

Infrastructure Funding Statement 2021/2022

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1 Introduction

The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of the developer contributions secured, received and used by Stafford Borough Council during each financial year.

Stafford Borough Council currently seek developer contributions through Section 106 (S106) agreements, also known as planning obligations. A S106 agreement is a legally binding agreement made between the developer and the council and requires the developer to meet obligations to mitigate the impacts of the development proposed. A S106 agreement can include multiple obligations of different types, including:

- Financial obligations, requiring the developer to pay a financial contribution which must be used for defined purposes, such as open space or sports facilities. These are often to be spent off-site and required to be spent within proximity of the development.
- Non-financial contributions, such as undertaking certain works. For example, the provision of open space or affordable housing. These are often delivered on-site, although can be provided off-site.

The information included in the IFS will be updated annually and published on the council's website. This will ensure that the most up to date information is readily available to the public and other interested parties, in line with Schedule 2 of The Community Infrastructure Levy (Amendment) (England) (No 2) Regulations 2019.

Staffordshire County Council is also responsible for the provision of infrastructure and collects planning obligations from development within Stafford Borough for education and highway provisions. Details on education and highway provisions are therefore not contained within this report, and are detailed within Staffordshire County Council's IFS which can be [found here](#).

Summary

A summary of the data collected for the financial year 2021/22 can be found below, with further details within the relevant sections of this report.

- 16 Section 106 agreements have been entered into, which have secured a total of £134,831.31 in financial contributions and the provision of 99 affordable housing units.
- £2,789,878.67 invoiced (£940,434.90 received of this value) in financial contributions and 261 affordable housing units have been completed.
- £817,936.47 new allocations during 2021-22 has been allocated to projects
- £ 206,808.84 has been spent on various projects.

- A total of £7,183,901.06 has been retained. Of this:
 - £3,927,015.32 is allocated to projects; and
 - £3,256,885.74 is unallocated.

2 Section 106 agreements secured in 2021/22

During the financial year 2021/22, 16 Section 106 agreements have been secured between Stafford Borough Council and developers. These contributions will be paid by the developer either once development has commenced on site, or once a specified payment trigger point has been delivered. In total, £134,831.31 of financial contributions (without indexation), and 99 affordable housing units have been secured.

3 Section 106 contributions received in 2021/22

During the financial year 2021/22, a total of £2,789,878.67 has been raised from Section 106 financial contributions. Of this amount £940,434.90 of the £2,789,878.67 has been actually paid at the 31 March 2022. This money can be spent on projects to deliver infrastructure within Stafford Borough. Typically, a S106 agreement will stipulate where this money can be spent, as it usually needs to be spent within proximity to the development. In addition to the financial contributions received, a number of non-financial contributions have been received, including the completion of 261 affordable housing units. This figure does not include the Section 106 agreements signed during 2021/22.

4 Section 106 allocation in 2021/22

During the financial year 2021/22, a total of £817,936.47 of new allocations during the year have been allocated to projects. This is from Section 106 financial contributions received in the financial year 2021/22, and contributions received from previous financial years. Allocated money is assigned to be spent on a project and has not yet been spent. The total planned S106 spend within the capital programme during 2021/22 was £2,312,334.49. Table 1 provides a breakdown of the new project allocations during the financial year.

Table 1- Money allocated to projects in 2021/22

Project title	Amount allocated	Summary details
Stone leisure facilities	£633,475.99	New leisure provision in Stone, including a new leisure centre and destination play area at Westbridge Park, and maintaining the undeveloped part of Westbridge Park as an open space
Cannock Chase SAC	£79,478.07	Cannock Chase SAC contributions are used to mitigate the impacts of developments on the Cannock Chase SAC and can include

		habitat management; access management and visitor infrastructure; publicity, education and awareness raising; provision of additional recreation space within development sites where they can be accommodated and, where they cannot, by contributions to off site alternative recreation space; and measures to encourage sustainable travel.
Off-site open space maintenance	£104,982.41	Off-site open space maintenance contributions are used to maintain the off-site open space within the borough. This is often allocated to a specific location as part of the off-site open space contribution.

5 Section 106 expenditure in 2021/22

During the financial year 2021/22, a total of £ 206,808.84 has been spent. This is from Section 106 financial contributions received in the financial year 2021/22, and contributions received from previous financial years. Table 2 provides a breakdown of the money spent on projects during the financial year.

Table 2 - Money spent on projects in 2021/22

Project title	Amount spent	Summary details
Gnosall leisure facilities	£33,645.00	Outdoor gym provision
Cannock Chase SAC	£120,577.84	Cannock Chase SAC contributions are used to mitigate the impacts of developments on the Cannock Chase SAC and can include habitat management; access management and visitor infrastructure; publicity, education and awareness raising; provision of additional recreation space within development sites where they can be accommodated and, where they cannot, by contributions to off-site alternative recreation space; and measures to encourage sustainable travel.
Off-site open space maintenance	£52,586.00	Off-site open space maintenance contributions are used to maintain the off-site open space within the borough. This is often allocated to a specific location as part of the off-site open space contribution.

6 Section 106 balance

The following section reviews the overall balance for Section 106 obligations received, spent, and allocated for Stafford Borough Council.

Prior to 2021/22, a total of £1,895,717.96 has been received, and has not been allocated.

As of 31 March 2022, a balance of £7,183,901.06 of Section 106 monies received has been retained. Of this, a total of £3,927,015.32 has been allocated to infrastructure projects and will be spent on these projects in the future. Table 3 provides a summary of projects with allocated monies which remain unspent. This leaves a remaining total of £3,265,885.74 which is unallocated to a project and unspent. Of this amount £1,849,443.77 has been invoiced during 2021/22 but not received by the 31/3/22.

Table 3 - Overall S106 project allocations

Project	Total unspent monies allocated
Stone Leisure facilities	£1,008,139.88
Charnley Road	£13,570.00
Jubilee Fields	£103,611.32
Pearl Brook	£19,000.00
Yarnfield	£16,800.00
Future High Streets Fund	£1,140,990.48
Doxey	£10,222.36
Cannock Chase SAC mitigation	£316,730.19
Commuted Sums	£1,297,950.64

7 Conclusion

Stafford Borough Council is committed to working with the local community and other stakeholders to ensure that planning contributions are used in a fair and transparent way to maximise the benefits and opportunities arising from development, such as new affordable homes, community infrastructure, jobs and environmental improvements.

We have identified a need to improve the planning and delivery of Section 106 income and expenditure to respond to the levels of funding received. Steps are being undertaken to address these issues. Any changes to how the council manage the Section 106 process will be take into account, including any changes resulting from the Governments consultation 'Planning for the Future', once detailed guidance has been released.