



Stevenage Borough Council
Annual Infrastructure Funding
Statement

For
Community Infrastructure Levy and Section
106

Reporting Period:
From 01 April 2023 to 31 March 2024
(Published December 2024)

Introduction

In line with the amendments made to The Community Infrastructure Levy Regulations 2010 by The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, Councils are required to produce an Infrastructure Funding Statement (IFS).

The IFS is an annual report that sets out details of planning obligations secured through the Community Infrastructure Levy or by Section 106 legal agreements during a monitoring year ending on 31 March of that year. This IFS report covers the period 1 April 2023 – 31 March 2024. The figures in this report are therefore correct as of 31 March 2024. It is likely that obligations have been secured, received, allocated and/or spent since 31 March 2024.

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

The Council formally adopted a Community Infrastructure Levy (CIL) at a meeting of the Full Council on 29 January 2020. The Council started implementing the CIL Charging Schedule (available [here](#)) on 1 April 2020.

- a) The total value of demand notices issued in the reported period is £5,812,899.68.
This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.
- i. The total value from Liability Notices (liable floorspace after any relief that has been granted) is £5,812,899.68.
 - ii. The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £0.00.
 - iii. The total value of the late payment interest accrued is £0.00.
- b) The total amount of CIL collected within the reported period totals £992,661.67.
- c) The amount of CIL collected prior to the reported period totals £390,403.61.
- d) The total CIL expenditure recorded for the reported period totals £55,014.21.

Type of expenditure	Amount
Administrative CIL	£49,633.08
Neighbourhood CIL	£5,381.13
Strategic CIL	£0

- e) The amount of CIL collected towards administration expenses is £49,633.08. This was 5% of the total CIL receipts (£992,661.67) in the reported period.
- i. The amount of CIL spent on administration expenses during the reported year was £49,633.08.
- f) The total amount of CIL passed to a neighbourhood zone under Regulation 59A and 59B is £97,500.00.
- i. The total amount of CIL allocated and not spent during the reported period is £92,118.87.
- g) The total amount of CIL allocated and spent by Stevenage Borough Council for the reported year under Regulation 59E and Regulation 59F is £0.
- h) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £845,528.59.
- i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 January 2020 to the end of the reported year that had not been spent is £1,157,851.48.

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Paragraph 1(a): The Infrastructure List

The Council is obligated by Regulation 121A to publish a statement detailing the infrastructure projects and/or types of infrastructure which it intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies). This is known as “the infrastructure list”.

Since the formal adoption of CIL in April 2020, the Council has been developing its governance arrangements for the release of CIL funds, in advance of bids for funding being submitted. This includes detailed spending priorities, bidding procedures, funding approval procedures and the allocation of strategic and neighbourhood portions of the collected CIL receipts. It is important to note that it takes a significant period for the CIL ‘pot’ to grow to a level where it is able to fund large projects. This is due to the amount of time it takes for CIL Liabilities to commence on site, a demand notice to be issued, and the subsequent lag for payments in line with the authority’s [Instalments Policy](#). This instalment policy is currently under review and due to be updated in 2025.

Whilst the governance arrangements of Strategic CIL expenditure have not been determined in their entirety, the Council has agreed that the approval of CIL expenditure below £75,000 will be delegated to the Assistant Director of Planning & Regulation in conjunction with the Portfolio Holder, whereas Executive approval will be required for any expenditure above £75,000. The Council does not expect to use Strategic CIL to fund any infrastructure in the next monitoring year (April 2024 – March 2025), however the Council is currently in the process of allocating at least £5m of Strategic CIL to go towards funding the Stevenage Leisure Centre.

It has been agreed that a yearly sum of £7,500 in Local CIL will be allocated to each ward. The allocation of these funds commenced in the 23/24 monitoring period and was centred around climate change improvements. Future allocation of the Local CIL budget will go towards local environmental infrastructure improvements, and where possible, the funding will align with local climate change objectives and carbon reduction measures.

