

To Councillors: J Aldridge, A Baker, S Compton, B Cummings, M Gemmell Smith, C Jacques, A Layland, M McArthur (Chair), S McGregor, V Parker, A Read, M Stockdale, J Streets, S Sumner, B Todd.

Notice is hereby given of a Community Infrastructure Board Committee Meeting to be held in Rickards Hall on 23 February 2026 at 7:30 pm, which Councillors are summonsed to attend.

Town Clerk
18 February 2026

To assist in the speedy and efficient dispatch of business members wishing to obtain factual information on items included on the Agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Council Meetings may be recorded. Any person intending to make recordings is advised to notify the Clerk in advance so that appropriate arrangements can be made

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Meeting Papers & Report

1 **To receive apologies for absence**

2 **Declarations of Interests or Predetermination**

The disclosure must include the nature of the interest. If an interest becomes apparent to a member during the course of a meeting that has not been disclosed under this item, the member must immediately disclose it.

A declaration has been granted to all members to enable them to discuss matters relating to Land and Buildings the Council owns and Council facilities

3 **To receive, approve and sign the minutes of the Community Infrastructure Board Meeting held on 1 December 2025 (pages 2023-117/1-7).**

 Community Infrastructure Board | 01 December 2025 v.1 - Minutes (Pages 2023-117/1-7)

4 **To receive an update on the CIL funding and receipts**

Summary 2025-26 (up to 31 December 2025)

- Total receipts received: £257,189.10 (from British Legion - 13 High Street, Farmstead Drive, 4 Ridge Way and Jewson)
- Total interest: £7,306.26
- Total CIL awards paid out: £26,194.00
- Balance: £409,823.86 of which £352,688.11 is allocated to other approved projects
- Unallocated CIL funds balance £57,135.75

The two CIL bank/investment accounts has a total of £409,823.86. The December meeting reported that £200k would be transferred from the Barclay CIL to CCLA account which has a higher interest return. This is in the process of being done, and should appear in the February statements.

Do members have any questions?

 Annex 1: 180226 CIL receipts & payments.pdf

5 **CIL Funding and Local Government Reorganisation impact**

Comments in sector seminars and inter authority meetings have suggested that Community Infrastructure Levy (CIL) might be centralised or redistributed under reorganisation. However, research does not support this and does not appear in official publications.

To provide more clarity on whether the move to unitary authorities affects parish and town councils' entitlement to receive CIL funding, and to set out potential local implications for the Sevenoaks area, below sets out the national position and the local risks for Sevenoaks parish and town councils.

CIL funding to parish and town councils, there is no evidence to indicate CIL is being removed under local government reorganisation:

No government policy, White Paper, parliamentary briefing or legislation indicates that the neighbourhood portion of CIL will stop being passed down following unitarisation.

Legislation governing CIL payments to parishes

Community Infrastructure Levy Regulations 2010 (as amended) sets out the legally binding rules requiring charging authorities (district or unitary) to pass a share of CIL to parish and town councils. They specify:

- 15% neighbourhood portion
- 25% where a made Neighbourhood Plan exists
- A statutory duty for the charging authority to transfer these funds

Localism Act 2011 created the wider neighbourhood planning system and established the principle that communities should benefit directly from development. While it does not set CIL percentages itself, it is the Act that introduced the policy intention for a meaningful community share of developer contributions.

Together, these two frameworks explain both the legal duty and the community empowerment policy. This legislation remains in force and is not altered by local government reorganisation; Regulations 59A–59F (link below):

- The duty to pass funds
- How much is passed
- Spending powers
- Payment timings
- Reporting and recovery
- Arrangements where no parish exists

Parish and town councils remain unchanged under unitarisation

Local government restructuring affects county and district tiers only. Parish and town councils continue as the lowest tier of government, with no proposed changes to their powers or existence.

- No national proposal to change CIL distribution rules
- All reorganisation documentation focuses on governance, boundaries and service delivery. Not developer contributions.

However, Sevenoaks-specific considerations:

1. Sevenoaks' current 25% for all parishes is discretionary. SDC Council currently pays 25% CIL to all parishes, regardless of Neighbourhood Plan status. This is more generous than the statutory minimum and is a local policy choice. A future unitary authority would not be required to continue this enhanced rate and may revert to the statutory minimum (15% or 25% only where a Plan exists).
2. Some other districts do not consistently pass on CIL at all in Kent. Charging authorities practices vary with some that do not pass CIL to parishes, contrary to the spirit of national guidance, and sometimes due to differing interpretations or legacy practices.

It is currently unknown which model a new unitary authority would adopt, meaning Sevenoaks parishes could see reduced CIL income after the move to the new unitary authorities structure.

These risks arise from local variation, not from national legislation.

Summary

National law continues to protect parish and town councils' entitlement to a neighbourhood share of CIL under the CIL Regulations 2010. The Localism Act 2011 provides the policy foundation for this community benefit. Any risk to CIL income in Sevenoaks arises solely from

potential changes to local discretionary policy once a new unitary authority has established its policies and practices across the county. At this stage, it is not yet known the approach the new unitary authority will adopt.

