



MELTON PARISH COUNCIL

MPC(21)08.04

Report on Community Infrastructure Levy (CIL) funded projects – January 2021

Background and summary

This report updates Full Council on the current situation regarding CIL resources and projects.

Report

The report summarises and updates:

1. CIL resources currently available and sums so far earmarked for specific projects
2. CIL received and spent to date
3. Resources that the Council has previously agreed to retain in support of existing projects / revenue support
4. Projects already committed / started / completed
5. Upcoming refurbishment requirements for existing assets in Council ownership
6. Project proposal by Recreation Committee November 2020.
7. Projects consulted on as part of the Neighbourhood Plan refresh in February 2020 with results

1. Resources available

As at 31 December 2020 the Council has a CIL reserves balance of £496,554.37. Of this sum the following amounts are already earmarked for specific projects (as agreed by Interim Management Committee on 29 April 2020 at Minute IMC(20)15):

- Melton Road crossings project £40,000 (now reduced to £20,000 following estimate received from Highways). *N.B. This could increase again if a third refuge is provided – depending on the result of current dialogue with Highways.*
- Winifred Fison House landscaping and parking improvements (provisional) £50,000
- Pavilion (initial allocation only) £100,000.

2. CIL received and spent to date

Receipts to date:

2016 £4,720
 2017 £75,172
 2018 £3,652
 2019 £245,652
 2020 £183,668

Expenditure to date:

2018/19 £2,324
 2019/20 £8,554
 2020/21 (to 31/12/20) £5,430.

In terms of spend deadlines, the earliest unspent tranche is a balance of £63,584 dating from October 2017, which needs to be spent by October 2022. That will not be a problem if the current projects move forward.

3. Resources that the Council has previously agreed to retain in support of existing projects / revenue support

Project	Estimated Budget	Comment / Justification
Establish sinking fund to support management / maintenance / improvements to the new land assets to be acquired from 1 April 2020/21	£30k	Ensures improvements can be made quickly thus raising community confidence in the Council. If not required after 2/3 years due to increased precept income funds can be reapplied elsewhere.
General contingency	£70k	
Retain percentage of CIL receipts for unforeseen qualifying expenditure	£20k	This is a recommendation to ensure (1) prudent use of assets and (2) adequate general reserves. If not required once the general reserve is no longer in deficit then the funds can be reapplied.

The above approach was agreed some time ago. It is now suggested that it would be sufficient if the Council retains the sinking fund of £30k and a general contingency element of £70k – thus giving a round figure of £100k

in respect of CIL reserves, which if agreed, could be set up as earmarked reserves to effectively monitor itemised expenditure and ensure effective budgetary management. This would also help ensure that the risk of overcommitting CIL is avoided.

4. Projects already committed / started / completed December 2020

Project	Budget	Actual cost	Sources of funding	Consultation	Current position
Playing field security measures <i>(originally to have been a physical barrier and then altered to CCTV)</i>	£10k	£3,890 + £690pa maintenance / servicing	CIL	MNP consultation showed 33% in support	Installation completed
Flood prevention – Old Church Rd	£2k	N/A	CIL as revenue support	With adjoining landowner	Investigations have taken place. Remedial work planned but requires further intervention by SCC. Works have been requested to SCC to clear blocked drain twice but not carried out. Response has been that works are not required on each occasion Effectively the project remains stalled: it may have to be abandoned
Speed Indicator device	£2k	£2,050 + further cost of £85 for additional battery = £1,135	£1k grant from ESC £1,135 from CIL	Discussed informally at meetings and in published Business Plan	Installation completed
Landscaping / creation of car park in front of Winifred Fison House	£50k	£50k + depending on design and landscaping	CIL	Residents of WFH / Suffolk Highways / East Suffolk Council	Brief prepared. Awaiting divestment of site to Melton PC
Melton Road safety measures	£40k Revised to £20k	Latest estimate £17k	CIL	MNP consultation showed 72% in support	Initial design proposals received and being reworked. For discussion in Council and consultation with affected residents
Pavilion project	£200k+ (£100k set aside initially)	Estimate = £225k inc fees	CIL	MNP consultation showed 44% in support	Architect appointed and design proposals being finalised

