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# Infrastructure Funding Statement (IFS)

# Financial year 1 April 2019 – 31 March 2020

# Infrastructure Funding Statement

* 1. This report sets out this year’s income and expenditure relating to the Community Infrastructure Levy (CIL) and section 106 (S106) agreements.
	2. Local Authorities which have adopted the CIL are now required to produce an Infrastructure Funding Statement (IFS) on an annual basis, as a result of changes to the Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019. This report is Chichester’s first Infrastructure Funding Statement.
	3. These regulations also removed the restriction on pooling more than 5 planning obligations towards a single piece of infrastructure; deleted the Regulation 123 list; and allowed authorities to choose to pool funding from different routes to fund the same infrastructure provided that authorities set out which infrastructure they expect to fund through the levy and through planning obligations.
	4. The income from CIL and S106 is used to help fund the provision of supporting infrastructure in association with development and maximise the benefits and opportunities from growth, such as affordable homes
	5. The Council adopted a Community Infrastructure Levy Charging Schedule on 26 January 2016, which took effect from 1 February 2016. The money generated contributes to the funding of infrastructure to support growth within the Local Plan area. (The South Downs National Park Authority has implemented its own CIL for the parts of the district within the SDNP). The CIL is applied as a charge per GIA square metre as set out in Table A below.

Table A: CIL Charging Schedule

| Use of Development | Levy (£ per square metre)\*\* |
| --- | --- |
| \*Residential - South of the National Park | £120 |
| \*Residential - North of the National Park | £200 |
| Retail (wholly or mainly convenience) | £125 |
| Retail (wholly of mainly comparison) | £20 |
| Purpose Built Student Housing | £30 |
| Standard Charge (applies to all development not separately defined) | £0 |

\*This charge applies to the creation of one or more dwellings, and residential extensions or annexes which are 100 square metres or more gross internal area which are not for the benefit of the owner/occupier. This charge does not apply to residential institutions (C2).

\*\*The CIL rates will be index linked from the base year to the date when permission is granted using the ‘Community Infrastructure Levy (CIL) Index’ published by the Royal Institute of Chartered Surveyors.

* 1. The CIL is to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of section 106 Agreements).
	2. The strategic infrastructure projects which are needed to support the adopted Local Plan from all funding sources are included within the [Chichester Infrastructure Business Plan 2020/2025 (IBP)](https://www.chichester.gov.uk/media/33161/Infrastructure-Business-Plan-20202025/pdf/Infrastructure_Business_Plan_2020_2025.pdf) The IBP also contains a CIL spending plan, which shows which projects will be funded from CIL over a five year rolling programme and a copy is reproduced at Table D. The Infrastructure Business Plan (IBP) is updated annually and published on the council’s website.
	3. The CIL Regulations require a proportion of CIL receipts to be handed to the local town or parish council in the area where CIL liable development takes place. The CIL share to be passed to the parish council is set at 15% of the relevant CIL receipts with a cap of £100 per existing council tax dwelling each year. Where a Neighbourhood Development Plan has been made the CIL share will be 25% (uncapped). The projects that the parish CIL has funded are recorded in the parish [Annual Monitoring Reports](https://www.chichester.gov.uk/article/32695/CIL-Annual-Monitoring-Reports-AMR), which are published on the Council’s website.
	4. Local Authorities are required to publish an Infrastructure Funding Statement (IFS) on their website by 31 December each year, for the previous financial year. This report covers the period from 1 April 2019 to 31 March 2020. Schedule 2 of the Community Infrastructure Regulations 2010 (as amended in 2019) Regulation 121A states the matters that are to be included in the IFS. Table B below provides the information required for CIL and Table C below shows the matters to be included for S106.

