

**Bedford Borough Council's
Infrastructure Funding Statement
2021 – 2022**

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 2021 to 31st March 2022.

Section 3 will detail information regarding S106 Agreements for the year 1st April 2021 to 31st March 2022.

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

Key headlines from this statement

In 2021/2022 the headline figures are as follows:

Community Infrastructure Levy:

Over the reported year, £4,021,119 in CIL contributions have been collected.

The Council has spent £1,308,953 on improvements to All Hallows Public Realm, the Transporting Bedford project and the East West Railway.

Section 106 Agreements:

Over the course of the year, 13 S106 Agreements were signed. The funding secured through these agreements equates to £10,625,217 at present.

During the reported year, the Council received £1,885,056 in S106 contributions and spent £1,237,635 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, 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 2021 calendar year was a 39% increase and remained the same in the 2022 calendar year.

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 2021/2022.

Table 1. CIL Income 2021/2022	
Brought forward from 2020/2021 financial year	£10,812,219
Value of Demand Notices issued 2021/2022*	£3,470,120
Total CIL	£14,282,339
of which receipts collected	£4,021,119

* 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.

All Hallows Public Realm Improvements	£550,953
East-West Rail	£20,000
Transporting Bedford 2020	£738,000
Total Expenditure from Strategic CIL	£1,308,953
Expenditure on Neighbourhood funding and Administration	£361,727

A total of £9,910,094 Strategic CIL funding was carried forward into 2022/23 after the expenditure reported during the 2021/22 year.

Strategic CIL is funding spent by the Council.

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

Wixams railway station car park	£6,031,000
Transporting Bedford 2020	£2,581,000
Bromham Road cycle bridge	£1,340,000
East West Railway	£2,580,000
Public open spaces footbridges	£383,000
All Hallows public realm improvements	£142,000
Additional schools capacity	£2,200,000
A6 Paula Radcliffe Way – highway corridor	£8,750,000
Brookside care home improvements	£400,000
Sluice gates	£60,000
Bedford Western Bypass phase 2	£87,000

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

Table 4. Neighbourhood Funding 2021/22		
	Parishes	Unparished Areas
Brought forward from 2020/2021	£658,661	£604,037
Collected in 2021/2022	£805,173	£8,927
Amount passed in 2021/2022	(£210,977)	£0
Carried forward to 2022/2023 *	£1,252,857	£612,964

* The amount at 31 March awaiting payment to Parish Councils

Annex B shows the amounts paid to Parish Councils.

Administration Expenses

During 2021/2022, 5% of receipts, totalling £173,506 were ring-fenced to cover administrative costs incurred.

Over the course of the year, £150,750, (4% 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 2021/2022, the Council signed 13 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 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.

20/00901/EIA – RAF Cardington, The Highway, Shortstown	Affordable housing
	£485,705 Sporting or leisure facilities
	£25,000 Forest of Marston Vale contribution
	Open space scheme to be agreed. Maintenance criteria of open space
	£319,487 Bus services serving the development
	Services to the development such as mains water, sewerage, gas, electricity and telecommunications
	Maintenance criteria of the shed
£1,000,000 Maintenance of the shed	
17/02180/FULWM – Land South of Bedford Road, Cople	Area to be provided for landscaping, restoration and access to the general public
	Footpath and Bridge scheme to be provided
	Information board to be provided adjacent to the footpath
	Revocation of planning permission 99/01371/FUL

19/02247/MAF – Former Hazlewood Foods Ltd Site, Dallas Road, Bedford	16 affordable housing units to be provided
	£14,828 Air quality monitoring
	£45,000 Making and implementation of a controlled parking zone within the vicinity of the development
	Open space to be provided with management and maintenance criteria
	£3,500 Restrictions and loading bays traffic regulation orders £3,500 Stafford Road traffic regulation orders or similar restrictions
20/02155/MAO – The Beeches and Land rear of High Street, Thurleigh	3 affordable housing units to be provided
21/00014/MAO – Land North of School Lane, Roxton	No less than 30% affordable housing to be provided
	£9,500 Improvements to off-site footpaths
	£3,000 Installation of fire hydrants at the development
	Open space scheme to be approved part of the reserved matters application. With maintenance and management criteria.

