

STRATEGIC COMMUNITY INFRASTRUCTURE LEVY BIDDING PROSPECTUS 2022-2025



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FOREWORD

Maidstone Borough Council (MBC) is committed to embracing growth and enabling infrastructure, and the Council's decision to introduce the Community Infrastructure Levy (CIL) is integral to achieving this strategic priority.

The Council has an adopted Local Plan in place and is in the process of reviewing it through the Maidstone Local Plan Review. These plans will see continued growth across the borough, particularly housing, and it is vital that our infrastructure delivery continues to keep track with this growth.

All known infrastructure projects are already featured in the MBC Infrastructure Delivery Plan, but others will also be considered if they are consistent with the Council's strategic priorities that are set out within the prospectus.

Also, the Covid pandemic has brought about many changes to our daily lives and routines, some of which will be temporary, and others longer lasting, such as a definite shift to homeworking. The Council is keen to understand and recognise these changes, in terms of the types of infrastructure that it will support in the future. Similarly, as central, and local government endeavour to build the post pandemic recovery, there will be new funding streams available for infrastructure projects, and so our prospectus encourages CIL bids that could help unlock such funding for ever more ambitious and transformative projects.

Furthermore, the Council recently acknowledged the emerging climate and biodiversity emergencies, as has our upper tier authority, Kent County Council. Therefore, MBC is keen to fund projects that are consistent with addressing these issues too.

Finally, the Council wishes to establish and sustain productive partnerships with our infrastructure delivery partners, so that there can be a shared focus upon delivery over the longer term. Indeed, MBC has allocated a further £5m within its own capital programme that it can use to top-up the amount of CIL monies available.

The Council will make forward allocations of CIL monies already held by the Council, so infrastructure delivery partners can plan with certainty.

We look forward to receiving your proposals.

MBC Chair & Vice Chair, Strategic Planning & Infrastructure Committee

INTRODUCTION

The 2021/22 Strategic Community Infrastructure Levy (CIL) bidding cycle is open for bids from the 1 February 2022 until the 31 March 2022.

The guidance within this prospectus aims to provide assistance to those completing a Strategic CIL Bid Application Form. (The Application Form is included within this prospectus.) MBC strongly advises that potential bidders read the guidance contained within this prospectus prior to completing an application form. If submitting a bid, all questions on the application form should be answered in full.

All your personal information will be held and used in accordance with the General Data Protection Regulations (GDPR). For details of how we gather, define, and use your information please see our Privacy Notice.

If you are interested in preparing a bid, but unsure about any aspect, you are encouraged to contact the CIL Team via CIL@maidstone.gov.uk

Completed application forms should be submitted alongside all supporting evidence to CIL@maidstone.gov.uk by the deadline of the 31 May 2022.

WHAT IS CIL?

The Community Infrastructure Levy (CIL) is a charge on certain types of development in Maidstone. The money collected is then used to fund the infrastructure across the borough which is needed to support new development. (The Council implemented CIL in October 2018.)

In accordance with the CIL Regulations 2010 (as amended), the expenditure of CIL funds is divided as follows:

- 5% is retained by Maidstone Borough Council to fund the administration associated with the operation of the CIL.
- 15% is for 'Neighbourhood CIL' which is made available to Parish Councils (capped at £100 per council tax dwelling) where development has taken place, or 25% (uncapped) in areas with a 'made' Neighbourhood Plan.
- 70-80% is for 'Strategic CIL' which will be allocated to strategic infrastructure projects by Maidstone Borough Council, in accordance with the approved CIL Governance arrangements. **This is the portion of CIL subject to allocation through this CIL bidding cycle.**

WHAT CAN CIL BE SPENT ON?

The CIL Regulations 2010 (as amended) state that the Council must spend Strategic CIL funds on 'the provision, improvement, replacement, operation or maintenance of infrastructure necessary to support growth'.

Strategic CIL is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development.

WHAT IS INFRASTRUCTURE?

The Planning Act 2008 prescribes that infrastructure includes: roads and other transport facilities, flood defences, schools and educational facilities, medical facilities, sporting and recreational facilities and open spaces. This definition accords with the MBC Infrastructure Funding Statement 2020/21 which the Council will spend Strategic CIL in accordance with.