Table B: Community Infrastructure Levy Matters

| Regulation 121A Reference | Description | Amount/Details |
| --- | --- | --- |
| 1(a) | The total value of CIL set out in all demand notices issued in the reported year.CIL Liable floorspace £2,604,604.35Surcharges £12,500 | £2,617,104.35 |
| 1(b) | The total amount of CIL receipts collected for the reported year. | £3,200,224.39 |
| 1(c) | The total amount of CIL receipts, collected before the reported year but which have not yet been allocated from total cash received of £7,644,699.82. Note: The authority has not received any land payments (including payments in kind or infrastructure payments) | £5,585,443.04 |
| 1(d) | Total amount of CIL receipts, collected before the reported year and which have been allocated in the reported year from cash received.Note: The authority has not received any land payments (including payments in kind or infrastructure payments). | £2,059,256.78 |
| 1(e) | Total CIL expenditure for the reported year.Administration costs £92,605.52Infrastructure provision from cash collected £500 | £93,105.32 |
| 1(f) | Total amount of CIL receipts, whenever collected, which were allocated but not spent during reported year. Infrastructure provision from cash collected £60,000 | £60,000. |
| 1(g)(i) | In relation to CIL expenditure for the reported year, summary of the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each itemIBP 194 Enhancements to the Lavant Biodiversity Opportunity Area £500 | £500 |
| 1(g)(ii) | In relation to CIL expenditure for the reported year, summary of 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) | £0 |
| 1(g)(iii) | In relation to CIL expenditure for the reported year, summary of 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.IT Costs £15,933Employee Costs £74,605Legal Costs £2,067 | £92,605Being 2.89% of the CIL collected |
| 1(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.IBP353 RTPI Screens £60,000 | £60,000 |
| 1(i)(i) | Amount of CIL passed to any local council under Regulation 59A or 59BBirdham (Apr 2019) £43,873.94Birdham (Oct 2019) £15,116.72Bosham (Oct 2019) £13,670.73Boxgrove (Apr 2019) £15,000Boxgrove (Oct 2019 ) £35,309.16Chichester (Apr 2019) £39,276.59Chichester (Oct 2019) £36,341.50Chidham & Hambrook (Apr 2019) £3,072.29Chidham & Hambrook (Oct 2019) £12,258.08East Wittering & Bracklesham (Apr 2019) £2,819.45East Wittering & Bracklesham (Oct 2019) £20,173.49Hunston (Oct 2019) £10,297.46Lavant (Oct 2019) £46,426.86Southbourne (Apr 2019) £165,546.84Southbourne (Oct 2019) £6,286.86West Wittering (Apr 2019) £227.56West Wittering (Oct 2019) £2,855.30Westhampnett (Apr 2019) £43,300.00Westhampnett (May 2019) £750Westhampnett (Oct 2019) £43,600Westhampnett (Nov 2019) £16,035.27Note: Westhampnett Parish Council payments include* £750 paid on 3 May 2019, which related to an underpayment (caused by a software coding error), that the parish council should have received for the period 1 October 2017 to 31 March 2018.
* £16,035.27 paid on 14 Nov 2019 in respect of underpayments in previous years due to an indexation oversight.
 | £572,238.10  |
| 1(i)(ii) | Amount of CIL passed to any person under Regulation 59(4) | £0 |
| 1(j)(i) | Summary details of the receipt and expenditure of CIL to which regulation 59E and 59F applied  | £0 |
| 1(j)(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 |
| 1(k)(i) | Summary details of any notices served in accordance with regulation 59E | £0 |
| 1(k)(ii) | Any funds not yet recovered from each local council at the end of the reported year | £0 |
| 1(l))(i) | 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 appliedNote: this includes £59,914.47 of bank interest  | £2,783,791.33 |
| 1(l)(ii) | CIL receipts from implementation of the CIL on 1 February 2016 retained at the end of the reported year other than those to which regulation 59E or 59F appliedNote: this includes £129,143.24 of bank interest | £8,782,266.71 |
| 1(l)(iii) | CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year | £0 |
| 1(l)(iv) | CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year | £0 |

Table C: Section 106 Planning Obligation Matters

| Regulation 121A Reference | Description | Amount /Details |
| --- | --- | --- |
| 3(a) | The total amount of money to be provided under any planning obligations which were entered into during the reported year.In addition and in accordance with regulation 5(a) the following estimated amounts were also securedAffordable Housing £241,325Recreation Disturbance £118,405This does not include money to be secured by S278 highways agreements with third parties detailed at section 4(a) | £656,301.90 |
| 3(b) | The total amount of money under any planning obligations which was received during the reported year. | £707,304.21 |
| 3(c) | The total amount of money under any planning obligations which was received before the reported year which has not been allocated. | £2,776,352.27 |
| 3(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 1. in relation to affordable housing, the total number of units which will be Provided
2. 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