	£3,500 Traffic regulation orders (parking) in the vicinity of the High Street / Park Road / School Lane
	£5,000 Speed limit traffic regulation order
20/02872/FUL – 2 Ducksworth Farm, West End, Stagsden	Commence either planning permission 18/02324/FUL or 20/02872/FUL
18/03022/EIA – Former Stewartby Brickworks, Broadmead Road, Stewartby	No less than 30% affordable housing to be provided
	£16,000 Monitoring compliance with the s106 agreement
	£500,000 Phased bus service upgrade serving the site
	Heritage centre refurbishment of the existing London Brick Company building
	£580,000 Highway improvements to – A) B530 Ampthill Road / Stewartby Way junction, B) C94 Bedford Road / Green Lane junction, C) C94 Bedford Road / Broadmead Road junction, D) B530 / Sam Clark Way / Polo Field Way (Interchange Retail) roundabout.
	Marston Vale railway line bridge traffic regulation order, sum to be calculated
	NHS contribution, sum to be calculated

	Play area to be approved in line with planning conditions
	Open space specification
	£7,400,000 New primary school construction
	Primary school site to be provided
	£100,000 Stewartby Village works to reduce vehicle speed and improve pedestrian and cycle safety
	65,000 Stewartby Way speed camera contribution
21/01358/FUL – Land at 169 Bedford Road, Wilstead	£1,963.08 Forest of Marston Vale contribution
21/00300/FUL – Land North of the Brickmakers Arms, Woburn Road, Kempston	£1,807.28 Forest of Marston Vale Contribution
20/01906/FUL – Bury Court, Church Lane, Bedford	£11,401 Area of play
	£14,839 Outdoor sports space
21/00834/FUL – Land Rear of The Bull, 259 London Road, Bedford	£8,519 Area of play
	£11,088 Outdoor sports space or sports facilities
	Waste collection to be agreed
Total financial contributions agreed (that have been calculated)	£11,625,217

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 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 2021/2022	
Brought forward from 2020/2021 financial year	£11,501,458
Receipts collected	£1,885,056

Expenditure

S106 funding must be spent in accordance with the detail stated in the signed agreement. Over the course of the year, £1,237,635 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 2021/2022	
Revenue – highways	£13,097
Revenue – public transport	£313,492
Revenue – education	£152,005
Revenue – environment, open spaces / recreation & sport	£144,542
Revenue – admin costs	£121,102
Capital – education	£51,887
Capital – public transport	£41,509
Capital – affordable housing	£400,000
Total	£1,237,635

Table 8. Revenue Expenditure S106 details	Amount
Land off Abbeyfields, Elstow (11/01300/EXTM)	£616
De Montfort University, Polhill Avenue (05/03233/S73)	£12,481
Sub-total highways	£13,097
65-67 Newnham Avenue (12/01522/FUL)	£5,302
Land East Amphill Road, Elstow (13/00477/MAF)	£3,882
Hanson Building Products, Kimberley House, Brickworks Lane, Stewartby (13/01138/MAF)	£2,645
British Car Auctions Ltd, Kiln Road, Kempston Hardwick (15/00615/MAF)	£4,568
Land East & West of Broadmead Road, Stewartby (97/01163/OUT)	£62,963
Biddenham Loop (02/00787/OUT)	£117,925
29 Dane Lane, Wilstead (11/01678/FUL)	£10,223
Land North of Fields Road, Wootton (11/01502/EIA)	£84,120
Land East of Amphill Road, Elstow (11/02707/MAF)	£9,074
Krupp – Camford, Amphill Road (11/00535/MAF)	£12,790
Sub-total public transport	£313,492
Biddenham Loop (02/00787/OUT)	£40
Land at Fields Road, Wootton (02/01445/OUT)	£637
Agriculture House, 55 Goldington Road (12/00989/FUL)	£39,815
Riverside North (former Town Hall complex) (12/02490/MAF)	£75,000
25 High Street, Stagsden (12/01253/FUL)	£36,513
Sub-total education	£152,005
Land at former Hostel Site, Amphill Road, Kempston Hardwick (00/01945/OUT)	£3,394
Land at Fields Road, Wootton (02/01445/OUT)	£172
Krupp – Camford, Amphill Road (11/00535/MAF)	£3,198
St Leonards Court, 68 Amphill Road (08/03409/MAF)	£12,400
37 Green End Road, Great Barford (07/03581/S73)	£115
Land East of Romsey Way, Elstow (05/02645/OUT)	£3,791
Land Rear of Eastcotts Road (11/01254/MAF)	£119,721
Austin Canons, Bedford Road, Kempston (12/02126/M73)	£1,752
Sub-total environment, open spaces / recreation & sport	£144,542

