

Infrastructure Funding Statement 2019/2020

January 2021



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1. Summary

New homes are needed across Leicestershire and providing the roads, schools, libraries, waste and other community facilities required will cost many hundreds of millions of pounds over the next 15 years.

Leicestershire County Council works closely with housing developers to secure contributions, known as section 106 agreements, which help to pay for this infrastructure.

Given that housing developments are often built in phases over many years, it's normal for much of this funding to be paid to the County Council in phases – and then spent on different projects over a period of time.

Key points

Q) Why is Leicestershire County Council publishing this information?

A) The Government now requires all councils in England to publish an infrastructure funding statement (IFS) each year detailing payments made through section 106 agreements and the Community Infrastructure Levy (CIL). Due to legislation, the County Council can't collect CIL money so this is not included in our report.

Q) What does the report show?

A) It provides details of the contributions used during the 2019-20 financial year. It also provides information on the contributions sought and received from developers to support the funding of this infrastructure as and when it is required in the future.

Q) Why is there £45m which appears to be unspent?

A) This money is identified to be spent on projects at a later stage, when development reaches the stage where the infrastructure is required. Balances build up as the trigger points for payments at certain construction points in schemes arrive and these may not necessarily be spent on individual projects during the reporting period for the statement. In terms of education - which is the main recipient of section 106 money – there is a four-year spending plan where the money shown has been allocated to projects and these will be delivered in later years. These schemes will also feature in future IFSs.

Q) Why isn't it spent sooner?

A) Contributions can only be spent when certain 'triggers' are reached within the section 106 agreement. These triggers are negotiated between relevant parties before the planning permission is granted - and make sure that the money is in place at the right time to deliver the infrastructure needed for the development.

Q) The financial impact of forward-funding projects and securing developer contributions is flagged as a significant budget pressure – does this mean you have enough money?

A) When constructing large pieces of infrastructure, such as a new road, it is often the case that all the money to fund these projects filters through over a long period of time as new homes are built and sold. However, this doesn't always align with the timescales for building large structures such as a secondary school or a new bypass. For this reason, there are times when the County Council has to use its own funds, which are then reimbursed by contributions from developers at a later stage.

2. Introduction

This Infrastructure Funding Statement provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in the County of Leicestershire and the subsequent use of those contributions by Leicestershire Council. The report covers the financial year 1 April 2019 – 31 March 2020.

2.1 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Local authorities can choose to introduce a CIL which is calculated on a £ per square metre (m²) basis on new development.

County Councils are not permitted to be a CIL charging authority and currently there are no CIL charging district councils in Leicestershire.

2.2 Planning obligations

Planning obligations represent an important funding stream for the provision of county wide services needed to deliver sustainable growth. They are also commonly referred to as 'section 106' and/or 'developer contributions'. A planning obligation is a legal obligation under Section 106 (s106) of the Town and Country Planning Act 1990 and is entered into to mitigate the unacceptable impacts of a development proposal on the infrastructure of the surrounding area. S106 agreements are most commonly agreed between a local authority and a developer and are typically related to a planning permission. In a two-tiered local government environment, it is usual that the county and the district councils would be a party to the legal agreement to secure the necessary infrastructure funding for county and district infrastructure.

Planning obligations assist in mitigating the impact of development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the 3 statutory tests as set out in the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and in paragraph 56 of the NPPF. These tests require that obligations are:

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind.

Leicestershire County Council is responsible for the delivery and operation of much of the large-scale infrastructure required to support development such as highways, schools, libraries and waste. The County Council's requirements for S106 contributions are set out in its Planning Obligations Policy document which was agreed in July 2019.

The County Council works closely with the seven district Local Planning Authorities in the county to identify the impact of proposed development and ensure the infrastructure requirements needed to support development are identified through the Local Plan process.

3. The Section 106 (planning obligations) report

The detail set out in each section of this Section 106 report is based on the requirements set out in Schedule 2 of the CIL Regulations 2010 (as amended) and records only those obligations applicable to the County Council.

Please note that the County Council is not the responsible authority for affordable housing nor public open space. Details in relation to these are found within the Infrastructure Funding Statements that will be prepared by all seven of the Leicestershire district councils.

3.1 Monetary contributions

Table 1:
Total money to be provided through planning obligations agreed in 2019/20.

The following table shows the amount of money which has been agreed through S106 agreements completed between 1st April 2019 and 31st March 2020 by service area which is available to spend in future years as developments are constructed.

Purpose	£
Education	5,599,872
Highways	4,560,664
Libraries	14,971
Civic Amenities (Waste)	22,205
Total	10,197,712

Table 2:
Total money received through planning obligations (whenever agreed) in 2019/20.

