

Infrastructure Funding Statement
1 April 2019 to 31 March 2020



Introduction

- 1.1 This is the first Infrastructure Funding Statement (IFS) to be prepared by Hinckley and Bosworth Borough Council and it provides an overview of financial and non-financial contributions including, for example, affordable housing, play and open space, public realm and health, secured through Section 106 agreements (s106) from new developments between 1st April 2019 and 31st March 2020.
- 1.2 In summary, the report provides:
- An overview of s106 agreements;
 - S106 contributions paid to the Council in the 2019/20 monitoring period; and
 - Projects delivered in the Borough via s106 agreements in the 2019/20 monitoring period.
- 1.3 The information included in this report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received from new developments in addition to information on where these monies have been spent is readily available to members of the public and interested parties.
- 1.4 In the Infrastructure Funding Statement reference will be made to the following definitions:
- **Secured** – contributions which have been secured in a signed and sealed legal agreement. The contributions will not yet have been received by the Council and if the planning permission is not implemented then there would be no requirement for the contributions.
 - **Received** – financial or non-financial contributions which have been received by the Council.
 - **Allocated** – contributions which have been received by the Council and allocated to specific projects.
 - **Spent/delivered** – financial or non-financial contributions which have been spent or delivered.
- 1.5 The data reported within this document is the most robust data available at the time of publication.

Section 106 Obligations

- 2.1 Under Section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.
- 2.2 For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.

- 2.3 The obligations may be provided by the developers “in kind” – that is, where the developer builds or provides directly the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions towards providing affordable housing elsewhere in the Borough. In some cases, it can be a combination of both on-site provision and off-site financial contributions.
- 2.4 The Government states that a planning obligation may only constitute a reason for granting planning permission for the development if it is:
- **Necessary to make the development acceptable in planning terms;**
 - **Directly related to the development; and**
 - **Fairly and reasonably related in scale and kind to the development.**
- 2.5 Where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council will request from developers a financial contribution to meet the needs outside of the development site through a s106 obligation.
- 2.6 Financial contributions towards infrastructure as a result of new development is agreed on a case by case basis and these contributions are usually requested to mitigate any negative impacts the new development would create.
- 2.7 The financial contribution requirement for off-site green infrastructure provision is set via Hinckley and Bosworth Borough Council’s [Open Space and Recreational Facilities Study \(2016\)](#), and off-site affordable housing contribution requirements are set by the [Affordable Housing SPD](#).
- 2.8 Planning obligations towards the West Leicestershire CCG (NHS), Leicestershire Police, the Canal and River Trust and the National Forest for new developments are agreed on a case by case basis.
- 2.9 Leicestershire County Council planning obligations such as education, highways and transportation, library and household waste recycling centres and waste management are all collected and spent by the County Council and it is their responsibility to report on their own contributions separately. Leicestershire County Council’s IFS can be found on their website at https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2021/2/3/LCC_Infrastructure_Funding_Statement_2019-2020%20FINAL.pdf
- 2.10 Once the s106 has been signed, it becomes an obligation, but it will only be realised if the planning permission is implemented, the development is commenced and the trigger points for payment as set out in the s106 agreement are reached.

S106 Contributions Summary

3.1 The detail set out in each table below is based on the requirements set out in Regulation 121a, Schedule 2, Section 3 (a) – (i) of the Community Infrastructure Levy Regulations (Amendment) (2019)¹ and are labelled as such for clarity.

Table 1

(a) Total sum of financial contributions secured through signed and sealed S106 agreements between 1 April 2019 – 31 March 2020.

Contribution	Amount
Affordable Housing Commuted Sums	1,187,226.96
Off Site Open space Provision & Maintenance	365,120.41
On Site Open Space Maintenance (subject to handover to Borough or Parish)	356,540.20
Health	196,691.76
National Forest	7,700.00
Total	3,113,279.33

Table 2

(a) Total sum of financial contributions received by the Council between 1 April 2019 – 31 March 2020 which has been secured by the Council at any period in the past.

Contribution	Amount
Affordable Housing Commuted Sum	275,632.72
Off Site Open Space (Provision & Maintenance)	121,369.32
Public Realm	33,372.73
Police	14,954.84
Health	79,666.47
Monitoring	6,426.40
National Forest	7,700.00
Total	539,122.00

¹ <https://www.legislation.gov.uk/ukxi/2019/1103/schedule/2/made>

Table 3

c) Total amount of unspent (unallocated) s106 contributions as of 31 March 2020. These monies would have been requested for specific purposes to mitigate the impact of a development, however they have not yet been allocated to their specific projects. These monies are not those that have surpassed their clawback date.

