

CIL – APPLICATION FOR FUNDING – ALL SAINTS CHURCH, WOODHAM

Executive Summary

This report provides detail of an application for £10,000 additional Community Infrastructure Levy (CIL) funds towards new energy efficient underfloor heating at All Saints Church, Woodham. This is in addition to £40,000 agreed in June 2022 at the Joint Committee (now discontinued) and is to help finance the increased cost of building works, now complete, associated with the project. The Church building is a vital community and social facility used by a variety of groups, and is one of the only community venues in Woodham. The underfloor heating project helps the church provide a welcoming, warm and energy efficient building to meet the needs of the existing community and to help address demands from an increased population as a result of development. The proposal meets the requirements for CIL funding, as set out in the report.

Recommendations

The Executive is requested to:

RESOLVE That

- (i) the application submitted by the Ward Councillors for Canalside Ward to secure £10,000 to cover the increased cost of building work undertaken to install underfloor heating at the All Saints Church, Woodham in Canalside Ward be approved; and
- (ii) the Strategic Director – Place be authorised to approve payment for the cost of work undertaken to install the underfloor heating, supported by invoices submitted to the Council. The additional CIL funds sought of £10,000 will be drawn from the CIL income available for Canalside Ward, which stands at £303,218.38.

Reasons for Decision

Reason: The CIL application meets the agreed list of requirements that must be met when applying for CIL money to fund local community projects.

The Executive has the authority to determine the recommendation(s) set out above.

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Background Papers: Joint Committee Agenda, Decision and Minutes for 22 June 2022, Item 8 [Agenda for Woking Joint Committee on Wednesday, 22 June 2022, 6.00 pm - Surrey County Council \(surreycc.gov.uk\)](#)
Full Council 1 December 2022, Item 8 Recommendations from the Executive, 8c. Woking Strategic Partnerships [Agenda for Council on Thursday, 1st December, 2022, 7.00 pm \(woking.gov.uk\)](#)

Reporting Person: Giorgio Framaliccio, Strategic Director - Place
Email: giorgio.framaliccio@woking.gov.uk, Extn: 3440

Contact Person: Gillian Bernadt, Senior Planning Policy Officer
Email: gillian.bernadt@woking.gov.uk, Extn: 3267

Portfolio Holder: Councillor Liam Lyons
Email: cllrliam.lyons@woking.gov.uk

Shadow Portfolio Holder: Councillor Gary Elson
Email: cllrgary.elson@woking.gov.uk

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1.0 Introduction

- 1.1 The Woking Strategic Partnership Report agreed at Executive on 17 November 2022 and approved by Council on 1 December 2022 set out recommendations to ensure effective partnership arrangements are in place to deliver the actions of the former Woking Joint Committee, which has been disestablished. The report outlines the arrangements for approval of Community Infrastructure Levy (CIL) expenditure, including that “the current Woking Joint Committee arrangements for small scale neighbourhood Community Infrastructure Levy (CIL) and the Health and Wellbeing Task Group and the Community Safety Task Group will continue to the end of Woking Strategic Partnerships March 2023, and that CIL Neighbourhood funds to a value over £10k will be approved by the Executive”.
- 1.2 This is the first report for an application for CIL funding to come to Executive. It seeks approval for £10,000 additional CIL funds towards new energy efficient underfloor heating at All Saints Church, Woodham. The Joint Committee at their meeting of 22 June 2022, established in-principle support for the project and agreed £40,000 funding. Due to the recent increases in building costs, the works associated with the project have increased and this application seeks to cover part of that cost, as detailed in Section 3.

2.0 Community Infrastructure Levy (CIL) - background

- 2.1 The Community Infrastructure Levy is the Council’s primary means of collecting developer contributions towards infrastructure provision in the Borough. It is a standardised and non-negotiable charge on new development, which can be used to fund, for example, transport, health, education, community and open space improvements. The Council’s CIL Charging schedule came into force on 1 April 2015, following public consultation and independent examination.
- 2.2 Allocation of CIL funds is split between strategic and neighbourhood projects, with a proportion of CIL income being allocated to the local areas or neighbourhoods where chargeable development occurs. After a 5% administration fee is deducted, an area with a Neighbourhood Plan in place receives 25% of CIL income, while areas (Wards) without an adopted Neighbourhood Plan receive 15%. The Government expects the Council to keep the neighbourhood element of CIL funds in its account and ringfence it for local projects. The remaining balance is allocated to strategic spend, of which 40% is for SANG and 60% for strategic infrastructure.
- 2.3 To date (at 18 January 2023) the Council has received £1,976,767.27 towards the delivery of neighbourhood projects identified by local communities, and £371,962.12 of that is secured for projects in Canalside Ward. Guidance on the process for securing CIL funding for local projects, including a flowchart, is available on the Council’s website at [How we spend the income from the CIL levy | Woking Borough Council](#).