Bids failing to meet this definition will be assessed as invalid.

INFRASTRUCTURE DELIVERY PLAN

The Council's [Infrastructure Delivery Plan](#) (IDP) contains all known infrastructure required to support the sustainable delivery of the adopted Local Plan. Each scheme within the IDP has potential funding sources identified for example from CIL, S106, government grants or match funding.

MBCs Infrastructure Funding Statement 2020/21 outlines the range of infrastructure categories and infrastructure projects identified for CIL funding within MBCs current Infrastructure Development Plan.

MBC would welcome bids for strategic CIL funds from those schemes with 'CIL' listed as a potential source of funding to deliver MBC's local plan. Prioritisation will be given to those schemes whose delivery is identified in the IDP as both 'critical' and 'short term.'

The IDP is reviewed and updated annually.

WHAT IS NOT ELIGIBLE FOR STRATEGIC CIL FUNDING?

The following will not be eligible for Strategic CIL funding:

- Projects that do not meet the requirements of the CIL Regulation 59 2010 (as amended) i.e., for the provision, improvement, replacement, operation, or maintenance of infrastructure to support development across Maidstone borough
- Projects that are not defined as 'infrastructure'

- Ongoing revenue costs for existing infrastructure
- Repayment of money or interest borrowed for the purposes of funding infrastructure
- Annual maintenance or repair for existing infrastructure
- VAT that you can recover

HOW MUCH STRATEGIC CIL MONEY IS AVAILABLE?

Following the coming into effect of the Council's CIL charging schedule on 1 October 2018, CIL began being collected in 2019. In order to accumulate a sufficient amount of money towards infrastructure, the Council has now approved the CIL governance arrangements to allow for an annual bidding cycle for the allocation of Strategic CIL receipts from 2019 to 2021 to enable the delivery of specific infrastructure projects that will support development in the borough.

- The Council forecasts that circa £12m of CIL will have been collected by the Council by 31st March 2025, and this will be combined with a £5m contribution from the Council's own resources, to give a total of 17m of infrastructure funding potentially being available to bidders.
- The Council intends to allocate its predicted CIL income for the period 2022-25 in this bidding round, but ultimate final allocations will be subject to actual annual.
- Some successful bids will have funds made available to them immediately, whilst others will receive provisional allocations, whereby the Council awaits the accrual of further CIL monies over the course of 22/23, 23/24 and 24/25. Therefore, this period of accumulation of funds may reduce the annual frequency of the bidding rounds.
- It is important to note that whilst an estimate of future CIL income can be made for the forthcoming years, actual income is entirely dependent upon the rate at which any CIL liable development is delivered, and the monies paid.

The Council cannot allocate more funds than are available therefore applicants are encouraged to consider the total monies available when developing a bid.

Estimated Strategic CIL funds projected to be available over the next five years are shown in **Appendix C**.

BID PROCESS

WHO CAN APPLY?

Any infrastructure delivery person, body or organisation may bid for Strategic CIL funds to help deliver eligible infrastructure projects in the borough.

WHEN CAN YOU APPLY?

The following timetable will apply for the 2021/22 Strategic CIL bidding cycle:

Dates	Process
1 April- 31 May 2022	CIL Bidding cycle opens
June – July 2022	Officers validate and score the bids received against the Strategic CIL Bid-Scoring Criteria
August – September 2022	Valid bids reviewed by the CIL Steering Group
October 2022	Decisions made by Strategic Planning & Infrastructure Committee

WHAT NEEDS TO BE SUBMITTED?

You will need to submit:

- A completed Strategic CIL Bid Application Form
- All other evidence and supporting documentation

Bids should be submitted to: CIL@maidstone.gov.uk

WHEN WILL YOU KNOW THE RESULT OF YOUR APPLICATION?

The final decision on which projects will receive Strategic CIL funds is made by the Strategic Planning and Infrastructure Committee in October 2022.

Applicants will be informed of this decision in writing, following this committee meeting.

