

**Bedford Borough Council's  
Infrastructure Funding Statement  
2024-2025**

## 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 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025.

Section 3 will detail information regarding S106 Agreements for the

year 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025.

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

### [Key headlines from this statement](#)

In 2024/2025 the headline figures are as follows:

#### **Community Infrastructure Levy:**

Over the reported year, £4,079,797.63 in CIL contributions have been collected.

The Council has spent £1,586,170.54 on highway improvements, public open space footbridges and the Transporting Bedford 2020 plans.

#### **Section 106 Agreements:**

Over the course of the year, thirteen S106 Agreements were signed. The funding secured through these agreements equates to £819,829.61 at present.

During the reported year, the Council received £6,213,246 in S106 contributions and spent £6,348,468 across rights of way, highways, education and greenspace.

## 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.

<b>Table 2. CIL Expenditure 2024/2025</b>	
Planning Revenue Staff	£325,419.39
Highways (BBC funded)	£47,000
Public Open Space Footbridges	£15,000
Transporting Bedford 2020	£123,493.84
<b>Total Expenditure from Strategic CIL</b>	<b>£515,913.23</b>
<b>Expenditure on Neighbourhood funding and Administration</b>	<b>£1,400,676</b>

A total of £10,652,917.47 Strategic CIL funding was carried forward into 2025/2026 after the expenditure reported during the 2024/2025 year.

Strategic CIL is funding spent by the Council.

Table 3. below shows how these funds were committed for anticipated spend during 2025/2026. 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.

<b>Table 3. Allocation of strategic CIL*</b>	
A6 Paula Radcliffe Way Highway Improvements	£68,000
Brookside Care Home Improvements	£19,000
BBC funded highway improvements	£4,800,000
<b>Total</b>	<b>£4,887,000</b>

\*Including funds to be collected in future financial years.

<b>Table 4. Allocation In Future Years*</b>	
Bedford Park cricket pavilion	£114,000
A6 Paula Radcliffe Way improvements	£68,000
Brookside Care Home Improvements	£19,000
Sluice gates	£60,000
Highway improvements (BBC funded)	£15,206,000
<b>Total</b>	<b>£15,421,000</b>

\*Allocation based on an assumed CIL income of £4,000,000 per annum

## 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 2025 calendar year was a 64% 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 2024/2025.

Brought forward from 2023/2024 financial year	£10,255,420.54
Value of Demand Notices issued 2024/2025*	£4,079,797.63
<b>Value of receipts collected 2024/2025</b>	<b>£3,806,732</b>
Carried forward to 2025/2026	£12,749,047.63

\* Inclusive of funds which are anticipated for future collection

## 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.

<b>Table 5. Neighbourhood Funding 2025/2026</b>		
	Parishes	Unparished Areas
Brought forward from 2023/2024	£1,721,942.47	£680,686.32
Collected in 2024/2025	£725,516.93	£18,989.82
Amount passed in 2024/2025	£1,075,257.31	£0
Carried forward to 2025/2026 *	£1,372,202.09	£699,676.14

\* The amount at 31 March awaiting payment to Parish

Councils Annex B shows the amounts paid to Parish Councils.

## Administration Expenses

During 2024/2025, 5.3% of receipts, totalling £202,675.89 were ring-fenced to cover administrative costs incurred.

Over the course of the year, £325,419.39 (8.5% 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 2024/2025, the Council signed thirteen 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.

<b>Table 6. S106 Agreements: summary of contributions agreed</b>	
23/01164/FUL – 34 Church Road, Willington	£280.44 towards the Forest of Marston Vale
23/00810/FUL – 9 and 11 The Crescent, Bedford	£11,473 – Open Space Contribution
23/02494/MAO – Land north of High Street, Oakley	£7,530 – Health Contribution Not less than 30% affordable housing, with 2 affordable rent units and 1 intermediate tenure unit Play Area and Sports Contribution to be of a value in accordance with the Borough Council's Open Space SPD 2013
23/01629/MAO – Former 111 Warwick Avenue, Bedford	£10,536 – Health Contribution £33,612 – Open Space Contribution 30% affordable housing, with 78% of these to be affordable or social rent
20/00076/MAO – Land south of Goldington Road, Bedford	£155,000 towards improvements of the Embla Close Cycle Path £55,000 towards the signage relating to footpath and cycle links
21/02526/MAF – Snakes Meadows, West End, Stagsden	£1,666.17 contribution to Milton Keynes City Council £500 contribution to Central Bedfordshire Council 18 skylark mitigation plots to be provided and maintained
21/01652/M73 – Land at Kingswood Way, Great Denham	£500,000 – Flood Relief Contribution
22/01468/EIAWM – Land south of St Neots Road, Willington	£3,500 for technical approval of works at Bridge Farm £3,500 per structure for crossings over water £4,500 for every order relating to the Bridge Farm footpath scheme £3,500 for technical approval of the Cuckoo Brook Crossing Works £3,500 for technical approval of the Gadsey Brook Works £4,500 for every order relating to the Gadsey Brook Bridleway Scheme £2,700 for way marking and signage for the associated footpath and bridleway schemes Extended aftercare monitoring fee, as per the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits)(England) Regulations 2012 (as amended) £510 monitoring fee
24 01126 M73 – Land at Box End, Green End Road, Kempston	£20,766 towards the Forest of Marston Vale
24 00171 M73 – Land at 124 Rushden Road, Wymington	13 affordable units, with 6 as social rent and 7 as shared ownership
24 01421 FUL – 3 and 5 The Crescent, Bedford	£9,756 – Open Space Contribution
22 00590 FUL – Former Rushmoor School, Shakespeare Road, Bedford	8 supported living apartments on the Shakespeare Road site
22 00591 MAF – Bedford Greenacre Academy, Kimbolton Road, Bedford	As above
<b>Total financial contributions agreed (that have been calculated)</b>	<b>£819,829.61</b>

## 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.

<b>Table 7. S106 Income 2024/2025</b>	
Brought forward from 2023/2024 financial year	£17,058,982.37
Receipts collected	£8,344,534.79

## Expenditure

S106 funding must be spent in accordance with the detail stated in the signed agreement. Over the course of the year, £6,348,468 of S106 revenue has been spent. Table 8 shows a summary of the expenditure, Tables 9 and 10 show the revenue and capital split.

