside of the CIL Expenditure Framework for funding purposes. **The only exception to this is where**

**funding is being considered for Active travel and LCWIP cycling and walking infrastructure project where it might be necessary to include a highway measure (e.g. like a pedestrian crossing) as part of the project in order to secure the required overall walking and cycling scheme (over and above any other highway measures that might be delivered by developments through s106 or under s278 of the Highways Act).** (Table 4 paragraph 13 refers)

- Continuing review of the current £75,000 threshold and 75% of total eligible costs of the project for Infrastructure Bids submitted by the Community – agreed retention of thresholds of £100,000 and 75% of total eligible costs of the project to address rising infrastructure and materials costs.(Noted in Table 1 paragraph 24 refers)
- Continued funding for Cycling and footpaths – projects in the LCWIP, IDP and IFS – continuation of the pilot period/scheme be operated with community threshold of £100,000. Suggested the undertaking of proactive work for bringing LCWIP schemes forward. Position on the pilot scheme /period to be reviewed at next (sixth) CIL Expenditure Framework review to measure progress methodology and outcomes for deliverability of schemes.(Noted on Table 5 paragraph 5 refers)
- Rising costs of building works and difficulty of getting committed prices for CIL Bids (for infrastructure led by the community). Both Councils agreed that the current 4 month held period for quotes for infrastructure led by the community be reduced to 1-2 months and updated quotes are sought, if necessary, before decisions made on CIL Bids (Noted in Table 6 paragraph 24 refers).
- CIL monies collected need to be spent. Encourage greater spending of CIL (including Neighbourhood CIL). Both Councils agreed to continue with current proactive approaches towards expenditure and progression of CIL Bids and in addition, produce capital project workplans (for next 5 years) with other infrastructure providers (Health, SCC Waste etc). In addition, number of CIL briefings per year to be retained at three for both Members and also Parishes (with Members in attendance at Parish events, if desired). Review alongside the IFS where Neighbourhood CIL spend is occurring and if necessary, carry out focused discussion with the Parish about capital CIL projects that are underway. Better targeted website advice with specific guidance note to aid project development as well as PIIPs (Parish Investment Infrastructure Plans) development. Look at the “chipping in” of Neighbourhood CIL – on a case-by-case basis and keep this matter under review for the next (sixth) review of CIL Expenditure Framework.(Noted in Table 6 paragraph 48 refers)
- Consultation on CIL Bids - Consultation will occur with the District Ward Member the Division County Councillor for the Ward affected and the Parish Council for that ward (except where the Parish Council is the Bidder for the Infrastructure project). The Consultation will occur by email and 14 days will be allowed for the submission of comments. (Should extensions of time be sought they will be granted).A copy of the CIL Bid application form and a location plan will be sent to the consultee. **CIL Bids no longer need to be valid for Consultation to occur** - (Noted in Table 6 paragraph 25 refers)List of changes to the CIL Expenditure Framework following review (Noted in Table 6 paragraph 40 refers)
- Agreement to keep CIL Expenditure Framework under review. Agreed another review (sixth) whilst Bid round 12 is underway (October 2023) so that any revisions are adopted before Bid round 13 occurs in May 2024 (Table 6 paragraph 43 refers).
- Agreed the Joint Member Panel remain to inform the sixth CIL Expenditure Framework review. (Table 6 paragraph 43 refers)



- Change of job title from Assistant Director of Planning and Building Control to Director of Planning and Building Control (paragraph 7.2 refers)