WHERE CAN YOU FIND MORE INFORMATION?

Information on Maidstone's Community Infrastructure Levy can be found on the Council website www.maidstone.gov.uk/cil

If you have any questions regarding the bidding process or your application, please contact CIL@maidstone.gov.uk

BID ASSESSMENT

GOVERNANCE

The Council has approved the CIL governance arrangements for the allocation of Strategic CIL receipts to enable the delivery of specific infrastructure projects that will support development in the borough.

The assessment will include the use of a scoring criteria for evaluating bids for infrastructure. The 'Strategic CIL Bid Scoring Criteria' which will be used for assessing bids is included in Appendix B.

We advise applicants to carefully consider the scoring criteria and Maidstone's IDP <https://localplan.maidstone.gov.uk/home/documents/local-plan-review-documents/regulation-19/MBLP-IDP-2021-publication-version.pdf> when preparing a bid, as we will use it to help determine how well the proposed infrastructure project delivers benefits to residents and businesses within Maidstone. We will only assess a bid using the information provided; any supporting evidence or additional information should accompany the submission of a bid.

The scoring of valid bids will be presented to the CIL Steering Group, who will meet to discuss and consider the merits of each valid bid. In addition to the scoring, the CIL Steering Group will discuss, and consider, each bid against the available Strategic CIL, as well as the potential strategic impact of each project. Following this, the CIL Steering Group will make recommendations to the Strategic Planning and Infrastructure (SPI) Committee on the allocation of Strategic CIL funding.

The SPI Committee will then consider the recommendations of the CIL Steering Group and have the final approval of successful bids.

It should be noted that the CIL Bidding process is competitive and not all applications will receive funding. It is also not necessary for the CIL Steering Group and SPI committee to allocate all CIL funds available in each bidding round. If schemes are not deemed high priority in accordance with the IDP priority projects, the CIL may not be allocated and could be reserved for the next CIL bidding cycle. There is no right of appeal against decisions on the allocation of Strategic CIL funding.

WHAT IS THE CIL STEERING GROUP?

The CIL Steering Group has been established by Maidstone Borough Council to make recommendations to the Strategic Planning and Infrastructure Committee on the allocation and expenditure of Strategic CIL. The CIL Steering Group membership is comprised of Director of Regeneration and Place (Chair), Head of Planning, Head of Finance (delegate), Head of Legal (delegate), Principal Planning Officer (Strategic Planning), and CIL Team Leader.

WHAT MAKES A GOOD STRATEGIC CIL BID?

You are advised to carefully consider the Strategic CIL Bid Scoring Criteria included in Appendix B when preparing your bid. Other aspects to consider when compiling a bid include:

- Ensuring the application form is fully complete, keep **wording for the answers to a minimum** and all relevant supporting evidence is included with the bid. We will only assess a bid using the information provided; any supporting evidence or additional information should be included within the submission.
- Ensuring that your proposed project meets the definition of infrastructure, as defined by the Planning Act 2008. Bids failing to meet this requirement will be assessed as invalid.
- If landowner consent is required to deliver the project, gaining, and evidencing this within the bid submission.
- Ensuring that you include evidence of existing demand on infrastructure and how your project will address this existing demand. Where the project intends to remedy pre-existing deficiencies, you must evidence how those deficiencies will be made more severe by new development.
- Demonstrate how the scheme aligns with Maidstone's corporate priorities and helps to deliver the corporate outcomes as set out in the Maidstone Strategic Plan 2019-2045. The stronger the alignment, the higher the prioritisation.
- Make clear how much CIL funding is required for the project. Applications left blank or unknown will not be prioritised.
- Make clear where the allocation of strategic CIL funds may unlock alternative funding sources.
- Carefully considering the timing of your project. Projects identified in the IDP as 'critical' and to be delivered in the 'short term' will be prioritised. Within your application you must include a detailed timeline of the project. Applications that do not have a start date will not be prioritised. We understand that delays can occur, however, extended delays will call into question the deliverability of the project.
- If your project is large, consider breaking it down into phases. Funding may be easier to secure in smaller more manageable parts. Large-scale projects will be more successful if there are strong communication links between all involved parties and where match funding is successfully utilised.
- We would strongly advise that you provide a detailed cost estimate for the proposed infrastructure, provided by a suitably experienced Quantity Surveying and Project Management company, inclusive of any anticipated cost inflation and an appropriate contingency sum too.
- Make clear the potential risks involved in your project and set out proposed mitigation measures to minimise the identified risks to delivery.

