

COMMUNITY INFRASTRUCTURE LEVY

PARISH / TOWN COUNCIL PAYMENTS

(Regulation 62A)

Monitoring Statement as at 31 March 2022

A CIL payment of £20,094.16 was received in April 2020 for development which had taken place in the parish in preceding years. No other CIL payment has ever been received by the Parish Council.

Knowing that a CIL payment was likely to be forthcoming (and understanding the criteria and limitations of what it could and could not be spent upon) the Parish Council had identified a suitable project and obtained a number of competitive quotes in November 2018.

The proposed project is to replace windows, doors etc at the Village Hall to improve energy efficiency etc. SDNPA officers were contacted again by the Parish Council in May 2020 and confirmation received that the CIL money can be spent on this initiative. It was also confirmed that money received should be used within five years of receipt.

The initial quotes for the work (2018) were in the range £15,140 to £21,960 but some companies identified other works that would need doing in conjunction with the project (revised insurance policy and building regulation requirements; deterioration of soffits, guttering, wooden cladding etc; internal re-tiling of window-sills, re-painting etc.)

It became clear that CIL funding alone would not be sufficient to fund the overall project and that a more detailed scope of works, more accurate costings and more fund-raising would be required.

It was agreed that the opportunity should be taken to replace one large (floor to ceiling) window near the southern corner of the hall which was a source of flooding into the hall some years ago. The lower part of the window will be bricked up and a normal-sized window inserted above.

Updated quotes were sought from each of the three initial companies in May 2020 and yielded a range of estimates from £21,480 to £41,172 (including vat). There was some uncertainty as to whether or not the quotations were directly comparable and so it was agreed to undertake a more comprehensive exercise.

More detailed inspections and re-specification work commenced during the Coronavirus pandemic in June 2020 and it soon became clear that additional options should also be explored as part of the process: the scale and nature of the project needed to be reconfigured.

Unfortunately the subsequent Covid lockdown periods prevented a series of site meetings with four prospective contractors which had been arranged to help refine the project brief, remove ambiguity and ensure a level playing field for tenders. These were re-arranged for later in 2021 when it was safe and convenient to do so.

It was already recognised that it was unlikely that the Parish Council would be able to afford all this work at the same time but with quotations for a range of components within an overall brief it was felt that it should be possible to identify priorities, draw up a procurement/execution strategy and make plans for future years (including raising more funding as required).

The Pandemic also had effects on levels of income at the village hall and these uncertainties about loss of income (and contribution to reserves) also delayed the ability to commission work.

Four companies were approached to quote for replacement windows and doors; roof repairs, fascias and soffits; and a replacement external fire exit staircase. Executive Windows & Construction were selected in January 2022 for a total cost of £28,670 (exc VAT) with a start date for works during August being favoured as the school would not be using the hall during that period.

A letter of confirmation was sent to Executive Windows in February with a signed letter and deposit of £6,895.20 following in March. This payment was made from the Parish Council's CIL Reserve, drawing from the £20,094.16 received in April 2020.

At present £13,198.96 of the CIL received in April 2020 remains in an ear-marked reserve within the Parish Council's accounts. All of these remaining funds are due to be paid to the contractors by August 2022 .

*Buriton Parish Council
31 March 2022*