

**Bedford Borough Council's
Infrastructure Funding Statement
2023 – 2024**

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 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 2023 to 31st March 2024.

Section 3 will detail information regarding S106 Agreements for the year 1st April 2023 to 31st March 2024.

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

Key headlines from this statement

In 2023/2024 the headline figures are as follows:

Community Infrastructure Levy:

Over the reported year, £4,517,666 in CIL contributions have been collected.

The Council has spent £10,505,954.91 of previously collected CIL on improvements to All Hallows, Paula Radcliffe Way, public open space footbridges and the Transporting Bedford 2020 project.

Section 106 Agreements:

Over the course of the year, seven S106 Agreements were signed. The funding secured through these agreements equates to £1,740,680.15 at present.

During the reported year, the Council received £12,374,719 in S106 contributions relating to historic permissions and spent £11,332,925 across projects in highways, rights of way, education, and greenspace.

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 2024 calendar year was a 59% 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 falls to 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 2023/2024.

Table 1. CIL Income 2023/2024	
Brought forward from 2022/2023 financial year	£15,179,089
Value of Demand Notices issued 2023/2024*	£5,590,036.17
Value of receipts collected 2023/2024	£4,517,666
Carried forward to 2024/2025	£10,255,420.54

* 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.

Table 2. CIL Expenditure 2023/2024	
All Hallows Public Realm Improvements	£16,182
Paula Radcliffe Way – Highway Corridor	£8,730,000
Transporting Bedford 2020	£112,950
Public Open Spaces Footbridges	£204,265
Total Expenditure from Strategic CIL	£9,063,397
Expenditure on Neighbourhood funding and Administration	£1,442,558

A total of £7,441,808.29 Strategic CIL funding was carried forward into 2024/2025 after the expenditure reported during the 2023/2024 year.

Strategic CIL is funding spent by the Council.

Table 3. shows how these funds were committed for anticipated spend during 2024/2025. Table 4. Shows allocation of CIL contributions the Council expects to fund in future years. It should be noted that these figures are subject to change, and future reports may show a different position.

Table 3. Allocation of strategic CIL*	
Transporting Bedford 2020	£5,000
All Hallows Public Realm Improvements	£15,000
Sluice Gates	£60,000
Bedford Western Bypass Phase 2	£47,000
Public Open Spaces Footbridges	£118,000
Bedford (Secondary) Academy Expansion	£1,882,000
Total	£2,127,000

* Including funds to be collected in future financial years.

Table 4. Allocation In Future Years*	
Transporting Bedford 2020	£5,000
East West Railway	£2,838,000
All Hallows Public Realm Improvements	£15,000
Sluice Gates	£60,000
Public Open Spaces Footbridges	£118,000
Wixams Railway Station Car Park	£6,031,000
Additional Schools Capacity	£22,500,000
Total	£31,567,000

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

Table 5. Neighbourhood Funding 2023/2024		
	Parishes	Unparished Areas
Brought forward from 2022/2023	£1,856,245.87	£620,338.24
Collected in 2023/2024	£873,556.84	£60,348.08
Amount passed in 2023/2024	£742,558	£0
Carried forward to 2024/2025 *	£1,964,869.14	£680,686.32

* The amount at 31 March awaiting payment to Parish Councils

Annex B shows the amounts paid to Parish Councils.

Administration Expenses

During 2023/2024, 5% of receipts, totalling £207,883 were ring-fenced to cover administrative costs incurred.

Over the course of the year, £700,000 of historically collected funds were spent towards CIL admin.

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 fairly and reasonably related in terms of scale to the development.

Section 106 Agreements signed

During 2023/2024, the Council signed seven 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.

Table 6. S106 Agreements: summary of contributions agreed	
22/02694/MAF – Land at Crowhill Farm, Ravensden Road, Wilden, Bedfordshire	£3,500 contribution to the Speed Reduction Scheme
23/01120/FUL – 2 Spring Road, Kempston, Bedfordshire	£12,106 towards the improvement and maintenance of sports facilities within the vicinity of the development
23/00386/M73 – The Beeches, High Street, Thurleigh, Bedfordshire	No less than 3 affordable housing units
23/01056/S73 – Land Rear of The Bull, 259 London Road, Bedford	£8,519 towards maintenance and provision of local equipped play areas
	No less than 3 affordable housing units
21/01582/MAF – Land adjacent to Mercia Road, Great Denham, Bedfordshire	No less than 14 affordable homes
	Provision of open space
	Transfer of land for expansion of school
	Roadworks to Mercia Road
	Traffic Regulation Order contributions of £7,000
	Waste and Recycling Infrastructure contribution of £16,014.15
19/01904/MAO – Land at junction of A422 and A428, Stagsden Road, Bromham, Bedfordshire	No less than 15% affordable housing
	£1,211,534 to the Parish Council for play open space management and maintenance
	£1,000 per residential unit towards the culvert
	£878 per residential unit towards healthcare
	£100,000 towards the junction, and maintenance and enhancement of the existing junction of Stagsden Road and Box End Road
	Provision of open space, with two football pitches and a ports pavilion
	£139,000 towards the creation of a roundabout at Deep Spinney to enhance vehicle access
20/00140/MAO – Bedfordshire Police Station, 32 Greyfriars, Bedford	Affordable housing provision of not less than 30%
	Primary Education contribution of £12,502 per primary place in accordance with the Planning Obligations SPD
	Secondary Education contribution of £18,469 per secondary place in accordance with the Planning Obligations SPD
	Healthcare contribution of £1,122 per dwelling
	Highway Scheme contribution of £250,000
	Outdoor sports contribution in line with the Open Spaces SPD
	Play contribution in line with the Open Spaces SPD
Total financial contributions agreed (that have been calculated)	£1,740,680.15

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, specific numbers of built units, numbers of occupied units, or specific dates.

