

Wandsworth Council

Community Infrastructure Levy (CIL) Income Report 2016/17

This report has been prepared in accordance with Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended).

The amount of unapplied CIL brought forward from the previous year(s)	£38,191,694
(a) Total CIL receipts in the reported year	£28,082,210 Of this: £25,568,716. is available for spending on Council prioritised infrastructure (Strategic CIL) ((a) – (c)(iv) – (cb)(i)) Of the Strategic CIL: £9,888,863 related to Wider Wandsworth £15,679,853 related to Nine Elms
(b) Total CIL Expenditure in the reported year (strategic and neighbourhood)	£2,870,544
(c) and (ca) Summary of CIL expenditure on Council prioritised infrastructure	
(c)(i) The items of infrastructure to which CIL has been applied	Wider Wandsworth: No expenditure Nine Elms: a) Increasing bus capacity b) Nine Elms – Pimlico footbridge c) Thames River Path d) Key gateways e) Nine Elms Lane/Battersea Park Road f) Utilities g) Nine Elms Delivery Team h) Employment Joint Co-ordination Unit
(c)(ii) The amount of CIL expenditure on each item	Nine Elms: a) £3,733 b) £245,726 c) £585,785 d) £42,363 e) £113,078 f) £132,840 g) £449,960 h) £118,175 Total: £1,691,660
(c)(iii) The amount of CIL applied to repay money borrowed, including any	n/a

interest, with details of the infrastructure that borrowed money was used to provide																																	
(c)(iv) The amount of CIL applied to administrative expenses pursuant to regulation 61 and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£94,486, 0.34%																																
(ca)(ii) The amount of CIL passed to any person for that person to apply to funding the provision, improvement, replacement, operation or maintenance of infrastructure	n/a																																
(cb) CIL neighbourhood proportion																																	
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	f) Wandsworth: Swaby Gardens play areas: £385 Windmill Road/Spencer Road lighting: £21,174 King George's Park play space: £68,000 Earlsfield rail bridge: £434 Twilley Street/Kimber Road streetscape: £177,009 Groton Road/Thornset Road streetscape: £6,040 Total: £273,042 Total all neighbourhoods: £1,178,884 (numbers rounded)
(d) CIL receipts retained for expenditure in future years	
(d)(i) Total amount of CIL receipts for the reported year retained at the end of the reported year excluding the neighbourhood proportion	£25,568,716 Of this: £9,888,863 related to Wider Wandsworth £15,679,853 related to Nine Elms
(d)(ii) Total amount of strategic CIL receipts from previous years retained at the end of the reported year excluding the neighbourhood proportion	£31,420,506 Of this £23,107,583 related to Wider Wandsworth £8,312,923 related to Nine Elms
(d)(iii) Total amount of neighbourhood proportion CIL receipts for the reported year retained at the end of the reported year	a) Balham: £246,531 b) Battersea: £803,063 c) Nine Elms: £663,821 (capped, see commentary) d) Putney: £322,100 e) Tooting: £65,980 f) Wandsworth: £317,513 Total: £2,419,009
(d)(iv) Total amount of neighbourhood proportion CIL receipts from previous years retained at the end of the reported year	a) Balham: £351,200 b) Battersea: £425,935 c) Nine Elms: £753,870 d) Putney: £1,110,700 e) Tooting: £77,234 f) Wandsworth: £1,181,714 Total: £3,900,653
Total CIL carried forward to 2017/18 and future years	Strategic CIL: £56,989,222 Neighbourhood CIL: £6,319,662

	Total:	£63,308,884
	Of the Strategic CIL	
	£32,996,446 related to Wider	
	Wandsworth	
	£23,992,776 related to Nine Elms	

Footnotes:

n/a – not applicable

Commentary:

2015/16 saw the first payments made towards the delivery of both strategic and neighbourhood CIL projects. In 2016/17 payments of nearly £1.7m were made towards the delivery of infrastructure to support the development of Nine Elms, and nearly £1.2m was spent on the delivery of neighbourhood CIL projects (Wandsworth Local Fund).

