



SHEFFIELD CITY COUNCIL

COMMUNITY INFRASTRUCTURE LEVY

ANNUAL REPORT 2017/18

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1 BACKGROUND

What is the Community Infrastructure Levy (CIL)?

- 1.1 CIL allows local authorities to raise funds from owners or developers of land undertaking new building projects. It is levied on new development to fund infrastructure provision, and is implemented by local planning authorities by adopting a Charging Schedule. This sets out the rates to be charged on new buildings as an amount payable per square metre of new net additional floorspace. In this way, money is raised from developments to help the Council provide essential infrastructure to support these new developments.
- 1.2 'Infrastructure' includes physical, social and environmental facilities as set out in the Planning Act 2008.¹ It includes transport, telecommunications, energy, water supply, sewerage and drainage, schools, hospitals, health centres and open space.

Why have we produced this Report?

- 1.3 The Council began charging CIL on 15 July 2015. CIL Regulation 62 requires Councils that are charging a CIL to prepare a report for any financial year on what has been received and the amount of CIL expenditure on infrastructure items, administration and local CIL.

Timeframe – the 'Reporting Year'

- 1.4 CIL reporting must cover the financial year that ends on 31 March, so this report covers the year from 1 April 2017 to 31 March 2018.

Local CIL - the 'Neighbourhood Portion' and Local Councils

- 1.5 CIL Legislation (Regulations 59A and 59F) requires 15% of the CIL collected to be retained to support the relevant area. This is referred to in national CIL Guidance as the 'neighbourhood portion', but can also be described as the 'Local CIL'. Where there are local councils such as town councils and parishes, this 15% will be paid over directly to the local councils to spend on their infrastructure priorities. In other areas, the Council will determine how this will be used.

- 1.6 The CIL Guidance² states that:

"The neighbourhood portion can be spent on a wider range of things than the rest of the levy".

- 1.7 Sheffield has 3 local councils, Bradfield Parish Council, Ecclesfield Parish Council and Stocksbridge Town Council. In non-parished areas, the City Council will hold the funds, but will work with the local community to decide how to spend the money.

¹ The *Planning Act 2008*. HMSO 2008. <http://www.legislation.gov.uk/ukpga/2008/29/contents>

² <https://www.gov.uk/guidance/community-infrastructure-levy>

2 CIL RECEIPTS AND EXPENDITURE 2017/18

CIL Total Receipts and Expenditure Summary

- 2.1 The table below summarises the total CIL received and spent in and prior to the reporting / financial year 2017/18.

	Total CIL 2017/18			
	Strategic CIL (80%)	Admin (5%)	Local CIL (15%)	Total (100%)
CIL Received up to 31/3/17	£1,105,000.89	£68,942.28	£204,902.46	£1,378,845.63
CIL Receipts 2017/18	£2,909,130.33	£181,733.86	£543,812.97	£3,634,677.16
Total CIL Received to 31/3/18	£4,014,131.22	£250,676.14	£748,715.43	£5,013,522.79
CIL Expenditure up to 31/3/17	£841,169.00**	£67,963.14	£659.70*	£909,791.84
CIL Expenditure 2017/18	£0.00	£81,868.67	£19,945.15*	£101,813.82
Total CIL Expenditure to 31/3/18	£841,169.00**	£149,831.81	£20,604.85*	£1,011,605.66
Balance - CIL Receipts minus Expenditure 31/3/18	£3,172,962.22	£100,844.33	£728,110.58	£4,001,917.13

* All Local CIL expenditure has been payments to local councils (Stocksbridge Town Council, Bradfield Parish Council and Ecclesfield Parish Council)

** This was spent on Bus Rapid Transit North in 2016/17

CIL Receipts by Development

- 2.2 Appendix 1 lists details of the 68 individual developments that have made a CIL payment in the reporting / financial year 2017/18.

Strategic CIL / 'Regulation 123 List' Items

- 2.3 The Strategic CIL is the main central 'pot' of CIL money received that will be spent on strategic infrastructure projects. Infrastructure that the Council intends to fund with the strategic CIL are set out in a list of strategic infrastructure spending priorities, known as the 'Regulation 123 List'.³

³ See <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/local-planning-guidance/community-infrastructure-levy.html>

Administrative Expenses

- 2.4 The Council can retain a maximum of 5% of CIL income to go towards the costs of setting it up and collecting it (CIL Regulation 61).

