

COUNCIL - 10 DECEMBER 2024

CIL SPENDING APPLICATIONS – JUNE to JULY 2024

(DoF)

1 Summary

1.1 This report details a request for £1,503,532. CIL funding but seeks to allocate a total of £1,245,332 for four infrastructure projects from the second application process (June to December) in 2024 to support growth in Three Rivers.

1.2 The 4 applications received for funding are:

- £365,000 – To upgrade King George pavilion to conform with safeguarding standards, environmental, energy efficiency and hygiene requirements (submitted by Sarratt Parish Council)
- £76,716.00 – Purchase of 9 x CCTV cameras to be sited in Rickmansworth, Abbots Langley and South Oxhey, with the additional camera as agreed by the Policy and Resources Committee on 11 November 2024 to be allocated to South Oxhey. 2 x cameras to be deployed throughout the district to hotspot areas of anti-social behaviour and crimes (submitted by Three Rivers Community Safety Partnership)
- £10,500.00 - Reconfiguration of the Young Adult Area and Local Studies Area at Croxley Green Library Croxley Green Library (submitted by HCC)
- £966,000.00 – Replacement of existing grass football pitch with a sustainable full-size 3G Football Turf Pitch (FTP), improvements to pitch access including disabled entrances, renovation of the OJFC clubhouse and team changing facilities. (submitted by Oxhey Jets FC).

1.3 In addition, 2 further CIL funding requests were received but were not considered to be eligible for CIL funding. Further details are below at paragraph 3.2.

2 Details

2.1 Three Rivers became a Community Infrastructure Charging Authority on 1 April 2015. CIL is the main way in which the Council now collects contributions from developers for infrastructure provision to support development in the area.

2.2 The Council has the responsibility for spending the CIL on infrastructure needed to support the development of the area, it is primarily a tool to support capital infrastructure. The Council has the opportunity to choose what infrastructure is prioritised in order to support development.

2.3 Since the introduction of the CIL Charging Schedule in April 2015 a total of £13,285,293 has been collected.

2.4 The CIL monies collected are divided into three pots – Main CIL Pot (80%) Neighborhood Pot (15%) and the remaining 5% set aside for the administration and the Exacom software costs to support the CIL in line with the CIL Regulations.

2.5 This report relates only to the Main CIL Pot which, as of 6 September 2024, amounts to £5,843,153 (excludes previously agreed spend). Appendix 1 refers to previously agreed CIL spend.

2.6 Whilst this is a substantial amount, CIL does not generate enough funds to cover the whole cost of infrastructure needed to support planned development, as such there will be competing demands on the Main Pot from infrastructure providers who used to rely on S106 developer contributions (such as Hertfordshire County Council, NHS and TRDC etc.) going forward.

2.7 What can CIL be spent on?

2.8 Regulation 59 of the CIL Regulations states:

(1) A charging authority **must** apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure *to support the development of its area, and*

(2) A charging authority **may** apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure outside its area where to do so *would support the development of its area.*

2.9 The definition of infrastructure in relation to CIL is set out in section 216(2) of the Planning Act 2008 (as amended by regulation 63 of the Community Infrastructure Levy Regulations);

- a) roads and other transport facilities,
- b) flood defences,
- c) schools and other educational facilities,
- d) medical facilities,
- e) sporting and recreational facilities, and
- f) open spaces

2.10 The Infrastructure List¹ sets out the types of infrastructure that the Council intends will be, or may be, wholly or partly funded by CIL.

- Education
- Strategic and local transport proposals
- Publicly accessible leisure facilities,
- Open Space Provision (including, children play areas and outdoor/indoor sports and leisure facilities, allotments)
- Health Care Facilities
- Other Social and Community Facilities including: - community halls, youth facilities, library services
- Emergency Services

2.11 The inclusion of a project or type of infrastructure on the Infrastructure List does not signify a commitment from the Council to fund (either in whole or in part) the listed project or type of infrastructure.

2.12 The levy cannot be used to fund affordable housing or for any on-going or revenue spend (such as consultancy fees, viability/feasibility studies, staff costs etc.) relating to the provision of infrastructure.

