

**Bedford Borough Council's
Infrastructure Funding Statement
2020 – 2021**

Introduction

This report provides an overview of income and expenditure within Bedford Borough from developer contributions; the Community Infrastructure Levy (CIL) and Section 106 Agreements (S106).

For readers of this report unfamiliar with CIL and S106, CIL is a non-negotiable planning charge intended to help provide infrastructure to support the development of an area. S106 Agreements are used to make individual planning applications acceptable in planning terms and it is possible for the developer to negotiate obligations.

Local Authorities in receipt of CIL or S106 contributions must now produce an annual Infrastructure Funding Statement, as a result of recent changes to government legislation – The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019. Prior to this update Bedford Borough Council published annual statements showing the income and expenditure of CIL funding.

Section 2 of this report will set out details relating to CIL for the year 1st April 2020 to 31st March 2021.

Section 3 will detail information regarding S106 Agreements for the year 1st April 2020 to 31st March 2011.

The list of requirements to be included within the Infrastructure Funding Statement can be found in Annex A.

Key headlines from this statement

In 2020/2021 the headline figures are as follows:

Community Infrastructure Levy:

Over the reported year, £2.6m in CIL contributions have been collected.

The Council has spent £3.1m on the Bromham Road cycle bridge, the B530 Reconstruction, improvements to All Hallows Public Realm, funding towards schools' highway works, temporary classrooms and the Transporting Bedford project.

Section 106 Agreements:

Over the course of the year, 17 S106 Agreements were signed. The funding secured through these agreements equates to £1,766,261 at present.

During the reported year, the Council received £172,000 in S106 contributions and spent £255,000 across projects in open space, public transport and education.

2. Community Infrastructure Levy – income and expenditure

Bedford Borough Council's CIL charging schedule was introduced in April 2014 and sets out how much per square metre each development must contribute. At the time price per square metre ranges between £0, £40, £55, £100, £120 and £125.

Each year these rates are subject to indexation, to reflect changes in the costs of delivering infrastructure. Since CIL was introduced in Bedford Borough in 2014, the indexation up to the 2019 calendar year was a 36% increase and to the 2020 calendar year is a 40% increase.

The Council's charging schedule can be found here:

<https://edrms.bedford.gov.uk/OpenDocument.aspx?id=0XiC8qAFI9woNu%2fOdJg0rA%3d%3d&name=CIL%20Charging%20Schedule.pdf>

The allocation of CIL funds collected is split between strategic CIL to be spent by the Borough, administration of CIL and a Neighbourhood portion. This split is broken down as follows:

- Strategic CIL (to be spent by Bedford Borough Council) 80% of CIL receipts collected. In areas where a Neighbourhood Development Plan is in place this portion is set at 70%.
- Neighbourhood funding is 15% of CIL receipts collected subject to a capped amount of £100.00 per Council Tax paying dwelling in the Parish Council area per year. In an

area where a Neighbourhood Development Plan is in place this rises to 25%.

- Administration funding at 5% of CIL receipts collected.

Income

CIL charges become payable once a development has commenced and the Council sends Demand Notices to the relevant parties to invoice the contribution. Some of the income received may be from Demand Notices issued in a previous financial year. Similarly, there will be contributions from Demand Notices issued in the reported financial year that will not be received until future financial years.

The following table shows the CIL income during 2020/2021.

Brought forward from 2019/2020 financial year	£13,401,782
Value of Demand Notices issued 2020/2021*	£1,289,905
Total CIL	£14,691,687
*of which receipts collected	£2,660,004

* Inclusive of funds which are anticipated for future collection

Expenditure

CIL funding collected by Local Authorities is to be spent on the provision, improvement, replacement, operation or maintenance of infrastructure needed to support development within the area.

The following table shows the total spending during the financial year with significant contributions to the B530 reconstruction and improvements at All Hallows.

