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# Infrastructure Funding Statement (IFS)

# Financial year 1 April 2020 – 31 March 2021

# 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 that have adopted the CIL are 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.
	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 on Gross Internal floor Area (GIA) per 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 or 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 annexes, or extensions 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 2021/2026 (IBP)](https://www.chichester.gov.uk/article/29784/Infrastructure-Business-Plan-including-CIL-Spending-Planhttps%3A/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 2020 to 31 March 2021. 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 £6,445,088.31Surcharges £13,616.27Late Payment Interest £244.59 | £6,458,949.17 |
| 1(b) | The total amount of CIL receipts collected for the reported year. | £2,624,867.57 |
| 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 £10,844,924.21 Note: The authority has not received any land payments (including payments in kind or infrastructure payments) | £8,277,781.99 |
| 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). | £2,052,628.89 |
| 1(e) | Total CIL expenditure for the reported year.Administration costs £99,746.29Infrastructure provision from cash collected £53,372.11Refund of CIL overpaid in previous years £116,790.29 | £269,908.69 |
| 1(f) | Total amount of CIL receipts, whenever collected, which were allocated but not spent during reported year.  | £0 |
| 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 355 RTPI screens at key locations £53,372.11 | £53,372.11 |
| 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 £10,772.48Employee Costs £78,028.97Legal Costs £2,998.60Admin portion of CIL associated with historic refund to developers £7,946.24 | £99,746.29Being 3.8% 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. | £0 |
| 1(i)(i) | Amount of CIL passed to any local council under Regulation 59A or 59BBosham (Apr 2020) £7,508.86Boxgrove (Oct 2020) £7,544.41Boxgrove (Apr 2020) £1,928.98Chichester (Apr 2020) £8,274.44Chichester (Oct 2020) £6,822.62Chidham & Hambrook (Apr 2020) £11,867.50Earnley (October 2020) £6,873.10East Wittering & Bracklesham (Apr 2020) £11,472.27Lavant (Apr 2020) £1,072.02Lavant (Oct 2020) £2,706.51Oving (Oct 2020) £37,500.00Selsey (October 2020) £74.60West Wittering (Apr 2020) £4,083.12Westhampnett (Apr 2020) £2,026.23Westhampnett (Oct 2020) £45,383.76Wisborough Green (Apr 2020) £84,298.09Wisborough Green (Oct 2020) £24,351.91 | £263,786.42  |
| 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 £20,402.32 of bank interest  | £2,031,584.16 |
| 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 £156,342.57 of bank interest | £10,887,668.39 |
| 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.This does not include money to be secured by S278 highways agreements with third parties detailed at section 4(a) | £333,974.80 |
| 3(b) | The total amount of money under any planning obligations which was received during the reported year. | £429,488.09 |
| 3(c) | The total amount of money under any planning obligations which was received before the reported year which has not been allocated. | £2,840,421.05 |
| 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 57 dwellingsPlay areas 2Football Pitch1 |
| 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) | £366,133.09 |
| 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) | £436,832.38 |
| 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.Whyke Oval Birds Nest Swing Project £5,883Florence Park Gym equipment £12,9593G Pitch Study £3,988.69Affordable Housing at Royal Close (phase 2) £100,000Chichester racquets Club Courts £1,524Donnington PC Canal Tow Path Improvements £19,745St Johns Parish Hall Meeting Place Improvements £798.44CCDT Health & Wellbeing Hub £141,250SPA Mitigation refunds £712Solent recreation Mitigation project ‘Bird Aware’ £62,885.96 Pagham Harbour mitigation scheme £16,287 | £366,133.09 |
| 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 itemNelson Murray Statue £7,822.29Stonepillow Shelter £100,000Chichester Rugby Club Portable Floodlights £5,100Solent Recreation Mitigation Project ‘Bird Aware’ £142,171.75Pagham Harbour Mitigation £36,728.92SPA Mitigation refunds £11,664Brook Meadow Conservation Group £700Chichester Harbour Wardens & Education Awareness £39,612.30Fishbourne Centre Improvements £28,124.08Harting Tree Planting £75.79Monks Hill Recreation Ground Improvements £7,780.96Tangmere Recreation Ground Youth equipment £5,190.893g pitch Study £1,440Chidham & Hambrook Playground Improvements £5,621.64Southbourne Village Hall Improvements £23,175St Johns Parish Hall Meeting Place improvements £21,624.76 | £436,832.38 |
| 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 |
| 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 | £5,439,599 |
| 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 £230,120 | £230,120 |
| 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 2021/26