3 Applications for CIL Funds

3.1 The second CIL application process for 2024 started on the 1 June 2024 and was open for 6 weeks. During the application window 6 CIL applications were received. These were assessed in line with the Governance arrangements agreed at P& R Committee in March 2023: [governance report](#) . This report details and seeks approval for 4 applications to be progressed, however, details are provided for reference in the next paragraph on the 2 applications not to be progressed.

¹ Infrastructure List was the Regulation 123 List adopted by the Council but now replaced by the Annual Infrastructure Funding Statement as a result of changes to the CIL Regulations. The Annual Infrastructure Funding Statement is published in December each year on the Council's web site <https://www.threerivers.gov.uk/egcl-page/cil-reports>

3.2 Detail of the 2 unsuccessful applications and the reasons why not progressed:

Applicant & Project Name	Infrastructure	CIL Amount	Reason unsuccessful
Expedite	Second-hand van based electric MPV.	£20,000.00	Not considered strategic infrastructure - proposal is for a vehicle for transportation of prayer mats to meetings. Not CIL eligible. However, Officers are considering alternative funding streams to ascertain if assistance can be offered elsewhere via Watford and Three Rivers Trust.
HCC	Church Street, Rickmansworth Zebra Crossing Enhancement	£66,000.00	These highway proposals from HCC are not in HCC programmed or scheduled works. No match funding has been proposed from HCC. The project did not score a minimum of 73 points against the CIL scoring criteria and therefore would not be progressed.

3.3 The 4 applications below all requested CIL funding for strategic infrastructure projects. The table below provides a brief summary with the full details of each application contained in Appendices 1 to 4 to this report and at **paragraph 3.5**

3.4 Table 1:

Applicant & Project Name	Infrastructure	Total Cost of Project	Additional Funding Identified	CIL Amount	Year funds required
Sarratt Parish Council KGV pavilion	To improve the existing local multiple sport and recreation facilities	£395,000	<p>KGV Charity £10K</p> <p>Sarratt Parish Council £10K</p> <p>Donation from local resident £10k</p> <p>Hertfordshire FA via the Football Foundation have confirmed they will support the project to reach targeted costs</p>	<p>£365,000 requested</p> <p>Officers recommend £200,000</p>	2024/2025

Three Rivers Community Safety Partnership*	X 8 CCTV cameras	£92,753.71	Three Rivers Community Safety Budget £22,721.71 £1200 from existing Council budgets	£76,716	2024/2025
<i>*note the additional camera provision as agreed by the Policy and Resources Committee on 11 November 2024 may not be reflected in the appendix.</i>					
HCC Croxley Green Library	Reconfiguration of the Young Adult Area and Local Studies Area at Croxley Green Library	£24,845	S106 Developer Contributions £14,345	£10,500	2024/2025
Oxhey Jets Football Club	Installation of a full-size 3G Football Turf Pitch (FTP) and the refurbishment of the clubhouse.	£1,509,200 (Including VAT of £93,200.)	Fundraising £50,000 Football Foundation £400,000	£966,000. (excluding VAT)	2024/2025

3.5 Details

The four applications considered are detailed below. An assessment of the applications was undertaken by the Community Infrastructure Officers and Head of Regulatory Services and the CIL Working Groups to determine whether the applications meet the definition of ‘infrastructure’, meet the requirement to ‘support the development’ of the area and are included on the Infrastructure Funding List. These applications were all determined to be CIL eligible and scored sufficiently against the agreed eligibility criteria to be progressed.

3.6 **A) KGV pavilion upgrade, Sarratt.** To improve the existing local multiple sport and recreation facilities by upgrading the KGV pavilion, Sarratt

Sarratt Parish Council have applied for £365,000 to improve the existing local multiple sport and recreation facilities by upgrading the KGV Pavilion.

3.6.1 The pavilion, built in the 1970s, was last refurbished in the late 80s and is now in urgent need of an upgrade to ensure it meets the needs of the sports teams and communities now using the facility and specifically to meet safeguarding and safety requirements.