<b>Table 8. S106 Expenditure 2024/2025</b>	<b>Amount</b>
Revenue - highways	£311,216
Revenue - greenspace	£17,983
Revenue – other environmental matters	£29,388
Capital – local rights of way	£30,537
Capital – highways	£4,975,851
Capital - education	£10,000
Capital – other environmental matters	£13,500
Capital - greenspace	£959,993
<b>Total</b>	<b>£6,348,468</b>

<b>Table 9. Revenue Expenditure S106 details</b>	<b>Amount</b>
02/01920/OUT – RAF Cardington	£113,490
97/01163/OUT – Land off Rousbury Rd, Stewartby	£84,200
02/00787/OUT – Land west of Kempston	£113,076
Sub-total highways	£311,216
02/00787/OUT – Biddenham Loop	£26,448.37
09/01645/OUT – Wixams Burial Ground	£2,940
Sub-total environmental	£29,388
09/00038/M73 – 147 Church Lane, Bedford	£4,015
12/02178/FUL – Former Turnpike Public House, Eastcotts Road, Bedford	£13,968
Sub-total greenspace	£17,983
<b>Total revenue spend</b>	<b>£358,587</b>

## S106 Allocation of funds

<b>Table 10. Capital Expenditure S106 Details</b>	<b>Amount</b>
13/01138/MAF – Hanson HQ, green Lane, Stewartby	£14,323
19/01860/MAF – Former reservoir site, Manton Lane	£16,214
Sub-total rights of ways	£30,537
99/01645/OUT – Elstow Storage Depot, Wilhamstead	£4,470,049
Sub-total highways	£4,975,851
97/01163/OUT – Land off Rousbury Road, Stewartby	£10,000
Sub-total education	£10,000
09/01645/OUT – Wixams Village Hall	£13,500
Sub-total environmental	£13,500
99/01645/OUT - Wixams	£112,102
11/00478/FUL – Rear of 32/34 Bedford Road, Wilstead	£4,567
02/00787/OUT – Land west of Kempston	£90,487
11/01502/EIA – Land north of Fields Road, Wootton	£171,517
12/00989/FUL – 55 Goldington Road, Bedford	£778
12/02490/MAF – Riverside North	£42,254
15/02060/MAF – Land south of Fields Road, Wootton	£479,830
19/01312/MAO – Land at Yelnow Lane, Sharnbrook	£58,459
Sub-total greenspace	£959,993
<b>Total capital spend</b>	<b>£5,989,881</b>

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 2024/2025. 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.

<b>Table 11. S106 Allocation of funds</b>	
Total amount received during any financial year which was allocated during 2024/2025 (carried forward)	£18,613,567
Allocated as follows:	
Affordable housing	£296,531
Community	£2,004,652
Education	£4,040,023
Greenspace	£6,941, 833
Highways	£1,323,669
Local rights of way	£1,124,645
Others	£40,155
Public transport	£2,758,956
Waste	£83,104

## 4. Enquiries

If you have any further queries or comments about this statement, please contact us via email at [Planning@bedford.gov.uk](mailto: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;	£4,079,797.63
(b) the total amount of CIL receipts for the reported year;	£3,806,732
(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;	£10,255,420.54
(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;	£515,913
(e) the total amount of CIL expenditure for the reported year;	£1,586,170.54
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£200,000
(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  £325,419, as a percentage 8.5%
(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— (i) any parish council under regulation 59A or 59B; and (ii) any person under regulation 59(4);	(i) £1,075,257 (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) £699,676  (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
(i) 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.	(i) £2,995,697  (ii) £10,255,421  (iii) £1,236  (iv) £662,932

<b>Reporting requirement (Schedule 2, Paragraph 3) The matters to be included in the section 106 report for each reported year are—</b>	<b>Sum / Details</b>
(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;	£6,213,246
(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;	£18,613,567
(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);	£6,348,468
(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.	£103,340

## Annex B

Parish	Amount
Biddenham	£98,869.07
Bletsoe	-
Bolnhurst and Keysoe	-
Brickhill	-
Bromham	-
Cardington	-
Carlton & Chellington	£44,124.12
Clapham	£2,835.60
Colmworth	-
Cople	-
Dean & Shelton	-
Elstow	-
Felmersham & Radwell	-
Great Barford	£7,911.16
Great Denham	£164,067.62
Greyfriars	£1,594.95
Harrold	-
Kempston Rural	-
Kempston TC	£102,184.93
Knotting & Souldrop	-
Little Barford	-
Little Staughton	-
Melchbourne & Yelden	£9,820.35
Milton Ernest	-
Oakley	-
Odell	-
Pavenham	-
Pertenhall & Swineshead	-
Podington	-
Ravensden	£84,380.47
Renhold	£11,201.86
Riseley	-
Roxton	£67,399.55
Sharnbrook	-
Stagsden	£660
Staploe & Duloe	£8,783.46
Stevington	-
Stewartby	-
Thurleigh	£54,236.07
Turvey	-
Wilden	-
Willington	£104,496.02
Wilstead	£7,145.30
Wootton	£47,465.59
Wyboston, Chawston & Colesden	£6,360.63
Wymington	-
Wixams	-
Shortstown	£13,466.54
Cotton End	-