Members need to note and consider:

- Statutory CIL neighbourhood funding remains unchanged at national level.
- **Local discretion in Sevenoaks (universal 25%) is vulnerable under unitarisation.**
- Variation across Kent means CIL income may decrease after the full move to unitary authorities.
- **Parishes without a Neighbourhood Plan may reduce from 25% to 15%.**
- Members should continue planning, but factor in potential future reductions.

Do members have any comments?

<https://www.legislation.gov.uk/ukxi/2010/948/contents>

6 To receive an update of approved CIL Funding Schemes

Edenbridge Town Council Promotional Infrastructure for Visit Edenbridge – balance £7,765 (resolution February 2020 9324 5.3 £12,000 reconfirmed commitment from funds 2024): Phase 1 - 10 walks leaflets completed; Phase 2 - three trails, almost completed, at printers; Phase 3 - Walks App outstanding. Remaining balance £7,765. It is expected to be able to release of the above award will be released back to CIL funds.

Edenbridge Town Council: Contribution towards Electric Car Charging Points via KSTS for Edenbridge – £7,500 (October 2021 9607 7.2.): EVCs installed MYCP x 4. Terms of the EVCs has changed with the Council not receiving an income from these. It is likely this money can be released back to CIL.

Kent Highways - 40mph buffer zone (resolution February 2022 9688-5.5): November 2024 it was agreed to release some of the unspent funding back to CIL, leaving £2,858.45 to pay the balance of the white gate (awaiting invoice).

Hever PTA Primary School - outdoor classroom £10,000 (resolution November 2024 076-7.2): An update was provided by email in December advising that they remain committed to creating an outdoor classroom environment, but due to unforeseen circumstances and now slightly more space available the area has been redesigned bringing the classroom forward and incorporating an expanded sensory area around it. A second application has been received (agenda item 5.1) for further funding.

Edenbridge Town Council - Pavilion heating, boilers and water, £100,000 (resolution February 2025 085-7.5) & further £50,000 (resolution December 2025 117-8.7): The project for the heating, new boilers, and mains water is progressing. The tender has been awarded with works commencing 23 February, and planned completion late week 20 April. SDC has also supported with £110k, and ETC has funded professional fees. A further award of £50k to progress with the mains water connection was agreed December meeting. The tender documentation is currently being prepared.

Awarded at the December 2025 meeting:

- **Eden Valley Museum - replacement covers for display cabinets, £1,950 (resolution 117-8.1)**
- **Edenbridge Allotment Gardens - replacement composting toilet, £5,867.99 (resolution 117-8.2)**
- **Edenbridge Cricket Club - irrigation system, £12,000 (resolution 117-8.3)**
- **WI Hall - refurbishment and electricals, £9,587 (resolution 117-8.4)**
- **Edenbridge Town Council - Pavilion disable access ramps, £2,800 (resolution 117-8.6)**

- **Edenbridge Town Council - new replacement Playground Marsh Green, £70,000 (resolution 8.8)**
- **Edenbridge Town Council - replacement streetlight columns Cedar Drive and Park Avenue, £40,000 (resolution 8.9)**
- **Edenbridge Town Council - new streetlight Church Street, £6,000 (resolution 8.10)**

Recent claims:

WI Hall - part payment, £4,485 toward electrical works and refurbishment works.

Do members have any questions?

6.1 **Edenbridge Rugby Club – Confirmation of CIL Award (£8,725 resolution 2022)**

In February 2022 (resolution 9687-5.2), the CIL Board awarded the Rugby Club £8,275 towards the refurbishment of the Pavilion to improve facilities for users and the wider community. The original application stated:

“The club plan to expand use of its facilities to all sections of the community and is seeking to decorate and refurbish to provide a better environment for all.”

The Club’s new committee has now brought forward a phased refurbishment proposal, including improvements to the kitchen, toilets, bar area and electrical provision within the main hall, with a focus on improving hygiene, compliance, accessibility and overall usability of the Pavilion

As some time has passed since the original award, **Members are asked to confirm that they are satisfied that the proposed works remain consistent with the original funding purpose and CIL award criteria.**

 Confidential Annex 2 (omitted from public documents):


7 **To consider applications for funding from the Edenbridge Town Council’s CIL Fund**


Representation(s) will be received from the company/person/body submitting the Bid; (CIL Board Meeting Procedures and Speaking Protocol are published with the CIL guidelines and procedures on the Town Council’s website)

 <https://www.edenbridgetowncouncil.gov.uk/what-we-do/town-council-services/cil/>

7.1 **Hever Primary School - Outdoor Classroom and Wellbeing Space - additional funding £12,000**

How do members want to proceed?

 Confidential Annex 3 (omitted from public documents):

 Confidential Annex 4 (omitted from public documents):

7.2 **Edenbridge Cricket Club - Enhanced car park with disability access - £45,000**

How do members want to proceed?

 Confidential Annex 5 (omitted from public documents):

8 **Date of Next Meeting**