

TITLE: ANNUAL INFRASTRUCTURE FUNDING STATEMENT

Committee: Finance & Assets Committee

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1.0 ISSUE

- 1.1. To receive information relating to Community Infrastructure Levy and Section 106 income and expenditure.

2.0 RECOMMENDATION(S)

- 2.1. Members are requested to note the Annual Infrastructure Funding Statement 2022/23 as detailed in Appendix 1, which will be published in December 2023.

3.0 BACKGROUND/OPTIONS

- 3.1. The Infrastructure Funding Statement is an annual report required to be published by December each year, which provides a summary of the financial and non-financial developer contributions relating to Section 106 (S106) and the Community Infrastructure Levy (CIL) within East Cambridgeshire District Council for a given financial year.

4.0 ARGUMENTS/CONCLUSION(S)

- 4.1. The Council will publish, on its website, the Annual Infrastructure Funding Statement for 2022/23 in December 2023. This is provided at Appendix 1. This is to provide clarity and transparency to local communities and developers on the infrastructure and expenditure and in aligning this to planned development, as envisaged in the Local Plan.

5.0 FINANCIAL IMPLICATIONS / EQUALITY IMPACT STATEMENT / CARBON IMPACT ASSESSMENT

- 5.1. There are no additional financial implications arising from this report.
- 5.2. Equality Impact Assessment (EIA) not required.
- 5.3. Carbon Impact Assessment (CIA) not required.

6.0 APPENDICES

Appendix 1 – Annual Infrastructure Funding Statement 2022/23.

Background Documents:

None.

**East Cambridgeshire
District Council
Annual Infrastructure
Funding Statement
For
Community Infrastructure Levy and
Section 106**

**Reporting Period:
From 01 April 2022 to 31 March 2023**

Community Infrastructure Levy Matters

**Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A
Schedule 2 Section 1**

- a) The total value of demand notices issued in the reported period is £2,723,460.40. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £2,717,959.59. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £5,500.81 and the total value of the late payment interest accrued is £0.00.

- b) The total amount of CIL collected within the reported period totals £5,790,031.64.
- c) The amount of CIL collected prior to the reported period totals £25,646,410.10. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£25,646,410.10	£6,682,448.02
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £17,230,490.72 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£150,000
Neighbourhood CIL	£991,505.28
CIL Land Payments	£0.00
Other CIL Cash	£964,362.04
Total Value	£2,440,715.89

- f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent	Remaining
Admin CIL	£150,000	£150,000	£150,000
Neighbourhood CIL	£991,505.28	£991,505.28	£0.00
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£741,966.08	£741,966.08	£0.00

- g) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Infrastructure	Date	Amount	Description
New Littleport Secondary	12 May 2022 to 15 July 2022	£1,034,814.65	*Includes Third Party spending
Gardiner Memorial Hall	08 April 2022 to 13 July 2022	£100,662.64	*Includes Third Party spending
Youth and Community Centre	11 April 2022 to 16 November 2022	£121,733.32	*Includes Third Party spending
District Leisure Centre	31 March 2023	£572,961.34	The Hive
St Marys Church Building Transformation Project	14 June 2022 to 28 December 2022	£192,000.00	*Includes Third Party spending

Of this money spent within the reported year, the number of affordable housing units provisioned via the spend of CIL money is 0.

Of this money spent within the reported year, the following number of education places have been provisioned:

Education Type	Number of school places
N/A	N/A

- ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

- iii) The amount of CIL collected towards administration expenses is £144,750.791. This was 2.5% of the total CIL receipts collected (£5,790,031.64) in the reported period.

East Cambridgeshire District Council has set a collection percentage of 2.5%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and Surcharges not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £150,000.

- h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
N/A	N/A	N/A	N/A

- i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

Zone	Date	Amount Passed
Ashley	07 November 2022	£20,665.97
Burrough Green	07 November 2022	£3,696.85
Burwell	27 May 2022	£16,461.77
Burwell	07 November 2022	£4,235.87
Cheveley	27 May 2022	£10,108.13
Coveney	27 May 2022	£4,263.40
Dullingham	27 May 2022	£5,009.76
Dullingham	07 November 2022	£1,259.79
Ely	27 May 2022	£166,948.62
Ely	07 November 2022	£161,051.18
Fordham	27 May 2022	£90,285.98
Fordham	07 November 2022	£68,091.03
Haddenham	07 November 2022	£13,838.22
Isleham	27 May 2022	£60,890.24
Isleham	07 November 2022	£25,982.26
Kirtling	07 November 2022	£3,904.04
Little Downham	27 May 2022	£542.87
Little Downham	07 November 2022	£3,935.39
Little Thetford	27 May 2022	£3,523.86
Little Thetford	07 November 2022	£3,251.43
Littleport	27 May 2022	£17,177.96
Littleport	07 November 2022	£59,124.49
Lode	27 May 2022	£4,228.93
Mepal	27 May 2022	£6,866.91
Mepal	07 November 2022	£243.40
Soham	27 May 2022	£31,883.62
Soham	07 November 2022	£54,337.35
Stretham	27 May 2022	£3,631.08
Stretham	07 November 2022	£8,050.31
Sutton	27 May 2022	£13,195.64
Westly Waterless	07 November 2022	£750.00
Wicken	27 May 2022	£2,236.11
Wicken	07 November 2022	£4,286.49
Wilburton	27 May 2022	£17,036.82
Wilburton	07 November 2022	£33,004.61
Witcham	27 May 2022	£4,016.54
Witcham	07 November 2022	£4,480.38
Witchford	27 May 2022	£13,714.58
Witchford	07 November 2022	£45,293.40

