

**Teignbridge District Council
Full Council
26th February 2026
Part i**

Community Infrastructure Levy (CIL) Community Fund

Purpose of Report

To seek approval from Full Council for the implementation of a CIL Community Fund with associated management and scrutiny structures.

Recommendation(s)

The Council RESOLVES to:

1. Implement the CIL Community Fund with assigned governance structures as set out.
2. Delegate authority to the Director of Place, in consultation with Executive Member for Economy, Estates and Major Projects to approve details including the Terms of Reference for the evaluation group, scoring criteria detail and weighting.

Financial Implications

Provision has been made in the Capital Programme for the provision of this fund. A representative from Finance will attend the bid evaluation group.

Gordon Bryant - Head of Financial Services and Audit

Email: gordon.bryant@teignbridge.gov.uk

Legal Implications

There are no direct legal implications arising from this report. Any transfers of funds will take place under a formal legal agreement.

Charlie Fisher - Democratic Services Manager and Monitoring Officer

Email: charlie.fisher@teignbridge.gov.uk

Risk Assessment

These are as set out in section 3.3.

Tom Pearce – Principal Strategy and Policy Officer

Email: tom.pearce@teignbridge.gov.uk

Environmental/ Climate Change Implications

There are no direct environmental or climate change implications arising from this report - controls are outlined in section 3.4

Tom Pearce – Principal Strategy and Policy Officer

Email: tom.pearce@teignbridge.gov.uk

Report Author

Tom Pearce – Principal Strategy and Policy Officer

Email: tom.pearce@teignbridge.gov.uk

Executive Member

Cllr David Palethorpe – Executive Member for Economy, Estates and Major Projects

Background Papers

1. [Community Infrastructure Levy \(CIL\) - Teignbridge District Council](#)
2. [The Community Infrastructure Levy Regulations 2010](#)

Appendices

1. CIL Bid Evaluation Group Terms of Reference
2. CIL Match Fund Bid Evaluation Sheet
3. Town and Parish Guidance

1. Purpose

This report proposes the creation of a Community Infrastructure Levy (CIL) Community Fund, which Towns and Parishes can bid into for up-to-match funding of infrastructure projects in their communities.

2. REPORT DETAIL

2.1. Overview

- 2.1.1. Teignbridge District Council, as the planning authority, has set out a schedule for the charging of Community Infrastructure Levy (CIL), and collects this from developers for use on projects which address the demands development places on communities within the district.
- 2.1.2. Town or Parish Councils where development takes place are assigned a portion of this levy – 15% as standard, rising to 25% where the Town or Parish has an adopted Neighbourhood Plan.
- 2.1.3. This proposal is to allocate a proportion of the CIL which Teignbridge collects, set at £200,000 per annum for the next four years, to a CIL Community Fund. This will be available as up-to match funding (with TDC funding a maximum of 50% of the project) for Towns and Parishes across the district to bid into for infrastructure projects they wish to deliver in their area.
- 2.1.4. There will be a minimum bid value of £1000 to ensure funding allocated for projects is proportionate to the costs of processing a bid, and a maximum bid value of £100,000 as the fund aims to open up smaller funding allocations held by Town and Parish Councils to deliver meaningful projects but is not intended to deliver larger strategic projects which are covered by the Infrastructure Delivery Plan.
- 2.1.5. To ensure that funds are used on the delivery of projects which have a sound evidence base developed through consultation and engagement with the communities in which they are to be delivered, projects aligning with an approved Infrastructure Plan developed by Towns or Parishes will be strongly favoured in the scoring.
- 2.1.6. Where Towns and Parishes do not have an agreed Infrastructure Plan they will be supported to develop one for their area through signposting to

resources, peer support and best practice examples. Teignbridge has published a template to aid Towns and Parishes to create an Infrastructure Plan on the CIL area of our website.

