

Infrastructure Funding Statement for Ipswich Borough Council
April 2020 – March 2021



IPSWICH
BOROUGH COUNCIL

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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 2 (1st April 2020 – 31st March 2021).
- 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 a number of 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.
- 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”).

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 2020/2021.

2.2 Headline Figures Table

Monetary Contributions

Total money to be provided¹ through planning obligations agreed in 2020/21	£1,217,579.04
Total money received² through planning obligations (whenever agreed) in 2020/21	£170,000
Total money , received through planning obligations (whenever agreed), spent ³ in 2020/21	£104,225.84
Total money , received through planning obligations (whenever agreed), retained⁴ at the end of 2020/21 (excluding “commuted sums” for longer term maintenance).	£1,090,362.79
Total money , received through planning obligations (whenever agreed), retained at the end of 2020/21 as “commuted sums” for longer term maintenance.	£289,722.05

Non-Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2020/21	93
Total number of affordable housing units which were provided⁵ through planning obligations (whenever agreed) in 2020/21	47
Total number of school places for pupils to be provided through planning obligations agreed in 2020/21	42
Total number of school places for pupils which were provided⁶ through planning obligations (whenever agreed) in 2020/21	308 (estimate)

2.3 Section 106 Infrastructure Expenditure⁷ Receipts in 2020/21

2.4 Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2020/21 on repaying money borrowed, including any interest,

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 Not a regulatory requirement but included for clarity and transparency

⁶ Not a regulatory requirement but it is suggested that authorities, for clarity and transparency

⁷ 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 in regard to such transfers of money, where the sums have subsequently been spent.

and details of the items of infrastructure which that money was used to provide (wholly or in part) £amount

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), spent⁸ in 2020/21 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 (Allocated⁹ and un-allocated)

2.7 The total amount of money, received through planning obligations prior to 2020/21, which had not been allocated (to an infrastructure project or item) by the end of 2020/21: £1,090,362.79.

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 2020/21 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 2020/21, 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
Highway improvements	£40,368.10
Education provision	£1,206,127.23
Sustainable transport initiatives	£14,085.89
Library improvements	£12,110.43

END (but see Annex A and B below)

⁸ If the total spent on monitoring is not known, please provide an estimate (in line with regulations)

⁹ '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

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;	£1,217,579.04
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£170,000
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;	£0
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). 93 3(d)(ii). 42 spaces – 9 pre-school, 23 primary, 8 secondary and 2 sixth form
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;	£1,272,691.65
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);	£104,225.84
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;	£1,090,362.79
3 (h). in relation to monies (received under planning obligations) which were spent by the authority Page 18 of 18 during the reported year (including transferring it to another person to spend), summary details of—	3(h)(i) Highway improvements - £40,368.10 Education provision - £1,206,127.23 Sustainable transport initiatives - £14,085.89 Library improvements - £12,110.43 3(h)(ii) £0

<p>(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); (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.</p>	<p>3(h)(iii) £0</p>
<p>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.</p>	<p>£1,380,084.84</p>