



# Annual Infrastructure Funding Statement

For Community Infrastructure Levy (CIL) and Section 106

Reporting Period:

1st April 2020 to 31st March 2021

## Introduction and Background

In accordance with the Community Infrastructure Levy Regulations 2010 (as amended) any authority that receives a contribution from development through the Community Infrastructure Levy (CIL) or Section 106 planning obligations must prepare and publish an online Infrastructure Funding Statement (IFS).

Runnymede Borough Council has produced this IFS for the reported year of the 1st April 2020 to 31st March 2021.

In accordance with the requirements of the CIL Regulations this IFS Report includes a report relating to the previous financial year on the CIL and a report relating to the previous financial year on Section 106 planning obligations.

The IFS report also provides an estimate of future income from developer contributions and sets out future spending priorities on infrastructure and affordable housing in line with up-to-date and emerging Local Plan policies. The IFS sets out the infrastructure projects or types of infrastructure that the Council intends to fund, either wholly or partly, by the CIL or planning obligations. This does not dictate how funds must be spent but sets out the Council's intentions.

## Community Infrastructure Levy (CIL) Matters

Runnymede Borough Council's CIL Schedule was adopted on the 1<sup>st</sup> March 2020. As schemes only are liable after this date, and payment is on implementation of the permission no CIL was collected in this month. Hence all answers in this section are £0.

This section of the IFS covers all matters in relation to CIL, as required by Regulation 121A Schedule 2 Section 1 of the Community Infrastructure Levy Regulations 2010 (as amended). All subsequent references to Regulations in this Infrastructure Funding Statement are to the CIL Regulations 2010 (as amended).

a) The total value of Demand Notices issued by Runnymede Borough Council within the reported year is £0. Of this amount £0 is from liable floorspace, £0 is from surcharges imposed due to breaches of the CIL Regulations and £0 from the accrual of late payment interest.

It should be noted that the values above refer to the Demand Notice issued within the period of the reported year. It may be that since the reported year these Demand Notices have been revised, for example due to an appeal decision being issued or the application of surcharge or late payment interest.

b) The total amount of CIL receipts collected by Runnymede Borough Council within the reported year is £0

c) The total amount of CIL receipts which were collected by Runnymede Borough Council before the reported year that have not been allocated is £0.

d) No CIL receipts were collected by Runnymede Borough Council, or by another person on its behalf, before the reported year which have been allocated in the reported year.

Expenditure of Strategic CIL within Runnymede will be allocated via an annual bidding cycle. CIL was only implemented with one month of the reporting period remaining and as such no CIL money was allocated.

e) The total amount of CIL expenditure for the reported year is as follows:

Type	Expenditure
Admin CIL	£ 0
Neighbourhood CIL	£ 0
Strategic CIL	£ 0
CIL Land Payments	£ 0
<b>Total</b>	<b>£ 0</b>

f) The total amount of CIL receipts allocated, whenever collected, which were allocated but not spent during the reported year is shown in the table below:

Type	Allocated	Allocated and Spent	Remaining
Admin CIL	£ 0	£ 0	£ 0
Neighbourhood CIL	£ 0	£ 0	£ 0
Strategic CIL	£ 0	£ 0	£ 0
CIL Land Payments	£ 0	£ 0	£ 0
<b>Total</b>	<b>£ 0</b>	<b>£ 0</b>	<b>£ 0</b>

Neighbourhood CIL receipts of £0 have been allocated but not spent within the reported year. If money has been collected these will be held for use under Regulation 59F. This shall occur following engagement with the local communities where the development has taken place and it shall be agreed with them how best to spend the neighbourhood funding.

g) i) No CIL receipts (including land payments) have been spent on items of infrastructure within the reported year.

ii) No CIL receipts have been spent on repaying money borrowed within the reported year, including any interest.

iii) The amount of CIL collected towards administration expenses within the reported year is £0 This is 5% of the total CIL receipts collected (£0) in the year period. The amount of CIL spent on administration expenses during the reported year is £0.

h) No CIL receipts, whenever collected, have been allocated but not spent within the reported year.

i) i) The amount of money collected under the neighbourhood proportion for the reported year is £0

ii) No CIL receipts have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4) within the reported year.

j) There was no receipt or expenditure of CIL by Runnymede Borough Council to which Regulation 59E or under Regulation 59F applied during the reported year.

k) No notices were served by Runnymede Borough Council under Regulation 59E.

l) i) The total amount of CIL receipts for the reported year retained at the end of the reported year, other than those to which Regulations 59E or 59F applied, was £0.

ii) The total amount of CIL receipts from previous years which were retained at the end of the reported year, other than those to which Regulations 59E or 59F applied, was £0.

iii) No CIL receipts for the report year to which regulations 59E or 59F apply were retained at the end of the reported year.

iv) No CIL receipts from previous years to which regulations 59E or 59F apply were retained at the end of the reported year.

