

**Bedford Borough Council's
Infrastructure Funding Statement
2022/23**

1. 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 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 and S106 funding.

Section 2 of this report will set out details relating to CIL for the year 1st April 2022 to 31st March 2023.

Section 3 will detail information regarding S106 Agreements for the year 1st April 2022 to 31st March 2023.

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

Key headlines from this statement

In 2022/23 the headline figures are as follows:

Community Infrastructure Levy:

Over the reported year, £6,039,065 in CIL contributions have been collected.

The Council has spent £3,086,378 on improvements to Brookside Care Home, Bedford Western Bypass (phase 2), Transporting Bedford 2020, Northern Gateway, Bromham Road cycle bridge, improvements at All Hallows and Paula Radcliffe Way and public open spaces' footbridges.

Section 106 Agreements:

Over the course of the year, sixteen new S106 Agreements were signed. The funding secured through these agreements equates to £444,697 at present.

During the reported year, the Council received £5,555,843 in S106 contributions and spent £1,952,774 across projects in highways, education, rights of way and green space.

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, the Levy per square metre ranged 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 2022 calendar year was a 39% increase, and that increased to 49% in the 2023 calendar year.

The Council's charging schedule can be found here:

<https://www.bedford.gov.uk/planning-and-building-control/community-infrastructure-levy-cil/community-infrastructure-levy-cil>

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 2022/23.

Brought forward from 2021/22 financial year	£12,611,659
Value of Demand Notices issued 2022/2023*	£6,707,301
Value of receipts collected 2022/23	£6,039,065
Carried forward to 2023/24**	£15,179,089

* Inclusive of funds which are anticipated for future collection

** Expenditure during 2022/23 has been deducted from this figure

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.

Table 2. CIL Expenditure 2022/23	
Brookside Care Home improvements	£400,000
Bedford Western Bypass phase 2	£31,001
Transporting Bedford 2020	£1,631,419
Northern Gateway	£830,013
Bromham Road Cycle Bridge	£1,694
Public Open Spaces Footbridges	£61,126
All Hallows Public Realm Improvements	£111,125
Paula Radcliffe Way – Highway Corridor	£20,000
Total Expenditure from Strategic CIL	£3,086,378
Expenditure on Neighbourhood funding and Administration	£1,053,494

A total of £12,128,575 Strategic CIL funding was carried forward into 2023/24 after the expenditure reported during the 2022/23 year.

Strategic CIL is funding spent by the Council.

Table 3. below shows how these funds were committed for anticipated spend during 2023/24. Table 4. shows allocation of CIL contributions the Council expects to fund in future years. It should be noted that the figures in both tables are subject to change, and future reports may show a different position.

Table 3. Allocation of strategic CIL*	
Wixams railway station car park	£3,153,000
Transporting Bedford 2020	£118,000
Public open spaces footbridges	£322,000
All Hallows public realm improvements	£31,000
A6 Paula Radcliffe Way – highway corridor	£8,730,000
Sluice gates	£60,000
Bedford Western Bypass phase 2	£47,000
Total	£12,461,000

*Including funds collected in future financial years.

Table 4. Allocation In Future Years*	
Wixams railway station car park	£2,878,000
Bromham Road cycle bridge	£1,338,000
East West Railway	£2,580,000
Additional schools' capacity	£282,000
Sharnbrook (Primary) 1FE new / expansion	£6,718,000
Total	£13,796,000

*Allocation based on an expected CIL income of £4,000,000 per annum.

Neighbourhood Funding

The Neighbourhood portion of CIL is collected by Bedford Borough Council and passed to the relevant Parish Councils 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 –

<https://councillorsupport.bedford.gov.uk/ieListMeetings.aspx?CId=681&Year=0>

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 5. Shows the details of the Neighbourhood portion of CIL during the reporting year.

Table 5. Neighbourhood Funding 2022/23		
	Parishes	Unparished Areas
Brought forward from 2021/2022	£1,233,807	£612,964
Collected in 2022/2023	£1,080,567	£7,374
Amount passed in 2022/2023	£458,128	£0
Carried forward to 2023/2024 *	£1,856,246	£620,338

* The amount as at 31 March awaiting payment to Parish Councils

Annex B shows the amounts paid to Parish Councils to date since CIL was introduced at Bedford Borough in 2014.

Administration Expenses

During 2022/23, 5% of receipts, totalling £312,285 were ring-fenced to cover administrative costs incurred.

Over the course of the year, £595,365, (10% of funds collected), were spent towards CIL admin. This spend includes a proportion of funds collected in previous years where 5% of funds collected were ring-fenced towards the costs of administration.

Please note that this spend does 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 2022/23, the Council signed sixteen new S106 agreements. All of the agreements can viewed online using the planning portal at <https://www.bedford.gov.uk/planning-and-building-control/planning-applications/search-plans>

The table below shows the planning permissions that have a contribution secured through S106. Only the new S106 agreements have been included in Table 6.