3.0 CIL Application for Funding, All Saints Church, Woodham

- 3.1 Members for Canalside Ward have submitted a CIL application for £10,000 to help fund new energy efficient underfloor heating at All Saints Church, Woodham. This is an additional funding application to help finance the increased cost of building works associated with the project, which is now complete. The amount being sought is a small part of the total additional costs, as shown in the invoice at Appendix 2. All Saints Church is funding the remaining balance for the overall building cost (see also the invoice at Appendix 3) from alternative sources including the National Lottery Community Fund and various Trusts and charities, as detailed in section 8 of the appended CIL Application Form (Appendix 1).
- 3.2 To date, £371,962.12 has been secured for local neighbourhood projects in Canalside Ward, of which £303,218.38 is available once funds already allocated and spent on projects are

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accounted for (at 18 January 2023). The Executive are asked to consider the application and decide whether it meets the agreed criteria for the application to be approved.

3.3 The key requirements that Members should use to assess the application are:

- a. Name of the infrastructure/project that the CIL income will deliver;
- b. A brief description of the project and what it seeks to achieve; and
- c. Evidence of broad community support for the project.

The Government has prescribed that the CIL money can only be used for:

- d. The provision, improvement, replacement, operation or maintenance of infrastructure; or
- e. Anything else that is concerned with addressing the demands that development places on an area.

These criteria should be met by applications for CIL money to fund local community projects. The additional cost of the project that the application relates, and also the original costings from June 2022, are appended to this report.

- 3.4 This application should be considered with regard to the in-principle agreement of the now discontinued Joint Committee on 22 June 2022, which secured £40,000 for the project. This included consideration of broad community support for the project, reference to which is included in the application and an example of which can be found at Appendix 4. The All Saints Church building provides one of the only community buildings in Woodham, and is a vital community and social facility serving both the Woodham community and residents of the Borough (and beyond) more widely. It is both a venue for church services, baptisms, weddings and funerals, and a wider community facility hosting a variety of community groups and social/welfare projects. This includes a Foodbank collection point, a variety of music groups, art exhibitions, craft groups, pilates and space for the LGBT+ community to meet. Further detail can be found in section 9 of the Application Form (in Appendix 1).
- 3.5 As highlighted in the application, the work to update the heating system is now complete. The new heating system enables the community work outlined above to continue to cater to the needs of a growing local population and community. The new heating system is more energy efficient, reduces energy costs and ensures a warm and welcoming space for users. This is considered to improve the Church building's ability to operate efficiently, both for current and future residents, and is particularly pertinent with regard to the current cost of living crisis. The project would make a positive contribution to the Council's Climate Change objectives and actions, and the proposal may be considered to future-proof this element of the Church as a vital element of community infrastructure.
- 3.6 The above outlines reasons to support the application in-principle, based on analysis of the information submitted and as considered by the Joint Committee on 22 June 2022. However, specific consideration should be given to whether the additional £10,000 is justified. The increased cost of building work is evidenced by the invoice submitted in Oct 2022 (Appendix 2) with the original costing shown in Appendix 3 from June 2022. The report to Joint Committee in June 2022 noted the possibility for the actual cost of the project to be higher or lower than the original quote due to changing market conditions and unforeseen circumstances. It was noted then that Canalside Ward had sufficient money available to mitigate a marginal cost increase.
- 3.7 With regard to changing market conditions, it is widely documented that there has been a marked increase in building costs over the last year. The Building Costs Information Service (BCIS) provides a quarterly building cost index which noted a 5.4% increase in Quarter 2 of 2022 compared to Quarter 1, and a 14% increase compared to the same period in 2021 (Quarter 3 2022 information, which would relate to part of the build period, was not available at the time of writing).

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- 3.8 It is noted that this application seeks to fund work undertaken and completed in August 2022. The CIL Regulations 2010, as amended, provides detail at Regulation 60(1) that states “A charging authority may apply CIL to reimburse expenditure already incurred on infrastructure”. This suggests that there is no impediment to supporting the application, with regard to CIL legislation, if it re-imburses costs to All Saints Church.
- 3.9 As a completed project, it is not expected that there would be any further risk of the cost of the project to increase. However, as previously stated, Canalside Ward has a healthy CIL balance with £303,218.38 available, which could mitigate any unforeseen, marginal cost changes linked to this project.

4.0 Corporate Strategy

- 4.1 Woking for All Strategy 2022-2027 outlines priorities for healthier, engaged and greener communities. The proposal is considered to make a positive contribution to these by ensuring an operating community facility that:
- enables a thriving, healthier and engaged community through involvement and participation in a variety of social and cultural activities that take place at All Saints Church;
 - reduces the carbon footprint of All Saints Church and makes a positive impact in delivering the actions of the Climate Emergency Action Plan.

5.0 Implications

Finance and Risk

- 5.1 There are minimal financial implications of this report. These are covered at paragraph 3.9.

Equalities and Human Resources

- 5.2 As detailed in the Impact Assessment, there are no equalities and human resources issues arising from this report.

Legal

- 5.3 This report has been reviewed by Legal Services who have not raised any issues.

6.0 Engagement and Consultation

- 6.1 Engagement has been undertaken to show broad community support for this application, in line with the requirements set out to assess the application. Please refer to paragraphs 3.3 and 3.4. for further detail.

REPORT ENDS