Bromham Road Cycle Bridge	£14,019
B530 Reconstruction	£1,497,916
All Hallows Public Realm Improvements	£1,062,249
Transporting Bedford	£408,486
Schools Capital Projects – Highways	£143,431
Temporary Classrooms - Replacement	£685
Total Expenditure from Strategic CIL	£3,126,785
Expenditure from Neighbourhood funding and Administration	£752,684

A total of £8,735,834 Strategic CIL funding was carried forward into 2021/2022,

The table below shows how these funds, and others yet to be collected, are committed for future expenditure:

Transporting Bedford	£3,319,000
Bromham Road Cycle Bridge	£1,340,000
East-West Rail	£2,600,000
Wixams Education Provision	£3,300,000
All Hallows Public Realm Improvements	£693,000
Additional Schools Capacity	£12,039,000

It should be noted that these figures are subject to change, and future reports may show a different position.

Neighbourhood Funding

The Neighbourhood portion of CIL is collected by Bedford Borough Council and passed to parishes twice a year. Funding collected in non-parished areas is held by the Council to spend in consultation with the local community. A CIL committee tasked with spending this funding has been created and further details can be found using the following link -

<http://www.councillorsupport.bedford.gov.uk/mgCommitteeDetails.aspx?ID=681>

Neighbourhood funding in parished areas can be spent by the relevant Parish Councils on the provision, improvement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that developments place on an area. This gives greater control to local communities over how the impacts of developments are mitigated.

Table 4. Shows the details of the Neighbourhood portion of CIL during the reporting year.

Table 4. Neighbourhood Funding 2020/21		
	Parishes	Unparished Areas
Brought forward from 2019/2020	£1,243,541	£541,434
Collected in 2020/2021	£117,053	£62,603
Amount passed in 2020/2021	(£701,933)	£0
Carried forward to 2021/2022 *	£658,661	£604,037

* The amount at 31 March awaiting payment to Parish Councils

Annex B shows the amounts paid to Parish Councils.

Administration Expenses

During 2020/2021, 5% of receipts, totalling £133,000 were ring-fenced to cover administrative costs incurred.

Over the course of the year £50,750, (2% of funds collected), were spent towards CIL admin.

Please note that this spend did not reflect the full costs associated with administering CIL and this amount will increase in future years.

3. Section 106 Agreements – income and expenditure

Under Section 106 of the Town and Country Planning Act 1990, Local Planning Authorities can seek contributions from developers to mitigate the negative impacts that a development may cause, and which cannot be dealt with through conditions on the permission.

These obligations can only be requested where they are directly related to the development and are necessary to make the development acceptable in planning terms.

The contributions must be fair and reasonably related in terms of scale to the development.

Section 106 Agreements signed

During 2020/2021, the Council signed 17 S106 agreements. All of the agreements can viewed online using the planning portal at <https://www.bedford.gov.uk/planning-and-building/planning-applications/search-plans-page/>

The table below shows the planning permissions that have a contribution secured through S106. Only the new S106 agreements have been included in Table 5.

It is worth noting, however, that if for any reason these permissions are not implemented then the contributions will not be collected or delivered.

17/01208/MAF Kingsway Apartments, Kingsway, Bedford, MK42 2BB	£35,293 towards play facilities within the locality of the development or across the Borough
	£95,202 towards affordable housing purposes
	Affordable housing provision of 12 units.
	Notification of Commencement
17/02242/MAO Land at Stagsden Road, Bromham,	Sum towards healthcare to be calculated in line with the agreement
	Land which is to be provided as open space
	£80,000 towards highway improvements on Stagsden Road
	No less than 30% of the scheme to be affordable housing
	£30,000 towards improvement at bus stops adjacent to the property and the new proposed junction to Stagsden Road
	Notification of Commencement

18/02113/MDC3 Land adjacent to Balliol Lower School, Balliol Road, Kempston, MK42 7ER	£15,966 as an open space commuted sum
	3 units to be provided as affordable housing
19/00111/FUL Land at Great Dairy Farm, 6 St Neots Road, Renhold, MK41 0JE	Notification of Commencement
	Restrictive covenant on occupation
	Restrictive covenant on completing the works
19/00593/MAO Land at Graze Hill, Ravensden, Bedfordshire	Notification of completion
	£99,300 towards CCTV between the development and Egremont Mews in Woodlands Park
	Sum towards healthcare to be calculated in line with the agreement
	Play area to be provided within the development
	Country Park expansion scheme
	£443,000 towards a pathway through Freemen's Common to create a link to Woodlands Park Southern Bridge and the B660 Road
£778,000 towards access ways between the	