- If your project needs planning permission or requires other approvals, where appropriate start progressing these before you apply for funding or build in securing these approvals into your project timeline.

CAN I SUBMIT MORE THAN ONE BID?

Yes. There is no limit to the number of projects an organisation can submit

BID OUTCOMES

SUCCESSFUL BIDS – CIL GRANT AGREEMENT

If your bid for CIL funds is successful, you will be notified by the Council in writing. Maidstone Borough Council as the funder will require you to enter a CIL Strategic Spend Grant Agreement, subject to appropriate subsidy control advice being secured and submit a project plan before the CIL grant of funds is made available.

This agreement sets out the terms and conditions on which the grant of funds is made by the Council to you, the recipient. These terms and conditions are intended to ensure that the grant is used for the purpose for which it is awarded; compels reporting of the funds by the recipient; and includes a clawback clause in the event the funds are not used in accordance with the agreement.

Projects should not commence prior to the completion of the CIL Strategic Spend Grant Agreement and if they do any costs are incurred at your risk.

UNSUCCESSFUL BIDS

The assessment process is competitive and not all applications will be funded. If your bid for CIL funds is not successful during this round, you will be notified in writing by the Council. A report presented to Strategic Planning and Infrastructure Committee, along with minutes of the meeting, will be publicly available showing the outcome of the assessment process. There is no right of appeal against the decision.

Should you wish to be considered for the allocation of CIL funds in the future, you will need to reapply when the next bidding round opens.

MONITORING

Maidstone Borough Council is required to prepare a report (Infrastructure Funding Statement) outlining how much CIL has been collected, how much CIL has been spent, and on what items, during the financial year. This report must be published by 31 December following the end of the financial year.

Details of the progress, completion, evidence, and community benefit of successful projects would be required and should be sent to Maidstone Borough Council upon request in accordance with the grant agreement.

All your personal information will be held and used in accordance with the General Data Protection Regulations (GDPR). For details of how we gather, define, and use your information please see our Privacy Notice:

<https://maidstone.gov.uk/home/privacy-and-cookies/personal-information>

PUBLICITY

If a bid successfully secures Strategic CIL funding, you will need to agree to publicise the support of Maidstone Borough Council. The Council reserves the right to use images of the project resulting from the award of the CIL funding as part of any publicity material.

APPENDIX A: STRATEGIC CIL BID APPLICATION FORM

Section A: Applicant Contact Information

Contact:	<i>Click or tap here to enter text.</i>
Organisation:	<i>Click or tap here to enter text.</i>
Address:	<i>Click or tap here to enter text.</i>
Phone no:	<i>Click or tap here to enter text.</i>
Email Address:	<i>Click or tap here to enter text.</i>

Section B: Project Overview

Project Title:	<i>Click or tap here to enter text.</i>
Description of the project proposal:	<i>Click or tap here to enter text.</i>
Full Address of project location (if applicable):	<i>Click or tap here to enter text.</i>
Landowner (If landowner consent is required to deliver the project, this must be gained and evidenced as part of this bid application. Please note landowner consent is not the same as planning permission):	<i>Click or tap here to enter text.</i>
Identify any project partners and their role within the bid:	<i>Click or tap here to enter text.</i>
I confirm that to the best of my knowledge this project is eligible for CIL funding; this project would use CIL to fund the provision, improvement, replacement, operation, or maintenance of infrastructure to support the development in Maidstone (Tick to confirm). <input type="checkbox"/>	
I confirm that to the best of my knowledge this project is infrastructure as defined by section 216(2) of the Planning Act 2008 (as amended by Community Infrastructure Levy Regulations 2010/948 Pt 7 reg.63(4)) (Tick to confirm). <input type="checkbox"/>	