Land South of Fields Road, Wootton (15/02060/MAF)	£12,000
Land North of Bromham Road (01/02199/EIA)	£4,063
Land North of Bromham Road (01/02199/EIA)	£10,058
Biddenham Loop (02/00787/OUT)	£94,982
Sub-total admin costs	£121,102
Grand Total revenue spend	£744,239

Table 9. Capital Expenditure S106 Details	Amount
173 Bedford Road, Wilstead (13/02051/OUT)	£24,454
The Rosary, 12-13 Dane Lane, Wilstead (14/00264/FUL)	£17,055
Capital – public transport	£41,509
Land North of Fields Road, Wootton (11/01502/EIA)	£6,632
Land North of Fields Road, Wootton (11/01502/EIA)	£11,255
Land North of Bromham Road (01/02199/EIA)	£34,000
Capital – education	£51,887
Land at 34 and rear of 32 Bedford Road, Wilstead (11/00478/FUL)	£72,736
Land Adjacent to 2 Roman Paddock, Harrold (13/01945/FUL)	£308
Land off Wells Road, Riseley (07/01016/FUL)	£1
31 Luton Road / 2A Howard Close, Wilstead (15/00698/S73)	£90,449
2 Dane Street (16/02280/MAF)	£142,741
Land adjacent to Church Farm, Roxton (14/01736/FUL)	£93,765
Capital – affordable housing	£400,000
Grand Total capital spend	£493,396

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 2021/2022. 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 10. S106 Allocation of funds	
Total amount received during any financial year which was allocated during 2021/2022 (carried forward)	£12,148,879
Allocated as follows:	
Education	£4,684,987
Public Transport	£2,278,403
Highways	£380,485
Greenspace	£2,318,221
Local Access Rights of Way	£1,625,229
Affordable Housing	£162,375
Miscellaneous Environment	£699,178

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;	£3,470,120
(b) the total amount of CIL receipts for the reported year;	£4,021,119
(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;	£10,812,219
(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;	£1,308,953
(e) the total amount of CIL expenditure for the reported year;	£1,670,680
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£15,257,000
<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>All Hallows public realm improvements £550,953</p> <p>Transporting Bedford 2020 £738,000</p> <p>East-West Railway £20,000</p> <p>N/A</p> <p>£150,750, as a percentage 4%</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.
<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) £210,977</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) £8,927</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"> <li data-bbox="240 412 1050 510">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; <li data-bbox="240 517 1050 616">ii. CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied; <li data-bbox="240 622 1050 698">iii. CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year; <li data-bbox="240 705 1050 761">iv. CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year. 	<p>(i) £1,808,367</p> <p>(ii) £10,208,182</p> <p>(iii) £8,927</p> <p>(iv) £604,037</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;	See Table 5.
(b) the total amount of money under any planning obligations which was received during the reported year;	£1,885,056
(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;	£11,501,458
(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;	£16,950,000
(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);	£1,237,635
(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.	£12,148,879

Parish	Amount transferred
Biddenham	£12,248
Bletsoe	-
Bolnhurst and Keysoe	-
Brickhill	£2,719
Bromham	£2,951
Cardington	-
Carlton & Chellington	-
Clapham	£2,819
Colmworth	-
Cople	£5,103
Dean & Shelton	-
Elstow	£695
Felmersham & Radwell	-
Great Barford	-
Great Denham	-
Harrold	-
Kempston Rural	-
Kempston TC	£1,570
Knotting & Souldrop	-
Little Barford	-
Little Staughton	-
Melchbourne & Yelden	£559
Milton Ernest	-
Oakley	-
Odell	-
Pavenham Total	-
Pertenhall & Swinehead	-
Podington	-
Ravensden	-
Renhold	-
Riseley	-
Roxton	-
Sharnbrook	£3,457
Stagsden	-
Staploe & Duloe	-
Stevington	£2,720
Stewartby	-
Thurleigh	-
Turvey	-
Wilden	-
Willington	£13,177
Wilstead	£6,657
Wootton	£109,261
Wyboston, Chawston & Colesden	-
Wymington	£2,511
Wixams	-
Shortstown	£43,492
Cotton End	£1,030
Total	£210,969