	development and Woodlands Park
	Written highway agreements with the Council
	£63,000 towards speed cameras on the B660 Road at Cleat Hill, Bedford
	£5,000 Traffic Regulation Order along the B660 road in the vicinity of the development
19/00711/MAO Land adjacent to 67 High Street, Thurleigh, MK44 2DX	No less than 30% of units to be for affordable housing
	Notification of commencement
The following agreements are linked: 19/01280/MAF Land off Potter Meadows, Shortstown, Bedfordshire 19/01294/MAF	No less than 30% of units to be used for affordable housing
	Notification of commencement
	Healthcare contribution to be calculated in accordance with the S106 Agreement
	No less than 30% of units to be used for affordable housing
	Notification of commencement

Land at The Junction of Carmichael Drive and Conder Boulevard, Shortstown	
19/01296/FUL Land off Beauvais Avenue, Shortstown	19/01296/FUL is not required to make the healthcare contribution
19/01394/MAO Land at Bromham Road, Biddenham	2 affordable housing units to be provided
	Notification of commencement
	Healthcare contribution to be calculated in accordance with the S106 Agreement
	Open space scheme
	£65,000 for speed cameras in Bromham and Biddenham
	£11,500 towards bus stops on Bromham Road, Biddenham
19/01604/MAF RAF Cardington, The Highway, Shortstown, MK42 0TE	2 units to be provided as affordable housing
	Notification of commencement
19/01956/MAF Former Grain Store, Station Road, Turvey	Public transport of minibus service
	Restrictive covenant on occupancy

	Notification of commencement
	Enter into a contract to provide waste collection for the development
19/02398/MAF & 20/01605/M73 Land North of Northern Distributor Road, Fisherwood Road, Wixams	£40,000 for off site highway contribution to provide a pedestrian / cycleway alongside the A421/A46 junction
20/00043/FUL Brewpoint, Fairhill, Bedford, MK41 7FY	£5,000 Traffic Regulation Order Sum to be used within the Fairhills development
20/00954/FUL 29A Bedford Road, Great Barford, MK44 3JF	Restrictive covenant to implement the permission
Total financial contributions agreed (that have been calculated)	£1,766,261

Income

Financial contributions from S106 Agreements can be received by the Council at varying points of developments. During the planning application negotiation stage, trigger points are decided. These triggers points are used to ensure that contributions are received at the time they will be most beneficial to the development. These triggers can include, but are not limited to; commencement, number of built units, number of occupied units, or specific dates.

It is highly likely that funding received during the reported year are from contributions agreed in previous years.

Table 6. S106 Income 2020/2021	
Brought forward from 2019/2020 financial year	£10,818,460
Receipts collected	£938,744

Expenditure

S106 funding must be spent in accordance with the detail stated in the signed agreement. Over the course of the year, £255,746 of S106 has been spent. Table 7 shows a summary of the expenditure, Tables 8 and 9 show the revenue and capital split.

Table 7. S106 Expenditure 2020/2021	
Revenue – environment, open spaces / Recreation & Sport	£29,457
Revenue - public transport	£210,158
Capital - Education	£16,130
Total	£255,746

Table 8. Revenue Expenditure S106 details	Amount £
Biddenham Loop (02/00787/OUT)	129,038
Land South of Fields Road, Wootton (17/00666/MAO)	81,120
Sub-total public transport	210,158
Land at Ampthill Road, Bedford (11/00535/EIA)	11,945
65-67 Newham Avenue, Bedford (12/01522/FUL)	8,446
14-18 Lime Street, Bedford (13/00617/FUL)	9,067
Sub-total environment, open spaces, recreation & sport	29,457
Grand Total revenue spend	239,616

Table 9. Capital Expenditure S106 Details	Capital Project	Amount £
Riverside North (Former Town Hall Complex) 12/02490/MAF	Broadmead Lower – expansion project	4,624
Land South Of Fields Road & East Of Cranfield Road, Wootton (15/02060/MAF)	Wootton Lower – expansion	11,505
Capital - Education		16,130
Grand Total capital spend		16,130

S106 Allocation of funds

Spending of allocated funding may take place in future years and over several years. Table 10 shows the total funding received during any financial year to date which has been allocated (not spent) during 2020/2021. The table then shows the breakdown of allocation to various projects. When a contribution is received it is automatically allocated in line with the requirements of the S106 Agreement as it is allocated for spend by a specific department within the Authority.