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

20/02117/MAF Land at Haynes Park, Wilstead	Lay out landscaping and then maintain in accordance with plan. Note financial contribution and obligation to Central Bedfordshire Council.
18/03158/MAF Land North of The Causeway, Wixams	No less than 30% affordable housing. £46,494 Two Bus shelters.
21/00744/FUL Land adjacent Baptist Chapel, Little Staughton	Units to be provided as affordable housing.
19/00973/MAF Land North of Roundabout, Gold Lane, Biddenham	Provision of a doctor's surgery.
19/02761/FUL The Curry Mansion, Ravensden	£141,373 Affordable housing.
22/01035/MAO Land south of Keeley Lane, Wootton	30% Affordable housing. £15,660 Healthcare facilities at Wootton Vale Healthy Living Centre. Open space scheme to be agreed.
21/03110/MAF Land at Box End, Green End Road, Kempston	£20,766 Forrest of Marston Vale.
22/01615/FUL Land adjacent 1 Whitley Road, Shortstown	Financial contribution to Forrest of Marston Vale (to be paid direct), contribution to be calculated.

20/02151/MAO Land between Sandy Road and Wood Lane, Willington	£43,900 Healthcare facilities at Great Barford surgery.
	Forrest Marston Vale to be calculated if required.
	Open space scheme to be agreed.
	£85,000 Speed cameras on Sandy Road, Willington.
	£5,500 Parking restrictions.
	£3,500 Traffic regulation orders or similar limiting speed.
	30% affordable housing.
	£20,000 Bus stops on Sandy Road, Willington.
21/00722/MAF Land East and West of Broadmead Road, Stewartby	4 Affordable housing units.
	Open space land to be provided.
	£15,116 Forrest of Marston Vale.
21/02406/FUL Land at The Causeway, Carlton	£10,536 Healthcare facilities at Wootton Vale Healthy Living Centre.
	£20,839 Off site outdoor sports space.
	£16,013 Off site equipped natural play space.
Total financial contributions agreed (that have been calculated)	£444,697

Income

Financial contributions from S106 Agreements can be received by the Council at varying points of development. During the planning application negotiation stage, 'trigger points' are decided. These trigger 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.

Brought forward from 2021/2022 financial year	£12,148,878
Receipts collected	£5,555,843

Expenditure

S106 funding must be spent in accordance with the detail stated in the signed agreement. Over the course of the year, £1,952,774 of S106 has been spent. Table 8 shows a summary of the expenditure, Tables 9 and 10 show the revenue and capital split.

Table 8. S106 Expenditure 2022/23	
Revenue – local access rights of way	£75,527
Revenue – public transport	£81,328
Revenue – highways	£34,861
Revenue – environment	£30,410
Revenue – staffing costs	£49,090
Revenue – greenspace	£48,237
Revenue – education	£79,132
Capital – local access rights of way	£30,944
Capital – highways	£17,356
Capital – education	£1,206,214
Capital – environment	£155,055
Capital - greenspace	£144,619
Total	£1,952,774

Table 9. Revenue Expenditure S106 details	Amount
Land North Fields Road, Wootton (11/01502/EIA)	£75,527
Revenue – Local Access Rights of Way	£75,527
Wixams (99/01645/OUT)	£6,073
Land North Fields Road, Wootton (11/01502/EIA)	£34,593
Former Hostel site, Elstow Storage Depot (00/01945/MAO)	£3,891
Fields Road South, Wootton (15/02060/MAF)	£36,771
Revenue – Public Transport	£81,328
32 Station Road, Willington (07/03715/MAF)	£243
Land at Fields Road, Wootton (02/01445/OUT)	£3,319
Cauldwell House 12 – 16 Cauldwell Street, Bedford (12/00641/MAF)	£14,079
Former DMU site, Lansdowne Road, Bedford (13/02417/MAF)	£1,386
Former Reservoir site, Manton Lane, Bedford (19/01860/MAF)	£3,009
Former Putnoe Lower School, (16/01520/MAF)	£12,824
Revenue - Highways	£34,861
Wixams (99/01645/OUT)	£10,000
Land at Ridge Road / Martell Drive, Kempston (16/01382/MAF)	£20,410
Revenue – Environment	£30,410
Land off Rousbury Road, Stewartby (97/01163/OUT)	£49,090
Revenue – Staffing Costs	£49,090
Land rear of Eastcotts Road, Bedford (11/01254/MAF)	£43,735
Land at Austin Canons (12/02126/M73)	£4,502
Revenue - Greenspace	£48,237
Land North Fields Road, Wootton (11/01502/EIA)	£23,737
55 Goldington Road, Bedford (12/00989/FUL)	£8,242
Moreteyne Farm (CB/11/04445)	£26,002
Fields Road South, Wootton (15/02060/MAF)	£21,151
Revenue – Education	£79,132
Grand Total Revenue Spend	£398,586