The Council has recently updated its [Infrastructure Delivery Plan](#) (IDP) and has undertaken engagement with key infrastructure providers to estimate expected funding gaps for key pieces of infrastructure within the IDP. Here, it is important to stress that these funding gaps are purely estimates. Key engagement will be undertaken on a yearly basis to ensure that the funding gap is accurately identified ahead of the prioritisation and allocation of any collected CIL monies. The Council’s Infrastructure Delivery Plan identifies a funding gap for infrastructure of over £200 million whilst the projected income from CIL is between £15m and £20m for the remainder of the Local Plan period up to 2031. As such, the Council’s CIL receipts are not expected to be large enough to fully fund any significant infrastructure projects, and the Council will look to use its CIL receipts to “top-up” the funding gaps for individual infrastructure schemes once S106 contributions and other potential funding streams have been secured or explored.

Where appropriate, developers will be expected to pay a financial contribution as mitigation for their scheme that is directly proportional to the impact on infrastructure of that development. CIL may be used to fund an infrastructure gap if these proportional S106 contributions do not fully fund the infrastructure alone. It was agreed in the 23/24 monitoring period that site-specific financial contributions towards secondary education provision will also be secured through S106 Agreements.

The expenditure of Local CIL will be guided by local people at street and neighbourhood level, through councillors, to go towards local environmental infrastructure improvements. Where possible, the funding will align with local climate change objectives and carbon reduction measures.

Reiterating that the Council does not expect to spend any strategic CIL receipts in the 24/25 monitoring period, for the sake of meeting Regulation 121A paragraph 1(a), and subject to the overriding principle set out in the paragraphs above that these funds will be used to top up any infrastructure gap once s106 contributions and other potential funding streams have been secured or explored, the Council expects to spend collected CIL receipts, other than those to which regulation 59e and 59f applies, to wholly or partly fund the following:

- Schemes within the SBC Infrastructure Delivery Plan as a priority, and
- Where possible, schemes within Council policy documents, particularly:
 - SBC Corporate Plan,
 - Climate Change Strategy,
 - Future Town, Future Transport,
 - Local Cycling and Walking Infrastructure Plan,
 - Biodiversity Action Plan,
 - Health and Wellbeing Strategy, and
 - Arts and Heritage Strategy.

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £3,451,974.29. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

Application No	Site Address	Amount
19/00743/FPM	SG1 Development Site, Town Centre, Stevenage	£3,284,411.00
22/00923/FPM	The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	£126,345.00
23/00637/FP	Land Opposite 25 And 26 St. Albans Drive	£19,384.29
22/00437/FPM	10A And 10B Burwell Road, Stevenage, SG2 9RF	£11,584.00
21/01362/FPM	Sanders Building & Gunnels Wood Building, Gunnels Wood Road, Stevenage, Herts, SG1 2AN	£8,000.00
22/00098/FPM	Land At East Of A602 And South Of Graveley Road, Stevenage, SG1 4YS	£750.00
22/00468/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	£750.00
22/00931/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	£750.00

- b) The total amount of money received from planning obligations during the reported year was £1,366,804.53.

Application No	Site Address	Covenant Type	Amount
22/00923/FPM	The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	Monitoring Fees SBC	£3,065.00
22/00468/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Monitoring Fees SBC	£750.00
19/00474/FPM	Land To The West Of Lytton Way, Stevenage	Primary Education (Sum)	£967,528.38
19/00474/FPM	Land To The West Of Lytton Way, Stevenage	NHS – GP Surgery (Sum)	£50,105.82
19/00474/FPM	Land To The West Of Lytton Way, Stevenage	Monitoring Fees SBC	£25,000.00
19/00474/FPM	Land To The West Of Lytton Way, Stevenage	Car Club Contribution (Sum)	£27,744.25
21/00944/FPM	Garages At Dunn Close, Stevenage, Herts	Monitoring Fees SBC	£750.00
21/01204/FPM	Unit 11 The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	Biodiversity	£987.13
21/01204/FPM	Unit 11 The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	Compliance Payment	£4,000.00
19/00123/FPM	Land To West Of A1(M) And South Of Stevenage Road, Todds Green, Stevenage,	Sustainable Transport – Bus Services (Sum)	£266,583.66
22/00098/FPM	Land At East Of A602 And South Of Graveley Road, Stevenage, SG1 4YS	Monitoring Fees SBC	£750.00

Application No	Site Address	Covenant Type	Amount
23/00477/OP	Land Between 146 & 225 Hopton Road	Biodiversity	£156.00
23/00637/FP	Land Opposite 25 And 26 St. Albans Drive	Biodiversity	£19,384.29

c) The total amount of money received prior to the reported year that has not been spent is £392,594.79.

d) During the reported year the following non-monetary contributions have been agreed under planning obligations:

i) The total number of affordable housing units to be provided is 20.