Section C: Project Specifics

1) How does this project support the development of Maidstone?
<i>Click or tap here to enter text.</i>
2) Is the scheme identified in the most recently published IDP?
<i>If yes, please identify which category the scheme falls under: Highways & transportation/Education provision/Health provision/Social & community infrastructure/Public services infrastructure/Green & Blue infrastructure/Flood prevention & mitigation</i>
3) Are you or your organisation capable of carrying out this project?
<i>If the applicant is not the landowner, evidence should be provided that the landowner is supportive of this project and its delivery. If the project delivery is reliant on the cooperation of other parties' evidence of a commitment to support this project should be provided.</i>
4) Will the project contribute towards the delivery of the adopted/emerging Maidstone Borough Council Local Plan?

Click or tap here to enter text.

5) How does this project link to the Maidstone Borough Council Corporate Strategy?

Click or tap here to enter text.

6) How does this project support the aims and targets of the Council's Biodiversity Climate Change Strategy?

When completing a bid application please ensure you have read the https://maidstone.gov.uk/_data/assets/pdf_file/0005/380228/Biodiversity-Climate-Change-Strategy.pdf and include detail on how the project will support the aims and targets of these documents. For example, include details of how the project will actively reducing emissions or utilise renewable energy.

Click or tap here to enter text.

7) How does this project provide a public benefit?

Please include detail, with evidence, of the how the public benefits will be provided. Indicate which geographical area(s) will receive this benefit. You may wish to reference published documents which demonstrate the need for this project, for example:

Click or tap here to enter text.

8) Is this project supported by other stakeholders?

You should provide evidence of any support referenced alongside this application form; without evidence it will not be considered within the Scoring Criteria. Consider providing detail and evidence of support for example from the: local community, county council, borough council, parish council, relevant service providers, and any other relevant stakeholders.

Click or tap here to enter text.

Section D: Project Finances

1) What is the total cost of the project?

Please provide a breakdown of the Total Scheme Cost (TSC) inclusive, of land, construction works, fees, and contingency.

2) What is the amount of CIL funding being sought for this project?

Please indicate whether the requested amount of CIL is required to deliver the project, as well as all the other funding sources and sums (for example S106) that will be required too

Click or tap here to enter text.

3) Provide a detailed summary of the CIL funding request and what it will be used for.

This must include a breakdown of what the CIL funding will be used for within the project, e.g., state specific values for feasibility works and building costs.

Click or tap here to enter text.

4) What funding does this project currently have?

If the project currently has funding, please include details of the source, amount and any conditions associated with the funding (e.g., deadlines for expenditure).

Click or tap here to enter text.

5) Have you previously sought or received CIL funding for this project?

If yes, provide details.

Click or tap here to enter text.

6) Has or is this project expected to receive funding through Section 106?

If known, please give details of the relevant planning permissions and whether these funds have been collected.

Click or tap here to enter text.

7) Does this project have or unlock additional funding from other sources?

If applicable, include further detail, e.g., status of funding, details of identified or secured sources, amount applied for, amount secured, deadlines for expenditure.

Click or tap here to enter text.

8) Is there a related revenue spend for this project?

If so, include detail or how this will be funded. Including details of funding amount, source and whether this has been agreed/secured.

Click or tap here to enter text.

9) In the eventuality that the full amount of CIL requested is not awarded, how would this impact the project?

If this Council were unable or unwilling to allocate this project the full amount of funding requested within this application form, would it still be possible to deliver this project? If only a partial award of funding were to be offered, is there an alternative amount of funding that would still allow delivery of the project (to standards specified within this application)? If the Council were to only award partial funding, how would the funding gap for this project be addressed?

Click or tap here to enter text.

If your project could be delivered by a lower cost option, alternative proposal, or through a phased approach, we would encourage you to submit separate application form detailing the alternative approach,

Section E: Project Delivery

1) Provide a detailed project plan

This must include specific dates (including proposed project commencement date), key tasks and milestones, phasing, and resources required at each stage, and the project risk register. Click or tap here to enter text.