**March 2023**

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**March 2024 (Amended)**

## **SIXTH COMMUNITY INFRASTRUCTURE LEVY (CIL) EXPENDITURE FRAMEWORK REVIEW (March 2024)**

### **Edition Amendments (March 2024) - Key Changes agreed by both Councils**

- Clarity around funding investment through District CIL for new pavilions and extensions to Sports clubs, Tennis and Cricket clubs who charge admittance fees for usage. The Joint Member Panel agreed that the use of District CIL would be appropriate for Sports clubs Tennis and Cricket Clubs subject to the prevailing community threshold limitations of £100,000 (maximum) and not more than 75% of total eligible project costs of the project. The Joint Member Panel also requested that a Community User Agreement be signed by the Sports/Tennis/Cricket Club which should be secured before any CIL Bid is determined. This should be based on a statement in the CIL Bid application form on the community usage benefits that would accrue from any such CIL Bid. Joint Member Panel Members also agreed that it would not be appropriate to use District CIL for Golf facilities as these are normally run as businesses for profit and it would be inappropriate for a private business to benefit from District CIL investment.
- Clarity around use of District CIL for community led infrastructure projects involving community shops and cafes run by a properly constituted organisation for non for profit. The Joint Member Panel agreed it would be appropriate for District CIL to be used for extension/alteration or improvement (for environmental purposes) of publicly owned buildings (Parish Council or Village \Hall Management organisations) or such buildings which are the subject of a lease for no shorter period than 25 years subject to the following additional limitations/caveats :-
  - All the criteria and the prevailing community threshold limitations of £100,000 (maximum) and not more than 75% of total eligible project costs of the project
  - the submission of a business case (for the non for profit project) for a three year period (going forward)containing details of;-
    - how the organisation proposing the CIL Bid is properly constituted for non for profit,
    - how the non for profit community shop or café will operate including all expected expenditure for staff /management,
    - how much investment there will be on a yearly basis going forward for repairs and maintenance of the building (to be improved)
    - Where the non for profit asset elements of the community shop or café operation will be invested and what they will be used for such that the community receives maximum benefit from the operation
    - Submission of financial accounts for all the previous years if the use is already in existence

- In respect of such a non for profit community shop or café project, Joint Member Panel Members also considered the following caveats were appropriate given that it would be inappropriate for a private business to benefit from District CIL investment :-
  - Any successful CIL Bid offer letter for such a CIL Bid will specify there would be no business (for profit) element within the floorspace affected by the CIL Bid.
  - There would also be no sublets for any other business purposes going forward
- Clarity around use of District CIL for community pubs – as community pubs are not classed as infrastructure and given the risks around these operations, the Joint Member Panel recommend that District CIL should not be used for such projects and that any such proposals would be termed to fall outside the terms of the CIL Expenditure Framework and not be considered eligible for funding. Paragraph .deleted by being included for funding in the seventh review)
- With all car park proposals/projects, the Joint Member Panel recommend that the CIL bid forms be altered to allow for statements to be made (at the time of the CIL Bid) about the use of EV charging points and cycle provision (cycle parking/racks)
- Review of continued District CIL funding for Churches where capital projects are proposed. The Joint Member Panel recommend that Churches can continue to apply for District CIL if there is strong evidence of community involvement through a statement of community involvement which would need to be submitted and assessed with the CIL Bid. Such cases would be considered on a case-by-case basis and in accordance with all other provisions of the CIL Expenditure Framework (including being subject to community led infrastructure project financial thresholds - -£100K maximum and not more than 75% of the total eligible project costs). Repairs and maintenance would continue to be classed as not eligible for District CIL expenditure.
- Review of Approved and Implemented CIL Bid Projects – The Joint Member Panel recommend that Infrastructure Officers carry out a review of completed CIL Bid projects which would also ensure they are being satisfactorily used in accordance with any Community User Agreement which is in place. The Joint Member Panel recommended trailing this review process for a one year period (to determine its effectiveness and to gain feedback for the next CIL Expenditure Framework) as follows;-
  - Recommend review comprises a questionnaire and a follow up meeting with the CIL Bidder a year after the completion of the project.
  - Where any problems are identified (such as any projects community benefits having not yet been realised), the Joint Member Panel recommend Infrastructure Officers work with the CIL Bidder, the Ward Member and the Town/Parish Council so that any problems can be resolved in a positive and constructive way (rather than in any financially punitive way).
- Delivery of Library improvements/extensions – continuation of current District CIL funding position such that these can be supported through CIL Bids where there is proven evidenced need for improvement /expansion. Such proposals for funding would be treated in the same way both Councils treat education proposals (wrapping up design costs in the final funding application). Library projects must continue to be linked to business case based on housing growth and all CIL Bids and their funding strategies to be agreed prior

to submission through the emerging CIL Bid process. Design costs will not be claimed by SCC if there is ultimately no intention by SCC to deliver that library project. However, in all cases projects for a new Library provision would need to be sought through s106 funding (rather than District CIL).

