



Three Rivers Council
Annual Infrastructure
Funding Statement
For
Community Infrastructure Levy and
Section 106

Reporting Period:
From 06 April 2019 to 05 April 2020
Published December 2020

Introduction

Under The Community Infrastructure Levy Regulations 2010 (as amended) Regulation 121A charging authorities are required to produce an Infrastructure Funding Statement (IFS) as a result of recent changes to the regulations. This report replaces the Annual Monitoring Report under Regulation 62 which has now been deleted from the regulations.

The IFS is an annual report that will set out details about planning obligation receipts and anticipated expenditure.

This report covers the period between 06 April 2019 to 05 April 2020.

The report is split into two sections;

Community Infrastructure Levy (CIL) Matters

This section details the collection and expenditure of CIL funds prior to and during the reporting period.

CIL is a charge levied by local authorities on new development in their area. It is an important tool to use to help deliver the strategic infrastructure needed to support development in the area.

The Levy only applies in areas where a local authority has consulted on and approved, a charging schedule which sets out its levy rates. Three Rivers District Council's charging schedule has been in place since April 1st 2015.

The Council has taken the decision to defer any spending of CIL until the Infrastructure Development Plan, which will support the New Local Plan, has been completed. This will enable any spending to be focused on key infrastructure needs that will unlock potential growth.

Section 106 (S106) Matters

This section details the collection and expenditure of S106 funds prior to and during the reporting period.

S106 agreements assist in mitigating the impact of development to make it acceptable in planning terms. The obligations within a S106 must meet three legal tests;

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

Whereas CIL funds can be spent on strategic infrastructure, S106 obligations are specific to the locality of the development.

Hertfordshire County Council obligations are often included within S106 Agreements that have been paid or are due to them and Hertfordshire County Council will be reporting on these separately.

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

- a) The total value of demand notices issued in the reported period is £797,844.58.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £795,294.58. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £2,550.00 and the total value of the late payment interest accrued is £0.00.

- b) The total amount of CIL collected within the reported period totals £1,014,691.04.

- c) The amount of CIL collected prior to the reported period totals £4,153,764.11. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

| Type | Received | Unallocated |
|---------------------|---------------|-------------|
| Cash | £4,153,764.11 | £0.00 |
| Land Payment | £0.00 | £0.00 |

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £4,153,764.11 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.

- e) The total CIL expenditure recorded for the reported period is as follows:

| Type | Expenditure |
|--------------------------|-------------|
| Admin CIL | £50,734.53 |
| Neighbourhood CIL | £152,004.92 |
| CIL Land Payments | £0.00 |
| Other CIL Cash | £0.00 |
| Total Value | £202,739.45 |

- f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

| Type | Allocated | Spent | Remaining |
|--------------------------|-------------|-------------|-------------|
| Admin CIL | £50,734.53 | £50,734.53 | £0.00 |
| Neighbourhood CIL | £152,004.92 | £152,004.92 | £0.00 |
| CIL Land Payments | £0.00 | £0.00 | £0.00 |
| Other CIL Cash | £811,951.57 | £0.00 | £811,951.57 |

- g) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

| Infrastructure | Date | Amount | Description |
|----------------|------|--------|-------------|
| NIL | | | |

- ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

| Date | Amount Used | Loan/Interest | Infrastructure Funded |
|------------|-------------|---------------|-----------------------|
| NIL | | | |

- iii) The amount of CIL collected towards administration expenses is £50,734.53. This was 5% of the total CIL receipts collected (£1,014,691.04) in the reported period.

Three Rivers Council has set a collection percentage of 5.00%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses, Surcharges and Late Payment Interest not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £50,734.53. This was 5% of the total CIL collected within the reported year.

