

Annual Infrastructure Funding Statement



April 2020 - March 2021

Introduction

- 1.1 Under the Community Infrastructure Levy Regulations 2010 (as amended) Regulation 121A requires all local authorities to prepare an annual infrastructure funding statement.
- 1.2 *“For the financial year 2019/2020 onwards, any local authority that has received developer contributions (section 106 planning obligations or Community Infrastructure Levy) must publish online an infrastructure funding statement by 31 December 2020 and by the 31 December each year thereafter. Infrastructure funding statements must cover the previous financial year from 1 April to 31 March....”* Paragraph 175 Community Infrastructure Levy – Planning Guidance
- 1.3 Appendix 1 sets out the details required for an annual infrastructure funding statement, which covers both the Community Infrastructure Levy (CiL) and S106 obligations. A S106 obligation is derived from section 106 of the Town and Country Planning Act 1990. It is a voluntary agreement between the local planning authority and any other body with an interest in land in their area. Its purpose is to restrict and/or regulate the use of land, or to make other such arrangements (such as financial contributions) as the local authority considers to be necessary. The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008, that local authorities can use to help deliver infrastructure to support development in their area.
- 1.4 As Rugby Borough Council has not introduced a CiL during the relevant reporting period, this document will only report on S106 obligations.

Section 106 Obligations

2.1 The regulations require the following items to be reported upon:

(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;

	£ 1,803,137.00
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(b) the total amount of money under any planning obligations which was received during the reported year;

	£ 1,853,685.69
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(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
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(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;

R14/1941 Land SE Brownsover Lane	7
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(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;

R18/1247 Land at Brownsover Road	£68,200 secondary school provision
R19/0804 Former Cattle Market, Craven Road	£177,079 Nursery/Pre-school Provision £ 72,762 SEN/Disability Provision

(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;

	£ 4,966,044.42
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(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);

	£ 2,972,231.63
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(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;

	£ 0
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(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;

Type of Infrastructure	£ 2,972,231.63
Open Space maintenance	£ 568,474.30 (19%)
Affordable Housing	£ 1,197,656.82 (40%)
Education	£ 1,034,989.54 (35%)
Waste Management	£ 92,492.00 (3%)
Health Contributions	£ 21,147.26
Police Contributions	£ 20,833.34
Leisure Facilities	£ 14,444.37
Quarry Maintenance	£ 3,444.00

Open Space maintenance	£ 568,474.30
Long Hassocks	£ 165,099.00
Coton Park	£ 91,861.21
Cawston Grange	£ 71,464.44
Ashlawn Ridgeway	£ 61,653.60
Coton House	£ 47,663.29
Bilton Rd/Johnson Avenue	£ 19,538.26
Rear of 69a-89 Hillmorton Road	£ 18,979.12
Nelson Way	£ 18,353.69
Gateway Site, R1	£ 15,529.73
Land N. of Bilton Green	£ 11,216.80
69 Newbold Road	£ 8,637.89

Harris School	£ 5,600.00
Webb Ellis Business Park	£ 5,130.00
Former Job Centre, Railway Terrace	£ 4,428.54
Valley Park, Cosford Lane	£ 4,294.00
Clifton Links	£ 4,194.35
Land West of Ivy Grange	£ 4,019.42
Willians Works	£ 3,920.00
Cawston Extension	£ 2,855.00
Back Lane, Phase 2	£ 1,624.16
Land at Leamington Rd, Ryton	£ 1,529.35
Smith Industries Site	£ 560.00
Brownsover East	£ 232.20
113 Townsend Lane	£ 90.15
Affordable Housing	£ 1,197,656.82
Coton House	£ 808,791.42
Lime Tree Village	£ 315,730.08
75-79 Bath Street	£ 73,135.32
Education Contributions	£ 1,034,989.54
Land S. of Coventry Rd/N of Lime Tree Ave	£ 1,034,989.54
Waste Management	£ 92,492.00
Rugby Radio Station Bin collections	£ 73,520.00
Rugby Radio Station recycling	£ 18,972.00
Health Contributions	£ 21,147.26
Coalyard at Ryton	£ 7,835.03
15-27 Townsend Lane	£ 7,655.51
Land at St Peters Road	£ 5,656.72
Police Contributions	£ 20,833.34
Land S. of Coventry Rd/N of Lime Tree Ave	£ 20,833.34
Leisure Facilities	£ 14,444.37
Back Lane South	£ 12,594.37
Rugby Gateway	£ 1,850.00
Quarry maintenance	£ 3,444.00
Newbold quarry maintenance	£ 3,444.00

H (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);

	£ 0
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H (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;

Rugby Radio Station Site	£ 18,750
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(l) 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;