In line with the principles of not spending CIL until it has been received, and retaining CIL to fund large scale projects such as the removal of the Wandsworth One Way System and the provision of a primary school and health facilities in Nine Elms, CIL income currently significantly exceeds expenditure. This is to be expected given that under the CIL Regulations the Council is unable to fund loan repayments through CIL income. Significant expenditure is expected to take place in relation to these projects by 2018/19.

Strategic CIL:

Wider Wandsworth (all of Borough except for Nine Elms)

No strategic Borough CIL was spent on projects in Wider Wandsworth in 2016/17. £200,000 was allocated towards consultancy costs associated with the provision of the Cremorne Footbridge, however there was a delay in letting the contract which means that this money will not be spent until 2017/18.

The Council is committed to supporting the removal of the Wandsworth One-Way System. This project, being developed by TfL is estimated to have a total cost of between £55m - £68m of which the Council's contribution is capped at £27.5m. The project is expected to be completed by 2019. A contribution towards the scheme of £5.9715m was made through the Cockpen House Section 106 Agreement leaving £21.7085m to be funded by Strategic CIL in future years.

Detailed costing on the provision of the Cremorne (Diamond Jubilee) Footbridge will be provided based on the outcome of the current consultancy work. The cost of the footbridge together with the cost of the removal of the Wandsworth One-Way System is expected to significantly exceed the amount

of strategic Borough CIL collected in Wider Wandsworth carried forward for expenditure in future years, which currently stands at £33m.

Nine Elms

The Council is committed to contributing towards the cost of the Northern Line Extension, including payments relating to DIFS S106 and CIL receipts in the area. All payments made to date have been funded from DIFS S106 receipts, however a significant CIL payment is expected to be made in 2017/18.

In January 2015 the Executive approved additions to the General Capital Programme (Paper No. 15-25) including projects in Nine Elms totalling £15.229m in 2015/16 (including £12.257m for the purchase of primary school land) and £8.433m in 2016/17 to be funded from CIL and DIFS Section 106 contributions. Changes to the proposals for the Royal Mail site, where the school is to be located, has meant that the purchase of the site has been further delayed.

In November 2015, the award of a tender to design a new pedestrian bridge in Nine Elms required an allocation of CIL funding of £2.6m to be added to the Capital Programme on top of a previous allocation of £1.9m of Section 106 Developer funding. A consultancy contract relating to the detailed design of the bridge has now been let and expenditure to support the delivery of the bridge is expected to be made in 2017/18.

In 2016/17 £1.7m was spent on a range of projects to support the development of Nine Elms, the most significant of which was £0.6m towards the upgrading of the Thames Path through the area.

Neighbourhood CIL/Wandsworth Local Fund

The amount of CIL directed to “neighbourhood expenditure”, is set at 15% of receipts subject to a cap of £100 per dwelling (indexed). The amount of neighbourhood CIL allocated in Nine Elms in 2016/17 has been capped in accordance with Regulations 59A. and 59F. which limit the neighbourhood proportion to an amount not exceeding £100 per dwelling (indexed) in each financial year, with the remainder being reallocated to Strategic CIL.

The process for allocating neighbourhood CIL to projects was approved by the Executive in November 2013 (Paper No. 13-734). Projects must meet the criteria set out on pages 8 and 9 of Paper No. 14-513 that was approved by the Council in October 2014. In 2017 a review of the process was carried out, the recommendations, approved by the Executive on 29th September 2017 (Paper No. 17-331), will lead to: the introduction of a new application form; updated information on the website; embedding Councillor consultation into the application stage; more prominent publicity; closer monitoring of schemes overall.

Four waves of projects have been approved so far, totalling £5.9m, and a pipeline of projects estimated at a further £0.5m has also been identified

(Paper No. 17-277). Total expenditure on NCIL projects in 2016/17 was £1.2m.

Further Details

Further details in relation to the Council's CIL including the Regulation 123 List, providing details of the infrastructure the Council intends to spend its CIL on, and a map of neighbourhoods in the Borough for the purposes of allocating the neighbourhood proportion of CIL are available on the Council's website at: www.wandsworth.gov.uk/cil
