

**Bedford Borough Council's
Infrastructure Funding Statement
2019 – 2020**

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 2019 to 31st March 2020.

Section 3 will detail information regarding S106 Agreements for the year 1st April 2019 to 31st March 2020.

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

Key headlines from this statement

In 2019/2020 the headline figures are as follows:

Community Infrastructure Levy:

Over the reported year, £4.8m in CIL contributions have been collected.

The Council has spent £208,000 towards schools' highway works and designing improvements to Bromham Road Cycle Bridge.

Section 106 Agreements:

Over the course of the year, 16 S106 Agreements were signed. Of these agreements, twelve were new and four were modifications to existing agreements. The funding secured through these agreements equates to £0.459m at present.

During the reported year, the Council received £6.7m in relation to historic S106 contributions. The largest item of expenditure was £6.3m towards education provision across the Borough, and the total spend from S106 contributions was £7.6m.

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 price per square

metre ranges from £0, £40, £55, £100, £120 and £125 for various identified parts of the Borough.

Each year, these rates are subject to indexation to reflect changes in the costs of delivering infrastructure. The index has increased by 40% in the past six years and therefore the CIL payable on planning permissions granted in 2020 will be increased by this amount above the rates set out in 2014.

The Council's charging schedule can be found at the following link: <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 in the following way:

- 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 per Council Tax paying dwelling in the Parish Council area per year. In an area where a Neighbourhood 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 2019/20.

Brought forward from 2018 / 2019 financial year	£8,650,935
Value of Demand Notices issued 2019 / 2020*	£5,322,216
Total CIL	£13,973,151
*of which Receipts collected	£4,892,740

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.

Expenditure from strategic CIL	£208,000
Expenditure from Neighbourhood funding and Administration	£363,369
Total expenditure	£571,369

The strategic portion of CIL was used to fund school highway works of which £62,000 was spent. Bromham Road Cycle Bridge received £146,000 of funding. These spends total the £208,000 spend referenced in Table 2. Government grant funding is used before drawing down CIL and explains why a small proportion was applied in 2019/2020. All CIL received is fully allocated to future approved schemes.

2.5 In 2019/20, a total of £10,571,000 of strategic CIL funding was carried forward into 2020/21. This figures show CIL receipts collected during the reported year and previous years. The full amount has been allocated into future spends over upcoming years and has been allocated as follows:

Table 3.	
School's Highways works – Works resulting from the 3 to 2 tier schools transition programme.	£159,000
Temporary Classroom Replacement – at the Pupil Referral Unit and Marston Vale Middle School.	£2,040,000
Transporting Bedford 2020	£2,897,000
Bromham Road Cycle Bridge	£1,354,000
East-West Rail	£36,000
B530 Reconstruction	£2,250,000
All Hallows Public Realm Improvements	£1,745,000

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-parish 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 can be spent by 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 2019/20		
	Parishes	Unparished Area
Brought forward from 2018/2019	£913,047	£394,657
Collected in 2019/2020	£643,354	£146,776
Amount passed to in 2019/2020	(£312,860)	£0
Carried forward to 2020/2021	*£1,243,541	£541,434

*The amount outstanding at 31 March awaiting next payment to Parish Councils

Administration Expenses

During 2019/20, 5% of receipts, totalling £244,637 were ring-fenced to cover administrative costs incurred.

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 negative impacts that a development may cause 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 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 2019/20 the Council signed 16 S106 agreements, four of those agreements are modifications to an existing agreement already in place. 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 overleaf shows the planning permissions that have a contribution secured through S106. Only the new S106 agreements have been included in Table 5.

Table 5. S106 Agreements: summary of contributions agreed	
17/03351/EIAWM Land either side of Willington Lock, St Neots Road, Bedford	£3,000 for Cuckoo Brook crossing.
	Gadsey Brook Bridleway for public use.
	£1,800 to publicise the new rights of way.
	Aftercare Fee – to be calculated at later stage.
18/01502/MAF Land East Of Meadow Lane, Cardington, Bedfordshire	£97,570 for works across Octagon Wood and the Grange Estate.
18/03176/FUL Unit 1, St Johns Centre, Rope Walk, Bedford	£40,000 for the provision of two new bus shelters along Rope Walk.
	TRO preventing access to the Land from London Road
18/02684/MAF The Willow Tree, 24 Lovell Road, Oakley, Bedfordshire	10 Affordable housing units to be provided.
19/00165/FUL 55 Woodland Drive, Bromham, Bedford	Restrictive covenants on previous planning permission.
19/00743/FUL Land at Dennis Road, Kempston	5 Affordable housing units to be provided.
18/02517/OUT and 18/02518/COU Land West Of Village Farm, Spring Lane, Stagsden	Amenity green space land, maintenance costs. Fee to be calculated at later stage.