Local CIL – CIL Passed to Local Councils

- 2.5 The amount of CIL collected and passed on to the three local councils in Sheffield in 2017/18 is as follows:

Local Council	Amount of CIL collected in 2017/18	Amount of CIL passed on in 2017/18	Total Amount passed on by 31/3/18
Bradfield Parish Council	£23,884.86	£23,151	£23,931
Ecclesfield Parish Council	£630.00	£630.00	£630.00
Stocksbridge Town Council	£5,470.40	£5,470.39	£6,130.09
Total	£29,985.26	£29,251.02	£30,690.76

- 2.6 The Council is required to pass CIL funds to local councils every 6 months.

APPENDIX 1 - DETAILS OF CIL RECEIPTS BY DEVELOPMENT

Application No	Site Address	Date Received	Type	Total Amount
15/00790/FUL	Site of 138 - 150 Infirmary Road and 110-112 Portland Street, Sheffield, S6	12/12/2017	2nd instalment	£3,900.00
15/01794/FUL	Princess Works, Scotland Street, Sheffield, S3 7DH	26/06/2017	2nd & 3rd instalments	£203,524.36
15/02370/FUL	Birch Hall, 87 Trippet Lane, Sheffield, S1 4EL	26/04/2017	Part payment	£3,050.88
15/02454/FUL	Curtilage of 1 Lancaster Road, Sheffield, S36 1DB	11/04/2017	Full payment	£10,740.00
15/03349/FUL	98A Oldfield Road, Sheffield, S6 6DW	11/10/2017	Full payment inc. Surcharge	£3,750.00
15/03499/FUL	Broomgrove Club, 74 Broomgrove Road, Sheffield, S10 2NA	31/05/2017	Full payment	£8,205.00
15/03924/FUL	South Yorkshire Police, Rotherham Road, Halfway, Sheffield, S20 8GL	03/04/2017	Full payment	£17,181.17
15/04308/FUL	Land adjoining 21 Leyburn Road, Sheffield, S8 0XA	21/09/2017	Full payment	£5,025.24
15/04439/FUL	Land between Harborough Avenue and Raynald Road and Fretson Road, Harborough Avenue, Sheffield, S2 1QR	02/06/2017	1st instalment	£19,237.78
16/00084/FUL	Site of 55 Jaunty Way, Sheffield, S12 3DZ	04/05/2017	First instalment	£5,550.00
16/00437/FUL	Site of King Ecgberts Upper School, Furniss Avenue, Sheffield, S17 3QN	08/01/2018	2nd instalment	£271,838.42
16/00480/FUL	Handsworth Working Mens Club and Institute, 445 Handsworth Road, Sheffield, S13 9DD	08/11/2017	1st instalment	£25,000.00
16/00532/FUL	Curtilage of 13 Woodthorpe Road, Sheffield, S13 8DT, (Numbered 11A Woodthorpe Road, S13 8DT)	08/01/2018	Part payment	£880.50
16/00561/FUL	377-381 South Road, Walkley, Sheffield, S6 3TD	21/09/2017	Full payment	£4,560.00
16/00565/FUL	2 Westwick Crescent, Sheffield, S8 7DG	21/04/2017	Full payment	£1,965.00
16/00610/FUL	Curtilage of Lyndon and Cobblestone House, 8 High Matlock Road and 10 High Matlock Road, Sheffield, S6 6AS	08/02/2018	Part 2nd instalment	£4,894.80
16/00647/FUL	Manor Site 8, Land at Junction with Fretson Road, Queen Mary Road, Sheffield, S2 1PA	07/03/2018	2nd instalment	£87,397.20
16/00800/FUL	Land 50 metres south west of 142 Top Warren, Warren Lane, Sheffield, S35 2XT	12/07/2017	Full payment	£4,200.00
16/00833/FUL	33 Lyndhurst Road, Sheffield, S11 9BJ	27/12/2017	1st instalment	£8,582.43
16/01066/REM	Land between Drake House Crescent and Eckington Way, Drake House Way, Sheffield, S20 7JJ	25/10/2017	2nd instalment	£61,518.60
16/01110/FUL	Birch Hall, 87 Trippet Lane, Sheffield, S1 4EL	11/05/2017	Full payment. transferred from 15/02370/FUL	£55,240.55

