



# Annual Infrastructure Funding Statement

For

Community Infrastructure Levy  
and Section 106

Reporting Period:

From 01 April 2019 to 31 March 2020

(Published December 2020)

## 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 now 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 2019 – 31 March 2020. The figures in this report are therefore correct as of 31 March 2020. It is likely that obligations have been secured, received, allocated and/or spent since 31 March 2020.

The requirement to publish an IFS is new and each Council's first IFS must be published by 31 December 2020. From then on, the IFS will be updated annually and published by 31 December of that year.

# 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.

As such, we did not receive, allocate, spend, transfer or request any CIL payments in the monitoring year 1 April 2019 to 31 March 2020.

# 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 of the infrastructure projects 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”.

The Council does not expect to fund any infrastructure with collected CIL receipts in the next calendar year. CIL has only recently been adopted by the Council and it is widely accepted that it takes a relatively significant period of time for the CIL ‘pot’ to grow to a level where it is able to fund projects. This is because of the time it takes for proposals granted after the implementation of CIL to commence on site, thus prompting a demand notice to be issued, and the subsequent lag for payments in line with an authority’s [Instalments Policy](#).

In preparation for this time, the Council is currently updating its Infrastructure Delivery Plan (IDP) to identify the remaining unfunded infrastructure that is required to enable the growth planned for in the Stevenage Borough Local Plan (adopted May 2019). In turn, this will help the Council to identify its long term spending priorities.

Following the update of the IDP, expected in early 2021, the Council will start to develop its governance arrangements for CIL. This will include: detailed spending priorities, bidding procedures, and funding approval procedures for the strategic and neighbourhood portions of the collected CIL receipts. It is expected that governance arrangements will be finalised and formally agreed by Councillors well before the end of 2021 in time to be included in next year’s IFS. However, it is vitally important to ensure that the final governance arrangements are appropriate and the Council will spend all the necessary time to ensure they are.

In general, it is expected that the Council’s CIL receipts will be used to ‘top-up’ projects that have not received all the required funding for their delivery. This will likely include combining CIL money with financial contributions secured through other funding mechanisms including Section 106 legal agreements. This is now permitted following the removal of Regulation 123 from The Community Infrastructure Levy Regulations 2010 by The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

Reiterating that the Council does not expect to spend any CIL receipts this year and that it is not yet in a position to publish a detailed infrastructure list, for the sake of meeting Regulation 121A paragraph 1(a), the Council expects to spend collected CIL receipts, other than those to which regulation 59e and 59f applies, to wholly or partly fund:

- Schemes within the SBC Infrastructure Delivery Plan as a priority, and
- Where possible, schemes within Council policy documents, particularly:
  - Future Town, Future Transport.
  - Local Cycling and Walking Infrastructure Plan
  - Biodiversity Action Plan,
  - Health and Wellbeing Strategy,
  - Arts and Heritage Strategy, and
  - Climate Change 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 £1,011,525.96. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

Planning ref.	Address	Amount
19/00167/FPM	Airbus Defence And Space, Gunnels Wood Road, Stevenage, Herts, SG1 2DB	30,000.00
18/00398/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, Herts, SG2 8TB	313,740.63
18/00401/FP	Land Bordered By Ashdown Road, Malvern Close And Hertford Road, Stevenage, SG2 8BG	25,000.00
18/00399/FPM	Walpole Court , Blenheim Way, Stevenage, Herts, SG2 8TZ	83,608.48
18/00740/FPM	12 North Road, Stevenage, Herts, SG1 4AL	39,336.81
19/00136/FPM	145 Scarborough Avenue, Stevenage, Herts, SG1 2HQ	41,658.69
19/00485/FPM	Land At Webb Rise, Stevenage, Herts, SG1 5QU	478,181.35

- b) The total amount of money received from planning obligations during the reported year was £645,465.70.