This table shows the amount of money received by the Council between 1st April 2019 and 31st March 2020 from S106 agreements which were agreed at any period in the past. This money is available to fund the infrastructure that was identified within the individual S106 agreements for each scheme. The table below also identifies the monitoring fees which the Council is permitted to collect under the CIL regulations to administer the S106 process.

Purpose	£
Education	12,168,378
Highways	4,695,306
Libraries	110,215
Civic Amenities (Waste)	143,047
Monitoring fees	113,926
Total	17,230,872

Table 3:
Total money, received through planning obligations (whenever agreed), spent in 2019/20.

This table shows the amount of money spent per service area within the 2019/20 financial year period on infrastructure improvements throughout the county. Details of the individual schemes and the amounts they deliver appear later in the report.

Purpose	£
Education	4,487,490
Highways	749,475
Libraries	80,947
Civic Amenities (Waste)	0
Monitoring fees	35,538
Total	5,353,460

Table 4:
Total money under any planning obligation which was received before 2019/20, and is available for the authority to spend.

This is the opening balance of money at the start of the 2019/20 financial year. This money is allocated to the specific schemes as contained in the individual S106 agreements but was not spent prior to the start of the 2019/20 period.

Purpose	£
Education	23,080,416
Highways	9,707,570
Libraries	418,428
Civic Amenities (Waste)	224,786
Monitoring fees	215,004
Total	33,646,204

Table 5:
Total money, received through planning obligations (whenever agreed), retained at the end of 2019/20 (excluding “commuted sums” for longer term maintenance).

This table shows the closing balance as of the 31st March 2020 and is money that was unspent on projects during the 2019/20 financial year. This money is allocated to projects as specified in the individual S106 agreements and will be spent when the Council develops the schemes.

In terms of education, the Council has an agreed Capital Programme which covers the next four years where £29.5million of the amount identified below has been committed to the delivery of additional school places throughout the county.

Purpose	£
Education	30,761,294
Highways	13,653,401
Libraries	447,696
Civic Amenities (Waste)	367,833
Monitoring fees	293,392
Total	45,523,616

Total money, received through planning obligations (whenever agreed), retained at the end of 2019/20 as “commuted sums” for longer term maintenance.

Commutated sums are agreed in S106 agreements to provide money so that infrastructure can be maintained for a period to ensure that it successfully establishes. The County Council does not ask for any commuted sums in relation to any of the service areas that it is responsible for through S106 agreements and as such NO money was collected in the 2019/20 period for this purpose.

4. Non-monetary contributions

Table 6:

Purpose	Number
Total number of affordable housing units to be provided through planning obligations agreed in 2019/20	0*
Total number of affordable housing units which were provided through planning obligations (whenever agreed) in 2019/20	0*
Total number of school places for pupils to be provided through planning obligations agreed in 2019/20	630
Total number of school places for pupils which were provided through planning obligations (whenever agreed) in 2019/20	1032

* Please note that it isn't the function of the County Council to provide affordable housing. That is the role of the seven Leicestershire district councils and this information will appear in their own individual IFS documents.

5. Section 106 other expenditure

The amount of money (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);

This is where the Council has borrowed money to forward fund infrastructure in the absence of the receipt of the S106 funding for that project so that it can progress in a timely manner to address a need in a locality caused by an approved project.

It is not Council policy to borrow money externally to forward fund projects; the preference is to wait for all S106 monies to be received before a scheme progresses. Therefore, NO schemes were forward funded during the 2019/20 financial year.

6. Section 106 schemes

**Table 7:
S106 money spent by the authority during the 2019/20 financial year on infrastructure projects (including transferring it to another person to spend):**

Service / Location	Project	Amount (£)
Education		
Desford/Markfield Secondary Places	Six additional classrooms to increase core capacity at the Academy	583,900
The Hall Primary, Glenfield	Library and extending and enclosing classrooms	32,425
St Cuthbert's Church of England Primary School, Great Glen	3 additional classrooms, studio, group room increased staff areas, and toilets	71,226
Hugglescote school, Hugglescote	New classroom block and internal alterations	93,490
Kegworth Primary School, Kegworth	Additional classroom and internal alterations	129,177
Dovebank Primary School, Nailstone	Provision of 2 additional classrooms, increased staff areas, quiet rooms, hall space and toilets	200,697
Sapcote Primary School, Sapcote	Construction of new classrooms and infrastructure to increase capacity	45,796
Beauchamp Hearing Impairment Unit & Special Education Needs & Disability Unit, Oadby	Part fund a new standalone Special Education Needs & Disability and Hearing Impairment Unit	350,093

