

Infrastructure Funding Statement 2021/22

1. Introduction

- 1.1 This report provides a summary of the financial contributions that Middlesbrough Council has secured through the Community Infrastructure Levy (CIL) and Section 106 agreements (S106). The Infrastructure Funding Statement (IFS) sets out the income and expenditure relating to the CIL and S106 agreements for 2021/22 financial year.
- 1.2 Local Authorities that receive planning contributions through CIL or Section 106 are required under amendments to the regulations (The Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103; which came into force 1 September 2019) to produce an Infrastructure Funding Statement annually, that sets out details about planning obligation receipts and anticipated expenditure, alongside a statement of its spending priorities.
- 1.3 This is to provide clarity and transparency to local communities and developers on the infrastructure and expenditure and in aligning this to planned development, as envisaged in the Local Plan.
- 1.4 CIL and S106 together are known as planning obligations or developer contributions. These are levies or charges applied to development projects across the borough to help fund a portion of the infrastructure required to deliver these places. The income is used to help fund the provision of supporting infrastructure in association with development and maximise the benefits and opportunities from growth such as employment and affordable homes.
- 1.5 The information included in the 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 other interested parties.

2. CIL Report

- 2.1 Middlesbrough Council does not currently operate a CIL

3. S106 Report

- 3.1 Section 106 agreements are utilised to mitigate the impacts of developments and ensure that Middlesbrough's planning policy requirements are met. Under S106 of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek contributions, both physical and financial to offset a negative externality or impact that a development will have on the community and cannot be dealt with through conditions in the planning permission.

Headline figures 2021/22

Monetary contributions

Total money to be provided through planning obligations (whenever agreed) in 2021/22	£ 587,600
Total money received through planning obligations (whenever agreed) in 2021/22	£ 1,802,873
Total money, received through planning obligations (whenever agreed), spent in 2021/22	£ 1,255,000
Total money, received through planning obligations (whenever agreed), retained at the end of 021/22 (excluding 'commuted sums' for longer term maintenance)	£ 2,729,447
Total money, received through planning obligations (whenever agreed) retained at the end of 2021/22 as 'commuted sums' for longer term maintenance	0

Non-monetary contributions 2021/22

Total number of affordable housing units to be provided through planning obligations agreed in 2021/22	0
Total number of affordable housing units which were provided through planning obligations (whenever agreed) in 2021/22	6
Total number of school places for pupils to be provided through aplaning obligations agreed in 2021/22	0
Total number of school places for pupils which were provided through planning obligations (whenever agreed) in 2021/22	0

- 3.2 Appendix 1 of this report sets out in accordance with Schedule 2 of the Community Infrastructure Levy Regulations Amendments (2019) the matters to be included in the Section 106 report for each reported year.

S106 Agreements entered into 2019-22

- 3.3 The following S106 Agreements have been entered into for the period 2019 to 2022:

2019/2020 19/0316/FUL
Middlehaven Gateway
Sainsbury's Supermarkets Ltd
Rearrangement of scheme to provide five retail warehousing units

2020/2021	19/0458/FUL Grey Towers Farm BDW Trading Ltd, Robertson Homes Ltd Residential development comprising 102 dwellings (60 replan and 42 additional)
	18/0558/FUL Ladgate Lane Persimmon Homes Detailed application for the remix of approved housing scheme and erection of additional 104no residential dwellings
2021/2022	20/0546/FUL Land to north and side of Keith Road, Grove Hill Thirteen Housing Group Ltd 296 residential dwellings
	20/0566/FUL Former Natures World, Sandy Flatts Lane Department of Education Erection of school building with associated outdoor-sports areas, parking and landscaping

S106 contributions received 2019-22

3.4 Table 1 below provides a breakdown of the S106 contributions secured though these Agreements

Infrastructure Type	2019/20	2020/21 ¹	2021/22
Affordable Housing		£7,193,250	
Community Infrastructure		£100,000	
Highways/ Transportation	£260,000	£659,328	£170,000
Open Space/ Green infrastructure		£30,000	
Flood and water management		£453,392	£417,600
TOTAL	£260,000	£8,435,970	£587,600

Table 1: S106 contributions secured

¹. Includes revised figures included within Deed of Variation for Grey Towers S106 Agreement, some of which had been secured in earlier S106 Agreements

S106 contribution payments received 2019-22

- 3.5 Table 2 below provides a breakdown of the S106 payments received over the last 3 financial years 2019 -2022

Infrastructure Type	2019/20	2020/21	2021/22
Affordable Housing	£433,849	£987,659	£1,218,525
Community Infrastructure		£100,000	£20,000
Highways/ Transportation	£120,000	£1,690,110	£564,348
Open Space/ Green infrastructure	£30,000	£30,000	
Education	£100,000	£1,016,574	
Flood and water management			
TOTAL	£683,849	£3,824,343	£1,802,873

Table 2: S106 contribution funds received

S106 contributions allocated/spent 2019-22

- 3.6 The following table, Table 3, summarises for each of the last 3 financial years the S106 contributions received, allocated/spent, and the unallocated/unspent contributions at the end of each year.

	2019/20	2020/21	2021/22
Received	£683,849	£3,824,343	£1,802,873
Allocated/spent	£505,531	£668,166	£4,592,646
Unallocated/unspent at end of financial year	£2,673,342	£5,829,516	£2,729,447

Table 3: S106 contributions received, allocated/spent, and unallocated/unspent for last 3 financial years

4. Affordable Housing

- 4.1 For the period 2019 to 2022 one S106 Agreement was entered into requiring affordable housing to be provided on site as part of the development. In total 14 units will be delivered via Discount Market Sale on the Ladgate Lane development by Persimmon (18/0558/FUL)

Appendix 1: Schedule 2 of the Community Infrastructure Levy Regulations
Amendments (2019) matters to be included in Section 106 report
2021/22

Requirement	Detail	
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£587,600	
(b) the total amount of money under any planning obligations which was received during the reported year;	£1,802,873	
(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;	£5,829,516	
(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; (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; (iii) 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;	0	
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£3,841,110	
(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);	£1,255,000	
(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;	Transport and Travel	£1,535,110
	Affordable housing	£2,306,000
(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;	Affordable housing	£1,255,000
(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
(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
(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year...		£2,729,447
...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.		£0