Type of Infrastructure	£ 4,966,044.42
Open Space Maintenance	£ 3,493,297.43 (70%)
Leisure Centre & Sports facilities	£ 1,028,705.60 (21%)
Waste Management	£ 168,338.18 (3%)
Cemetery Maintenance	£ 102,181.54 (2%)
Community facilities	£ 72,996.78 (1%)
River Enhancements	£ 50,749.60 (1%)
Library maintenance	£ 43,750.90
Quarry maintenance	£ 6,024.19
Open Space Maintenance	£ 3,493,297.43
Ashlawn Ridgeway	£ 920,523.94
Coton - Open Space Maintenance	£ 361,060.85 - £473,962.46
Coton –Open Space Land Acquisition	£ 112,901.61
Cawston Lane – Outdoor Sports	£ 261,737.81 - £333,639.80
Cawston Lane – Sports Maintenance	£ 70,528.17
Cawston Lane – Park contribution	£ 1,373.82
Williams Field – Off site Open space	£ 160,321.10 - £286,621.77
Williams Field – Off site natural Open Space	£ 80,889.22
Williams Field – Off site allotments	£ 28,710.20
Williams Field – Green gym maintenance	£ 10,438.28
Williams Field – Footpath maintenance	£ 6,262.97
S. Coventry Rd/N. Lime Tree Ave – Off site Parks	£ 96,509.26 - £209,104.11
S. Coventry Rd/N. Lime Tree Ave – Off site Natural & Semi Natural space	£ 80,424.74
S. Coventry Rd/N. Lime Tree Ave – Off site Natural & Semi Natural Maintenance	£ 26,808.60
S. Coventry Rd/N. Lime Tree Ave – Off site Park Maintenance	£ 5,361.51
Gateway R1 – Play Area Maintenance	£ 82,275.01 - £159,093.04
Gateway R1 – Off site Allotments	£ 58,581.06
Gateway R1 – Off site Maintenance	£ 18,236.97
Bilton Rd/Johnson Avenue	£ 118,006.94
Webb Ellis Business Park – Sport & Rec	£ 35,197.55 - £ 85,849.19
Webb Ellis BP – Natural Open Space	£ 25,500.38
Webb Ellis BP – Public Open Space	£ 25,151.26
Williams Works – Allotments Maintenance	£ 43,095.79 - £ 81,377.62
Williams Works – OS Maintenance	£ 19,367.30
Williams Works – Play Equipment	£ 18,914.53
Former Sidings Lower Street	£ 80,174.62

Coton – POS	£ 75,001.79
Cawston Grange OS - Maintenance	£ 69,924.21 - £ 72,025.38
Cawston Grange OS - Equipment	£ 2,101.17
Newbold Farm	£ 41,081.45
Rugby Gateway – Ecology	£ 39,095.15 - £ 65,368.57
Rugby Gateway – Allotment Maintenance	£ 21,182.12
Rugby Gateway – Ecology contribution	£ 5,091.30
Cawston Extension	£ 45,539.12
Warwickshire College, Rugby	£ 40,115.37
15 Parkfield Road	£ 33,439.70
Coalyard at Ryton	£ 32,007.64
Harris School – Maintenance	£ 28,001.10
Land at Lawford Lane	£ 27,182.47
Coton House – Indoor Sport Facility	£ 20,401.76 - £ 25,929.90
Coton House – Off site Play space	£ 5,528.14
St Peters Road	£ 18,447.21
Gorse Farm – Children & young people	£ 7,828.60 - £ 18,308.79
Gorse Farm – Natural green space	£ 7,089.77
Gorse Farm - Amenity Space	£ 3,390.42
Clifton Links – Open Space	£ 10,820.30 - £ 17,743.41
Clifton Links – Equip maintenance	£ 6,923.11
15-27 Townsend Lane	£ 15,745.16
Valley Park – Land off Cosford Lane	£ 15,475.61
Former Wolston High School Site	£ 15,388.60
Church Farm, Ryton	£ 15,234.37
73 Oxford Street, Rugby	£ 15,020.34
Rugby Ambulance Station – Off site trees	£ 14,049.35
Land at Leamington Rd - Environment	£ 7,656.18 - £ 12,453.90
Land at Leamington Rd – Children’s Play	£ 3,777.24
Land at Leamington Rd – Open Space	£ 1,020.48
Brownsover N&E – OS Maintenance	£ 11,885.85
Garage Court, Nelson way	£ 11,092.37
26 Lawford Lane	£ 11,024.84
59 Avenue Road	£ 10,568.09
Land at St Peters Road	£ 10,411.79
Land S. of Technology Drive	£ 10,074.04
Old Hall, Clifton	£ 7,608.07
Churchover BG Transco	£ 7,568.01
Grange Farm, Cawston	£ 7,280.98
Kilsby Lane Habitat Park	£ 6,146.44
Former Church Lawford Garden Centre	£ 2,785.44
Former Bilton Social Club	£ 2,423.01
Smiths Industries Site	£ 1,607.39
45 Millfields Avenue	£ 907.67
Leisure Centre & Sports facilities	£ 1,028,705.60
Land S of Coventry Rd/N of Lime Tree Ave – Outdoor facilities	£ 153,944.52
Land S of Coventry Rd/N of Lime Tree Ave – Indoor facilities	£ 83,425.16

