

Infrastructure Funding Statement 2022/2023

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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](#).

Summary

A summary of the data collected for the financial year 2022/23 (1 April 2022 to 31 March 2023) can be found below, with further details within the relevant sections of this report. This data reflects actual S106 receipts, rather than S106 amounts invoiced for.

- 24 Section 106 agreements have been entered into, which have secured a total of £4,723,724.19 in financial contributions and the provision of 240 affordable housing units.
- £2,450,381.05 has been received in financial contributions and 92 affordable housing units have been completed.
- A total of £1,186,279.42 of received S106 financial contributions have been allocated, with £375,482.46 allocated to S106 infrastructure projects, and £810,796.96 allocated to commuted sums.
- A total of £253,428.31 of received S106 financial contributions have been spent, with £198,559.31 spent on various S106 projects, and £54,869.00 spent as commuted sums
- At the end of the financial year, an overall total of £7,530,415.83 has been retained. Of this:
 - £3,620,179.68 of S106 financial contributions have been allocated, with £2,333,159.37 allocated to be spent on S106 infrastructure projects, and £1,287,020.31 allocated to be spent as commuted sums;
 - £3,910,236.15 is available to be allocated to a project(s).

2. Section 106 agreements secured in 2022/23

During the financial year 2022/23, 24 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, these contributions amount to £4,723,724.19 of financial contributions (without indexation), and 240 affordable housing units.

3. Section 106 contributions received in 2022/23

During the financial year 2022/23, a total of £995,987.30 was invoiced for. The total amount of money received from Section 106 contributions during the financial year 2022/23 was £2,450,381.05. This money can be spent on projects to deliver infrastructure within Stafford Borough. A S106 agreement will stipulate where this money can be spent, and usually needs to be spent within proximity to the development. In addition to the financial contributions received, a number of non-financial contributions have also been received, including the completion of 92 affordable housing units.

4. Section 106 allocations in 2022/23

The total amount of Section 106 contributions allocated during the financial year 2022/23 was £1,186,279.42. This includes money received from Section 106 financial contributions in the financial year 2022/23, as well as contributions received from previous financial years. Allocated S106 financial contributions is money which has been assigned to be spent on a project and has not yet been spent on the project.

Of the £1,186,279.42 allocated, £375,482.46 has been allocated towards S106 infrastructure projects. Of the £375,482.46, it should be noted that £291,482.46 was not spent during the reported year. Table 1 provides a breakdown of the S106 infrastructure project allocations during the financial year.

A total of £810,796.96 has also been allocated to commuted sums. These contributions are typically used to maintain the off-site open space within the borough and is used to a specific location as part of the off-site open space contribution.

Table 1 - S106 financial contributions allocated to projects in 2022/23

Project title	Amount allocated	Summary details
Stone leisure facilities	£35,167.58	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.
Eccleshall Road Cemetery	£28,458.00	Biodiversity enhancements to the land at Eccleshall Road Cemetery for wildlife and habitats.
Herbert Road Allotment	£2,690.45	The provision of a water connection to serve Herbert Road Allotment.
Haughton Play Equipment	£20,090.38	The provision of additional play equipment picnic table and benches at Haughton Play Area.
Rough Sleeper Accommodation	£140,000.00	The provision of Rough Sleepers Accommodation through schemes co-ordinated by the Council's housing service.
Cannock Chase SAC mitigation	£149,076.05	Cannock Chase SAC contributions are used to mitigate the impacts of developments on the Cannock Chase SAC.

5. Section 106 expenditure in 2022/23

The total amount of Section 106 contributions spent during the financial year 2022/23 was £253,428.31. This includes money received from Section 106 financial contributions in the financial year 2022/23, as well as contributions received from previous financial years.

Of the £253,428.31, a total of £198,559.31 was spent on S106 infrastructure projects. Table 2 provides a breakdown of the infrastructure projects that this money was spent on.

Of the £253,428.31 spent, £54,869.00 was spent on commuted sums.

Table 2 - S106 financial contribution spent on projects in 2022/23

Project title	Amount spent	Project Summary
Stone Leisure	£104,337.31	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.
Valerian Way Play Area	£10,222.00	Upgrades to the play area at Valerian Way.
Rough Sleeper Accommodation	£84,000.00	The provision of Rough Sleepers Accommodation through schemes co-ordinated by the Council's housing service.

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 2022/23, £2,410,721.95 had been received as S106 financial contributions and remains to be allocated to a project.

As of 31 March 2023, a balance of £7,530,415.83 of Section 106 monies received has been retained. Of this, a total of £2,333,159.37 has been allocated to S106 infrastructure projects and will be spent on these projects in the future. Table 3 provides a summary of these project allocations.

£1,287,020.31 has been allocated to be spent as commuted sums for future maintenance spends.

A total of £3,910,236.15 is available to be allocated to a project(s).. Please note that individual Section 106 agreements earmark these funds to particular types of contributions i.e. open space improvements but allocation to a specific project for delivery is to be finalised.

Table 3 - Overall S106 financial contributions allocated to projects

Project title	Amount allocated	Project Summary
Stone Leisure facilities	£903,802.57	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.
Jubilee Fields	£103,611.32	The provision of outdoor gym provision and the refurbishment of the toilets at Jubilee Fields.
Yarnfield	£16,800.00	Enhancement to open space.
Future High Streets Fund	£1,000,000.00	The delivery and progress of renovations to Stafford Market Square.
Rough Sleepers Accommodation	£56,000.00	The provision of Rough Sleepers Accommodation through schemes co-ordinated by the Council's housing service.
Haughton Play Area	£20,090.38	The provision of additional play equipment picnic table and benches at Haughton Play Area.
Eccleshall Cemetery	£28,458.00	Biodiversity enhancements to the land at Eccleshall Road Cemetery for wildlife and habitats.
Herbert Road Allotment	£2,690.45	The provision of a water connection to serve Herbert Road Allotment.
Cannock Chase SAC mitigation	£201,706.65	Cannock Chase SAC contributions are used to mitigate the impacts of developments on the Cannock Chase SAC.

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 Government's consultations on planning reforms, once detailed policy and associated guidance has been released.