

Infrastructure Funding Statement 2019/2020

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1. Introduction

This report provides a summary of financial contributions the Council has secured through section 106 agreements from new developments for off-site infrastructure works and affordable housing from 1 April 2019 to 31 March 2020. In summary, the report provides:

- an overview of S106 agreements;
- the Council's internal process relating to S106 contributions;
- the S106 contributions paid to the Council in the 2019/20 monitoring period;
- S106 contributions works committed for future years; and
- projects delivered in the Borough via S106 agreements in the 2019/20 monitoring period.

The information included in the report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received by the Council from new developments, in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.

The report does not include information on infrastructure that has been delivered on site.

Section 2 of this report sets out progress in the collection and spending of S106 income over the last financial year (2019/20).

The key headline from this is that from S106 agreements agreed in the 2019/20 period:

- £2,510,926.33 S106 monies secured, as:
 - £286,471.68 open space / leisure
 - £1,653,569 for sport facilities
 - £249,789.00 for Special Area of Conservation (SAC)
 - £10,000 for allotment
 - £307,525 transport (e.g. transport plan)
- 99 affordable housing units
- £732,345.17 S106 monies was received in the 2019/20 period
- £557,662.49 S106 have been spent

2. S106 Obligations

Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.

As of 1 September 2019, amendments to the Community Infrastructure Levy (CIL) Regulations 2010 have come into effect. In order to increase transparency, the Government has set out new requirements under these Regulations for Councils to publish an annual ‘infrastructure funding statement’ (IFS). This must set out how many Section 106 contributions have been collected and what they have been spent on.

Infrastructure can be funded in the following ways in Stafford Borough:

- Government Grants – Local Authority grants, Registered Provider funds via Homes England grants or Local Enterprise Partnership grants.
- Section 106 agreement – Legal agreements with developers on specific sites.

These can be combined to deliver the same piece of infrastructure. Table 1 identifies examples of different types of infrastructure.

Table 1: Types of infrastructure

Infrastructure Categories	Project Examples
Green Infrastructure	Landscape; scale mitigation; access land; informal open space; managed space; village greens; allotments; green roofs; parks; micro-generation energy schemes; flood management and climate change mitigation; Habitats Regulation Assessment Compliance; and tree planting.
Social & Leisure	Cultural heritage; enhancement to historic urban fabric; public realm improvements; added value to hard surfacing; sports facilities and pavilion improvements; green gyms; playing fields; playgrounds; recreation grounds.
Services & Facilities	Community buildings; libraries; support services and care; village halls; expanding emergency services capacity; car parking; insulation and other improvements to public buildings.
Transport	Public rights of way improvements; walking and cycling infrastructure; bus and rail network improvements; traffic calming; improved signage; highway works.
Education	State-funded primary and secondary school.

Health & Wellbeing	GP surgeries; Hospitals; Mental health provision; adult social care.
Utility Services	Utilities supply added value flood schemes; waste management and disposal.
Digital	Fixed broadband provision; mobile telecommunications;

In 2019/20, a total of £792,345.17 was received in S106 contributions.

3. Section 106 Agreements 2019/2020

Table 2 sets out how much S106 has been collected, where it has been allocated and how it was spent during the 2019/20 financial year.

Table 2: Collected S106

	Amount	Explanatory Note
The total amount of money to be provided under any planning obligations which were entered into during the reported year	£2,500,647.28	This figure is the monies secured via S106 signed during the period 2019/2020
The total amount of money under any planning obligations which was received during the reported year	£792,345.17	This figure is the monies of any S106 received during 19/2020. This is not related to the S106 signed during 19/2020
The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority	£2,213,064.52	
Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— <ul style="list-style-type: none">○ In relation to affordable housing, the total number of units which will be provided	99	The number of affordable housing units that have been secured under S106 agreements signed during 19/2020
The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure	£1,373,034.34	
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£557,662.49	

In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item:		
Stone Leisure	£191,292.58	
Stone Leisure Phase 2	£419,000.92	
Charnley Road	£15,682.48	
Holmcroft	£113,410.89	
Jubilee Fields	£103,611.32	
Gnosall	£33,645.45	
Pearl Brook	£19,000.00	
Yarnfield	£17,066.19	
SAC	£26,847.47	
Committed Sums	£433,477.04	
In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—		
○ The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item:		
Victoria Park	£3,250.00	
Charnley Road	£370,327.51	
Stone Leisure	£150,000.00	
Gnosall	£9,972.00	
Holmcroft	£24,112.98	
○ The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)	0	

The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held	£4,158,721.70	
S106's Allocated to Maintenance (of open space, SAC etc.)	£433,477.04	

4. S106 Spending

S106 received during the period of 2019/20 has totalled £792,345.17. S106 received prior to the period of 2019/2020 totalled £2,213,064.52. Of this figure, £1,373,034.34 is allocated but not spent and £557,662.49 has been allocated and spent.

Projects related to S106 monies to ensure the delivery of infrastructure: affordable homes, employment, open space, Cannock Chase Special Area of Conservation and other opportunities needed to support growth and maximise the benefits secured from development.

Of the S106 monies received and spent during the 19/2020 period, the spend has been focused on open/play space regeneration, specifically:

Project	Money spent
Victoria Park	3,250.00
Charnley Road	370,327.51
Stone Leisure	150,000.00
Gnosall	9,972.00
Holmcroft	24,112.98

Housing

During the 2019/2020 119 affordable housing units were built and completed. 99 affordable housing units have been secured via 106 agreements during 2019/2020

5. Current S106 balance

As a result of the income and expenditure set out in sections 3 of this statement, current S106 balances are as follows:

- £3,005,409.69 (current balance - S106 monies received during 19/2020 (£792,345.17) and outstanding balance pre 2019 (£2,213,064.52)).
- Of the current balance, 45.68% is formally committed to a specific project.
- £1,632,375.35 in S106 funds remain available to be allocated towards future projects in 2020/2021, which will need to meet the specified requirements defined within the S106 agreement relating to each site.

6. Conclusion

Stafford Borough Council is committed to working with the local community and other stakeholders to ensure that planning contributions are used in a fair and transparent way to maximise the benefits and opportunities arising from development, such as new affordable homes, community infrastructure, jobs and environmental improvements.

We have identified a need to improve the planning and delivery of S106 income and expenditure to respond to the levels of funding received. Steps are being undertaken to address these issues. Any changes to how the council manage the S106 process will be taken into account, including, any changes resulting from the Government's consultation 'Planning for the Future', once the detailed guidance has been released.