2) What is the overall timescale for delivery of this project?

Click or tap here to enter text.

3) Is the delivery of this project dependent on other projects?

If so, provide further detail of this project's link's to associated projects, and how this has the potential to impact the delivery of this project

Click or tap here to enter text.

4) Is this project ready to commence once CIL funding is secured?

If no, include details as to why this project will not be ready to commence once CIL funding is secured. For example, awaiting to secure other funding sources and/or planning permission

Click or tap here to enter text.

5) Are there any physical or environmental factors that may impact this project?

If so, include details about the measures that will be used overcome these factors

Click or tap here to enter text.

6) Will this project require planning permission?

If so, provide detail on the progress of such planning permission. For example, Pre-Application advice received, planning application is pending, etc. If there have been discussions with the Local Planning Authority, please include the relevant planning references.

Click or tap here to enter text.

7) Are there any licences or other approvals required for this project?

If so, provide detail including any discussions or advice that has been received from the relevant approving body.

Click or tap here to enter text.

8) What measures have been explored to minimise this risk of the project not being delivered?

Consider including details on contingency plans and the measures that have been explored to minimise the risk of the project not being delivered.

Click or tap here to enter text.

9) What are the arrangements for on-going operation and maintenance of the infrastructure assets after the completion of this project?

Consider including details on responsible parties and funding arrangements.

Click or tap here to enter text.

Section F: Equality and Diversity

1) Will any protected group benefit or be affected by this project?

If the Council consider it necessary, please be aware that you may be required to complete an Equality Impact Assessment.

Click or tap here to enter text.

Section G: Declaration

To the best of my knowledge the information I have provided on this application form is correct.

I/We confirm that if Maidstone Borough Council agrees to allocate Strategic CIL funds for the project specified within this application, then these funds will be used exclusively for the purposes described within this application form.

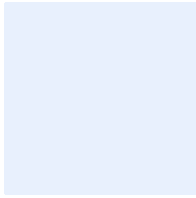
I/We recognise the Council's statutory rights as the CIL Charging Authority, which includes provisions to reclaim unspent or misappropriated funds.

Privacy Notice: By signing this form, the applicant agrees <https://maidstone.gov.uk/home/privacy-and-cookies/personal-information>

All organisations involved with the application will need to sign and date the form.

Applicant signature:

Signed:



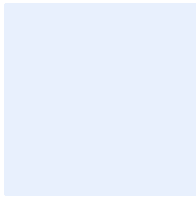
Click or tap here to enter text.

Organisation: *Click or tap here to enter text.*

Date: *Click or tap to enter a date.*

Supporting organisation signature (if applicable):

Signed:



Click or tap here to enter text.

Organisation: *Click or tap here to enter text.*

Date: *Click or tap to enter a date.*

Once completed, please email your application form and supporting evidence to: cil@maidstone.gov.uk

APPENDIX B: STRATEGIC CIL BID SCORING CRITERIA

Applicant	
Project location	
Project description	
Amount of CIL funding requested	
Total project cost	

Mandatory Requirements

For a project to be scored against the scoring criteria all mandatory requirements must be satisfied:

- The application form must be completed satisfactorily.
- The organisation must be capable of carrying out the proposed project*.
*If landowner consent is required to deliver the project, this must be gained and evidenced as part of the bid application.
- The project must meet the terms of the CIL Regulations 2010, as amended:
 - The project must be clearly defined as ‘infrastructure’; as per the Planning Act 2008 (as amended by CIL reg 63 (4)).

- Funding must be for the provision, improvement, replacement, operation, or maintenance of infrastructure to support the development of the area.
- The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development.

Scoring Criteria

If a project fulfils the mandatory requirements Officers will assess it against the following scoring criteria:

Delivering Growth (45)

1) Will the project contribute towards the delivery of the adopted/emerging Local Plan?

Strong link to the delivery of the Local Plan (15)	Some link to the delivery of the Local Plan (10)	Very little direct delivery of the Local Plan (5)	No contribution to delivery of the Local Plan (0)
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2) What is the status of the project in the Infrastructure Delivery Plan (IDP)?

