

Spelthorne Borough Council
Annual Infrastructure Funding Statement
For
Community Infrastructure Levy (CIL) and
Section 106



Reported Year:
01 April 2020 - 31 March 2021

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Introduction

Spelthorne Borough Council introduced Community Infrastructure Levy (CIL) in April 2015. CIL is chargeable on certain types of residential development, purpose-built student accommodation, and large, out-of-centre retail (full details can be found in the published CIL Charging Schedule).

Since 2015 in excess of £7m has been collected in CIL receipts. This report will provide further information on monies collected, spent, and committed within the previous financial year ("the reported year").

Prior to the September 2019, CIL spending was tied into a Regulation 123 list. The list set out the Council's spending priorities.

Regulation amendments to Part 10A, requirement 121A, which came into force in September 2019, saw the end of the requirement for the Regulation 123 list. Councils are now required to produce an Annual Infrastructure Funding Statement (IFS) detailing CIL & S106 planning obligations collected, committed, and spent in the reported year.

The first annual IFS was published in December 2020 for the reported year April 2019 – March 2020. This IFS will cover the reported year April 2020 – March 2021.

As per requirement 121A, the Annual IFS should include:

- Infrastructure list
- CIL report
- Section 106 report

This report will provide the information required under requirement 121A

What is CIL and how is it allocated

The purpose of CIL is to allow the Council to raise funds from some forms of new development to help fund the infrastructure required as a result of growth and is needed to mitigate the impacts of new development.

There are three elements to CIL: Strategic, Local, and Administrative. The percentage breakdown is as follows;

- Strategic CIL – 80%
- Local CIL – 15%
- Administrative Costs – 5%

The Council aims to utilise CIL in conjunction with infrastructure providers to deliver improvements Borough-wide. All CIL funding is allocated through a competitive bid and review process.

Through work on the Local Plan and the Infrastructure Delivery Plan (IDP), officers consult and work with key infrastructure providers, and require them to identify areas where there are, or they foresee funding gaps. Where appropriate, these providers are encouraged to bid for CIL funding. Due to the large scale, and strategic nature of projects brought forward by the key infrastructure providers, these bids tend to fall under the 80% Strategic element of CIL. Such providers include (but are not limited to) Surrey Highways, Surrey Education, the Clinical Commissioning Group (CCG), the National Health Service (NHS) and Surrey Police.

Decisions on Strategic CIL are made by the Spelthorne Joint Committee. This Committee convenes three times per year.

Local CIL, which accounts for 15% of receipts collected, is also allocated through a competitive bid process. Local CIL can be used towards more localised projects, which are required to be secured in the communities where development has taken place.

Examples of the types of projects Local CIL can be used for are:

- community centre improvements,
- community notice boards,
- bike shelters and;
- local signage.

The Council expect applications to come from statutory infrastructure providers and not-for-profit organisations such as state schools, community groups and registered charities for projects that demonstrate a wider community benefit.

Local CIL is awarded by Local CIL Spending Boards. These Boards will convene once per annum, in the Spring, to consider and decide on bids received prior to the 31st of March.

The remaining 5% of CIL receipts are retained towards administrative costs, as required by the Regulation.

Infrastructure List

A number of CIL commitments were made during the reporting period. The following projects are either part or fully funded by Strategic CIL (full information on funding is included in the report under the CIL section)–

- Outdoor Gym Equipment in public parks (Borough-wide)
- Replacement Bollards – Staines High Street
- A308 Highways Improvement Package

As previously mentioned, the Council continues to work with key providers and encourages bids for CIL funding where appropriate. The Council is aware of the potential use of Strategic CIL funding towards projects with the CCG/NHS and Surrey Education, both of which are currently under review.

With regards to Local CIL, the following commitment has been made within the reporting period –

- Vehicle Activated Sign (VAS) - Chertsey Road

Local CIL will be allocated towards infrastructure projects in the communities where the development took place. Local Spending Boards, comprising Ward Members, will convene to make decisions on Local Bids each Spring.

CIL Report

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A

Schedule 2 Section 1

Below are the details of the CIL monies collected and spent during the reported year as per the regulations. The details include the CIL requested (demand notices) but not necessarily received (receipts) within the reported year from development, as well as the funds carried over from previous years to be used to fund infrastructure.

| Regulatory Requirement | Amount |
|---|------------------------------------|
| (a) The total value of CIL set out in all demand notices issued in the reported year; | £1,031,651.69 |
| (i) Of this amount, the total amount imposed by surcharges; | £0.00 |
| (ii) Of this amount, the total amount of late payment interest accrued; | £8,964.41 |
| (b) The total amount of CIL receipts for the reported year; | £2,111,890.03 |
| (c) The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated; | £701,132.91 |
| (d) The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year; | £5,722,645.57 |
| (e) the total amount of CIL expenditure for the reported year; | £105,594.50 |
| (f) The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year; | £5,722,645.57 |
| (g) In relation to CIL expenditure for the reported year, summary details of - | |
| (i) The items of infrastructure on which CIL has been spent, and the amount of CIL spent on each item; | N/A (See Note 1) |
| (ii) 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); | N/A |
| (iii) 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; | £105,594.50 (5%) |
| (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 has been allocated, and the amount of CIL allocated to each item; | As follows (and expanded below) |
| (i) Local CIL - Vehicle Activated Sign (VAS) Chertsey Road | £2,645.57 |
| (ii) Strategic CIL - A308 Highways Improvement Package | £5,000,000.00 |
| (iii) Strategic CIL - Outdoor Gym Equipment (10 Locations Boroughwide) | £610,000.00 |
| (iv) Strategic CIL - Replacement Bollards Staines High Street | £110,000.00 |
| (i) The amount of CIL passed to - | |
| (i) any parish council under regulation 59 A or 59 B | N/A (See Note 2) |
| (ii) any person under regulation 59 | N/A (See Note 2) |
| (j) Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including - | As follows |