Note: WSCC as education authority monitor and report on School places in their IFS | Affordable Housing 144 dwellingsPlay areas 3 |
| 3(e) | The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructureNote: details reported at 3(g) | £1,136,465.40 |
| 3(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)Note: details reported at 3(h)(i) to 3(h(iii) | £922,296.65 |
| 3(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. Where part of the allocation has been spent then the amount in brackets indicates the total amount originally allocated in the year.Affordable dwellings at Middleton Close Bracklesham £439,750Affordable dwellings at Royal Close Chichester £160,000Graylingwell Chapel conversion project £247,685.96Youth equipment at Tangmere recreation ground £3,9543G pitch study £2741.64 (£8,484.77) Priory Park improvement project £12,250 Fishbourne recreation ground signage £396.82Harting Tree Replanting £75.79Chichester Harbour Boardwalks project £26,802Solent recreation Mitigation project ‘Bird Aware’ £96,908.58 (£165,562.32) Pagham Harbour mitigation scheme £16,691 | £1,136,465.40 |
| 3(h)(i) | 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 itemAffordable dwellings at Woodfield Park Southbourne £180,000Affordable dwellings at Parsonage estate Rogate £191,000Affordable dwelling at Frederick Road Fishbourne £45,000Enabling activities £168.605th Chichester scout hut £66,808.82Regnum guide hall £25,363.20Equipment for Revelation Church community meeting hall £26,775.741st East Wittering Guide Hall improvements and equipment £4,667.13Children’s film club seating Bracklesham £7,583.40Fishbourne centre improvements £1,863.78Tangmere Centre improvements £21,225Westhampnett Village Hall £4,796.493G pitch study £5,743.13Swanfield Park play area £40,000Boxgrove sports pavilion £252.28Chichester Bowmen clubhouse £69,142.05Accessible picnic benches at East Wittering & Bracklesham £1,223.28Hunston hardcourts and play area improvements £18,748Medmerry to Pagham cycle route £12,039Christmas park and ride provision £14,735Graylingwell recycling facilities £72Chichester Harbour wardens £45,603.05Solent recreation mitigation project ‘Bird Aware’ £97,889.24Sussex Police authority £18,159.46Brook Meadow Conservation group £700Bracklesham Barn facilities £22,738 | £922,296.65 |
| 3(h)(ii) | 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 amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of items of infrastructure which that money was used to provide (wholly or in part) | £0 |
| 3(h)(iii) | 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 amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to delivery of planning obligations. This has been estimated in accordance with regulation 5(c ) | £29,883.00 |
| 3(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.Note: Includes Interest earned | £5,643,711.48 |
| 4(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 yearHighways England for junction improvements to A27 Chichester bypass £636,174Hampshire County Council for improvements to A27 Emsworth Road/A259 Warblington junction | £943,540 |
| 4(b) | Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year. | Nil |

Notes

5(a) Where the amount of money to be provided under any planning obligation is not known, an authority must provide an estimate

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

5 (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

Table D: Copy of the CIL Spending Plan from the Infrastructure Business Plan 2020/25

