

Infrastructure Funding Statement for Ipswich Borough Council

April 2023 – March 2024



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Updated January 2026

1. Introduction

- 1.1 Under the terms of The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 there is a requirement to public an Infrastructure Funding Statement annually. This report provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Ipswich. This report covers financial year 5, (1 April 2023 – 31 March 2024).
- 1.2 It is critical that Ipswich receives the infrastructure it needs to support the delivery of both housing and jobs growth, and to ensure that existing communities can be sustained, and they are not disadvantaged by pressure on services and infrastructure as a result of new development growth. It is important that growth should bring benefits too, and not adversely affect the quality of life of existing communities. The development at Ravenswood has shown how a new urban community can be developed, such that housing is delivered alongside schools, shops, open space, bus services and other facilities.
- 1.3 Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development, to make it acceptable in planning terms. There are several ways to ensure infrastructure delivery through the planning system. The existing system in Ipswich is that of developer obligations secured in Section 106 Agreements, which cover on- and off-site requirements including affordable housing, open space provision, transport measures, education provision and contributions to doctors' surgeries, libraries, and other social infrastructure as appropriate.
- 1.4 The Council will periodically review whether it shall adopt a standard charge approach to the delivery of infrastructure alongside Section 106 Agreements, which was brought into force by the Community Infrastructure Levy (CIL) Regulations in April 2010. This would permit the Council to pool developer contributions raised through the levy and spend on infrastructure requirements for both the neighbourhood in which the development forms a part and the whole of Ipswich, although in turn would limit the use of Section 106 Agreements. A review of the best way forward with securing infrastructure funding is ongoing. (Options have changed since the Royal Assent of the Levelling Up and Regeneration Act 2023, but because this document is based on a financial year, this was not in place for this reporting period.)
- 1.5 In compliance with Regulation 121A the Infrastructure Funding Statement must include the following:-
 - (a) statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list")
 - (b) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("section 106 report").
- 1.6 Figures marked with an * have been updated (January 2026) since original publication (December 2024).

2. Section 106 (Planning Obligations Report)

2.1 The Table below shows the headline figures for monetary contributions and non-monetary contributions received by Ipswich Borough Council during the financial year 2023/2024.

2.2 Headline Figures Table

Monetary Contributions

Total money to be provided ¹ through planning obligations agreed in 2023/24	£123,645.00 ×
Total money received ² through planning obligations (whenever agreed) in 2023/24	£119,420.09 ×
Total money , received through planning obligations (whenever agreed), spent ³ in 2023/24	£11,601.10
Total money , received through planning obligations (whenever agreed), retained ⁴ at the end of 2023/24 (excluding “commuted sums” for longer term maintenance).	£1,025,880.56 ×
Total money , received through planning obligations (whenever agreed), retained at the end of 2023/24 as “commuted sums” for longer term maintenance.	£7,616.00 ×
Total money , received through RAMS ⁵ contributions agreed in 2023/24.	£18,771.00
Total money , received through RAMS contributions (whenever agreed), spent in 2023/24.	£0
Total money , received through RAMS contributions (whenever agreed), retained at the end of 2023/24.	£69,897.13

Non-Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2023/24	0
Total number of affordable housing units which were provided ⁶ through planning obligations (whenever agreed) in 2023/24	5* 7 total, but only 5 were at Henley Gate
Total number of school places for pupils to be provided through planning obligations agreed in 2023/24	N/A ⁷

¹ If sums to be provided are yet to be confirmed figures are provided as an estimate (as set out in Regulations)

² Including sums received for monitoring in relation to the delivery of s106 obligations.

³ “spent” includes sums transferred to an external organisation to spend but does not include sums held internally, whether allocated or otherwise to a specific infrastructure project or type. Total money spent includes sums spent on monitoring the delivery of s106 obligations (please provide an estimate if total sum not known, in line with regulations)

⁴ ‘Retained’ refers to S106 sums remaining unspent including sums both ‘allocated’ and ‘unallocated’.

⁵ RAMS contributions are collected under Habitats Assessment Regulations and collected in collaboration with Babergh and Mid Suffolk District Councils and East Suffolk District Council. RAMS contributions are automatically allocated towards the delivery of strategic mitigation.

⁶ Not a regulatory requirement but included for clarity and transparency.