Land S of Coventry Rd/N of Lime Tree Ave – Off-site	£ 41,482.03
Rugby Gateway	£ 269,288.26
Back Lane south, Long Lawford - off site	£ 56,696.82
Back Lane south, Long Lawford – indoor	£ 152,908.65
Cawston Lane Helical	£ 141,840.01
Williams Field, Cawston – Indoor sports	£ 62,930.44
Ashlawn Ridgeway	£ 60,430.27
Grange Farm Cottage	£ 5,759.44
Waste Management	£ 168,338.18
Rugby Radio Station – Management	£ 124,155.31
Rugby Radio Station – Bin Collection	£ 44,182.87
Cemetery Maintenance	£ 102,181.54
Rugby Gateway – Phase 1	£ 41,936.49
Rugby Gateway – Master	£ 39,552.26
Rugby Gateway – Phase 4	£ 20,692.79
Community facilities	£ 72,996.78
Land at Leamington Rd, Ryton	£ 37,776.16
Rugby Gateway – Phase 4	£ 34,828.34
Cawston Extension	£ 392.28
River Enhancements	£ 50,749.60
Leicester Rd	£ 50,749.60
Library & Youth Services	£ 43,750.90
Land S of Coventry Rd/N of Lime Tree Ave	£ 43,750.90
Quarry maintenance	£ 6,024.19
Newbold Quarry maintenance	£ 6,024.19

Appendix 1 – Relevant Regulation and Schedule

Annual infrastructure funding statements

121A.—(1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document (“the annual infrastructure funding statement”) which comprises the following—

- (a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”);
- (b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);
- (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).

(2) The first annual infrastructure funding statement must be published by 31st December 2020.

(3) A contribution receiving authority must publish each annual infrastructure funding statement on its website.

(4) Nothing in paragraph (1) requires a contribution receiving authority to include in its annual infrastructure funding statement any information in relation to CIL which it collects on behalf of another charging authority.

(5) In this regulation, “contribution receiving authority” means—

- (a) any charging authority which issues a liability notice during the reported year;
- (b) any local planning authority (within the meaning in section 1 of the TCPA 1990 as that section has effect subject to sections 2 to 9 of that Act) to which a sum is required to be paid under a planning obligation, entered into during the reported year, or which will receive a non-monetary contribution under the obligation.

Schedule 2

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;
- (b) the total amount of CIL receipts for the reported year;
- (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;
- (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;
- (e) the total amount of CIL expenditure for the reported year;
- (f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;
- (g) in relation to CIL expenditure for the reported year, summary details of—
 - (i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;
 - (ii) 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);
 - (iii) 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;
- (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;

- (i) the amount of CIL passed to—
 - (i) any parish council under regulation 59A or 59B; and
 - (ii) any person under regulation 59(4);
- (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;
- (k) summary details of any notices served in accordance with regulation 59E, including—
 - (i) the total value of CIL receipts requested from each parish council;
 - (ii) any funds not yet recovered from each parish council at the end of the reported year;
- (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;
(Page 142 of 143)
 - (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.

2. For the purposes of paragraph 1—

- (a) CIL collected by an authority includes land payments made in respect of CIL charged by that authority;
- (b) CIL collected by way of a land payment has not been spent if at the end of the reported year—
 - (i) development (within the meaning in TCPA 1990) consistent with a relevant purpose has not commenced on the acquired land; or
 - (ii) the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent;
- (c) CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;
- (d) CIL collected by way of an infrastructure payment has not been spent if at the end of the reported year the infrastructure to be provided has not been provided;
- (e) the value of acquired land is the value stated in the agreement made with the charging authority in respect of that land in accordance with regulation 73(6)(d);
- (f) the value of a part of acquired land must be determined by applying the formula in regulation 73(10) as if references to N in that provision were references to the area of the part of the acquired land whose value is being determined;
- (g) the value of an infrastructure payment is the CIL cash amount stated in the agreement made with the charging authority in respect of the infrastructure in accordance with regulation 73A(7)(e).

3. The matters to be included in the section 106 report for each reported year are—

- (a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;
- (b) the total amount of money under any planning obligations which was received during the

reported year;

(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;

(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;

(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;

(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);

(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;

(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) 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.

4. The matters which may be included in the section 106 report for each reported year are—

(a) summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year,

(b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.

5. For the purposes of paragraph 3—

(a) where the amount of money to be provided under any planning obligations is not known, an authority must provide an estimate;

(b) a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;

(c) where the amount of money spent in respect of monitoring in relation to delivery of planning obligations is not known, an authority must provide an estimate.