- CIL Bid Offers and Claims for payment (mainly Community Led development). Following some experiences of changes made to projects before financial claims are made, the Joint Member Panel recommend that:-
  - Infrastructure Officers amend practices and procedures and strengthen communication with CIL Bidders.
  - Infrastructure Officers review the CIL Bid Offer letter (including list of eligible and non-eligible costs).
  - Infrastructure Officers Improve the formal briefings to Members and Parishes to highlight and address identified issues.
- Clarity around use of District CIL for District Council infrastructure projects - The Joint Member Panel recommend the following:-
  - Continue with the current agreed position on District CIL usage for District Council infrastructure projects (i.e. that projects can be funded 100%).
  - Review the Councils Capital programme so that capital projects where District CIL could be used for infrastructure are identified such that District CIL becomes part of the funding strategy for those projects
- Clarity around the use of District CIL for early years settings – Given the likely impact of new reforms (the increase to 30 hours of free childcare for children aged 9 months to 4 years old, the Joint Member Panel recommend the following in respect of District CIL expenditure:-
  - S106 contributions will need to be sought for new buildings
  - District CIL can support extensions of existing schools where early years settings are part of the school
  - District CIL cannot be used for business purposes so is not expected to be used to support privately run ventures
  - In view of the three funding caveats above, this situation which is evolving should be kept under regular (yearly) review as there could be significant implications for the use of District CIL and the Infrastructure Delivery Plan (IDP).
- Continuing review of the current £75,000 threshold and 75% of total eligible costs of the project for Infrastructure Bids submitted by the Community – agreed retention of current thresholds of maximum £100,000 and not more than 75% of total eligible project costs.
- Continued funding for Walking/Cycling and footpaths – projects in the LCWIP, ISPA, Infrastructure Delivery Plan (IDP) and Infrastructure Funding Statements(IFS) – Continuation of the pilot period/scheme with 100% District CIL funding for another one year period. Continuation of the current proactive work for bringing LCWIP schemes forward. Position on this pilot scheme /period to be reviewed again at next review (seventh) CIL Expenditure Framework. This review would measure progress, methodology and outcomes for deliverability of schemes and consider options for District CIL funding going forward.
- CIL monies collected need to be spent. Encourage greater spending of CIL (including Neighbourhood CIL). Continue with current proactive approaches towards expenditure

and progression of CIL Bids as follows-, produce capital project workplans (for next 5 years) with other infrastructure providers (Health, SCC Waste etc). Continue with review alongside the IFS where Neighbourhood CIL spend is occurring and if necessary, carry out focused discussion with the Parish about capital CIL projects that are underway. Better targeted website advice with specific guidance note to aid project development as well as PIIPs (Parish Investment Infrastructure Plans) development. Look at the “chipping in” of Neighbourhood CIL – on a case-by-case basis and keep this matter under review for the next (seventh) review of CIL Expenditure Framework.

- Agreement to keep CIL Expenditure Framework under review. Suggested that another CIL Expenditure Framework review (seventh) should occur whilst Bid round 14 is underway (October 2024) so that any revisions are adopted before Bid round 15 occurs in May 2025.
- Agreed the Joint Member Panel remain to inform the next seventh CIL Expenditure Framework and Communication Strategy review.