Critical (20)	Essential (15)	Desirable (10)	Other (5)	Not in the IDP (0)
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3) Does the project link to the Maidstone Borough Council Corporate Strategy?

Strong link to Council priorities (10)	Some link to Council priorities (5)	No link to Council priorities (0)
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Environment (10)

4) Does the project support the aims and targets of the Council's Biodiversity Climate Change Strategy?

Strong support (10)	Some support (5)	No/limited support (0)
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Community Support (30)

5) Is there evidence of a public benefit of the project?

Evidence of local and wider public benefit (10)	Evidence of local public benefit (5)	No/limited evidence of public benefit (0)
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6) Is there evidence that the local community support the project?				
Significant evidence of community support (20)	Some evidence of community support (10)	No/limited evidence of community support (0)		
Project Cost (25)				
7) Is the project value for money (VfM)? (considering comparison of quotes provided, costs against benchmark costs, potential benefits and outcomes for the Borough, alternative funding sources available and the need for CIL, the added value which CIL could bring to the scheme)				
Excellent evidence that all aspects of the project are VfM (10)	Good evidence that most aspects of the project are VfM (7)	Some evidence that aspects of the project are VfM (5)	Limited evidence that the project is VfM (3)	Evidence does not demonstrate project is VfM/Unknown (0)
8) Does the project have or unlock additional funding from other sources (e.g., grants or match- funding)?				
Over 75% funding from other sources (10)	50-74% funding from other sources (7)	25-49% funding from other sources (5)	Up to 25% funding from other sources (3)	No funding from other sources / Unknown (0)
9) If the project has or unlocks funding from other sources, what is the status of this funding?				
Subject to CIL, funding secured/approved (5)	Alternative funding not currently applied for/secured/approved (3)		No funding from other sources/ Unknown (0)	

Deliverability (35)

10) What evidence is there to suggest the project is deliverable? (consider feasibility; if planning permission would be required; what type of bid is the project, e.g., feasibility, preliminary works, or project; is there a project plan which includes timetabling and resources; what measures have been explored to minimise the risk of the project not being delivered)

Strong evidence supporting deliverability of the project (15)	Good evidence supporting deliverability of the project (10)	Some evidence supporting deliverability of the project (5)	No/limited evidence supporting deliverability of the project (0)
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11) What is the delivery timescale for the project?

Immediate (10)	Up to 5 years (6)	5-10 years (3)	More than 10 years / Unknown (0)
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12) Have details been given as to how on-going maintenance will be provided for and the identification of the responsible party for the maintenance?

Evidence of provider and cost for maintenance (10)	Evidence of provider but no cost for maintenance; <i>or</i> no evidence of provider but cost for maintenance (5)	No/limited evidence of provider or cost for maintenance (0)
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Project Score	/145
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APPENDIX C: FUTURE ESTIMATED STRATEGIC CIL INCOME

Estimated future CIL funds projected to be available over the next five years, based on the Council's published five year housing land supply ([Local Plan Monitoring - MBC Local Plan \(maidstone.gov.uk\)](#)).

	2019/20 (Actual)	2020/21 (Actual)	2021/22 (Projected)	2022/23 (Projected)	2023/24 (Projected)	2024/25 (Projected)
Strategic CIL collected/ projected	£454,924	£973,866	£3,292,987	£3,097,698	£2,525,678	£1,756,257
Additional funds (e.g., Capital Budget)	£0	£5,000,000	£0	£0	£0	£0
Total funds available/ projected for bidding per year	£454,924	£5,973,866	£3,292,987	£3,097,698	£2,525,678	£1,756,257
Cumulative funds, year on year	£454,924	£6,428,790	£9,721,777	£12,819,475	£15,345,153	£17,101,410

It is important to note that whilst an estimate of future CIL income can be made for the forthcoming years, actual income is entirely dependent upon the rate at which any CIL liable development is delivered, and the monies paid.

Furthermore, the Government are considering possible changes to the developer contributions system; and the Council is at the early stages of reviewing the adopted CIL Charging Schedule. Both factors could alter the amount of CIL income available to spend in future years.

