

Spelthorne Borough Council
Annual Infrastructure Funding Statement
For
Community Infrastructure Levy (CIL) and
Section 106



Reported Year:
01 April 2021 - 31 March 2022

Contents

Introduction	2
What is CIL and how is it allocated	2
Infrastructure List	3
CIL Report	4
CIL Spending on Infrastructure (Section (h) expanded)	5
Section 106 report	7
S106 Spending on Infrastructure (Section (i) expanded)	9

Introduction

Spelthorne Borough Council introduced Community Infrastructure Levy (CIL) in April 2015. CIL is chargeable on certain types of residential development, purpose-built student accommodation, and large, out-of-centre retail (full details can be found in the published CIL Charging Schedule).

Since 2015 in excess of £8m has been collected in CIL receipts. This report will provide further information on monies collected, spent, and committed within the previous financial year (“the reported year”).

This IFS will cover the reported year April 2021 – March 2022.

As per requirement 121A, the Annual IFS should include:

- Infrastructure list
- CIL report
- Section 106 report

This report will provide the information required under requirement 121A.

What is CIL and how is it allocated

The purpose of CIL is to allow the Council to raise funds from some forms of new development to help fund the infrastructure required as a result of growth and is needed to mitigate the impacts of new development.

There are three elements to CIL: Strategic, Local, and Administrative. The percentage breakdown is as follows;

- Strategic CIL – 80%
- Local CIL – 15%
- Administrative Costs – 5%

The Council aims to utilise CIL in conjunction with infrastructure providers to deliver improvements Borough-wide. All CIL funding is allocated through a competitive bid and review process.

Through work on the Local Plan and the Infrastructure Delivery Plan (IDP), officers consult and work with key infrastructure providers, and require them to identify areas where there are, or they foresee funding gaps. Where appropriate, these providers are encouraged to bid for CIL funding. Due to the large scale, and strategic nature of projects brought forward by the key infrastructure providers, these bids tend to fall under the 80% Strategic element of CIL. Such providers include (but are not limited to) Surrey Highways, Surrey Education, the Integrated Care Systems (ICS), the National Health Service (NHS) and Surrey Police.

Decisions on Strategic CIL are made by the Spelthorne Joint Committee. This Committee convenes three times per year.

Local CIL, which accounts for 15% of receipts collected, is also allocated through a competitive bid process. Local CIL can be used towards more localised projects, which are required to be secured in the communities where development has taken place.

Examples of the types of projects Local CIL can be used for are:

- community centre improvements,
- community notice boards,
- bike shelters and;
- local signage.

The Council expect applications to come from statutory infrastructure providers and not-for-profit organisations such as state schools, community groups and registered charities for projects that demonstrate a wider community benefit.

Local CIL is awarded by Local CIL Spending Boards. These Boards will convene once per annum, in the Spring, to consider and decide on bids received prior to the 31st of March.

The remaining 5% of CIL receipts are retained towards administrative costs, as required by the Regulation.

Infrastructure List

Forming a part of the emerging Local Plan's evidence base, an Infrastructure Delivery Plan (IDP) has been published, identifying areas where additional funding needs have been identified, and may be sought through CIL and/or S106 contributions.

Through consultation with key infrastructure providers, evidence was provided to demonstrate the potential funding gaps over the Local Plan 15 year period. Using the figures provided, the IDP Part 2 lists required developer contributions by site, in order to mitigate the funding gap and allow provision for the infrastructure identified and required.

Applications for CIL funding will be assessed against the infrastructure needs identified in the IDP.

The IDP and IDP Part 2 can be found on the following link – [Emerging Local Plan Evidence Base and Supporting Documents - Spelthorne Borough Council](#)

A number of CIL commitments were made during the reporting period. The following projects are either part or fully funded by Strategic CIL (full information on funding is included in the report under the CIL section)–

- Repurposing/Reconfiguration of Staines Health Centre to create additional clinical space
- Expansion of Bishop Wand School

With regards to Local CIL, the first Local CIL Spending Round was launched in September 2021, with an application deadline of March 2022. Applications were received from a range of bidders, including local charities, school, and sports clubs.

The decision-making process took place over the summer, with awards announced in July 2022. These spending commitments will be reported in the next IFS covering the reporting year April 2022 – March 2023.

More information on the 2022 Local CIL Spending Round can be found on the public website on the following link –

<https://www.spelthorne.gov.uk/article/20852/Investing-in-Spelthorne-s-youth>

CIL Report

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A

Schedule 2 Section 1

Below are the details of the CIL monies collected and spent during the reported year as per the regulations. The details include the CIL requested (demand notices) but not necessarily received (receipts) within the reported year from development, as well as the funds carried over from previous years to be used to fund infrastructure.