5. Upcoming refurbishment requirements

Project	Budget	Anticipated cost	Sources of Funding	Consultation
New Play Area fencing	£10k	£10k	CIL / Playpot	Play area users / parents / carers
Tennis Court refurbishment (replacement of gates / posts / fence)	£25k	£25k	Playpot / Sports pot	N/A – Council asset to be maintained, and a well-used sports asset which is a good source of income
Car park improvements	£15k	£15k-£20k	CIL	N/A – Council asset to be maintained NB. Could be linked to pavilion project

6. Other projects – project proposal by Recreation Committee November 2020

Project	Budget	Predicted cost	Sources of Funding	Additional consultation where required	Notes / explanation
Improvement of the pond in Burkes Wood	£4k	£4k	CIL	N/A Council asset	Proposal by Recreation Committee 11 November 2020

7. Projects consulted on as part of the MNP refresh in February 2020

As part of the MNP refresh, the Council consulted on a range of projects to be funded via CIL. The list and support given is set out in the table below.















In respect of the pavilion project, of those supporting it, 83% wanted public toilets, and 39% wanted (equally) a café and some sort of meeting area. 37% wanted other things, including a number negative about a meeting area, but others wanting some sort of shelter for spectators at football matches.

Recreation Committee at its meeting on 11 March recommended consideration of those projects with more than 30% support.

11. Which of these projects do you think should be considered in the medium-long term? (select all that apply)

		Response Percent	Response Total
1	New Pavilion – replacement of current building	32.76%	19

11. Which of these projects do you think should be considered in the medium-long term? (select all that apply)

			Response Percent	Response Total
2	New Pavilion – with public toilets, meeting facilities, café etc		44.83%	26
3	Road safety measures on Melton Road – refuges, pedestrian crossing, cycling and pedestrian improvements etc		72.41%	42
4	Security barrier at entrance to Melton Playing Fields to close car park at night		32.76%	19
5	Adult exercise equipment		24.14%	14
6	Improved play equipment at Melton Playing Fields		31.03%	18
7	Skatepark/scooter area		22.41%	13
8	Running track at Melton Playing Fields		32.76%	19
9	Full sized goal at Melton Playing Fields or Hall Farm Road		22.41%	13
10	Improved Multi Use Games area in Melton Playing Fields for netball, basketball and football		34.48%	20
11	Improvements to play area at Hall Farm Road		24.14%	14
12	Community Garden at Hall Farm Road		25.86%	15
13	Allotments		37.93%	22
14	Parkour equipment		10.34%	6
15	Other (please specify):		39.66%	23
			answered	58

8. Conclusions and recommendations

Currently the Council has £496.5k worth of CIL unspent. There is no intelligence on future payments (the next payment dates are April and October 2021) although at some point CIL will be due in respect of the Lynton Homes development off Melton Road. Receipt of any subsequent substantial payments will depend on consent being given for further significant developments and any changes in legislation consequent on the Government's proposed planning reforms.

Summary of commitment costs: At the moment the projects listed in paragraphs 3-6 above are as follows, with budget costs:

- Melton Rd crossings (based on latest estimate provided by Highways) £20k
- Winifred Fison parking / landscape improvements (provisional) £50k
- Pavilion (provisional budget) £200k
- Revenue support (figure previously agreed) £120k – proposed reduce to £100k
- Car park refurbishment (provisional) £15k
- Play area fencing (provisional) £10k*
- Tennis courts fencing (provisional) £25k*
- Pond £4k

*might also be eligible for grant assistance up to 100% from East Suffolk Council

If the proposed revision to the CIL as revenue support figure is agreed, this list totals £424k. The items marked in blue total £370k.

Additionally Recreation Committee has previously identified further potential projects (see paragraph 7) – running track, MUGA and allotments – which could also be considered as funds become available.

Full Council is requested to:

- 1. Note and comment on the current CIL resources available, receipts and expenditure to date and the position with the projects and commitment of funds**
- 2. Review the extent of CIL resources earmarked for revenue support and the creation of a sinking fund, and reduce the allocation to £100k in total (paragraph 3)**
- 3. Note the position relating to the projects in paragraph 4 and make a decision on whether to put on hold the Old Church Road project in the light of Highways' reluctance to actually undertake flood mitigation measures, without which the project cannot proceed.**

William Grosvenor

Clerk and Executive Officer to the Council

5 January 2021