19/01137/MAO Land North Of Watson Road, Wilstead, Bedfordshire	£300,000 towards pedestrian footpath / cycleway.
	Two bus stops to be provided on either side of Fisherwood Road.
19/00216/MAF 389 And Former Lidl Site 393 – 401, Bedford Road, Kempston,	Restrictive covenants on the occupation by owners.
19/01312/MAO Land At Yelow Lane, Sharnbrook,	30% of the site to be allocated to affordable housing.
	£10,000 towards bus sheltering at Lodge Road.
	School transport – fee to be calculated at a later stage.
	Healthcare infrastructure – fee to be calculated at a later stage.
19/01860/MAF Reservoir Site, Manton Lane, Bedford	£2,000 towards traffic signalling at Manton Lane and Brickhill Drive junction
	£3,000 towards a TRO for parking on Manton Lane and adjoining roads.
	£16,000 for cycleway / footway from Murdock Road to Brickhill Drive.
Total financial contributions agreed (that have been calculated)	£458,970

Income

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

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

Table 6. S106 Income 2019 / 2020	
Brought forward from 2018 / 2019 financial year	£11,571,274
Receipts collected	£6,722,095.45

Expenditure

S106 funding must be spent in accordance with the detail stated in the signed agreement. Over the course of the year, £7,641,494.74 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 2019/20	
Revenue - BBC staff monitoring Planning	£247,600.00
Revenue - open spaces / Recreation & Sport	£125,959.36
Revenue - public transport	£491,871.56
Revenue - other	£37,330.52
Capital - Education	£6,364,723.41
Capital - Highways (Transporting Bedford)	£166,679.74
Capital - Housing	£114,000.00

Capital - payments to Parishes'	£81,030.16
Capital - Recreation & Sport	£12,299.99
Total	£7,641,494.74

Table 8. Revenue Expenditure S106 details	Amount £
Land North of Fields Road, Wootton (11/01502/EIA)	32,907.46
Land West of Bedford (02/00787/OUT)	161,310.59
Biddenham Loop (02/00787/OUT)	0.79
Land off Rousbury Road, Stewartby (97/01163/OUT)	53,381.16
Sub-total BBC staff monitoring Planning	247,600.00
14-18 Lime Street Bedford (13/00617/FUL)	5,569.31
65-67 Newnham Avenue, Bedford (12/01522/FUL)	36.62
57 De Parys Avenue, Bedford (11/01887/MAF)	25,578.33
Former Fox & Hounds, Kempston (11/01054/FUL)	6,664.28
Phase C of Britannia Iron Works (03/01928/FUL)	84,360.82
20-22 St Mary's, Bedford (00/00923/OUT)	3,750.00
Sub-total open spaces	125,959.36
Land North of Fields Road, Wootton (11/01502/EIA)	95,456.00
Land off Rousbury Road, Stewartby (97/01163/OUT)	98,000.00
Former Hostel Site, Elstow Depot (00/01945/MAO)	33,686.52
Biddenham Loop (02/00787/OUT)	140,234.10
Wixams (99/01645/OUT)	179.55
North Brickhill (05/00475/S73)	13,896.17
Wixams (99/01645/OUT)	38,497.00
Camfords, Land at Ampthill Road(11/00535/EIA)	71,922.22
Sub-total public transport	491,871.56
Land North of Fields Road, Wootton (11/01502/EIA)	7,476.99
Former Queens Works (02/00693/FUL)	24,382.93
Land at College Farm, Great Barford (06/01360/REM)	5,470.60
Sub-total Revenue other	37,330.52
Grand-total revenue spend	902,761.44

