Swanage Town Council annual monitoring report for CIL income and expenditure 2025/26

Introduction

This report sets out the value of the Community Infrastructure Levy (CIL) that the Council has received and spent in 2025/26.

Community Infrastructure Levy (CIL)

CIL is a tariff-based planning charge that enables Councils to raise funds from development, to contribute to region-wide infrastructure. The levy is charged at a set amount per square metre of additional floor area that varies depending on the development type and housing sub-market region within the district. Dorset Council is the CIL charging authority.

Government regulations require the charging authority to pass on a proportion of its CIL receipts, known as the neighbourhood proportion, on to local town and parish councils in whose area the chargeable development takes place. Where a neighbourhood plan has been adopted, this proportion is 25%, and where a neighbourhood plan has not been adopted, this is 15%. Swanage is in the course of drawing up a neighbourhood plan but until it is adopted the Town Council will continue to receive 15% of CIL receipts for developments in the parish of Swanage.

Town and parish councils must use the CIL receipts they receive to support the development of their area, or part of the area. They can fund the following:

- The provision, improvement, replacement, operation, or maintenance of infrastructure needed to support development.
- Anything else that helps to address the demand that new development is placing on their area.

CIL receipts received in 2025/26

This table sets out the total amount of CIL money that Dorset Council collected on behalf Swanage Town Council in the last financial year.

Application	Location	Description	Amount
P/FUL/2022/07397	2 Wordsworth House Belle Vue Road Swanage, BH19 2HR	Extension, alteration and change of use of former Care Home to create 16 x 1 and 2 bedroom apartments	**£14,155.00**
P/FUL/2023/03413	23 De Moulham Road, Swanage, BH19 1NS	Demolition of dwelling and erection of four dwellings	**£8,835.04**
6/2020/0454	34-36 The Pines Hotel, Burlington Road, Swanage, BH19 1LT	Demolish triple garage block and erect a pair of holiday homes	**£1,738.39**
Total CIL receipts received by Swanage Town Council 24/10/2025			**£24,728.43**

Application	Location	Description	Amount
P/HOU/2024/07262	158 Kings Road West, Swanage, BH19 1HT	Erect single storey rear extensions to living room and to provide garden annexe for ancillary use. Alterations to front boundary wall to create off road parking bay.	**£1,095.40**
6/2021/0403	Herston Yards Farm, Washpond Lane, Herston, Swanage, BH19 3DJ	Erect new two storey building for leisure and entertainment use with ancillary office accommodation.	**£570.00**
P/FUL/2023/03413	23 De Moulham Road, Swanage, BH19 1NS	Demolition of dwelling and erection of four dwellings	**£11,780.05**
Total CIL receipts received by Swanage Town Council 24/04/2026			**£13,445.45**

Total CIL receipts relating to the 2025/26 financial year	**£38,173.88**

CIL expenditure in 2025/26

This table sets out the total amount of CIL money that Swanage Town Council spent in the last financial year as well as what it has been spent on.

Item	Location	Description	Amount
n/a	n/a	n/a	£0.00
Total CIL expenditure			**£0.00**

CIL repayments in 2025/26

If Swanage Town Council does not spend the CIL money passed to it within 5 years, Dorset Council can issue a notice requesting that the money be repaid. This table sets out the total amount of CIL money subject to such a notice and the total amount of CIL money repaid to Dorset Council in this financial year.

Amount of CIL subject to repayment notice	Amount of CIL repaid
£0	£0

Unspent CIL money

This table sets out the total amount of CIL money received in this financial year that has not been spent as well as CIL money from previous years that has not been spent.

Unspent receipts from current year	Unspent receipts from previous years	Total amount of unspent receipts
£38,173.88	£365,292.45	**£403,466.33**