- h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

| Infrastructure | Amount Allocated | Amount Unspent | Allocation Dated |
|-----------------|------------------|----------------|------------------------------------|
| District | £484,570.11 | £484,570.11 | 30 September 2019 to 31 March 2020 |
| District | £327,381.46 | £327,381.46 | 01 October 2019 to 31 March 2020 |

- i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

| Zone | Date | Amount Passed |
|-----------------------|-------------------|---------------|
| Abbots Langley | 30 September 2019 | £55,420.52 |
| Abbots Langley | 31 March 2020 | £17,765.54 |
| Batchworth | 30 September 2019 | £19,895.45 |
| Batchworth | 31 March 2020 | £38,423.46 |
| Chorleywood | 30 September 2019 | £14,920.66 |
| Chorleywood | 31 March 2020 | £5,082.35 |
| Croxley Green | 30 September 2019 | £282.35 |
| Croxley Green | 31 March 2020 | £214.59 |

The following amounts were allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year:

| Zone | Amount | Date | Re-allocated from |
|------------|--------|------|-------------------|
| NIL | | | |

ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

| Infrastructure | Amount | Date | Spend Description |
|----------------|--------|------|-------------------|
| NIL | | | |

j) i) The total collected by Three Rivers Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0.00.

ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5 year period, during the reported year is as follows:

| Infrastructure | Neighbourhood Zone | Amount | Date |
|----------------|--------------------|--------|------|
| NIL | | | |

The amount of CIL spent under Regulation 59E during the reported year is as follows:

| Infrastructure | Amount | Date | Spend Description |
|----------------|--------|------|-------------------|
| NIL | | | |

The amount of CIL allocated during the reported year under Regulation 59F during the reported year is as follows:

| Infrastructure | Neighbourhood Zone | Amount | Date |
|----------------|--------------------|--------|------|
| NIL | | | |

The amount of CIL spent under Regulation 59F during the reported year is as follows:

| Infrastructure | Amount | Date | Spend Description |
|----------------|--------|------|-------------------|
| NIL | | | |

k) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

| Neighbourhood Zone | Amount Requested |
|--------------------|------------------|
| NIL | |

ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone:

| Neighbourhood Zone | Amount Outstanding |
|--------------------|--------------------|
| NIL | |

- l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £811,951.61.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 April 2015 to the end of the reported year that had not been spent is £4,139,816.40.
- iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

| Type | Retained |
|-----------------------|----------|
| Regulation 59E | £0.00 |
| Regulation 59F | £0.00 |

- iv) The amount of CIL collected from 01 April 2015 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

| Type | Retained |
|-----------------------|----------|
| Regulation 59E | £0.00 |
| Regulation 59F | £0.00 |

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is **£940,755.00**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during the reported year was **£221,722.96**
- c) The total amount of money received prior to the reported year was **£3,917,736.90**
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
- i) The total number of affordable housing units to be provided is zero.

Summary details of all non-monetary obligations agreed within the reported year are as follows:

| Covenant Type/Service | MHCLG Type | Deed Signed | Planning Application |
|-----------------------|------------|-------------|----------------------|
| None | | | |

- e) In relation to money which was spent by Three Rivers 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:

| Infrastructure Project | Project description | Spent |
|---|--|------------------------|
| Hornhill MUGA | Improving Play Area | £13,874.00 |
| Leavesden Country Park | Leavesden Country Park Play Area | £31,950.00 |
| The Swillett Play Area | The Swillett Play Area | £20,174.00 |
| Cassiobridge Play Area | Cassiobridge Play Area | £52,260.00 |
| Abbots Langley project | HLF Revenue Costs HLF Signage | £100,293.00 £770.00 |
| Abbots Langley Project | Additional HLF Orphanage Railings and Zeotape Work | £27,568.00 |
| Abbots Langley Project | Additional Pathworks | £86,946.00 |
| Abbots Langley Project | Signage | £597.00 |
| Abbots Langley Project | HLF Remembrance Garden & Edwardian Steps | £12,505.00 |
| Abbots Langley Project | Manor House Skate Park Retention | £3,933.00 |
| Abbots Langley Project | Manor House Grounds Skate Park | £39,538.00 |
| South Oxhey Initiative | Affordable Housing | £1,500,000.00 |
| The Bury, Bowring Green Ashridge Drive | Affordable Housing | £869,427.11 |

ii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £23,395.18.

f)The total amount of money retained at the end of the reported year is £1,746,637.62