Application No	Site Address	No. of Affordable units
22/00437/FPM	10A And 10B Burwell Road, Stevenage, SG2 9RF	20*

*Of these 20 units, 14no. were secured via this agreement as a requirement of the Bedwell Crescent development (22/00965/FPM).

ii) The following provisions in respect of employment opportunities have been agreed under S106 agreements:

Application No	Site Address	Covenant Type
22/00923/FPM	The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	Local Apprenticeships
22/00923/FPM	The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	Local Jobs
22/00923/FPM	The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	Local Work Placements
21/01362/FPM	Sanders Building & Gunnels Wood Building, Gunnels Wood Road, Stevenage, Herts, SG1 2AN	Local Apprenticeships
21/01362/FPM	Sanders Building & Gunnels Wood Building, Gunnels Wood Road, Stevenage, Herts, SG1 2AN	Local Jobs
21/01362/FPM	Sanders Building & Gunnels Wood Building, Gunnels Wood Road, Stevenage, Herts, SG1 2AN	Local Work Placements
22/00468/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Local Apprenticeships
22/00468/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Local Jobs
22/00468/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Local Work Placements
22/00437/FPM	10A And 10B Burwell Road, Stevenage, SG2 9RF	Local Apprenticeships
22/00437/FPM	10A And 10B Burwell Road, Stevenage, SG2 9RF	Local Jobs

Application No	Site Address	Covenant Type
22/00437/FPM	10A And 10B Burwell Road, Stevenage, SG2 9RF	Local Work Placements
22/00098/FPM	Land At East Of A602 And South Of Graveley Road, Stevenage, SG1 4YS	Local Apprenticeships
22/00098/FPM	Land At East Of A602 And South Of Graveley Road, Stevenage, SG1 4YS	Local Jobs
22/00098/FPM	Land At East Of A602 And South Of Graveley Road, Stevenage, SG1 4YS	Local Work Placements
22/00931/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Local Apprenticeships
22/00931/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Local Jobs
22/00931/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Local Work Placements

iii) The following education provision has been agreed under S106 agreements:

Application No	Site Address	Education Provision
19/00743/FPM	SG1 Development Site, Town Centre, Stevenage	Primary School Land

iv) The following transport provisions have been agreed under S106 agreements:

Application No	Site Address	Transport Provision
19/00743/FPM	SG1 Development Site, Town Centre, Stevenage	Sustainable Travel Voucher
19/00743/FPM	SG1 Development Site, Town Centre, Stevenage	Disabled Parking Bays

v) The following open space provision has been agreed under S106 agreements:

Application No	Site Address	Open Space Provision
19/00743/FPM	SG1 Development Site, Town Centre, Stevenage	Creation and maintenance of Open Space

e) The total amount of money from planning obligations spent during the reported year was £1,292,542.45. Of this amount £1,235,987.04 was transferred to Herts County Council on behalf of Stevenage Borough Council.

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Spend Description
Primary Education Provision – Stevenage Town Centre	£967,528.38	Transferred to HCC
Sustainable Transport – Bus Provision	£266,583.66	Transferred to HCC

Infrastructure	Spent	Spend Description
S106 Monitoring Fee - HCC	£1,875.00	Transferred to HCC
Sustainable Transport	£36,221.41	Towards the borough-wide cycle hire scheme
S106 Monitoring Fee - SBC	£15,000.00	Towards S106 officer wages
Pay and Display – Town Centre	£3,071.78	Towards replacement signage and markings in Marshgate, Stevenage Town Centre
Car Club Service – Town Centre	£2,262.22	Towards signage/notices in Stevenage Town Centre

- ii) The amount of planning obligation money spent on repaying money borrowed, including any interest is £0.
- iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £15,000, as noted in the above table.
- f) The total amount of money retained at the end of the reported year is £466,856.62.

Infrastructure	Remaining
Children's Playspace, Outdoor Sports Facilities / Open Space	£113,379.63
Biodiversity Net Gain	£89,459.42
Gardening Club/Replacement Trees	£8,075.63
Parking/Car Club Contribution	£35,811.44
Transport/Miscellaneous	£34,519.01
Public Transport Improvement Contribution	£74,617.77
Employment Programmes	£16,250.00
Monitoring	£21,452.50
NHS GP Surgeries	£73,291.22