Total amount received during any financial year which was allocated during 2020/2021 (carried forward)	£11,501,458
Allocated as follows:	
Education	4,867,194
Public Transport	2,385,420
Highways	418,984
Greenspace	1,655,058
Local Access Rights of Way	801,098
Affordable Housing	562,067
Miscellaneous Environment	645,626

4. Enquiries

If you have any further queries or comments about this statement, please contact us via email at Planning@bedford.gov.uk.

Reporting requirement (Schedule 2, Paragraph 1) 1. The matters to be included in the CIL report are—	Sum / Details
(a) the total value of CIL set out in all demand notices issued in the reported year;	£1,289,906
(b) the total amount of CIL receipts for the reported year;	£2,660,004
(c) the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	£13,401,782
(d) the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£3,126,785
(e) the total amount of CIL expenditure for the reported year;	£3,879,469
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£10,812,218
<p>(g) in relation to CIL expenditure for the reported year, summary details of—</p> <p>the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;</p> <p>the amount of CIL 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);</p> <p>the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;</p>	<p>Bromham Road cycle bridge £14,019</p> <p>B530 reconstruction £1,497,916</p> <p>All Hallows public realm improvements £1,062,249</p> <p>Transporting Bedford 2020 £408,486</p> <p>Schools capital project – Highways works £143,431</p> <p>Temporary Classrooms – replacement £685</p> <p>N/A</p> <p>£50,750, as a percentage 2%</p>
(h) in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	See Table 3.
(i) the amount of CIL passed to— any parish council under regulation 59A or 59B; and (ii) any person under regulation 59(4);	(i) £701,933 (ii) £0.00
(j) summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including— (i) the total CIL receipts that regulations 59E and 59F applied to; (ii) the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	(i) £62,603 (ii) £0.00

<p>(k) summary details of any notices served in accordance with regulation 59E, including— the total value of CIL receipts requested from each parish council; any funds not yet recovered from each parish council at the end of the reported year;</p>	<p>N/A</p>
<p>(l) the total amount of— (i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied; (ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied; (iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year; (iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.</p>	<p>(i) £2,526,960 (ii) £12,860,348 (iii) £62,603 (iv) £541,434</p>

Reporting requirement (Schedule 2, Paragraph 1) The matters to be included in the section 106 report for each reported year are—	Sum / Details
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	See Table 5.
(b) the total amount of money under any planning obligations which was received during the reported year;	£938,744
(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£10,818,460
(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— (i) in relation to affordable housing, the total number of units which will be provided; (ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	See Table 5.
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£6,978,000
(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£255,746
(g) 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;	See Table 10.
(h) 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— (i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item; (ii) 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); (iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	(i) See Tables 8 & 9. (ii) N/A (iii) £0
(i) 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.	£11,501,458

Parish	Amount transferred £
Biddenham	24,910
Bletsoe	7,148
Bolnhurst and Keysoe	3,603
Brickhill	16,195
Bromham	7,614
Cardington	-
Carlton & Chellington	26,587
Clapham	6,389
Colmworth	12,153
Cople	2,649
Dean & Shelton	11,036
Elstow	4,922
Felmersham & Radwell	-
Great Barford	122,062
Great Denham	79,384
Harrold	4,266
Kempston Rural	33,500
Kempston TC	120,092
Knotting & Souldrop	-
Little Barford	-
Little Staughton	1,232
Melchbourne & Yielden	-
Milton Ernest	-
Oakley	15,193
Odell	-
Pavenham Total	-
Pertenhall & Swinehead	2,050
Podington	440
Ravensden	2,080
Renhold	17,965
Riseley	3,222
Roxton	13,741
Sharnbrook	35,051
Stagsden	-
Staploe & Duloe	1,604
Stevington	2,025
Stewartby	3,812
Thurleigh	2,656
Turvey	12,767
Wilden	8,724
Willington	-
Wilstead	113,322
Wootton	879,538
Wyboston, Chawston & Colesden	6,930
Wymington	-
Wixams	26,494
Shortstown	-
Cotton End	1,031
Total	1,632,385