

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



Reported Year:
01 April 2022 - 31 March 2023

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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 £9m 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").

This IFS will cover the reported year April 2022 – March 2023.

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

- Infrastructure list
- CIL report
- Section 106 report

This report will provide the information required under requirement 121A of the CIL Regulations.

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 Integrated Care Systems (ICS), the National Health Service (NHS) and Surrey Police.

An annual Strategic CIL Spending Round, with a deadline of 30th June, welcomes applications of the above nature. The CIL Task Group considers the applications received and makes recommendations to the Environment & Sustainability (E&S) Committee, who are the final decision maker.

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 31st March.

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

Infrastructure List

Forming a part of the emerging Local Plan's evidence base, an Infrastructure Delivery Plan (IDP) has been published, identifying areas where additional funding needs have been identified, and may be sought through CIL and/or S106 contributions.

Through consultation with key infrastructure providers, evidence was provided to demonstrate the potential funding gaps over the Local Plan 15-year period. Using the figures provided, the IDP Part 2 lists required developer contributions by site, in order to mitigate the funding gap and allow provision for the infrastructure identified and required.

Applications for CIL funding will be assessed against the infrastructure needs identified in the IDP.

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):

- Spelthorne Borough Council – Playing Pitch Upgrade (Boroughwide)
- Surrey Police - Community Engagement Van
- NHS – Reconfiguration of Sunbury Health Centre to create additional clinical space

The first Local CIL Spending Round was launched in September 2021, with an application deadline of March 2022. Applications were received from a range of bidders, including local charities, school, and sports clubs.

The decision-making process took place over the summer, with awards announced in July 2022. The following projects are either part, or fully funded by Local CIL (full information on funding is included in the report under the CIL section) -

Local CIL Commitments – Reporting Period April 2022 to March 2023			
Area	Applicant	Project	Funding Awarded
Ashford	WR Sports Club	Swing for children's playground	£5,000.00
Ashford	WR Sports Club	Extension to Club House - provision of new toilets and kitchen	£20,000.00
Ashford	8th Ashford Scout Group	Provision of bike racks	£9,484.00
Shepperton, Laleham & Charlton Village	Thamesmead School	Installation of outdoor gym, additional sports equipment, line marking and seating areas	£40,000.00
Staines	Elmsleigh Shopping Centre	Friends Walk – Installation of CCTV	£4,269.30
Staines	6th Staines Scout Group	Improving disabled access to 6th Staines Scouts HQ	£9,000.00
Stanwell & Stanwell Moor	Stanwell Events	Community Building Adaptations (Phase 1)	£50,000.00
Sunbury & Upper Halliford	Joint application between Friends of Kenyngton Manor park Association and Spelthorne Borough Council	Friends of Kenyngton Manor Park upgrade	£34,000.00
Sunbury & Upper Halliford	Spelthorne Borough Council (Neighbourhood Service)	Sunbury Cross Skate Park	£11,500.00

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.

For ease, the first table provides a summary of CIL Receipts and Commitments ahead of the full report under Regulation 121A.

Summary of CIL Receipts and Commitments	
Total CIL Receipts (previous years)	£8,074,116.66
Administration (5%)	£403,705.83
Local (15%)	£1,211,117.50
Strategic (80%)	£6,459,293.33
Total CIL Receipts (reporting period)	£977,543.34
Administration (5%)	£48,877.17
Local (15%)	£146,631.50
Strategic (80%)	£782,034.67
Strategic CIL Funding Committed (previous years)	£6,556,760.00
Strategic CIL Funding Committed (reporting period)	£939,538.88
Local CIL Funding Committed (previous years)	£2,645.57
Local CIL Funding Committed (reporting period)	£180,354.54
Administration CIL Funding Committed (previous years)	£403,705.83
Administration CIL Funding Committed (reporting period)	£48,877.17