3.6.2 The pavilion needs a complete refurbishment: upgrading the changing rooms, replacement of single glazed windows and doors with double glazed units, a complete re-wire, asbestos removal, installation of energy efficient lighting, improved insulation and upgrade of fire safety standards to meet regulations. In the Three Rivers Local Football Facility Plan which is supported by The FA, Herts Sports Partnership, Hertfordshire County FA, The Football Foundation, and Sport England the changing rooms are identified as requiring refurbishment. It states *‘the current ancillary offering on the site is poor quality and in need of improvement to ensure that the site remains fit for purpose for the future’*.

3.6.3 The current users and beneficiaries of the pavilion are:

- Sarratt Rebels Youth Football Club - consisting of 12 junior teams, both male and female. Players aged between 6 - 18. There are ca. 200 players in total. The new facilities, particularly the changing rooms, will enable the club to continue to grow their female membership.
- Sarratt Football Club - Two men’s teams. Ca. 80+ players, aged between 16 - 48. Players are from Sarratt and the wider TRDC district and surrounding areas such as Watford and Hemel.
- Sarratt Tennis Club: Adults - 83 (47 male, 36 female), Juniors, under 17’s - 14 (10 male, 4 female)
- Sarratt Bowls Clubs - ca.20 people, typically of age 60+
- Sarratt ‘Mums and Toddlers’ group - attended by ca. 15 families and up to 30 young children.
- Children’s School Holiday Clubs - circa 240 children each school holiday
- The public at special events with up to 60 persons attending.

The Tennis Club and both football clubs participate in leagues and tournaments with Clubs outside the immediate area who would benefit from the new pavilion facilities when they play fixtures / matches at the KGV playing fields

3.6.4 In support of the application the Parish Council have advised,

- The renovation and improved facilities would encourage greater membership of clubs. The addition of female changing rooms would attract more females to join the football and tennis clubs.
- The upgrade of the hall and kitchen will provide an attractive facility for special events, including fund-raising events generating much needed income for the KGV Charity and

- member clubs.
- The new kitchen facilities will also enable the KGV members clubs and associations to prepare and sell refreshments to their members, vastly increasing an existing revenue stream.
 - Renovation of the pavilion will provide the facilities for other organisations such as the local Scout Group and keep fit classes thus bringing more revenue to the pavilion.
- 3.6.5 Additional funding for the project is being provided by the following:
- KGV Charity £10,000
 - Sarratt Parish Council £10,000
 - Donation from local resident £10,000
- 3.6.6 Further additional funding has been sought and if successful would provide:
- Lottery Fund £20,000
 - Bernard Sunley Trust £15,000
 - Howdens Game Changer Programme £10,000 (towards the new kitchen)
- 3.6.7 The Parish Council have also stated that Hertfordshire FA via the Football Foundation has confirmed that once funding applications have been successfully received and further fundraising activities have been explored, Hertfordshire FA will assist Sarratt Rebels and Sarratt FC to reach the targeted project costs through support from the Football Foundation in supporting the development of facilities to ensure they are more inclusive and that there is provision for both male and female match officials on site.
- 3.6.8 Planning permission has been granted for the upgrade works, planning reference 23/1534/FUL.
- 3.6.9 The project is considered to be CIL eligible and deliverable and would support the achievement of the Corporate Framework under the following:
- A great place to live, work and visit
 - Maintain and expand our leisure and cultural offer
 - Where local infrastructure supports healthy lifestyles and addresses health inequalities
 - That supports and enables sustainable communities.
- 3.6.10 In summary, the application supports local leisure facilities, is considered deliverable in terms of planning permission granted and with the identification of additional funding streams. Officers are also mindful the Parish expects to commence works in Spring 2025.
- 3.6.11 However, whilst the application is for £365k the CIL Working Group is aware of the limited match funding (7.59%) proposed currently and the outstanding funding applications to be determined. In addition, a previous SPC CIL funding application was recently approved (refurbishment of a play area in Sarratt) with limited match funding (6%) and given these circumstances it is considered a contribution to their funding of £200k is offered which is over 50% of the request.
- 3.7 **B) Three Rivers Closed Circuit Television (CCTV), District wide - Three Rivers Community Partnership have applied for £68,832 for 8 CCTV cameras.**
- 3.7.1 The CIL funding would provide 8 CCTV cameras, the beneficiaries of 6 of the cameras would serve:
- Altham Way, South Oxhey
 - Station Approach, South Oxhey

- Swannels Walk, Mill End
- High Street, Rickmansworth (x 2)
- Langley Road, Abbots Langley

The 2 remaining cameras would be placed in problematic areas when needed.

