



Eich cyf/Your ref  
Ein cyf/Our ref

Chief Planning Officers  
One Voice Wales

8 April 2013

Dear Colleague,

**COMMUNITY INFRASTRUCTURE LEVY:  
AFFORDABLE HOUSING AND 'MEANINGFUL' AMOUNT FOR LOCAL COMMUNITIES**

On behalf of Carl Sargeant AM, Minister for Housing and Regeneration, I wish to draw to your attention a recent decision made by the UK Government regarding two specific elements of the Community Infrastructure Levy (CIL). As you are no doubt aware the CIL is a non-devolved matter which applies to both England and Wales. As the CIL has implications across many local authority departments I would be grateful if you could ensure that all the relevant departments within your local authority are made aware of the content of this letter.

Affordable housing

The UK Government previously decided not to include affordable housing within the CIL remit. There is no change in this position. Therefore, local authorities should continue to consider how best to use Section 106 agreements to bring affordable houses forward, in line with Local Development Plan (LDP) policies.

'Meaningful amount' for local communities

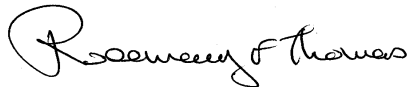
The Localism Act 2011 introduced a power to require local authorities in England and Wales to pass a 'meaningful' proportion of the CIL receipts to neighbourhoods. Contained within the 2011 Act was a definition of neighbourhoods, which applies to England only. In Wales, for the purposes of receiving a proportion of CIL receipts, the equivalent definition is a Community Council. The precise definition of what constitutes a 'meaningful' amount has not been specified, until now.

The UK Government has concluded that, for Wales, 15% of CIL revenues should be passed on to Community Councils. Where community councils do not exist, or where the community council does not have the capacity to identify, spend and account for the receipt of such funds, the charging authority will retain the CIL receipts but will be required through

statutory guidance to engage with community councils where development has taken place to agree how best to spend the funding.

I am notifying you of these decisions so that local authorities who are considering whether to introduce a CIL in the future are aware of this important issue and reflect the matter accordingly in any schedule. Regulations and statutory guidance will follow later this year. The announcement was made by the UK Government Planning Minister Nick Boles which can be found through the following link: <https://www.gov.uk/government/news/communities-to-receive-cash-boost-for-choosing-development>

Yours sincerely

A handwritten signature in black ink that reads "Rosemary Thomas". The signature is written in a cursive style with a large initial 'R'.

**ROSEMARY THOMAS**

**Chief Planner/Deputy Director  
Department for Housing and Regeneration**