**March 2024**

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**June 2025 (Amended)**

## **SEVENTH COMMUNITY INFRASTRUCTURE LEVY (CIL) EXPENDITURE FRAMEWORK REVIEW (JUNE 2025)**

### **Edition Amendments (June 2025) - Key Changes agreed by both Councils**

- More concise reporting to Cabinet by deletion of some text and information in Cabinet reports and Appendices A and deletion of CIL Bid rounds and email advance notice of Bid rounds for Parishes in Appendix C which is the CIL Key Date Calendar. No change to technical assessments on CIL Bids
- More responsive spend processes including decision making –
  - Increase in officer delegation level from £10,000 to £30,000 – increase would mean earlier decision taking but still reporting delegated decisions to Cabinet afterwards) Business case still required for all CIL Bids over £10K)
  - Cessation of all CIL Bid rounds from June 2025 with opportunity for CIL Bids to be submitted throughout the year but only after a shaping of the project using the CIL Project Enquiry Form as a basis for conversation for project development. (this is to allow fully populated CIL Bids to be submitted which will speed up the process). This free flow approach to be revisited in the 8<sup>th</sup> review)
  - Still intention to go to Cabinet in March and September each year to provide structure to decision making but also intend to present further CIL Expenditure Programmes for determination at Cabinets throughout the year when need requires (which will mean more than 2 CIL Bid programmes per year – in 2024 we produced 4 such Cabinet reports for determination for each Council)
  - Minimum threshold spend on all CIL Bids (at £2K) to be retained with no change
- Changes to measures for Community led infrastructure projects:-
  - Extending environmental improvements (as for Village Halls) to Sports Clubs (including tennis and cricket clubs but excluding golf clubs) but a community user agreement would be required.
  - Inclusion of community agriculture projects( subject to community thresholds and criteria
  - Inclusion of community pubs and community cafes subject to community thresholds/including specific criteria to address competition between community pubs and cafes with other commercial establishments in the

- village or adjoining villages. All such decisions to be considered and determined by each councils Cabinets
- Change of lease requirement from 25 to 10 years with no break clause for all community led infrastructure projects. (All other types of infrastructure projects where a lease is needed will remain at 25 years with no break clause before 15 years).
  - Maximum £100k limitation of CIL spend for each project and not more than 75% of the total eligible project costs reviewed – agreed no need to change but review yearly
  - Simplified advice about eligibility criteria for community led infrastructure projects to be published on the web site including word document of the CIL Project Enquiry Form
  - All Community Infrastructure Bids must include details to confirm that the relevant Parish has been approached to secure Neighbourhood CIL if available.(This is to from a question on the CIL Bid application form. Further question to be included to understand if the Ward Member(s) has been involved in the project)
- Yearly review of some types of infrastructure projects –
    - Review of whether District CIL funding provision for capital project should continue for Churches where there is an overwhelming proven need for wider community use(supported by a statement of community use).Members agreed no change but to continue to review yearly
    - Continuing review of pilot period/scheme for provision of Cycling and Footpaths projects in the LCWIP. Agreed that only definitive footpaths be funded and limited to maximum value of £100K (but 100% funding can be offered to this threshold) of District CIL unless ISPA related. Permissive footpaths will only be done by exception and where there is a clear need and all will be Cabinet decisions. £100K threshold be kept under yearly review.
  - Briefing for all Members on Education (carried forward from the 6<sup>th</sup> review) and to include Health – Late Spring/ Summer2025. To be in person at Endeavour House
  - Education – agree all strengthening measures of CIL Expenditure Framework around provision of new schools, school extensions (high school, primary, post 16+, and new build early years).:-
    - New schools all types - S106
    - Extensions CIL
    - Seek S106 and CIL alongside each other for infrastructure where appropriate
  - Health Bids and District CIL Joint Member Panel supported recommendation that there is no change in the current arrangements with exception to new surgeries – (these should be s106 rather than CIL in line with schools and new libraries.
  - Waste Infrastructure – Household Waste Recycling Sites (SCC) No change to current CIL Expenditure approach apart from new sites being paid for via s106 contributions rather than CIL.
  - Highways Infrastructure - The inclusion of this was reviewed but no change agreed (principally as our CIL rates would not have been viable if this type of infrastructure was included. Neighbourhood CIL can be used for this type of infrastructure by Parishes if required subject to liaison with Highways. Agreed by Members this should continue to sit outside the Framework
  - Review of completed projects a year after their completed (agreed as part of the 6<sup>th</sup> review of the CIL Expenditure Framework)Joint member Panel supported the continuing to review each completed project a year after completion and for this to be subject to a review at the eighth CIL Expenditure Framework Review.

- Yearly review – CIL collected needs to be spent. Encourage greater spend of District CIL).  
- agreed current measures are acceptable and to keep under review
- Encourage greater spend of Neighbourhood CIL) - Current initiative being carried out by Communities to encourage greater spend of Neighbourhood CIL by parishes by Locality Officers. Members wish to keep this under review at the 8<sup>th</sup> CIL Expenditure framework Review
- Agreement to keep CIL Expenditure Framework under yearly review. Suggested that another CIL Expenditure Framework review (eighth) should occur in the winter of 2025 and be adopted in the Spring of 2026.
- Agreed the Joint Member Panel remain to inform the next eighth CIL Expenditure Framework and Communication Strategy review.

**June 2025**

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