- 3.7.2 The cameras would support the work of the Council's Community Safety Team who manage anti-social behaviour and assist our Registered Housing Providers to gain evidence that will deter and detect crime amongst their tenants. The key element of the CCTV cameras will allow residents to feel safe in their communities.
- 3.7.3 In support of the application it is stated, 'The new cameras will also provide clear and impactful footage compared to the distorted footage of the existing cameras aiding the police and community safety partnership in providing good evidence to support criminal investigation and protecting our residents and property. Evidence gained from the cameras will aid prosecution cases such as fly tipping, burglary, vehicle theft, anti-social behaviour, hate crime, domestic abuse, violence against women and girls, and more.'
- 3.7.4 There are currently 6 Community Safety Partnership cameras across the whole of Three Rivers District. They are situated in various hotspots, some historic but generally where there is a heavy flow of traffic from vehicles or people. The cameras are 6 years old and have come to the end of their lifespan in terms of usable footage. The CIL application would provide new cameras and increase the current stock from 6 cameras to 8 cameras. Three Rivers residential dwellings and properties are growing at a rapid pace, increasing the number of residents and traffic.
- 3.7.5 Additional funding for the project is being provided by the following:
- £22,721.71 from Three Rivers Community Safety budget.
 - £1,200 from existing Council budgets.
- 3.7.6 The project will support the achievement of the Corporate Framework under the following:
- Expand our position as a great place to do business
 - Is inclusive and where people feel welcome, belong and are safe
 - Where local infrastructure supports healthy lifestyle and addresses health inequalities: - (i.e. the cameras are a detection resource enabling police to remove anyone that threatens the disruption of Three Rivers District Council, the use of CCTV as evidence of County Lines and organised crime, e.g. sale of illegal drugs that devastate the lives of young people preventing them from living healthy and fulfilled lives).
 - Where our most vulnerable residents are supported
 - Where local people, organisations and businesses benefit from the prosperity of the district.
- 3.7.7 In summary, the application supports community safety throughout the district and the CIL funding opportunity supports match funding to make the project deliverable. It is proposed the full request is granted.
- 3.8 **C) HCC Croxley Green Library** - Hertfordshire County Council have applied for £10,500.00 for Reconfiguration of the Young Adult Area and Local Studies Area at Croxley Green Library.
- 3.8.1 The application states, the CIL funding 'would allow reconfiguration of the existing library facilities to move the local studies section to an area better suited for this material. This will free up space for a more extensive, more appropriate configuration of the young adult area, enhancing its functionality and the range of activities that can be delivered to this age group increasing the capacity of the internal area without necessitating significant construction works.'