⁷ Ipswich Borough Council is not the governing education authority within Ipswich, data reported by Suffolk County Council that can be found at <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/section-106-planning-obligations/infrastructure-funding-statements/>

2.3 Section 106 Infrastructure Expenditure⁸ Receipts in 2023/24

2.4 Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2023/24 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).

Infrastructure Item	Planning Obligation Spent Repaying Money Borrowed
Nil	£0

2.5 Total amount of money, received through planning obligations (whenever agreed and money received), spent⁹ in 2023/24 in respect of monitoring (including the preparation of the section 106 report for this Infrastructure Funding Statement) in relation to the delivery of planning obligations: £0.

2.6 Section 106 Receipts Retained (Allocated¹⁰ and un-allocated)

2.7 The total amount of money, received through planning obligations prior to 2023/24, which had not been allocated (to an infrastructure project or item) by the end of 2023/24: £ 906,460.47 ^x.

2.8 The total amount of money, received under any planning obligation in any year, which had been allocated (to an infrastructure project or type) for spending by the end of 2023/24 but which had not been spent: £0.

2.9 Summary details of the infrastructure projects or items to which receipts from planning obligations, whenever collected including 2023/24, have been allocated (but not spent) and the amount allocated to each item:

2.10 Other allocated receipts from Planning Obligations

Infrastructure Project/Type	Planning Obligation Receipts Allocated
Highways	£11,601.10

END (but see Annex A and B below)

⁸ Reporting authorities should report sums transferred to external organisations in this section (as such sums are regarded as “spent” in the regulations) and can add details of the infrastructure provided regarding such transfers of money, where the sums have subsequently been spent.

⁹ If the total spent on monitoring is not known, please provide an estimate (in line with regulations)

¹⁰ ‘Allocated’ means section 106 sums retained by the reporting authority which have, or knowingly will be, passed to an internal team to fund a specific infrastructure project or infrastructure type. ‘Allocated’ also includes sums which will knowingly be passed to an external organisation, but which are yet to be passed.

ANNEX A: The Regulatory Requirements for Infrastructure Funding Statements

The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019

Regulation 121A states:

(1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document ("the annual infrastructure funding statement") which comprises the following—

- (a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list");**
- (b) a report about CIL, in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 ("CIL report");**
- (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("section 106 report").**

(2) The first annual infrastructure funding statement must be published by 31st December 2020.

(3) A contribution receiving authority must publish each annual infrastructure funding statement on its website

N.B. Ipswich Borough Council is not a CIL charging authority.

ANNEX B: List of Schedule 2 Requirements for the Infrastructure Funding Statement

This table compares the relevant paragraphs under Schedule 2 against the item numbers used in this template – this Annex could also be used as the template for the IFS report.

Section 106 planning obligations

Reporting requirement Schedule 2, Paragraph 3	Sum / Details
3 (a). the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£123,645.00 ×
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£119,420.09 ×
3 (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;	£914,076.47 ×
3 (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;	3(d)(i): Affordable housing units: 5* *7 were provided in total, 5 through non-monetary contributions 3(d)(ii): N/A
3 (e). the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	N/A
3 (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);	£11,601.10
3 (g). in relation to monies (received under planning obligations) which were 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 allocated to each item;	N/A
3 (h). in relation to monies (received under planning obligations) which were 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 monies (received under planning obligations) were spent, and the amount spent on each item; (ii) the amount of monies (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);	3(h)(i): Highways: £11,601.10 3(h)(ii): £0 3(h)(iii): £0

(iii) the amount of monies (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.	
3 (i). the total monies (received under any planning obligations) during any year which were retained at the end of the reported year, and where any of the retained monies have been allocated for the purposes of longer-term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.	£1,025,880.56 × Commuted sum: £7,616.00 ×

RAMS contributions

Reporting requirement Schedule 2, Paragraph 3	Sum / Details
3 (a). the total amount of money secured through RAMS contributions during the reported year;	£18,771.00
3 (b). the total amount of money secured through RAMS contributions where commencement has occurred, during the reported year;	£9,141.75
3 (c). the total amount of money secured through RAMS contributions since inception;	£216,379.32
3 (d). the total amount of money secured under RAMS contributions where commencement has occurred, since inception.	£97,109.71