Application No	Site Address	Date Received	Type	Total Amount
16/01133/FUL	Land between New Street and North Church Street, West Bar, Sheffield, S3 8PQ	21/12/2017	2nd instalment	£141,738.30
16/01197/FUL	Brincliffe House, 90 Osborne Road, Sheffield, S11 9BB	25/05/2017	Full payment	£495.99
16/01238/FUL	16 Muskoka Avenue, Sheffield, S11 7RL	11/10/2017	2nd instalment	£8,400.00
16/01249/FUL	59 Clarkehouse Road, Sheffield, S10 2LE	15/05/2017	Full payment	£8,322.05
16/01339/FUL	Sales Direct Services Ltd, 15 Moor View Road, Sheffield, S8 0HH	24/12/2017	Full payment	£3,094.09
16/01784/FUL	Land adjacent to 104 Beighton Road, Beighton Road, Woodhouse, Sheffield, S13 7PS	20/06/2017	1st instalment	£81,112.41
16/02359/FUL	Site of 72 , Russell Street, Sheffield, S3 8RW	20/06/2017	Full payment	£746.85
16/02476/FUL	Red House, Managers Accommodation, 168 Solly Street, Sheffield, S1 4BB	26/02/2018	Full payment	£13,283.26
16/02551/FUL	Ewen Engineering Co., Roscoe Road, Sheffield, S3 7DZ	26/06/2017	1st instalment	£21,578.64
16/02817/FUL	Within the curtilage of, 9 Oriel Road, Sheffield, S10 3TF, (Porter View, Oriel Road, S10 3TF)	12/05/2017	1st & 2nd instalments	£14,937.01
16/02851/FUL	82 Middlewood Road, Sheffield, S6 4HA	22/08/2017	Full payment	£1,422.75
16/02910/FUL	Site of 20 Hollis Croft and 31 Hollis Croft, City Centre, Sheffield, S1 3HY	06/12/2017	Surcharges. Transferred to 17/03594/FUL	£3,649.29
16/03120/FUL	Site of 58 Ivy Park Road, Sheffield, S10 3LB, (apartments 1-10 Ridgemount, 58 Ivy Park Road,, S10 3LB)	07/04/2017	1st instalment	£19,153.51
16/03328/RG3	Land at junction of Pinstone Street, Wellington Street & Charter Square, Sheffield, S1 3EH	09/06/2017	1st instalment	£148,425.63
16/03550/FUL	Mosbrough Fire Station, Queen Street, Mosborough, Sheffield, S20 5BQ	30/01/2018	1st instalment	£13,450.51
16/03678/FUL	37 Ivy Park Road, Sheffield, S10 3LA	29/01/2018	1st instalment	£8,314.00
16/03726/FUL	52, 54, 56 Mayfield Court, West Street, City Centre, Sheffield, S1 4EP	17/11/2017	Full payment including surcharges	£107,581.85
16/03757/FUL	Site of 17, Broomgrove Road, Sheffield, S10 2LZ	23/05/2017	Full payment	£2,848.70
16/03776/FUL	40 Walkley Crescent Road, Sheffield, S6 5BB	10/10/2017	Full payment	£7,297.80
16/03903/FUL	St Vincent's Church, Solly Street, Sheffield, S1 4BA	07/07/2017	1st instalment	£146,264.59
16/03962/FUL	Land at rear of 6 To 14 , Canterbury Avenue, Sheffield, S10 3RT	02/01/2018	Full payment	£38,494.80
16/04032/FUL	Denby Street Car Park, Denby Street, Sheffield, S2 4QH	10/11/2017	1st instalment	£54,238.94