- 3.8.2 In addition, the reconfiguration would allow space for delivery of events for young adults, and a more appropriate space to study. All learning and reference material will be consolidated and stored in the relevant area creating easier access for all.
- 3.8.3 HCC have confirmed, 'the project will increase capacity of space for more shelves, stock and furniture. Issues of young adult stock at Croxley Green is higher than libraries of a similar size (as evidenced by Stock Performance Indicators 2023-24) so by adding more stock it will increase the choice of titles available to select from. The shelving will be flexible so that it can be moved to create an area for events and activities. Creating a more attractive area for young adults will encourage greater use and give this age group a place to meet in the community.'
- 3.8.4 Planning permission is not required for this project
- 3.8.5 Additional funding for the project is being provided by the following:
£14,345 from S106 Developer Contributions.
- 3.8.6 The project will support the achievement of the Corporate Framework under the following:
- Support and enable sustainable communities
 - Achieve net carbon zero and be climate resilient - With improved stock and facilities young adults will have local access negating the need to travel to other facilities.
 - Manage a well- run council that delivers efficient and effective services
 - Provide and nurture an attractive environment for sustainable business and green jobs
 - Physical environments that are clean, green and safe
- 3.8.7 In summary this project is part of a programmed HCC library project due to commence in early 2025 Whilst historic S106 contributions are available these developer contributions are now delivered via CIL hence the HCC request for additional funds from the District to support this project. This project is considered to fit the criteria in our Infrastructure Funding list and is considered to be deliverable.
- 3.9 **D) Oxhey Jets Football Club** - Oxhey Jets Football Club (OJFC) application for the installation of a full size 3G Football Turf Pitch (FTP) and the refurbishment of the existing clubhouse totals £1,509,200. They have already secured funding of £450,000 and the remaining amount of £1,059,200 has been applied for via the CIL spending application. The requested sum of £559,200 for the clubhouse and changing rooms refurbishment includes VAT of £93,200 which cannot be funded via CIL. With the deduction of the VAT element the requested amount has been reduced from £1,059,200 to £966,000.
- 3.9.1 The Oxhey Jets football club existing facilities comprise a fullsize 3G football pitch with terracing and floodlighting, and clubhouse with changing facilities. The existing pitch and clubhouse are now in a state of disrepair, tired and no longer fit for purpose. The site is owned by HCC and whilst currently leased to TRDC the longer term plan is for the lease to be renegotiated between Oxhey Jets and Herts County Council. It should be noted that the existing multi use games area (MUGA) is owned by TRDC and is out of the remit of this application.
- 3.9.2 Founded in 1972, Oxhey Jets provides football and social activities for South Oxhey and 'strives to be a positive influence within the community.' The club is run by volunteers and provides football-related activities for all ages, starting with 4 to 5-year-old 'mini's' up to the veterans in the Herts Senior County league.
- 3.9.3 The pitch needs complete refurbishment with replacement of the existing grass pitch to a sustainable full size 3G football turf pitch, LED floodlighting, fencing, terracing, storage and equipment such as goal posts, netting, footballs, and maintenance equipment for the pitch.
- 3.9.4 The clubhouse and changing rooms require complete renovation both internally and externally. In addition to updating the facilities changes to the internal layout are required to increase the building's community use. Additionally, OJFC have advised, 'it needs updating to better cater for female members, disabled, and walking football teams.'

3.9.5 With regard to the clubhouse and changing room works, externally the timber cladding needs to be replaced with longer lasting PVC equivalent, replacement of the roofing material, reinstatement and making good of paved area, correction of external brickwork. Internally the changing rooms require new showers, toilets, wash hand basins, new flooring and new doors. Dividing walls require updating and re waterproofing. A new boiler is required and update to inadequate air conditioning in the bar and gym area. All internal lighting to be replaced with cost effective LED, replacement ceiling to bar area and general redecoration throughout. Accessibility improvements will be made to accommodate increased demand for disabled use.

3.9.6 In support of the application the applicant has provided details of the existing user groups:

Current users of the facility include:

- Oxhey Jets Senior Teams - Approx.70 players
- Jets Youth (age 4-18) – 400 plus members

3.9.7 It is proposed a renovated club will enable provision for:

- Ladies Football Teams
- Walking Football teams
- Oxhey Jets Academy (16-18 year olds) currently working outside the area because of inadequate facilities.
- Other local football teams that can hire the grounds
- Watford Sunday League
- Northwood HQ
- Jack Wilshere/Arsenal FC – Elites programme for 10-16 year olds
- Previous users of closed Altham Way MUGA
- Local schools
- Recreational football users

3.9.8 Additional funding for the project is being funded by the following:

- £50,000 Fundraising
- £400,00 Football Federation.

3.9.9 Planning permission will be required for this project but has not yet been sought whilst OJFC and HCC continue to discuss the lease arrangements for the site. However, Officers understand this is progressing and a planning application will follow.

3.9.10 The project will support the achievement of the Corporate Framework under the following:

- Local infrastructure supports healthy lifestyles and addresses health inequalities
- Support and enable sustainable communities
- Achieve net carbon zero and be climate resilient With the installation of energy saving lighting (LED) providing an energy saving of 56% compared to existing conventional lighting.
- Manage a well- run council that delivers efficient and effective services
- Provide and nurture an attractive environment for sustainable business and green jobs
- Physical environments that are clean, green and safe

3.9.11 In summary, this club plays a key role in the community and the provision of facilities for existing sporting teams that has the potential to be expanded significantly. The project has anticipated significant financial support from the Football Foundation and evidence of wide community support and will provide a modern, fit for purpose leisure facility.