Planning ref.	Address	Amount
16/00395/FPM	Symonds Green Neighbourhood Centre Units 1-2, Filey Close, Stevenage, Herts	£64,043.42
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	£179,825.20
19/00167/FPM	Airbus Defence And Space, Gunnels Wood Road, Stevenage, Herts, SG1 2DB	£30,000.00
18/00401/FP	Land Bordered By Ashdown Road, Malvern Close And Hertford Road, Stevenage, SG2 8BG	£25,420.17
18/00398/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, Herts, SG2 8TB	£333,399.77

<b>Planning ref.</b>	<b>Address</b>	<b>Amount</b>
18/00268/FPM	85 - 103 Queensway, Town Centre, Stevenage, Herts, SG1 1EB	£12,777.14

c) The total amount of money received prior to the reported year that has not been allocated is £184,570,11.

<b>Service</b>	<b>Amount</b>
Parking/Transport	£103,584.82
Gardening Club	£4,575.60
Arboretum	£35,420.17
Pedestrian Link	£35,000
Household Surveys	£15,989.52

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 86.

<b>Planning ref.</b>	<b>Address</b>	<b>No. of Affordable Houses</b>
18/00398/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, Herts, SG2 8TB	37
18/00399/FPM	Walpole Court , Blenheim Way, Stevenage, Herts, SG2 8TZ	14
18/00740/FPM	12 North Road, Stevenage, Herts, SG1 4AL	6
19/00136/FPM	145 Scarborough Avenue, Stevenage, Herts, SG1 2HQ	8
19/00485/FPM	Land At Webb Rise, Stevenage, Herts, SG1 5QU	21

e) The total amount of money from planning obligations allocated towards infrastructure, but not spent, during the reported year was £348,996.08.

- f) The following items have had money allocated towards them during the reported year with unspent allocations:

<b>Infrastructure</b>	<b>Allocated</b>	<b>Unspent</b>
Affordable Housing - Financial Contributions	£250,000.00	£250,000.00
Travel Plan Monitoring Fees	£6,091.60	£6,091.60
Youth Services – Bowes Lyon Young People's Centre - re-provision	£242.65	£242.65
Libraries - Stevenage Central - Community Meeting/Training Room(s)	£6,442.89	£6,442.89
Engineers - Town Centre - Car Park Study	£5,119.63	£5,119.63
Children's Playspace - Town Centre Gardens - Improvements	£4,184.91	£4,184.91
Open Space - Fairlands - Improvements	£4,358.90	£4,358.90
Engineers - Town Centre - Pay and Display	£3,071.78	£3,071.78
Sustainable Transport - Town Centre - Re-provision of the bus station	£36,221.41	£36,221.41
Engineers - Town Centre - Traffic Regulation Order	£8,191.41	£8,191.41
Children's Playspace - Stevenage - Improvements	£782.64	£782.64
Outdoor Sport - Stevenage - Improvements	£866.88	£866.88
Libraries - Stevenage - Improvements	£1,906.00	£1,906.00
Sustainable Transport - Fairview Road - Bus Stops - Improvements	£21,515.38	£21,515.38

- g) The total amount of money from planning obligations spent during the reported year was £802,410.14. Of this amount £111,060.06 was transferred to a third party for expenditure.

- h) In relation to money which was spent by Stevenage Borough Council during the reported year, the items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

<b>Infrastructure</b>	<b>Spent</b>	<b>Spend Description</b>
Affordable Housing – New Build Programme	£617,882.15	
Children's Play Space / Open Space	£24,000.63	

<b>Infrastructure</b>	<b>Spent</b>	<b>Spend Description</b>
Community Greenspace Infrastructure	£36,415.30	
Car Club – St George’s Annual passes for Park Place residents	£13,112.00	
Primary Education - Moss Bury Primary School – Expansion	£48,904.05	Transferred to HCC
Youth Services- Bowes Lyon Young People’s Centre - re-provision	£966.43	Transferred to HCC
Secondary Education - Barnwell School – Expansion	£51,080.53	Transferred to HCC
Sustainable Transport - Gresley Way - Bus Stop - Improvements	£10,109.05	Transferred to HCC

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, was £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 £0.00.

i) The total amount of money retained at the end of the reported year is £533,566.149. This includes £184,570.11 retained from prior to this monitoring year. Of this amount retained, £0.00 has been retained for long term maintenance.