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

Table 7. S106 Income 2023/2024	
Brought forward from 2022/2023 financial year	£15,570,133
Receipts collected	£12,374,719

Expenditure

S106 funding must be spent in accordance with the detail stated in the signed agreement. Over the course of the year, £11,332,925 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 2023/2024	
Revenue – highways	£107,916
Revenue – greenspace	£62,309
Revenue – other	£96,327
Capital – education	£10,582,836
Capital – local rights of way	£391,138
Capital – highways	£92,398
Total	£11,332,925

Table 9. Revenue Expenditure S106 details	Amount
19/01312/MAO - Land at Yelnow Lane, Sharnbrook	£107,916
Sub-total highways	£107,916
11/01254/MAF - Land Rear of Eastcotts Road, Bedford	£9,697
13/00904/COU – 157 Midland Road, Bedford Sports	13,709
12/02490/MAF – Riverside North (Former Town Hall)	£3,686.37
12/02126/M73 – Land at Austin Canons	£35,216.88
Sub-total greenspace	£62,309
02/00787/OUT – Land west of Kempston	£96,327
Sub-total other	£96,327
Grand Total revenue spend	£266,552

Table 10. Capital Expenditure S106 Details	Amount
99/01645/OUT - Wixams	£20,000
02/01920/OUT – RAF Cardington, Shortstown	£113,940
11/01502/EIA – Land north of Fields Road	£59,508
12/00845/FUL – 125 Castle Road	£414
97/01163/OUT – Land off Rousbury Road, Stewartby	£84,200
02/00787/OUT – Land west of Kempston	£113,076
Capital – public rights of way	£391,138
97/01163/OUT – Land off Rousbury Road, Stewartby	£15,000
09/01645/OUT - Wixams	£13,500
11/01931/MAF – The Swan (former public house), High Street, Clapham	£30,800
15/02060/MAF – Land south of Fields Road, Wootton	£323,536
XXXX	£10,200,000
Capital – education	£10,582,836
99/01645/OUT - Wixams	£37,235
05/03325/OUT – Land north of Norse Road	£26,150.31
15/2130/MAF – Land at Lodge Hill, Clapham Road	£23,159
10/01364/M73 and 00/01945/MAO – Land at former hostel site, Elstow Storage Depot	£5,854
Capital – highways	£92,398
Grand Total capital spend	£11,066,373

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 2023/2024. 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.

Table 11. S106 Allocation of funds	
Total amount received during any financial year which was allocated during 2023/2024 (carried forward)	£16,617,500
Allocated as follows:	
Education	£4,050,023
Public Transport	£2,368,538
Highways	£1,150,031
Greenspace	£6,175,619
Local Access Rights of Way	£1,129,139
Affordable Housing	£376,531
Community	£800,062
Waste	£66,933
Other	£95,232

4. Enquiries

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

Annex A

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;	£5,590,036.17
(b) the total amount of CIL receipts for the reported year;	£4,517,666
(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;	£9,063,397
(e) the total amount of CIL expenditure for the reported year;	£10,505,954.91
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£9,338,000
(g) in relation to CIL expenditure for the reported year, summary details of— the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item: 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) 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;	See Table 2 N/A £700,000, as a percentage 15%
(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.
the amount of CIL passed to— (i) any parish council under regulation 59A or 59B; and (ii) any person under regulation 59(4);	(i) £742,558 (ii) £0
(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) £680,686 (ii) £0

(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;	N/A
(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;	(i) £5,394,436
ii. CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	(ii) £3,179,536
iii. CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	(iii) £70,484
iv. CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	(iv) £607,111

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;	See Table 6.
(b) the total amount of money under any planning obligations which was received during the reported year;	£12,374,719
(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;	£16,617,500
(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);	£11,332,925
(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) £96,327
(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.	£17,127,873

Annex B

Parish	Amount transferred
Biddenham	£260,397.69
Bletsoe	-
Bolnhurst and Keysoe	-
Brickhill	-
Bromham	-
Cardington	-
Carlton & Chellington	£88,248.24
Clapham	£20,131.82
Colmworth	£150.12
Cople	£1,730.55
Dean & Shelton	£5,337.60
Elstow	-
Felmersham & Radwell	-
Great Barford	-
Great Denham	£82,033.81
Harrold	-
Kempston Rural	-
Kempston TC	£3,025.70
Knotting & Souldrop	-
Little Barford	-
Little Staughton	-
Melchbourne & Yelden	-
Milton Ernest	-
Oakley	-
Odell	£21,285.77
Pavenham	-
Pertenhall & Swinehead	-
Podington	-
Ravensden	£168,760.94
Renhold	-
Riseley	-
Roxton	£65,127.90
Sharnbrook	£36,399.12
Stagsden	£30,730.80
Staploe & Duloe	£5,038.99
Stevington	-
Stewartby	-
Thurleigh	£18,078.69
Turvey	-
Wilden	-
Willington	-
Wilstead	£44,113.37
Wootton	£21,876.17
Wyboston, Chawston & Colesden	-
Wymington	-
Wixams	-
Shortstown	-
Cotton End	-
Total	£873,556.84