4. Next Steps

4.1 As the CIL Charging Authority it is for the Council to decide how to spend the CIL Main Pot.

4.2 A decision needs to be made as to whether CIL funds are allocated to these infrastructure projects and, if so, the amount to be allocated.

4.3 Where funding is agreed, a legal agreement will be put in place between TRDC and the

infrastructure provider to ensure any allocated CIL funding is spent in the correct way. The infrastructure provider will also be expected to provide information until the scheme has been completed and all CIL funding has been spent. In addition, an annual report will need to provide information on the progress of each scheme that funding has been allocated to. A requirement to submit this information will form part of the legal agreement that the successful applicant is required to sign.

- 4.4 If an applicant does not spend CIL money within five years of receipt or does not spend it as agreed, then the Council may require the applicant to repay some or all of those funds.
- 4.5 Details about planning obligation receipts and anticipated expenditure in relation to CIL and S106 is published in the Infrastructure Funding Statement by the 31 December each year in accordance with Regulation 121A of the CIL Regulations.

5 Future CIL Income

- 5.1 Up to September 2024 liability notices relating to the 'district pot' for a potential value of £3,137,838 have been issued. These notices are raised following the grant of planning permission and set out what the liable charge would be should work on the development start and no exemptions are applied. The realisation of the remainder of these monies is therefore totally dependent on a developer implementing their planning permission and not benefiting from any exemptions. It is common to have multiple planning permissions on a site, for permission not to be implemented and exemptions to be granted (mainly for self-build). This figure, while informative, should not therefore be treated as a guaranteed future income.

Where a demand notice has been issued, this means that development has commenced, and that CIL is now due for payment. The council's CIL instalment policy allows developers fixed timescales at 60, 120 and 360 days (post-commencement) to pay the amount due. The number of instalments available is dependent on the total amount of CIL due, with higher CIL charges allowing for more time to pay. A further £193,473 is due to be collected relating to the 'district pot' over the next year on developments that have already commenced. Further demand notices may also be issued if other developments commence.

6 Options and Reasons for Recommendations

- 6.1 To ensure the delivery of important community infrastructure to support growth and development strategic CIL can be spent anywhere within the district, it is not bound by the area of development where funds are received.
- 6.2 It is proposed the 4 applications detailed are agreed and receive the CIL funding as detailed under section 3.4. If Members do not consider they can fully support these projects alternative funding amounts could be considered.
- 6.3 The applications support the Corporate Framework under the following objectives/priorities:

Three Rivers will be a district:

- Where local infrastructure supports healthy lifestyles and addresses health inequalities
- That supports and enables sustainable communities
- That can achieve net carbon zero and be climate resilient
- Expand our position as a great place to do business
- To ensure the delivery of important community infrastructure to support sustainable growth..

7 Policy/Budget Reference and Implications

- 7.1 The recommendations in this report are within the Council's agreed policy and budgets. The relevant policy is entitled Community Infrastructure Funding Statement and was agreed on 24 February 2015.

8. Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website and Health & Safety Implications

- 8.1 None specific.

9 Financial Implications

- 9.1 The commitment of CIL funds of £4,382,652 previously agreed, plus the proposed funding of £1,245,332. will leave a balance of £4,597,821. in the CIL Main Pot for infrastructure projects going forward. *
- 9.2 The CIL funds committed in relation to the Three Rivers Community Safety Partnership will mean that £68,832 will not need to be committed from the Capital Budget to deliver the infrastructure.
- 9.3 As with previous CIL applications it is identified that due to delay between application submission (and initial project quotes) and works being implemented, and given the current economic conditions, there could be further pressures on project costs. It is proposed through the recommendation delegation is given to the Director of Finance, in consultation with the Lead Members for Resources and Planning Policy and Infrastructure, to be able to consider any reasonable change to the CIL funding to enable the project to proceed.