| | |
|--|---------------------|
| (i) the total CIL receipts that regulation 59E and 59F applied to; | £316,783.50 |
| (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; | £2,645.57 |
| (k) Summary details of any notices served in accordance with regulation 59E, including - | As follows |
| (i) the total value of CIL receipts requested from each parish council | N/A (See Note 2) |
| (ii) any funds not yet recovered from each parish council at the end of the reported year | N/A (See Note 2) |
| (l) The total amount of - | As follows |
| (i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied; | £1,689,512.02 |
| (ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied; | £3,374,375.51 |
| (iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year; | £316,783.50 |
| (iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year. | £701,132.91 |

Note 1 – CIL expenditure on Infrastructure

A total of £5,722,645.57, as reported under section (d) above, has been committed towards infrastructure projects in the reporting year. This money has been committed to infrastructure projects (details of which can be found in section (h) and further information below) and will be handed over to the responsible organisation on scheme, or phase completion.

Note 2 – Parish Councils

As defined in Part 7 of the Regulations, 'Application of CIL' a local council means a parish council. As Spelthorne does not have any parish councils, Local CIL is allocated in accordance with regulation 59F.

CIL Spending on Infrastructure (Section (h) expanded)

Within the reporting year, a total of £5,722,645.57 of CIL receipts have been allocated towards a number of Borough-wide infrastructure projects. This section aims to provide a brief overview of each of the schemes.

Local CIL - Vehicle Activated Sign (VAS)

Chertsey Road

Section 38 of the 1988 Road Traffic Act states that local authorities have a duty carry out a programme of measures to promote road safety. Speed surveys carried out in April 2019, showed that vehicle speeds were regularly in excess of the 30mph speed limit. VAS installed in optimum locations have a proven record of reducing vehicle speeds and the likelihood of accidents.

This scheme targets speeding and road safety issues on Chertsey Road, Shepperton.

This project will be fully funded by CIL and will be expected to be complete by early 2022.



Stock Photo

Replacement Bollards – Staines High Street

Staines-upon-Thames is the main business and shopping district within Spelthorne. Staines-upon-Thames has a growing number of residents and draws in visitors from further afield. This scheme was considered worthy of 100% CIL funding as the bollards are a safety feature on the pedestrianised High Street.

Surrey's Traffic Regulation Order team are currently working to draft the necessary amendments to the Traffic Regulation Order that governs access to Staines High Street. Surrey have been working with potential suppliers in the procurement of the new / replacement bollard system, which has involved drainage investigation work on site and a small amount of design.

Surrey anticipates being able to appoint a supplier in the upcoming months, at which time programme dates can be set. Completion is estimated in the current financial year 2021-22.

Outdoor Gyms – 10 Parks Borough-wide

As we find ourselves in a global pandemic where emphasis is being put on health and wellbeing, this scheme has been committed to be fully funded by CIL to promote and encourage a healthy lifestyle.

New development relies heavily on residents use of open and green spaces. A need has been identified to cater for the older youth and adults of all ages who are looking for easily accessible health related equipment.

Placing outdoor gyms in green spaces encourages residents to participate in the Health Agenda and provides a facility that is readily accessible, and at no cost.

There are 10 identified locations where outdoor gym equipment will be installed, as follows:

- Laleham Park, Laleham
- Greenfield Recreation Ground, Laleham
- Lammas Park, Staines
- Manor Park, Shepperton
- Cedars Recreation Ground, Sunbury
- Kennington Recreation Ground, Sunbury
- Stanwell Moor Recreation Ground
- Alexandra Recreation Ground, Ashford
- Staines Park
- Ashford Recreation Ground

This project is expected to be complete by May 2022.



Stock Photos of Gym Equipment in Hengrove Park, Ashford



A308 Highways Improvements Package

This scheme is largely focussed on road safety, and assists with the implementation of active travel. The proposal covers the A308 from Sunbury Cross to Fordbridge Roundabout, focusing on smart and sustainable improvements. The package proposes improvements to three major junctions along the A308. Improvements will result in a number of safety issues being addressed and are part of a larger project to promote walking and cycling in the Borough.

The High Level Aims as identified by Surrey County Council Highways include:

- improvements to safety,
- future proofing Local Plan impacts,
- improvements to resident wellbeing, and;
- the encouragement to participate in sustainable modes of travel.