Regulatory Requirement	Period 2021-2022
(a) The total value of CIL set out in all demand notices issued in the reported year;	£722,151.69
(i) Of this amount, the total amount imposed by surcharges;	£2,500.00
(ii) Of this amount, the total amount of late payment interest accrued;	£1,287.32
(b) The total amount of CIL receipts for the reported year;	£1,288,007.24
(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;	£1,015,270.84
(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;	£471,760.00
(e) the total amount of CIL expenditure for the reported year;	£64,400.36
(f) The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£471,760.00
(g) In relation to CIL expenditure for the reported year, summary details of -	
(i) The items of infrastructure on which CIL has been spent, and the amount of CIL spent on each item;	N/A
(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);	N/A
(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;	£64,400.36 (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 has been allocated, and the amount of CIL allocated to each item;	
(i) Strategic CIL - Expansion of Bishop Wand School	£400,000.00
(ii) Strategic CIL - Repurposing/Reconfiguration of Staines Health Centre to create additional clinical space	£71,760.00
(i) The amount of CIL passed to -	
(i) any parish council under regulation 59 A or 59 B	N/A (See Note 1)
(ii) any person under regulation 59	N/A (See Note 1)
(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 regulation 59E and 59F applied to;	£193,201.09
(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;	0

(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	N/A (See Note 1)
(ii) any funds not yet recovered from each parish council at the end of the reported year	N/A (See Note 1)
(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;	£1,030,405.79
(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£5,063,887.54
(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£193,201.09
(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£1,017,916.41

Note 1 – Parish Councils

As defined in Part 7 of the Regulations, ‘Application of CIL’ a local council means a parish council. As Spelthorne does not have any parish councils, Local CIL is allocated in accordance with regulation 59F.

CIL Spending on Infrastructure (Section (h) expanded)

Within the reporting year, a total of £471,760.00 of Strategic CIL receipts have been allocated to essential infrastructure projects in the Borough.

Staines Health Group – Reconfiguration to create two new clinical rooms

This project aims to address the urgent, short-term need of additional medical and GP capacity in Staines and the surrounding area. Population growth coupled with rise in patients over 65 and long-term conditions has seen the Practice struggle with capacity and they now require additional consulting space. The project proposes the following improvements -

- Reconfiguration of underutilised room into two new clinical rooms.
- New rooms to increase GP appointments by an additional 240 clinical appointments per week.
- Additional space will allow the practices to offer more concurrent access to GP and Nurse clinics, improve patient satisfaction and reduce secondary care workload.

This project has been awarded £71,760.00 of Strategic CIL funding.

Bishop Wand School – Expansion of secondary and 6th Form places

This project focuses on educational needs in Shepperton and the surrounding area. The proposal is for The Bishop Wand C of E School to expand from a Published Admissions Number (PAN) of 186 (6 forms of entry) at year 7 to a PAN of 210 (7 forms of entry) from September 2022.

A summary of the project is as follows;

- Enlarged from 930 place to 1050 place secondary school, and an additional classroom will be built to accommodate an expansion in the sixth form from 180 places to 220 places.
- Total school capacity from 11 – 18 years increased from 1110 to 1270.
- The current expansions are an efficient way to meet current demand as well as the projected demand from future development.

This project has been awarded £400,000.00 of Strategic CIL funding.

Local CIL Bids

With regards to Local CIL, the first Local CIL Spending Round was launched in September 2021, with an application deadline of March 2022. Applications were received from a range of bidders, including local charities, school, and sports clubs.

The decision-making process took place over the summer, with awards announced in July 2022. These spending commitments will be reported in the next IFS covering the reporting year April 2022 – March 2023.

More information on the 2022 Local CIL Spending Round can be found on the public website on the following link –

<https://www.spelthorne.gov.uk/article/20852/Investing-in-Spelthorne-s-youth>

Section 106 report

Community Infrastructure Levy Matters Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

Below are the details of the planning obligation, also known as section 106 (S106), monies collected and spent during the reported year as per the regulations. The details include the S106 funds requested (entered into) but not necessarily received within the reported year from development, as well as the funds carried over from previous years to be used to fund the items or infrastructure specified.