- 2.1.7. Towns and Parishes within the area of Teignbridge where Dartmoor National Park is the planning authority will be able to bid for this up-to match funding, in line with the Community Infrastructure Levy Regulations 2010 reg. 59(3); *'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.'* Projects brought forward in these towns and parishes will be assessed to ensure they will benefit the wider vitality of Teignbridge and support facilities which will be available to all district residents.
- 2.1.8. Projects brought forward will be subjected to robust evaluation against financial, practical, equality and inclusion, and environmental criteria to ensure that they are deliverable, align with our strategic aims and will positively impact the community.
- 2.1.9. The evaluation will be carried out by a board consisting of the relevant Executive Member, the Senior Leadership Team, Senior Management Team, and the Strategy and Policy team.
- 2.1.10. This evaluation will include an assessment to ensure all funding and expenditure is in accordance with the CIL regulations and MHCLG guidance.

3. Implications, Risk Management and Climate Change Impact

3.1. Financial

- 3.1.1. The proposed expenditure will solely be funded through allocation of Community Infrastructure Levy (CIL) funds received from developers. The proposed fund earmarks £200,000 of this levy per year for up-to match funding of project brought forward by Towns and Parishes.

- 3.1.2. Officer resource required to implement and administer this system will be provided through the existing Strategy and Partnerships service with no additional revenue funding requirements.

3.2. Legal

- 3.2.1. The transfer of any funds to Town or Parish Councils will be subject to legal agreements regarding the use of the funds. Standard templates will be set up for these agreements.
- 3.2.2. These agreements will need to reflect any changes under Local Government Reorganisation, particularly around projects which may be initiated prior to, but completed after the creation of any new unitary authority.

3.3. Risks

- 3.3.1. Risks include the reliance on Town and Parish Councils to come forward with suitable projects, the potential for Town and Parish Councils to come forward with more projects than we can fund or support, the risk of a large number of smaller projects which require more officer time to administer, and the risk of projects requiring additional funds to complete due to budget shortfalls post commencement. These risks can be mitigated through minimum project values, requirements for contingency in budgets, and robust bid evaluation.
- 3.3.2. Local Government Reorganisation (LGR) will likely be implemented during the lifespan of this project, with a new unitary authority coming into force. This will require sufficient governance and control procedures to mitigate the risk of uncompleted projects being affected by this change. This will be included in both the Terms of Reference for the project board, and the legal agreements on project funding.
- 3.3.3. Under the current CIL regulations, unspent CIL funds from Town and Parish Councils may be requested to return to TDC after 5 years. There is a risk that returns to TDC could be affected by this proposal; whilst these returns could increase the CIL spending power of the authority, these returns would also increase demands on TDC resources to bring forward projects using these funds.

3.4. Environmental/Climate Change Impact

- 3.4.1. There are no direct climate impacts arising from this report. Individual project proposals will be reviewed for their environmental/climate change impact as they are brought forward.
- 3.4.2. There are anticipated positive environmental impacts as projects could include renewable energy schemes, green infrastructure projects, active travel elements such as foot and cycle paths, community transport etc.

4. CONSIDERATION OF ALTERNATIVE OPTIONS

- 4.1. The alternative options to the proposed recommendation are:
- Discontinue the process, with Towns and Parishes receiving the proportion of CIL due to them for development in their area, and TDC spending the CIL we retain independently. This will prevent areas with less development from spending their CIL effectively on larger more impactful projects and may risk low value CIL payments being unable to be spent. This may increase the amount of CIL available to TDC following returns from Towns and Parishes unable to make spend within the 5-year period.
 - Amend the proportion of CIL allocated to this up-to match fund; if reduced this will limit the number of projects/Towns and Parishes that can be supported, any increase would need to be considered against the other infrastructure priorities and projects currently assigned this funding in the capital programme.

5. CONCLUSION

- 5.1. Community Infrastructure Levy funds are a valuable opportunity to bring forward community led projects within Teignbridge, supporting the leisure, social, transport and public realm facilities that residents rely on. This match fund proposal will support both Teignbridge District Council, and Towns and Parishes across the district, to spend CIL more effectively on higher value, higher impact projects delivered in partnership across both tiers of local government.