

Does Garforth Get any CIL Money?

CIL stands for Community Infrastructure Levy. It is a levy paid by the developer on each new home built. The levy varies across the city. The levy rate applied is used by the council to nudge developers into certain areas.

Calculating CIL

The amount is calculated by multiplying the levy rate for the area by the number of square metres of living space in the home.

The levy rate for the Garforth area is £45 per sq metre. The average house size is around 90 sq metres so the average CIL paid on a new home in Garforth is £45x90 - approximately £4,000

The CIL charge for all the houses in a development quickly mounts up. For example:

- Redrow built around 250 homes at the Stocks Blocks site. They will therefore pay around one million pounds in CIL. **£4,000 x 250 homes = £1 million**
- The housing site on land off Selby Road is 300 homes. They will therefore pay around 1.2 million pounds in CIL **£4,000 x 300 homes = £1.2 million**

So these two developments in Garforth will produce about £2.2 million in CIL monies.

The CIL money is paid in instalments to LCC.

Spending CIL

CIL is spent on infrastructure projects. Neighbourhood forums and parish councils receive a share of this money for local projects.

- The share is 15 percent if they do not have a neighbourhood plan.
- The share is 25 percent if there is a neighbourhood plan See table below.

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Figure: relationship between the levy and neighbourhood plans in England

Parish council	Neighbourhood plan	Levy
✓	✓	25% uncapped, paid to parish each year
✓	x	15% capped at £100/dwelling (indexed for inflation), paid to parish each year
x	✓	25% uncapped, local authority consults with community about how funds can be used, including to support priorities set out in neighbourhood plans
x	x	15% capped at £100/dwelling (indexed for inflation), local authority consults with community to agree how best to spend the neighbourhood funding

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The remaining 70-80 percent is spent on larger local projects. Leeds city council have guidelines on what qualifies as a project and oversees all spending including local projects.

Decisions about spending in areas with a Neighbourhood Forum are made by the southeast area committee set up by LCC. The Forum's share remains in LCC coffers.

In areas with a Parish Council the parish council has a much bigger say on how it is spent, particularly their 25 percent share and they also receive their share of the CIL money into their bank account.

An example of this is Micklefield Parish council, who have just concluded asking their residents how the CIL they expect from local housing developments should be spent. You can read what their Parish Council is doing in their Spring Newsletter (page 5) by clicking this link <https://www.micklefield-pc.gov.uk/uploads/spring-2023-proof-read-and-gone-to-print.pdf?v=1683891585>

The Neighbourhood plan contains recommendations on how CIL money should be spent. These are known as Projects and appear throughout the plan. The suggested Projects must be considered by the community committee when use of CIL is being considered. Smaller projects may be undertaken by the Parish Council using its own share of the CIL money.

Monitoring of CIL expenditure to ensure it is spent appropriately is the responsibility of LCC.