



# Reigate and Banstead Borough Council Strategic Community Infrastructure Levy (CIL) 2025 Bidding Guidance Note

We are opening up bidding for a total of **£500,000 of strategic CIL funding** for a limited period between **30 June 2025 and 11.59pm on Wednesday 30 July 2025**.

Whether this funding is allocated to one or a few projects or to several projects needing less CIL funding each will depend on the number and type of bids we receive during that period.

The time it takes to assess the bids and advise each bidder will depend on how many bids we have received.

The Community Infrastructure Levy (CIL) is a tariff on new developments built in the borough, which the Council and its infrastructure partners can use to fund new and improved infrastructure to support development of the borough.

The majority of CIL collected is “strategic” CIL, and must be used to fund infrastructure projects that provide, improve, replace, operate or maintain infrastructure to support the development of the borough. The infrastructure must be of a type on the Council’s published Infrastructure List (from the Council’s annual Infrastructure Funding Statement 2024)

## Infrastructure List

**Highways and transport** including improvements to -

- The strategic road network
- The local road network
- Public transport, including bus shelters and improved services
- “Active transport” - pedestrian and cyclist infrastructure - including segregated cycle and footpath routes, and cycle storage facilities

Off-street **parking** including public car parks

**Electric car charging points:** on- or off-street

**Education facilities** and infrastructure at -

- Primary schools
- Secondary schools
- Post 16 education (schools and colleges)
- State-funded early years

**Healthcare -**

- Medical centres and GPs practices buildings

- Acute care including hospitals

**Emergency Services facilities**

**Community and cultural facilities -**

- Community halls or hubs or wellbeing centres
- Scouts and Guides meeting facilities
- Libraries
- Community theatres and galleries

**Digital infrastructure**

**Security and anti-crime infrastructure** including CCTV and street lighting

**Public realm** improvements, place making and wayfinding / signposting

**Leisure centres**

**Open space, green infrastructure, sports and recreation** including -

- Outdoor sport and recreation, including football and other sports pitches
- Improvements to parks and open spaces, including paths, boundary treatment, lighting and security, shelters
- Outdoor gyms
- Children and young people's play and recreation areas
- Pavilion improvements
- Allotments
- Tree planting and forestation
- Biodiversity and habitat protection and enhancement

**Cemeteries and crematoria**

**Sustainability and Climate change** initiatives

**Flood risk reduction** schemes

**Waste and recycling collection and management facilities**

Bids can be made by organisations who deliver infrastructure in the borough (either directly or using contactors). These may be councils, sporting or charitable organisations, or private organisations.

Churches and other religious organisations can apply if the infrastructure to be provided or improved would be open to the wider community, we will not use CIL to benefit any particular religious organisation. Any funding bids made by schools should not be to support the core curriculum or anything concerned with meeting their statutory duties.

## Screening bids

In August 2025, following closure of the bidding period, each bid received will be “screened” to ensure it meets the **screening criteria** for strategic CIL funding, which requires that projects must:

1. be for one of the types of infrastructure included on the Council’s *Infrastructure List*
2. support development of the borough;
3. be for at least £10,000 of strategic CIL funding contribution;
4. be started before March 2028 (the end of the Council’s current strategic CIL spending period).

Should any further information or clarification of information be needed, Council Officers will request this directly from the bidder.

## Assessing bids

Projects meeting the screening criteria will then be assessed, scored, and prioritised against the following **assessment criteria**:

### Supporting Development

How, and to what extent the project would support development of the borough. “In this context, “supporting development” means that the proposed project would help to address the additional pressure that has arisen from new buildings which bring more people to the borough.

### Benefits to the borough’s residents, economy and environment

Benefits of the project to the borough, and support for its delivery.

### Deliverability

As CIL cannot be used to fund initial feasibility and design studies, the project must be demonstrated to be feasible including submission of initial design and / or specification, and the likelihood of any match funding needed being made available at the required time.

### Value for Money and Match funding

The amount of CIL requested will be assessed against the benefits of the project for the borough’s communities, environment, and / or economy; any other funding sources available.

The Council will look to maximise the value secured from its CIL funding, which means using CIL to lever in, or to match other funding sources for the infrastructure project, including where possible funding from the bidding organisation itself.

Each bidder will then be advised whether their bid(s) meets the essential criteria.

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Should your bid for funding be successful, the Council is likely to attach conditions to any offer of funding. Where CIL has been identified as match funding, CIL will be made available when the other project funding needed has been confirmed and committed, and it is clear to the Council that the project is ready to commence delivery.

In order to retain the allocation of strategic CIL funding between annual reviews of the SIP, projects which are offered CIL funding will be required to report twice yearly on project progress, every April and October until the project is completed.

**Any Questions?**

If you have any questions regarding the bidding process, or want to discuss any potential bids before submission, or check on progress, please contact the Council's Principal Policy Officer, Tanya Mankoo-Flatt at [CIL@reigate-banstead.gov.uk](mailto:CIL@reigate-banstead.gov.uk) (subject: "Strategic CIL bidding") or phone 01737 276402