Regulatory Requirements under Regulation 121A	Period 2022-2023
(a) The total value of CIL set out in all demand notices issued in the reported year;	£1,503,099.80
(i) Of this amount, the total amount imposed by surcharges;	£10,000.00
(ii) Of this amount, the total amount of late payment interest accrued;	£3,433.23
(b) The total amount of CIL receipts for the reported year;	£977,543.34
(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;	£0.00
(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;	£939,538.88
(e) the total amount of CIL expenditure for the reported year;	£1,751,627.00
(f) The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£1,075,792.30

(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;	
• Surrey Highways Improvement Scheme - A308 Package	£1,116,629.00
• Spelthorne Neighbourhood Services – Outdoor Gyms (Boroughwide)	£526,496.00
• WR Sports Club – Swing for Children’s Playground	£4,101.24
• Thamesmead School - Installation of outdoor gym, additional sports equipment, line marking and seating areas	£40,000.00
(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;	£48,877.17 (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;	
• Spelthorne Borough Council – Playing Pitch Upgrade (Boroughwide)	£68,050.00
• Surrey Police – Community Engagement Van	£59,964.00
• NHS – Reconfiguration of Sunbury Health Centre to create additional clinical space	£811,525.00
(i) The amount of CIL passed to -	
(i) any parish council under regulation 59 A or 59 B	N/A (See Note 1)
(ii) any person under regulation 59	N/A (See Note 1)
(j) Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including -	
(i) the total CIL receipts that regulation 59E and 59F applied to;	£146,631.50
(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;	
• WR Sports Club – Swing for Children’s Playground	£5,000.00
• WR Sports Club - Extension to Club House - provision of new toilets and kitchen	£20,000.00
• 8 th Ashford Scout Group – Provision of bike racks	£9,484.00
• Thamesmead School – Installation of outdoor gym, additional sports equipment, line markings and seating area	£40,000.00
• Elmsleigh Shopping Centre - Friends Walk – Installation of CCTV	£4,269.30
• 6 th Staines Scout Group - Improving disabled access to 6th Staines Scouts HQ	£9,000.00
• Stanwell Events - Community Building Adaptations (Phase 1)	£50,000.00
• Joint application between Friends of Kenyngton Manor park Association and Spelthorne Borough Council – Park Upgrade	£34,000.00

<ul style="list-style-type: none"> Spelthorne Borough Council (Neighbourhood Service) – Sunbury Cross Skate Park 	£11,500.00
(k) Summary details of any notices served in accordance with regulation 59E, including -	
(i) the total value of CIL receipts requested from each parish council	N/A (See Note 1)
(ii) any funds not yet recovered from each parish council at the end of the reported year	N/A (See Note 1)
(l) The total amount of -	
(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;	£0.00
(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0.00
(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0.00
(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£1,177,394.46

Note 1 – 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 £939,538.88 of Strategic CIL receipts have been allocated to essential infrastructure projects in the Borough.

Spelthorne Neighbourhood Services - Leisure & Community Development – Playing Pitch Upgrade

This bid sought £68,050.00 towards a project to make improvements to Local Authority owned, community accessible grass football pitches within Spelthorne to ensure sufficient good quality pitches are available to meet the boroughs needs.

The Spelthorne Playing Pitch Strategy (2019) assessed the quality of and the supply and demand for all community accessible football pitches in the borough. The strategy identified that there is currently a deficit for most types/sizes of football pitches in the borough and that this deficit is likely to increase with the expected rise in population in the coming years.

This bid was successful, and the pitch locations are as follows;

- Ashford Recreation Ground
- Bishop Duppas Recreation Ground
- Cedars Recreation Ground
- Kenyngton Recreation Ground
- Laleham Park
- Lammas Recreation Ground
- Littleton Recreation Ground
- Long Lane Recreation Ground

- Shepperton Recreation Ground

Surrey Police – Public Engagement Van

This project sought funding towards a new, fully electric public engagement van to be used for a variety of police engagement purposes and during operational policing.

According to Surrey Police, public engagement is a key priority for the Force and their local policing teams. The provision of a public engagement van will vastly increase public visibility within the borough and provide advantages, from increased officer efficiency, to improved visibility of the force in the local community.

This application was successful, with £59,964.88 of Strategic CIL being committed to the project.