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2019/20** | **2020/21** | **2021/22** | **2022/23** | **2023/24** | **2024/25** | **2025/26** |
| **1st April b/fwd** |  **6,060,873.24**  | **8,731,694.26**  | **10,252,910.24**  | **6,534,964.96**  | **1,223,207.36**  | **3,222,123.89**  | **2,405,587.88**  |
| **KNOWN INCOME1** |  |  |  |  |  |  |  |
| Gross Income | 3,200,224.39  | 2,377,295.21  | 1,903,012.09 | 345,132.06  |   |   |   |
| Parish Share  | 572,238.10  | 386,139.92  | 286,014.82  | 51,769.81  |   |   |   |
| Admin  | 92,605.52  | 118,864.76  | 95,150.60  | 17,256.60  |   |   |   |
| **CDC Net Income** | **2,535,380.77**  | **1,872,290.53**  | **1,521,846.67**  | **276,105.65**  |  |  |  |
| Interest to 31 March 2020 | 135,940.25  |   |   |   |   |   |   |
| **PROJECTED INCOME2** |   |   |   |   |   |   |   |
| Gross Income |   | 360,425.09  | 963,241.33  | 2,888,112.18  | 3,405,130.63  | 2,347,071.59  | 5,419,332.84  |
| Parish Share  |   | 90,106.27  | 216,571.22  | 613,069.82  | 667,257.56  | 401,754.02  | 1,095,621.40  |
| Admin  |   | 18,021.25  | 48,162.07  | 144,405.61  | 170,256.53  | 117,353.58  | 270,966.64  |
| **CDC Net Income** | **-**  | **252,297.56**  | **698,508.04**  | **2,130,636.75**  | **2,567,616.53**  | **1,827,963.99**  | **4,052,744.80**  |
|  |  |  |  |  |  |  |  |
| **FUNDS AVAILABLE** | **8,732,194.26**  | **10,856,282.35**  | **12,473,264.96**  | **8,941,707.36**  | **3,790,823.89**  | **5,050,087.88**  | **6,458,332.68**  |
| **PROJECTED 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/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 |   | 53,372.11  | 60,000.00  |   |   |   |   |
| IBP/353 - Sustainable transport corridor – City Centre to Westhampnett (subject to further detail and evaluation). |   |   |   | 500,000.00  |   |   |   |
| 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).Project paused pending Local Plan Review work. |   |   |   | 440,000.00  |   |   |   |
| BP/655 - Phase 2 of Chichester Road Space Audit. To better manage demand for parking & network management aspirations. (subject to further detail and evaluation). |   |   | 250,000.00  |   |   |   |   |
| 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). |   |   | 250,000.00  | 2,250,000.00  |   |   |   |
| IBP/593 - Early Years Places, Whitehouse Farm Development. (subject to further detail and evaluation). |   |   |   |   |   |   | 2,100,000.00  |
| IBP/206 - Southern Gateway provision of bus/rail interchange & improvements to traffic & pedestrian circulation. |   |   | 3,000,000.00  |   |   |   |   |
| IBP/665 - Phase 1 of Chichester Road Space Audit. To better manage demand for parking & network management aspirations. (subject to further detail and evaluation). |   | 100,000.00  |   |   |   |   |   |
| IBP/840 College Lane/Spitalfield Road Junction improvement to make it suitable for shared use and link to improve northern side of Oaklands Way & Oaklands Way roundabout (subject to further detail and evaluation). |   |   | 60,000.00  |   |   |   |   |
| IBP/841 Chidham Sustainable Transport Improvements to widen existing footways to accommodate shared use & to potentially re-align the junctions of Broad Road and the A259 and Chidham Lane and the A259 to accommodate the shared path and make crossing of the A259 safer for walkers and cyclists. This project will help alleviate heavy congestion outside the Primary School (subject to further detail and evaluation). |   |   |   | 500,000.00  |   |   |   |
| IBP/842 CDC strategic wildlife corridors connecting Chichester and Pagham Harbours to the SDNP (subject to further detail and evaluation). |   |   | 43,300.00  | 98,500.00  | 143,700.00  | 144,500.00  | 145,300.00  |
| IBP/877 Extensions to Chichester City GP surgeries: Langley House and Parklands (subject to further detail and evaluation). |   |   |   |   |   |   | 705,000.00  |
| IBP/726 Extension to Southbourne GP Surgery (Subject to further detail and evaluation) |   | 450,000.00  |   |   |   |   |   |
| IBP/773 Southern Gateway Health Hub (Subject to further detail and evaluation) |   |   |   | 3,000,000.00  |   |   |   |
| IBP/844 3G Sports Pitch, Southern Gateway (subject to further detail and evaluation) |   |   |   | 880,000.00  |   |   |   |
| **Total expenditure** | **500.00**  | **603,372.11**  | **5,938,300.00**  | **7,718,500.00**  | **568,700.00**  | **2,644,500.00**  | **2,950,300.00**  |
|  |   |   |   |   |   |   |   |
| **31st March c/fwd** | **8,731,694.26**  | **10,252,910.24**  | **6,534,964.96**  | **1,223,207.36**  | **3,222,123.89**  | **2,405,587.88**  | **3,508,032.68**  |
| **Notes** |  |  |  |  |  |  |  |
| 1. 2019/20 reflects actual figures and the remainder is the income due from outstanding instalments of demand notices raised on sites that have commenced |  |  |
| 2. This is the projected income from CIL liable sites that are expected to be commenced based on the Councils understanding as at July 2020. Estimates 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 showing |  |  |