Contribution	Amount
Off Site Open Space (held on behalf of the Parishes)	763,419.94
Police (held on behalf of the Police & Crime Commissioner)	99,227.06
Health (held on behalf of the CCG)	295,895.65
Education (held on behalf of LCC)	13,958.62
Bus Works Contribution (held on behalf of LCC)	34,500.00
Canal & River Trust (held on behalf of the Canal & River Trust)	51,673.73
National Forest (held on behalf of the National Forest)	12,803.77
Public Realm (Earl Shilton)	8,223.48
Total	1,279,701.01

Table 4

d) (i) Non-monetary contributions to be provided under planning obligations (secured between 1 April 2019 – 31 March 2020)

Obligation	Amount
Affordable Housing units Secured	152
On Site Open Spaces Area	4
Burial Ground	1

(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;

Information provided by Leicestershire County Council

https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2021/2/3/LCC_Infrastructure_Funding_Statement_2019-2020%20FINAL.pdf

Table 5

e) & g) Total contributions received that have been allocated to a team/project within the Council² but not spent in reporting year 1 April 2019 – 31 March 2020.

Contribution	Amount
Affordable Housing Commuted Sums	541,140.98
Open Space Provision & Maintenance	567,424.29
Town Centre Infrastructure	133,459.28
Public Realm	25,149.25
Total	1,267,173.80

Table 6

f) & h) Total s106 contributions spent / transferred during 1 April 2019 – 31 March 2020. (Please see Table 6 (i) for the list of specific projects the below totals were spent on).

Infrastructure Type	Total Spent/Transferred between 1 April 2019- 31 March 2020
Open Space ³	198,587.46
Police	5,928.16
Bus Service	72,412.00
Health	195,908.19
Bus Stop Works	7,000.00
Total	479,835.81

² For the opens spaces within the Hinckley area that are managed by Hinckley and Bosworth Borough Council.

³ Total spent by Hinckley and Bosworth Borough parish councils.

Table 6 (i)

(i)The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

Play & Open Space	Project	Spent / Transferred
Britannia Road Park Burbage	Provision Benches and Pathways	£6,387.79
Britannia Road Park Burbage	Associated maintenance for Provision released previously	£46,855.14
Colts Close Burbage	Equipped Provision	£41,713.48
Park at Carlton	Provision – seating	£424.55
Park at Carlton	Maintenance for provision	£433.00
Kirkby Road Recreation Desford	Renovation of sports pitches	£9,083.33
Pickards Recreation Desford	Play Equipment extension	£36,620.92
Sport in Desford	Tennis Court improvements	£2,580.00
Mayflower Recreation Markfield	Associated maintenance for provision released previously	£866.00
Ferndale Park Ratby	Associated maintenance for provision released previously	£12,746.26
Brookside Place Sheepy Magna	Provision of equipment and new pathway	£1,877.32
Wood Street Recreation Park Earl Shilton	Formal Equipment	£9,780.36
Wood Street Recreation Park Earl Shilton	Informal improvements	£538.70
Wood Street Recreation Park Earl Shilton	Sensory Garden	£1,867.88
Wood Street Recreation Park Earl Shilton	Associated maintenance for provision released and implemented previously	£19,535.33
Maple Way Park Earl Shilton	Equipment	£4,997.13
Maple Way Park Earl Shilton	Associated maintenance for provision released previously	£629.47
Weaver Springs Earl Shilton	Associated maintenance for provision released & implemented previously	£400.00

Play & Open Space	Project	Spent / Transferred
Oakdale Park Earl Shilton	New gates	£817.80
Oakdale Park Earl Shilton	Associated maintenance for implemented provision released previously	£433.00
Health / Surgery	Project	Spent / Transferred
Burbage Surgery	Extension / internal fit out /equipment and telephone system	£115,781.72
Hollycroft Surgery Hinckley	Conversion of non-clinical room to two multifunctional consultation rooms	£39,997.12
Heath Lane Surgery Earl Shilton	Equipment	£6,667.05
Centre Surgery	Internal improvements and equipment	£33,462.30
Police	Project	Spent / Transferred
Desford Contribution	Crime Prevention Project	£5,928.16
Bus Service/Works	Project	Spent/ Transferred
Burbage	Additional Bus Service at Sketchley Brook	£72,412.00
Burbage	Bus Stop improvements Sketchley Brook	£7,000.00
Total		479,835.81

(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);

Not applicable.

Table 7

(iii) Amount of s106 contributions received and spent on monitoring of obligations between 1 April 2019 – 31 March 2020

Infrastructure Type	Total Spent/Transferred between 1 April 2019- 31 March 2020
Monitoring	6,426.40

Table 8

i) Total contributions allocated and unspent for longer term maintenance for open space and commuted sum amounts as of 31 March 2020;

Infrastructure type	Total Maintenance/Commutated Sums held as of 31 March 2020
Longer Term Maintenance ⁴	455,814.47
Commutated Sums	541,140.98

⁴ These funds are for those spaces maintained by Hinckley and Bosworth Borough Council.
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