The proposal is split into separate schemes which are all inter-linked but can be undertaken independently based on potential funding and timescale objectives. CIL funding of £5 million has been committed and this will be spread over the four-year delivery period.

At the time of publishing this report the junction the A308 Staines Road West and School Road has recently been improved in the first stage of a package of improvements to overhaul the A308 Staines Road West corridor.

A combination of the £5M CIL award and further match funding will be used to upgrade the Black Dog (Chertsey Road) and Shears (Windmill Road) junctions, as well as to install the latest intelligent technology to manage traffic flow along the corridor, and provide a continuous high quality cycle route linking Fordbridge Road with Sunbury Cross.

The junction at School Road now has a new push button controlled crossing facility over the A308 Staines Road West itself, an upgraded push button controlled facility to cross School Road, a dedicated right turn lane for traffic exiting School Road, a new short length of central reservation in School Road to remove conflicting traffic movements into and out of the filling station, and the very latest traffic signal technology.



School Road Junction



Overall project completion is anticipated in 2025/26. CIL funding will be requested on phase completion as the project progresses.

Section 106 report

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A

Schedule 2 Section 3

Below are the details of the planning obligation, also known as section 106 (S106), monies collected and spent during the reported year as per the regulations. The details include the S106 funds requested (entered into) but not necessarily received within the reported year from development, as well as the funds carried over from previous years to be used to fund the items or infrastructure specified.

| Regulation requirement | Amount |
|---|---------------------------------|
| (a) the total amount of money to be provided under any planning obligations which were entered into during the reported year; | £99,918.00 |
| (b) the total amount of money under any planning obligations which was received during the reported year; | £222,623.42 |
| (c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority; | £0.00 |
| (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— | As follows |
| (i) in relation to affordable housing, the total number of units which will be provided; | 7 Units (See Note 3) |
| (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; | N/A |
| (e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure; | £809,913.89 |
| (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); | £2,098,688.23 |
| (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; | As follows |
| (i) Hazelwood Golf Club Leisure - Transportation of Children | £23,871.86 |
| (ii) Air Quality London Irish | £9,035.41 |
| (iii) Affordable Housing London Iris S106 Receipts | £371,205.21 |
| (iv) Former Majestic House S106 Receipts | £11,690.00 |
| (v) Costco Development, Sunbury S106 Receipts | £6,032.86 |
| (vi) Hithermoor S106 Receipts | £158,464.51 |
| (vii) Stanwell New Start P3 Open Space S106 Receipts | £82,708.50 |
| (viii) Ashford Depot S106 S106 Receipts | £39,887.50 |
| (ix) Shepperton Studios S106 S106 Receipts | £50,278.04 |
| (h) 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— | £2,098,688.23 |
| (i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item; | As follows (and expanded below) |
| (i) The White House Hostel Project | £2,000,000.00 |

| | |
|--|-------------|
| (ii) S106 Funding for SCC EV Charging Pilot | £6,310.00 |
| (iii) S106 funding for CCTV from HMP Ashford - funding moved to NS | £4,742.62 |
| (iv) Annual Maintenance Costs - Hithermoor | £20,992.00 |
| (v) CCTV Maintenance Costs | £61,857.89 |
| (vi) Administration Costs regarding Ashford Depot | £112.50 |
| (vii) Travel Plan transferred to Surrey County Council | £4,673.22 |
| (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); | N/A |
| (iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations; | £350.00 |
| (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. | As follows |
| (i) Hazelwood Golf Club Leisure - Transportation of Children | £23,871.86 |
| (ii) Affordable Housing London Iris S106 Receipts | £371,205.21 |
| (iii) Hithermoor S106 Receipts | £158,464.51 |

Note 3 – Affordable Housing Units

The S106 agreement for the Jewsons site secured 7 affordable housing units. Of these units, 5 are to be affordable rent, and 2 are to be shared ownership.

S106 Spending on Infrastructure (Section (i) expanded)

The White House Hostel

The White House Hostel is a bespoke, fit for purpose building which has been designed in collaboration with multiple stakeholders including specialist operators in order to meet the specific needs of single homeless persons. The project was partially funded by S106 'commuted sums' to provide affordable housing to the residents of Spelthorne.

The development provides 27 single living units and 4 move-on studios. The single living units are provided in clusters of 5 which share a communal kitchen and living space where residents can interact and relax in the company of others. On the ground floor, the operator Metropolitan and Thames Valley Housing have staff offices and interview rooms where they provide support to residents in terms of finding work, providing stability and enhancing their general health and well-being. There is also communal space and computers for use by residents and adaptable space for rough sleepers in severe weather.



The White House Hostel



Air Quality Scheme

£9,035 was secured by way of a S106 agreement to be used as a contribution to one or more projects within the Council's Air Quality Action Plan including being used to mitigate the residual increase in nitrogen dioxide associated with the London Irish Development in Sunbury.

This S106 obligation was spent within the reported year towards match funding for an (Surrey led) on-street electric vehicle charging trial. The trial will see 20 on-street charge points installed across five locations in Spelthorne for use by the public. The installations are currently taking place and should be completed by the year end.



Stock Photo