## Section 106 Matters

This section of the IFS covers all matters in relation to Section 106, as required by Regulation 121A Schedule 2 Section 3 of the Community Infrastructure Levy Regulations 2010 (as amended).

a) The total amount of money to be provided under any planning obligations which Runnymede Borough Council entered into during the reported year is £522,669.55

It should be noted that this figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

b) The total amount of money under any planning obligations which was received during the reported year by Runnymede Borough Council is £533,607.50

c) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by Runnymede Borough Council is £0.00

d) i) The following non-monetary contributions, including affordable housing units, are to be provided under planning obligations which were entered into during the reported year:

<b>Application number</b>	<b>Site Address</b>	<b>Contribution type</b>	<b>Unit numbers</b>
RU.19/0843	Pantiles Nursery	Affordable Housing	30 Units

ii) It is the responsibility of Surrey County Council to report in relation to educational facilities highway works/improvements and S278 agreements

e) The total amount of money (received under any planning obligations) which was allocated to infrastructure but not spent during the reported year was £2,513,196.38

f) The total amount of money, received under any planning obligations, which was spent by Runnymede Borough Council during the reported year was £225,458.02

<b>Year</b>	<b>total amount of money, received under any planning obligations, which was spent by Runnymede Borough Council</b>
2019/2020	£457,085.15
2020/2021	£200,026.61
Total	£657,111.76

These figures include transferring monies to another person or organisation to spend.

g) The following table details the infrastructure items that have had money, received under planning obligations, allocated to them, but not spent by Runnymede Borough Council during the reported year, and any monies received from planning obligations which remain allocated but unspent from previous years:

<b>Infrastructure</b>	<b>Allocated</b>	<b>Date Allocated</b>	<b>Unspent</b>
SANGS (works) eg. 50% of all sums received for ongoing capital works on Council SANGS sites within the Borough	Date paid	Date paid	£453,017.43
			£453,017.43
SANGS (endowment)	End of Financial year transfer	Once a year at financial year end 50% of all contributions received transferred from SANGS (works) to SANGS endowment	£801,457.45
			£801,457.45
RBC recreation sites outside of SANGs zone	2013/2014	2013/14	15,119.89
	2010	2010	£743.00
	2018	2018	£80,000.00
			£95,862.89
Crime and disorder including CCTV	2012	2012	£22,628.05
	2015	2015	£10,000.00
	2019	2019	£33,786.01
			£66,414.06
Recycling	2012	2012	£3,553.97
	2013/2014	2013/2014	£348.48
			£3,902.45
Relocation of electrical substation in Addlestone	January 1995	January 1995	£2,000.00
			£2,000.00
Affordable Housing off site provision	October 2018	October 2018	£439,686.00
	August 2019	August 2019	£62,154.34
	November 2020	November 2020	£100,000.00
	July 2020	July 2020	£37,500.00
			£639,340.34
Community Projects within Englefield Green	March 2015	March 2015	£182,948.76
	January 2021	January 2021	£268,253.00
			£451,201.76

Total			£2,513,196.38
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h) In relation to money received under planning obligations, which was spent by Runnymede Borough 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:

<b>Infrastructure</b>	<b>Spent</b>	<b>Spent Date</b>	<b>Spend description</b>
Sent to Hampshire for SAMM	£11,340.00	Every quarter	SAMM as per agreement with Hampshire CC
Monitoring fees	£21,949.50	Date paid 2020/2021	Monitoring of agreements
Runnymede transport initiative (Yellow buses)	£83,715.00	February 2021	Continuation of Runnymede Transport initiative
Recreation (outside of SANGS)	£16,441.64	2020/2021	Upgrade of paths and footbridges in Gogmore Farm Park
Small projects in Englefield Green	£17,000.00	March 2021	Set up a process for local community groups and organisations to bid for funding during two set time periods in each financial year
Timber Hill and Chaworth Copse (SANGS)	£3,555.00	2020/2021	Improvement of RBC SANGS sites within the Borough
St Ann's Hill (SANGS)	£26,712.26	2020/2021	Improvement of RBC SANGS sites within the Borough
Ottershaw Chase (SANGS)	£9,245.22	2020/2021	Improvement of RBC SANGS sites within the Borough
Ether Hill and Queenswood (SANGS)	£10,067.99	2020/2021	Improvement of RBC SANGS sites within the Borough
Hare Hill Open space (SANGS)	£24,096.23	2020/2021	Improvement of RBC SANGS sites within the Borough



Homewood Park	£1,000.00	2020/2021	Improvement of RBC SANGS sites within the Borough
Chertsey Meads	£335.18	2020/2021	Improvement of RBC SANGS sites within the Borough
Total	£225,458.02		

ii) No money received through planning obligations was used to repay money borrowed taken out by Runnymede Borough Council for infrastructure.

iii) No money received under planning obligations was spent in respect of monitoring the delivery of planning obligations during the reported year.

i) The total amount of money received under any planning obligation, that was retained at the end of the reported year is £2,513,196.38 Of this amount retained an amount of £801,457.45 been retained for long term maintenance of the Suitable Alternative Natural Greenspace (SANG). £453,017.43 has been retained for avoidance measures, agreed in partnership with the National Trust, to reduce pressure on the Thames Basin Heath Special Protection Area (SPA).

## Future Developer Contributions

The section of the IFS report also provides an estimate of future income from developer contributions. It is envisaged that this will give communities a better understanding of how infrastructure may be funded in the future. It also sets out future spending priorities on infrastructure and affordable housing in line with up-to-date and emerging Local Plan policies.

It sets out types of infrastructure that the authority intends to fund by CIL or planning obligations. It is envisaged that this should provide clarity and transparency for communities and developers on the infrastructure and affordable housing that is expected to be delivered in the borough of Runnymede. It should be noted that this will not dictate how development contributions must be spent but sets out Runnymede Borough Council's intentions.

### CIL Projected Income

As indicated in the evidence for the CIL Examination, Runnymede Borough Council estimates that CIL income is projected to be in the region of £23.8 million for the remainder of the Local Plan period (until 2030).

### Future Infrastructure

This section of the IFS sets out the Council's future spending priorities on infrastructure and affordable housing in line with up-to-date and emerging Local Plan policies. This will not dictate how development contributions must be spent but sets out Runnymede Borough Council's intentions.

### Affordable Housing

Runnymede Borough Council will require affordable housing provision on development sites in accordance with Local Plan Policy SL20, with some exception listed in the policy.

Policy SL20 requires a minimum provision of 35% affordable housing on all eligible sites.

The Council will only accept a financial contribution in lieu of on-site provision where it can be satisfactorily demonstrated that on-site provision is neither feasible nor viable.

In all cases where on-site provision is being made, the mix of dwelling types, sizes and tenure split should reflect the type of housing identified as being required in policy SL19 and giving regards to the most up-to-date evidence of housing needs and the Strategic Housing Market Assessment, having regard also to the form and type of development appropriate for the site.

## Community Infrastructure Levy (CIL)

CIL will be expected to partially, or wholly, fund the provision of or improvement of infrastructure as set out in Runnymede Borough Council's CIL documents.

Spending areas and priorities for CIL and infrastructure moneys are set out in Runnymede Borough Council's CIL documents and adopted Infrastructure Delivery & Prioritisation SPD

## Section 106 Planning Obligations & Other Sources

It is envisaged that the following will be primarily funded by Section 106 Planning Obligations or secured through other sources:

- Strategic Access Management and Monitoring (SAMM)
- Contributions towards the management and maintenance of existing SANG.
- Measures to secure mitigation/avoidance in the Thames Basin Heath SPA.
- Transport improvements that are directly related to a specific development.
- Education improvements that are directly related to a specific development
- Leisure and community facility improvements that are directly related to a specific development
- Environmental improvements that are directly related to a specific development
- Public service improvements that are directly related to a specific development
- Site specific mitigation and infrastructure requirements
- On-site provision of Affordable Housing.