|   | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 1st April b/fwd | 6,071,129.70  | 8,987,263.06  | 2,673,851.06  | -2,656,452.94  | -824,572.94  | 736,411.06  | 4,407,386.06  |
| INCOME |   |   |   |   |   |   |   |
| Gross Income | 2,183,306.83  | 903,910.00  | 1,885,030.00  | 2,352,350.00  | 2,482,480.00  | 4,871,020.00  | 4,389,840.00  |
| Parish Share  | 326,550.37  | 222,126.50  | 296,082.50  | 352,852.50  | 372,372.00  | 956,494.00  | 880,600.00  |
| Admin  | 109,165.34  | 45,195.50  | 94,251.50  | 117,617.50  | 124,124.00  | 243,551.00  | 219,492.00  |
| CDC Net Income | 1,747,591.12  | 636,588.00  | 1,494,696.00  | 1,881,880.00  | 1,985,984.00  | 3,670,975.00  | 3,289,748.00  |
|   |   |   |   |   |   |   |   |
| Interest to 31st March |   |   |   |   |   |   |   |
| Net Income Due  | 1,229,042.24  |   |   |   |   |   |   |
| Funds Available | 9,047,763.06  | 9,623,851.06  | 4,168,547.06  | -774,572.94  | 1,161,411.06  | 4,407,386.06  | 7,697,134.06  |
| EXPENDITURE |  £  |  £  |  £  |  £  |  £  |  £  |  £  |
| IBP/194 - Enhancements to the Lavant Biodiversity Opportunity Area -the stretch of the Lavant north of the Westhampnett SDL. (£500 retention until later in 2019) | 500.00  |   |   |   |   |   |   |
| IBP/196 - Brandy Hole Copse |   |   |   |   |   |   |   |
| IBP/330 - Primary School places E-W Chichester (subject to further detail and evaluation) |   |   | 1,200,000.00  |   |   |   |   |
| IBP/657 - School access improvements at expanded primary school(s) Chichester. |   |   | 50,000.00  |   |   |   |   |
| IBP/656 - Sustainable transport corridor – City Centre to Portfield part of project 656 (subject to further detail and evaluation) |   |   | 25,000.00  | 50,000.00  | 425,000.00  |   |   |
| IBP/355 - RTPI screens at Chichester City | 60,000.00  | 60,000.00  |   |   |   |   |   |
| IBP/353 - Sustainable transport corridor – City Centre to Westhampnett (subject to further detail and evaluation). |   | 500,000.00  |   |   |   |   |   |
| IBP/398 - Medical Centre W of Chichester. (Subject to further detail and evaluation) |   | 1,750,000.00  |   |   |   |   |   |
| IBP/331 - Primary School places Bournes. (subject to further detail & evaluation) |   |   | 1,200,000.00  |   |   |   |   |
| IBP/660 - School access improvements at expanded primary school(s) Bournes.  |   |   | 50,000.00  |   |   |   |   |
| IBP/332 - Primary School places Manhood Peninsula. (subject to further detail & evaluation |   | 1,200,000.00  |   |   |   |   |   |
| IBP/659 - School access improvements at expanded primary school(s) Manhood.  |  |   | 50,000.00  |   |   |   |   |
| IBP/349 - A286 Birdham Rd/B2201 (Selsey Rd Roundabout) Junction Improvement. (subject to further detail and evaluation). |   | 440,000.00  |   |   |   |   |   |
| IBP/655 - Area -wide parking management West Chichester. (subject to further detail and evaluation). |   |   | 375,000.00  |   |   |   |   |
| IBP/775 - Southern Gateway public realm with new city square. (subject to further detail and evaluation). |   |   | 1,000,000.00  |   |   |   |   |
| IBP/710 - Reconfiguration/improvement of Westhampnett Waste Transfer Station/Household Waste Recycling Site. (subject to further detail and evaluation). |   | 2,500,000.00  |   |   |   |   |   |
| IBP/206 - Southern Gateway provision of bus/rail interchange & improvements to traffic & pedestrian circulation. |   |   | 3,000,000.00  |   |   |   |   |
| IBP/665 - Area-wide parking management Chichester City. (subject to further detail and evaluation). |   | 375,000.00  |   |   |   |   |   |
| Total expenditure | 60,500.00  | 6,950,000.00  | 6,825,000.00  | 50,000.00  | 425,000.00  | -  | -  |
|   |   |   |   |   |   |   |   |
| 31st March c/fwd | 8,987,263.06  | 2,673,851.06  | -2,656,452.94  | -824,572.94  | 736,411.06  | 4,407,386.06  | 7,697,134.06  |

Note: The projected future CIL income shown in this table is based on an anticipated housing trajectory as at December 2019. Estimates as to future income have been based on the Council’s past experience of similar size developments and property sizes. As with any forward looking financial statements the actual income will vary to the figures shown.