Table 10. Capital Expenditure S106 Details	Amount
Norse Road, Bedford (05/03325/OUT)	£24,435
Former Hostel site, Elstow Storage Depot (00/01945/MAO)	£5,510
Capital – Local Access Rights of Way	£30,944
RAF Cardington (02/01920/OUT)	£17,356
Capital – Highways	£17,356
RAF Cardington (02/01920/OUT)	£471,827
Britannia Iron Works (Phase E&F), Bedford (11/02691/MAF)	£573,230
Riverside North (former Town Hall complex), Bedford (12/02490/MAF)	£77,125
Land North of Bromham Road (01/02199/EIA)	£84,031
Capital – Education	£1,206,214
Wixams (99/01945/OUT)	£61,555
Wixams (99/01645/OUT)	£80,000
Wixams (99/01645/OUT)	£13,500
Capital – Environment	£155,055
ASDA Marsh Leys Farm, Kempston (98/00992/OUT)	£52,545
Land at Ampthill Road, Bedford (11/00535/EIA)	£42,716
Land at Fields Road, Wootton (02/01445/OUT)	£4,132
Land at 34 and rear of 32 Bedford Road, Wilstead (11/00478/FUL)	£24,492
Fields Road South, Wootton (15/02060/MAF)	£20,734
Capital – Greenspace	£144,619
Grand Total capital spend	£1,554,188

S106 Allocation of funds

Spending of allocated funding may take place in future years and over several years. Table 11 shows the total funding received during any financial year to date which has been allocated (not spent) during 2022/23. The table then shows the way this funding has been allocated. 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.

Table 11. S106 Allocation of funds	
Total amount received during any financial year which was allocated during 2022/23 (carried forward)	£15,570,133
Allocated as follows:	
Education	£3,341,551
Public Transport	£1,898,054
Highways	£1,257,876
Greenspace	£6,591,256
Local Access Rights of Way	£1,129,139
Affordable Housing	£376,531
Miscellaneous Environment	£975,727

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;	£6,7007,301
(b) the total amount of CIL receipts for the reported year;	£6,039,065
(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;	£0
(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;	£3,086,378
(e) the total amount of CIL expenditure for the reported year;	£4,139,871
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£26,257,000
<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>See Table 2.</p> <p>N/A</p> <p>£595,365 (as a percentage, 10%) This includes administrative funds that have been ring-fenced from receipts collected in previous years.</p>
<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;</p>	See Table 3.
<p>the amount of CIL passed to—</p> <p>(i) any parish council under regulation 59A or 59B; and</p> <p>(ii) any person under regulation 59(4);</p>	<p>(i) £458,128</p> <p>(ii) £0.00</p>
<p>(j) summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—</p> <p>(i) the total CIL receipts that regulations 59E and 59F applied to;</p> <p>(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;</p>	<p>(i) £7,374</p> <p>(ii) £0.00</p>

<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>	N/A
<p>(i) the total amount of—</p> <ul style="list-style-type: none"> 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 style="text-align: right;">(i) £6,216,767</p> <p style="text-align: right;">(ii) £7,596,399</p> <p style="text-align: right;">(iii) £7,374</p> <p style="text-align: right;">(iv) £576,556</p>

Reporting requirement (Schedule 2, Paragraph 3) 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;	£444,697 (see Table 6 for breakdown)
(b) the total amount of money under any planning obligations which was received during the reported year;	£5,555,843
(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;	£0
(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 6.
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£15,570,133
(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);	£1,952,774
(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 11.
(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 9. & 10. (ii) N/A (iii) £49,090
(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.	£0

CIL funds transferred to Parishes to date	Amount transferred
Biddenham	£177,310
Bletsoe	£7,147
Bolnhurst and Keysoe	£3,602
Brickhill	£19,514
Bromham	£84,309
Cardington	-
Carlton & Chellington	£29,260
Clapham	£10,182
Colmworth	£12,153
Cople	£9,875
Dean & Shelton	£11,035
Elstow	£6,319
Felmersham & Radwell	-
Great Barford	£283,050
Great Denham	£79,383
Harrold	£8,532
Kempston Rural	£45,355
Kempston TC	£127,445
Knotting & Souldrop	-
Little Barford	-
Little Staughton	£9,963
Melchbourne & Yielden	£559
Milton Ernest	-
Oakley	£15,223
Odell	-
Pavenham Total	-
Pertenhall & Swinehead	£2,049
Podington	£439
Ravensden	£2,774
Renhold	£24,842
Riseley	£19,439
Roxton	£16,780
Sharnbrook	£79,677
Stagsden	-
Staploe & Duloe	£1,603
Stevington	£5,787
Stewartby	£3,811
Thurleigh	£2,656
Turvey	£15,869
Wilden	£21,901
Willington	£187
Wilstead	£135,420
Wootton	£1,277,264
Wyboston, Chawston & Colesden	£10,459
Wymington	£2,701
Wixams	£51,991
Shortstown	£44,618
Cotton End	£1,030
Total	£2,663,741