Application No	Site Address	Date Received	Type	Total Amount
16/04086/FUL	Land between 140 and 166, Manchester Road, Stocksbridge, Sheffield, S36 2RE	04/09/2017	1st instalment	£19,188.00
16/04311/FUL	23 Allenby Drive, Sheffield, S8 7RS	25/05/2017	Full payment	£6,668.31
16/04446/FUL	Waitrose Supermarket Recycling Point, Ecclesall Road, Sheffield, S11 8HY	11/10/2017	1st instalment	£73,336.12
16/04749/FUL	Griffs Fireclay Works and land to the north of Griffs Works, Stopes Road, Sheffield, S6 6BW, (1-11, 2-8 Skylark Close and 1-47, 2-56 Linnet Way)	07/09/2017	1st instalment	£100,946.75
16/04807/FUL	127 Ecclesall Road, Sheffield, S11 8HY	05/01/2018	Full payment	£656,183.20
16/04859/FUL	Land and buildings at Boston Street, Bramall Lane and Arley Street, Sheffield, S2 4QA	14/03/2018	1st instalment	£6,367.50
17/00486/FUL	204 Baslow Road, Sheffield, S17 4DS	30/06/2017	Full payment	£8,388.62
17/00554/FUL	Curtilage of 545 Fulwood Road, Sheffield, S10 3QG	29/08/2017	1st instalment	£19,978.89
17/00777/ORPN	51-53 Queen Street, City Centre, Sheffield, S1 2DU	23/03/2018	Full payment	£20,622.67
17/00782/FUL	Land adjacent no. 9, Knab Rise, Sheffield, S7 2ES	26/10/2017	Full payment	£9,559.69
17/00839/FUL	Brincliffe House, 90 Osborne Road, Sheffield, S11 9BB	20/07/2017	Full payment	£1,344.33
17/01073/FUL	Land at junction with Well Meadow Drive, Well Meadow Street, Sheffield, S3 7GS	22/08/2017	Full payment	£32,861.42
17/01209/FUL	18 Henry Street, Shalesmoor, Sheffield, S3 7EQ	28/11/2017	1st instalment	£21,386.45
17/01442/FUL	Site of former East Hill Primary and Secondary Schools, East Bank Road, Sheffield, S2 3PX	09/02/2018	1st instalment	£83,605.37
17/01443/FUL	Manor Boot site at Manor Top, Prince Of Wales Road, Sheffield, S2 1EU	09/02/2018	1st instalment	£287,802.98
17/01518/FUL	Eon Works, Earl Street, Sheffield, S1 4PY	15/12/2017	1st instalment	£72,139.36
17/01530/REM	15 Ketton Avenue, Sheffield, S8 8PA, (numbered 15 and 15A Ketton Avenue, S8 8PA)	29/06/2017	Full payment	£8,119.33
17/01585/FUL	William Bros. (Sheffield) Ltd, Green Lane, Shalesmoor, Sheffield, S3 8SE	23/10/2017	Full payment	£12,688.20
17/02022/FUL	St George's Close Car Park, St George's Close, Sheffield, S3 7HL	12/03/2018	1st instalment	£88,088.09
17/02461/FUL	Outbuildings at Club House, 7 Birley Lane, Sheffield, S12 3BP	05/01/2018	Full payment	£3,442.80
17/03594/FUL	20 Hollis Croft, City Centre, Sheffield, S1 4BG	08/12/2017	1st instalment. Transferred from 16/02910/FUL	£377,697.39

Application No	Site Address	Date Received	Type	Total Amount
17/03711/FUL	Greaves Lane Playing Field, Greaves Lane, Stannington, Sheffield, S6 6BA	08/03/2018	1st instalment	£50,270.88
17/03888/FUL	Glebelands Road Playground , Glebelands Road, Sheffield, S36 1BG	15/03/2018	Full payment	£6,541.31
17/03935/FUL	Land adjacent to 104 Beighton Road, Beighton Road, Woodhouse, Sheffield, S13 7PS	20/03/2018	Full payment	£4,727.66
18/00188/FUL	48 Tom Lane, Sheffield, S10 3PB	26/03/2018	Full payment	£11,272.13