



MELTON PARISH COUNCIL

FRM(21)28.03

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

Background and summary

This report updates Finance Employment and Risk Management (FERM) Committee on the situation regarding CIL resources and projects **as at 30 June 2021**.

Report

The report covers:

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. Other project proposals.
7. Projects consulted on as part of the Neighbourhood Plan refresh in February 2020 with results
8. Conclusions and recommendations.

1. Resources available

As at 30 June 2021 the Council has an overall CIL reserves balance of £517,959 (rounded). Of this sum the following amounts are already earmarked for specific projects:

- Melton Road crossings project £40,000 *[of which a balance of £35,755 remains. N.B. The overall cost could increase depending on the results of the current extended consultation exercises and the scope of the final project.]*

- Winifred Fison House landscaping and parking improvements (provisional) £50,000
- Pavilion £220,000 *[of which a balance of £218,117 remains.]*
- Divested land sinking fund £30,000 *[of which a balance of £25,590 remains].*

2. CIL received and spent to date

Receipts to date (payments are usually made in April and October in each year):

2016 £4,720
 2017 £75,172
 2018 £3,652
 2019 £245,651
 2020 £183,667
 2021 £77,646
TOTAL = £590,508

Expenditure to date:

2018/19 £2,324
 2019/20 £8,554
 2020/21 £11,243
 2021/22 (to 30/06/21) £50,428
TOTAL = £72,549

Thus as at 30 June 2021, the balance of CIL monies held as restricted reserves is £517,959. This agrees with the management accounts produced at that date. In terms of spend deadlines, the earliest unspent tranches are now a balance of £7,343 dating from October 2017, which needs to be spent by October 2022 and £3,652 dating from October 2018, which needs to be spent by October 2023. These balances are likely to be used up in the current financial year.

3. Resources that the Council has previously agreed to retain as revenue support *(as updated by resolution of Full Council on 13 January 2021 (Minute 21.08.04))*

Project	Estimated Budget	Comment / Justification
Sinking fund to support management / maintenance / improvements to the new land assets to be acquired from 1 April 2020/21 <i>Now established</i>	£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	

These CIL reserves are available to be set up as a specific earmarked reserves from which itemised expenditure can be made and will ensure effective budgetary management / monitoring.

4. Projects already committed / started / completed June 2021

Project	Budget	Actual cost	Sources of funding	Consultation	Current position and notes
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	PROJECT COMPLETED Subsequently upgraded with the purchase of an additional CCTV camera at a cost of £245
Speed Indicator device (SID)	£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	PROJECT COMPLETED 2 nd SID subsequently purchased at a cost of £3,205
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 issued to Highways. However, planning consent may be required for change of use and also formal release from the restrictive covenant which limits the land use to public open space
Melton Road safety measures	£40k	Latest estimate £17k but likely to be exceeded	CIL	MNP consultation showed 72% in support	Final round of consultation with affected residents in relation to design proposals has been undertaken
Pavilion project	£220k	Estimate = £225k inc fees	CIL	MNP consultation showed 44% in support	Planning consent granted. Asbestos survey completed and prices being sought for demolition of the existing building
Tennis Court refurbishment (replacement of fencing)	£25k Revised to £20k	£19,640 - this is fully funded from the ESC Playpot.	Playpot	N/A	PROJECT COMPLETED
Car park improvements (including new knee high fencing)	£15k Revised to £40k in view of enlargement	Car park enlargement / resurfacing £38,187 Fencing £5,450	CIL	N/A	PROJECT COMPLETED

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

6. Other potential projects

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 Pond survey carried out by SWT spring 2021
Bredfield Road safety measures	tba	tba	Possibly District CIL + MPC CIL for preparatory work		Discussions at an early stage in relation to both a pedestrian refuge and infrastructure for a SID
Hall Farm Road Sports Ground	tba	tba	Playpot / ESC Councillor locality budget / CIL		Working Group being established to develop ideas and engage local residents

7. Projects consulted on as part of the MNP refresh in February 2020 (for information)

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 2020 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
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

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

		Response Percent	Response Total
15	Other (please specify): 	39.66%	23
		answered	58

8. Conclusions and recommendations

Currently the Council has £518k worth of CIL unspent. There is no current intelligence on the amount / source of future payments (the next payment date is October 2021). 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 now widely anticipated to be delayed / watered down.

Summary of commitment costs: At the moment the allocations set out in paragraphs 3-6 above **to be funded from CIL** are as follows, with budget balances outstanding where appropriate:

- Melton Rd crossings £40k *balance outstanding £35.7k*
- Winifred Fison parking / landscape improvements (provisional) £50k
- Pavilion £220k *balance outstanding £218.1k*
- Sinking Fund to support maintenance / improvements to new land assets £30k *balance outstanding £25.6k*
- General Contingency Fund £70k
- Play area fencing (provisional) £10k*
- Pond £4k

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

This list on the basis of budget balances totals £413.4k. No cost indication in relation to any contribution required in respect of possible Bredfield Road safety mitigations is yet available.

FERM Committee is requested to note and comment on the current CIL resources available, receipts and expenditure to date and the position with the projects and commitment of funds.

William Grosvenor

Clerk and Executive Officer to the Council

14 July 2021