10 Legal Implications

- 10.1 The legislation governing the development, adoption and administration of a Community Infrastructure Levy (CIL) is contained within the Planning Act (2008) and the Community Infrastructure Levy Regulations 2010 (as amended).

11 Risk Management

- 11.1 The Council has agreed its risk management strategy which can be found on the website at <http://www.threerivers.gov.uk>. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.
- 11.2 The subject of this report is covered by Regulatory Services with specific TRDC projects covered in their appropriate service plans. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

Nature of Risk	Consequence	Suggested Control Measures	Response <i>(tolerate, treat, terminate, transfer)</i>	Risk Rating <i>(combination of likelihood and impact)</i>
Failure to progress/manage and maintain Community Infrastructure Levy income and expenditure.	Council could be challenged on CIL expenditure	Governance Arrangements	Tolerate	4
Projects are not progressed/delivered/meet specified objectives	Monitoring required, CIL monies are paid on project completion,	Relevant Legal Agreements in place to ensure a level of control remains	Treat	4

11.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Very Likely ----- Likelihood ----- Remote	Low 4	High 8	Very High 12	Very High 16
	Low 3	Medium 6	High 9	Very High 12
	Low 2	Low 4	Medium 6	High 8
	Low 1	Low 2	Low 3	Low 4
Impact Low -----> Unacceptable				

Impact Score	Likelihood Score
4 (Catastrophic)	4 (Very Likely (≥80%))
3 (Critical)	3 (Likely (21-79%))
2 (Significant)	2 (Unlikely (6-20%))
1 (Marginal)	1 (Remote (≤5%))

11.4 In the officers’ opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

12 Recommendation

12.1 That Members approve CIL funding for the following schemes detailed in Table 1 of this report and summarised in the table below for 2024/2025:

Applicant & Project Name	Infrastructure	CIL Amount
Sarratt Parish Council KGV pavilion (Appendix 2)	The project is to improve the existing local multiple sport and recreation facilities by upgrading the KGV pavilion to conform with safeguarding standards, environmental, energy efficiency and hygiene requirements.	£200,000

Three Rivers Community Safety Partnership (Appendix 3)	Provision of CCTV cameras	£68,832
HCC Croxley Green Library (Appendix 4)	Reconfiguration of the Young Adult Area and Local Studies Area at Croxley Green Library	£10,500
Oxhey Jets Football Club (Appendix 5)	Replacement of existing grass football pitch with a sustainable full-size 3G Football Turf Pitch (FTP) with LED floodlighting, fencing, terracing, storage and equipment. Improvements to pitch access including disabled entrances. Renovation of the OJFC B7clubhouse and team changing facilities.	966,000.

12.2 That final funding and implementation of the 4 agreed projects is delegated to the Director of Finance, in consultation with the Lead Members for Resources and Planning Policy and Infrastructure, to determine to enable the agreed projects to be progressed and implemented.

12.3 That authority is delegated to the Director of Finance, in consultation with the Lead Members for Resources and Planning Policy and Infrastructure, to amend budgets to allow the CIL allocations to be actioned and the monies spent.

Report prepared by: Kimberley Rowley Head of Regulatory Services and Debbie Wilson, Land and Property Manager

Data Quality

Data sources: Exacom (Planning Obligations Software) Data Checked

by: Jo Welton, Senior CIL Officer

1	Poor	
2	Sufficient	
3	High	X

Background Papers

The Community Infrastructure Regulations (2010) (As amended)

<https://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>

Section 216(2) of the Planning Act 2008 (as amended by regulation 63 of the Community Infrastructure Levy Regulations);

Infrastructure Funding Statement <https://www.threerivers.gov.uk/egcl-page/cil-reports>

Guidance provided by the Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government

<https://www.gov.uk/guidance/community-infrastructure-levy#spending-the-levy>

APPENDICES

Appendix 1 – Previous approved Infrastructure Projects

Appendix 2 Sarratt Parish Council KGV pavilion CIL funding request application

Appendix 3 Three Rivers Community Safety partnership (CCTV) CIL funding request application

Appendix 4 HCC Croxley Green Library CIL funding request application

Appendix 5 Oxhey Jets Football Club CIL funding request application