Table 9. Capital Expenditure S106 Details	Capital Project	Amount £
Cardington, Eastern Land Parcel (11/02686/EIA)	Additional Pupil Places	3,831,762.34
RAF Cardington Shortstown New School (02/01920/OUT)	Additional Pupil Places	200,876.06
Land off Broadmead Road Stewartby Beds (97/01163/OUT)	Broadmead Lower School Expansion	819,268.38
Land South Of Fields Road & East Of Cranfield Road, Wootton (15/02060/MAF)	Wootton Lower School Expansion	1,468,816.63
S106 Britannia Iron Works (Phase E & F), Kempston Road, Bedford Education (11/02691/MAF)	Schools 2 Tier Conversion	44,000.00
Capital - Education		6,364,723.41
Land at Ampthill Road, Bedford Monitoring traffic (11/00535/EIA)		144,988.22
Riverside North (12/02490/MAF)		21,691.52
Capital - Highways	Transporting Bedford	166,679.74
Land Adjacent to 2 Roman Paddock, Harrold (13/01945/FUL)		15,958.27
The Spinney, 31 Luton Road (15/00698/S73)		98,041.73
Capital - Housing	Affordable Housing	114,000.00
Land at Fields Road, Wootton (North) Community Facilities (02/01445/OUT)	Wootton PC (Jubilee Gdns play area & Church Rd Rec)	25,474.41

Land at Fields Road, Wootton (North) Sports & Play (02/01445/OUT)	Wootton PC Memorial Hall resurfacing	15,205.75
Land at Fields Road, Wootton (North) (02/01445/OUT)	Wootton PC (MUGA Resurfacing project)	28,350.00
Wixams (09/01645/OUT)	Wixams Burial	12,000.00
Capital - payments to Parishes'		81,030.16
65-67 Newnham Avenue (12/01522/FUL)		6,514.86
Phase C of Britannia Iron Works, Kempston Rd Sports (03/01928/FUL)		1,514.72
57 De Parys Avenue, Bedford (11/01887/MAF)		2,003.55
S106 Flat 5 Lansdowne Road, Bedford (12/02313/COU)		2,266.86
Capital - Recreation & Sport	Allen Pavilion Park	12,299.99
Grand-total capital spend		£6,738,733.30

S106 Allocation of funds

During the reported year, the Council allocated the funding that is held. These projected spends are expected to come forward in upcoming years. Table 10 shows the total funding received during any financial year which has been allocated (not spent) during 2019/20. 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 sign-posted to spend by a specific department within the Authority.

Table 10. S106 Allocation of funds	
Total amount received during any financial year which was allocated during 2019/20 (carried forward)	£11,571,274
Allocated as follows:	
Education	5,607,315
Public Transport	1,639,393
Highways	1,032,630
Green Infrastructure	1,742,341
Local Access Rights of Way	155,053
Community	603,157
Waste	3,365
Affordable Housing	531,724
Staff Monitoring	256,293

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)	Sum / Details
1. The matters to be included in the CIL report are—	
(a) the total value of CIL set out in all demand notices issued in the reported year;	£5,322,216.43
(b) the total amount of CIL receipts for the reported year;	£4,892,740.10
(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;	£8,650,935.15
(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;	£208,000.00
(e) the total amount of CIL expenditure for the reported year;	£571,369.27
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£10,571,000.00
(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;	Schools' highways works £62,000.00 Bromham Road Cycle Bridge £146,000.00 N/A £50,000.00, as a percentage 0.01%
(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— any parish council under regulation 59A or 59B; and (ii) any person under regulation 59(4);	£312,860.11 (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— the total CIL receipts that regulations 59E and 59F applied to; 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;	£146,776.70 (ii) £0.00
(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— CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied; CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied; CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year; CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£4,604,070.00 £8,256,277.51 £146,776.70 (iv) £394,657.64
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Reporting requirement (Schedule 2, Paragraph 1) The matters to be included in the section 106 report for each reported year are—	Sum / Details
the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£458,970.00
the total amount of money under any planning obligations which was received during the reported year;	£6,722,095.45
the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£11,571,274.92
summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— in relation to affordable housing, the total number of units which will be provided;	See Table 5.
the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£10,965,000.00
the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£7,641,494.74
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.
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— the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item; 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); the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under	See Table 8 and Table 9. N/A (iii) £247,600.00

regulation 121A) in relation to the delivery of planning obligations;	
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.	£10,818,460.07