Stock Image



NHS – Reconfiguration of Sunbury Health Centre to create additional clinical space

This application sought £811,525.24 for a programme of works to Sunbury Health Centre. The aim of the project is to facilitate population growth in Spelthorne and provide better patient care for residents now and in the future.

The works involve internal reconfiguration of the Centre, including the conversion and remodelling of existing ground floor administrative space to create clinical rooms, and the subdivision of existing large clinical space to create an additional 4 clinical rooms. The increase in capacity to the Centre would allow for an additional 480 clinical appointments per week.

Local CIL Bids

The first Local CIL Spending Round was launched in September 2021, with an application deadline of March 2022. Applications were received from a range of bidders, including local charities, school, and sports clubs.

The full list of schemes to which Local CIL was allocated can be found on Page 5 of this report.

During the reported period the following CIL payments were made to completed Local CIL schemes;

Thamesmead School, Shepperton - Installation of outdoor gym, additional sports equipment, line marking and seating areas

£40,000 Local CIL was paid towards the above scheme to promote healthy living and exercise. The improvements to the school's outdoor space was to assist students with behavioural & mental health issues.



WR Sports Club, Ashford - Swing for children's playground

£5,000 of Local CIL was committed to the installation of play equipment for children. This equipment is accessible to the general public. The project came in under budget, with the total cost coming in at £4,101.24.



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	2022-2023
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£166,997.00
(b) the total amount of money under any planning obligations which was received during the reported year;	£254,008.01
(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
(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—	

(i) in relation to affordable housing, the total number of units which will be provided;	57 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
(iii) All other non-monetary contributions; • On-Site Car Club Provision	
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£254,008.01
(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);	£56,014.92
(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;	
I. Hazlewood Golf Club Leisure - Transportation of Children	£23,871.86
II. Air Quality London Irish	£2,035.41
III. Costco Development, Sunbury S106 Receipts Air Quality	£6,032.86
IV. Hithermoor S106 Receipts Ongoing Maintenance	£36,901.88
V. Stanwell New Start P3 Open Space S106 Receipts	£62,708.50
VI. Ashford Depot S106 Community Facility Contribution	£1,091.90
VII. Victory Place, Ashford, Open Space Contribution	£45,000
VIII. Victory Place, Ashford, Off-site Affordable Housing Contribution	£2,844
IX. Brooklands College, Travel Plan Contribution	£6,989.13
X. Stanwell New Start P4 Open Space Contribution	£56,644.84
XI. Old Masonic Lodge Play Area Contribution	£75,291.05
XII. Jewsons Off-Site Affordable Housing Contribution	£80,471.88
XIII. Jewsons Children Play Area Contribution	£34,702.11
(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—	
(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	
(iii) Annual Maintenance Costs - Hithermoor	£56,014.92
(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);	£0.00
(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;	£0.00
(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.	
(i) Hazlewood Golf Club Leisure - Transportation of Children	£23,871.86

(iii) Hithermoor S106 Receipts	£36,901.88
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Note 3 – Affordable Housing Units

A number of S106 agreements entered into during the 'reported year' include on site Affordable Housing provisions. These are as follows;

- Planning Reference 21/01801/FUL Sunbury Cross Ex Services Association Club Crossways Sunbury-on-Thames TW16 7BG
S106 Agreement signed 11 August 2022
Provision of 17 Affordable Housing Units on site (11 of the Affordable Dwellings as Affordable Rent and 6 of the Dwellings as Shared Ownership)
- Planning Reference 22/00591/FUL - Renshaw Estate Mill Mead Staines-upon-Thames TW18 4UQ
S106 Agreement signed 01 December 2022
Provision of 40 Affordable Rent Housing Units on site

S106 Spending on Infrastructure (Section (i) expanded)

Further information on S106 spending (as listed in Section (i)) is as follows;

- **Annual Maintenance Costs for Hithermoor - £ 56,014.92**

This money was spent on annual tree maintenance and removal of brambles to enhance and restore the biodiversity of the site. A number of bird boxes were installed on site to promote biodiversity.