The following amounts were allocated towards neighbourhood zones under

Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year:

Zone	Amount	Date	Re-allocated from
N/A	N/A	N/A	N/A

ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

Infrastructure	Amount	Date	Spend Description
CIL Meaningful Proportion	£16,461.77	27 May 2022	Transfer
CIL Meaningful Proportion	£10,108.13	27 May 2022	Transfer
CIL Meaningful Proportion	£4,263.40	27 May 2022	Transfer
CIL Meaningful Proportion	£5,009.76	27 May 2022	Transfer
CIL Meaningful Proportion	£166,948.62	27 May 2022	Transfer
CIL Meaningful Proportion	£90,285.98	27 May 2022	Transfer
CIL Meaningful Proportion	£60,890.24	27 May 2022	Transfer
CIL Meaningful Proportion	£542.87	27 May 2022	Transfer
CIL Meaningful Proportion	£3,523.86	27 May 2022	Transfer
CIL Meaningful Proportion	£17,177.96	27 May 2022	Transfer
CIL Meaningful Proportion	£4,228.93	27 May 2022	Transfer
CIL Meaningful Proportion	£6,866.91	27 May 2022	Transfer
CIL Meaningful Proportion	£31,883.62	27 May 2022	Transfer
CIL Meaningful Proportion	£3,631.08	27 May 2022	Transfer
CIL Meaningful Proportion	£13,195.64	27 May 2022	Transfer
CIL Meaningful Proportion	£2,236.11	27 May 2022	Transfer
CIL Meaningful Proportion	£17,036.82	27 May 2022	Transfer
CIL Meaningful Proportion	£4,016.54	27 May 2022	Transfer
CIL Meaningful Proportion	£13,714.58	27 May 2022	Transfer
New Littleport Secondary	£484,848.57	12 May 2022	Littleport Secondary

Infrastructure	Amount	Date	Spend Description
New Littleport Secondary	£549,966.08	15 July 2022	Littleport Secondary
Gardiner Memorial Hall	£66,880.00	08 April 2022	Gardiner Memorial Hall
Youth and Community Centre	£46,693.32	11 April 2022	Littleport Youth Project
Youth and Community Centre	£30,433.33	15 July 2022	Littleport Youth Project
St Marys Church Building Transformation Project	£50,000.00	14 June 2022	St Marys Church
St Marys Church Building Transformation Project	£50,000.00	01 August 2022	St Marys Church
St Marys Church Building Transformation Project	£25,000.00	11 November 2022	St Marys Church
St Marys Church Building Transformation Project	£50,000.00	23 September 2022	St Marys Church
CIL Meaningful Proportion	£20,665.97	07 November 2022	Transfer
CIL Meaningful Proportion	£3,696.85	07 November 2022	Transfer
CIL Meaningful Proportion	£4,235.87	07 November 2022	Transfer
CIL Meaningful Proportion	£1,259.79	07 November 2022	Transfer
CIL Meaningful Proportion	£161,051.18	07 November 2022	Transfer
CIL Meaningful Proportion	£68,091.03	07 November 2022	Transfer
CIL Meaningful Proportion	£13,838.22	07 November 2022	Transfer
CIL Meaningful Proportion	£25,982.26	07 November 2022	Transfer
CIL Meaningful Proportion	£3,904.04	07 November 2022	Transfer
CIL Meaningful Proportion	£3,935.39	07 November 2022	Transfer
CIL Meaningful Proportion	£3,251.43	07 November 2022	Transfer
CIL Meaningful Proportion	£59,124.49	07 November 2022	Transfer
CIL Meaningful Proportion	£243.40	07 November 2022	Transfer