Regulation requirement	21-22
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£117,844.00
(b) the total amount of money under any planning obligations which was received during the reported year;	£80,128.38
(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—	15 Units (See Note 3)
(i) in relation to affordable housing, the total number of units which will be provided;	107 Units (See Note 3)
(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;	N/A
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£80,128.38
(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);	£596,800.94
(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;	
(i) Hazlewood Golf Club Leisure - Transportation of Children	£23,871.86
(ii) Air Quality London Irish	£2,035.41
(iii) Costco Development, Sunbury S106 Receipts Air Quality	£6,032.86
(iv) Hithermoor S106 Receipts Ongoing Maintenance	£92,916.80
(v) Stanwell New Start P3 Open Space S106 Receipts	£62,708.50
(vi) Ashford Depot S106 Community Facility Contribution	£1,091.90
(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—	£596,800.94
(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	

(i) The White House Hostel Project	£126,235.45
(ii) West Wing Affordable Housing	£244,969.76
(iii) Annual Maintenance Costs - Hithermoor	£97,832.09
(iv) Air Quality London Irish	£7,000.00
(v) Stanwell New Start P3 Open Space	£20,000.00
(vi) Ashford Depot S106 Community Facility Contribution	£38,795.60
(vii) Shepperton Studios S106 Receipts Completion and maintenance of the Studio Estates Scheme	£50,278.04
(viii) Former Majestic House S106 Receipts Surrey CC led Electric Vehicle Charging pilot	£11,690.00
(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);	
West Wing Ashford Hospital (not used within specified time period)	£56,740.00
(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;	£350.00
(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.	
(i) Hazlewood Golf Club Leisure - Transportation of Children	£23,871.86
(iii) Hithermoor S106 Receipts	£92,916.80

Note 3 – Affordable Housing Units

A number of S106 agreements entered into during the 'reported year' include on site Affordable Housing provisions. These are as follows;

- Planning Reference 20/00123/OUT The Bugle Nurseries, Upper Halliford Road, Shepperton, TW17
S106 Agreement signed 02 June 2021
Provision of 15 Affordable Housing Units on site (66% of Affordable Dwellings as Affordable Rent and 33% of Dwellings as Shared Ownership)
- Planning Reference 20/01199/FUL The Old Telephone Exchange, Masonic Hall And Adjoining Land, Elmsleigh Road, Staines-upon-Thames, TW18 4PN
S106 Agreement signed 22 December 2021
Provision of 46 Affordable Rent Housing Units and 24 'Intermediate' Units on site
- Planning Reference 20/00802/FUL Car Park, Tesco Supermarket, Town Lane, Stanwell, TW15 3AA
S106 Agreement signed 11 March 2022
Provision of 22 Affordable Rent Housing Units on site

S106 Spending on Infrastructure (Section (i) expanded)

Further information on S106 spending (as listed in Section (i) is as follows;

- **Affordable Housing Projects - £371,205.21**

In the reported year, the Council spent £371,205.21 towards affordable housing scheme in the Borough.

£126,235.45 was allocated towards the **White House Project**. A large sum of S106 monies was allocated to this scheme in the previous reporting year 2020-21 and full details can be found in the previous IFS on the following link –

<https://www.spelthorne.gov.uk/article/19916/Infrastructure-Funding-Statement-IFS>

In summary, The White House Hostel is a bespoke, fit for purpose building which has been designed in collaboration with multiple stakeholders including specialist operators in order to meet the specific needs of single homeless persons. The project was partially funded by S106 'commuted sums' to provide affordable housing to the residents of Spelthorne. The development provides 27 single living units and 4 move-on studios.

£244,969.76 was allocated towards the **West Wing Scheme**. This scheme sought Prior Approval for the change of use from office space to 25 residential units in order to cater for those requiring affordable housing provision in Spelthorne.

- **Annual Maintenance Costs for Hithermoor - £97,832.09**

This money was spent on general habitat management, with larger individual projects to install a brand new boardwalk for public access and carry out large-scale tree works to improve biodiversity.

- **Air Quality (London Irish Contribution) - £7,000**

This money was put towards match funding for an (Surrey led) on-street electric vehicle charging trial. The trial saw 20 on-street charge points installed across 5 locations across Spelthorne for use by the public.

- **Stanwell New Start Phase 3 Open Space - £20,000**

This money was used for a new play area and open space which is now being maintained by the Council to increase and enhance the play provision in Stanwell.

- **Ashford Depot Community Facility Contribution - £38,795.60**

This money was used to upgrade and refurbish the play area in Feltham Hill Road Recreation Ground to increase the play provision for young people in Ashford Common.

- **Shepperton Studios Maintenance of the Studio Estates Scheme - £50,278.04**

This money was used to maintain the area including increasing biodiversity and increasing nature habitats by good tree management and river works. This improves area and enables residents and visitors to enjoy the area.

- **Former Majestic House Surrey CC led Electric Vehicle Charging pilot - £11,690.00**

This money was passed to Surrey County Council, as the Highways Authority, to understand an electric vehicle charging scheme.