Infrastructure	Amount	Date	Spend Description
CIL Meaningful Proportion	£54,337.35	07 November 2022	Transfer
CIL Meaningful Proportion	£8,050.31	07 November 2022	Transfer
CIL Meaningful Proportion	£750.00	07 November 2022	Transfer
CIL Meaningful Proportion	£4,286.49	07 November 2022	Transfer
CIL Meaningful Proportion	£33,004.61	07 November 2022	Transfer
CIL Meaningful Proportion	£4,480.38	07 November 2022	Transfer
CIL Meaningful Proportion	£45,293.40	07 November 2022	Transfer
St Marys Church Building Transformation Project	£17,000.00	28 December 2022	St Marys Church
Youth and Community Centre	£20,370.01	16 November 2022	Littleport Youth Project
Gardiner Memorial Hall	£33,782.64	13 July 2022	Gardiner Memorial Hall

j) i) The total collected by East Cambridgeshire District Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0.00.

ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5 year period, during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	N/A	N/A

The amount of CIL spent under Regulation 59E during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

The amount of CIL allocated during the reported year under Regulation 59F during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	N/A	N/A

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

- k) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

Neighbourhood Zone	Amount Requested
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- ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone:

Neighbourhood Zone	Amount Outstanding
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- l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £0.00.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 February 2013 to the end of the reported year that had not been spent is £5,771,217.46.
- iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£0.00

- iv) The amount of CIL collected from 01 February 2013 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£0.00

Section 106 Matters

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

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £289,844.14. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during the reported year was £2,130,249.74.
- c) The total amount of money received prior to the reported year that has not been allocated is £2,733,453.40.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
 - i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 147.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is 0.

- ii) The following education provisions have been agreed under S106 agreements:

Education Type	Number of school places
N/A	N/A

The following education provisions have been funded by offsite S106 and other funding sources allocated during the reported year:

Education Type	Number of school places
N/A	N/A

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Deed Signed	Planning Application
Use Restriction/	01/12/2022	21/01404/FUL
Occupation Restriction/	24/01/2023	20/00873/FUL
Affordable Housing Provision/	17/08/2022	21/00908/FUM
Public Open Space Provision/	17/08/2022	21/00908/FUM
SUDS provision/ECDC	17/08/2022	21/00908/FUM
Affordable Housing Provision/	12/04/2022	19/01707/OUM
Self build provision/ECDC	12/04/2022	19/01707/OUM
Public Open Space Provision/	12/04/2022	19/01707/OUM
SUDS provision/ECDC	12/04/2022	19/01707/OUM

Community Facilities/ECDC	12/04/2022	19/01707/OUM
Burial Ground/ECDC	12/04/2022	19/01707/OUM
LEAP Provision/CCC	17/08/2022	21/00908/FUM

e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £2,117,372.22. Of this amount £18,445.37 was not spent during the reported year.

f) The total amount of money from planning obligations spent during the reported year was £2,199,239.98. Of this amount £0.00 was spent by a third party on behalf of East Cambridgeshire District Council.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Public Open Space Maintenance	£144,357.55	31 March 2023	£18,445.37

h) In relation to money which was spent by East Cambridgeshire District Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
Local Project Littleport Public Open Space	£29,598.55	01 December 2014 to 31 August 2022	Littleport Paddocks Littleport Paddocks Play Equipment
Local Project Haddenham Community Infrastructure	£7,217.93	01 December 2014 to 09 November 2022	
Local Project Littleport Community Infrastructure	£53,548.47	01 December 2014 to 31 August 2022	Littleport Paddocks Littleport Paddocks Littleport Paddocks Paddocks Paddocks
Country Park	£16,280.63	01 January 2015 to 07 October 2022	Toilets in CP Toilets CP Toilets CP Toilets CP Toilets CP Country Park Toilets Country Park Rubber Matting to play area
Public Open Space Maintenance	£521,904.50	07 January 2015 to 31 March 2023	
Littleport Local TCI	£7,400.00	13 June 2016 to 01 April 2022	Bus Shelters
Littleport Local HL	£4,852.98	13 June 2016 to 31 August 2022	

Infrastructure	Spent	Date Spent	Spend Description
S106 POS	£11,000.00	20 July 2020 to 22 April 2022	Kingsley Walk Play Area Jubilee Gardens Willow Walk Willow Walk Kingsley Walk Kingsley Walk Cherry Hill Newnham Play Area
Transfers	£1,547,436.92	11 August 2022 to 30 March 2023	

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £0.00.

i) The total amount of money retained at the end of the reported year is £3,472,856.38. Of this amount retained an amount of £0.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total collected for long term maintenance	£0.00
Total allocated towards maintenance	£0.00
Total spent on maintenance	£0.00

**Section 278 Matters
Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A
Schedule 2 Section 4**

The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. The financial values of these are not included in the matters under **Schedule 2 Section 3** of this report.

Date	Application/Deed/Clause/Covenant	Amount
N/A	N/A	N/A
	N/A	
	N/A	