Service / Location	Project	Amount (£)
Mountsorrel Christchurch & St Peters Church of England Primary School, Mountsorrel	Refurbishment of the former Sure Start building at the Academy's premises to create an additional 10 pupil places for Special Educational Needs and disability	43,005
Parkland Primary School, Wigston	The expansion of a classroom and to add a large group space at the front	237,494
Red Hill Field Primary School, Narborough	Special Educational Needs and disability wet room project	45,864
Sir John Moore Church of England Primary School, Appleby Magna	Provision of a new classroom	158,540
Leysland Community College, Countesthorpe	Refurbishing the school and creating two new classrooms	184,508
Rawlins Community College Academy, Quorn	Increase toilet provision and provide science room	20,000
Meadow Community Primary School, Wigston	Refurbishment of 2 toilet blocks/cloakroom/library	5,807
Hall Orchard Church of England Primary School, Barrow-Upon-Soar	Construction of 2 additional classrooms	318,761
Desford Primary School, Desford	Expand the school to 420 place primary school by adding 2 additional classrooms	162,499
The Parks Primary School, Hinckley	Provision of additional places by conversion of former Secondary School to enable relocated and extension of a Primary School	213,766
Stafford Leys Primary, Leicester Forest East	Extension of existing classrooms to create additional capacity	558,768
Farndon Fields School, Market Harborough	Provision of 6 additional Classrooms	923,037
Richmond Primary School, Hinckley	Provision of 6 additional Classrooms	52,442
Newcroft Primary Academy, Shepshed	Provide a reception base, hall and 4 new classrooms	56,195
Libraries		
Ashby de la Zouch Library	Book stock	9,029

Service / Location	Project	Amount (£)
Barrow Library	Book stock	224
Castle Donington Library	Book stock	1,339
Coalville Library	Book stock	698
Enderby Library	Book stock	2,839
Great Glen Library	Book stock	160
Hathern Library	Book stock	395
Hinckley Library	Book stock	1,149
Ibstock Library	Book stock	1,110
Kibworth Library	Book stock	804
Leicester Forest East Library	Book stock	2,333
Lutterworth Library	Book stock	2,385
Market Harborough Library	Book stock	1,754
Markfield Library	Book stock	281
Measham Library	Book stock	52
Narborough Library	Book stock	220
Quorn Library	Book stock	216
Rothley Library	Book stock	1,755
Shepshed Library	Book stock	12
Syston Library	Book stock	12
Wigston Magna Library	Book stock	2,254
Loughborough Library	Book stock	2,723
Fleckney Library	Book stock	224
Blaby Library	Book stock	8,027
South Wigston Library	Book stock	
Ashby de la Zouch Library	Equipment/Furniture/ Decoration	4,329
Burbage Library	Equipment/Furniture/ Decoration	799
Castle Donington Library	Equipment/Furniture/ Decoration	6,666
Coalville Library	Equipment/Furniture/ Decoration	168
Countesthorpe Library	Equipment/Furniture/ Decoration	3,714
Earl Shilton Library	Equipment/Furniture/ Decoration	2,954

Service / Location	Project	Amount (£)
East Goscote Library	Equipment/Furniture/ Decoration	287
Enderby Library	Equipment/Furniture/ Decoration	2,092
Hinckley Library	Equipment/Furniture/ Decoration	1,868
Ibstock Library	Equipment/Furniture/ Decoration	2,328
Kibworth Library	Equipment/Furniture/ Decoration	871
Leicester Forest East Library	Equipment/Furniture/ Decoration	7,652
Lutterworth Library	Equipment/Furniture/ Decoration	530
Market Harborough Library	Equipment/Furniture/ Decoration	1,498
Measham Library	Equipment/Furniture/ Decoration	1,295
Mountsorrel Library	Equipment/Furniture/ Decoration	1,901
Narborough Library	Equipment/Furniture/ Decoration	1,218
Quorn Library	Equipment/Furniture/ Decoration	1,517
Rothley Library	Equipment/Furniture/ Decoration	236
Shepshed Library	Equipment/Furniture/ Decoration	3,738
Syston Library	Equipment/Furniture/ Decoration	2,795
Loughborough Library	Equipment/Furniture/ Decoration	2,932

Civic Amenity (waste)

No projects were completed during the 2019/20 period

Highways

Various locations across the county	Traffic calming scheme	190,597
Various locations across the county	Cycle & pedestrian improvements to road network	23,024
Various locations across the county	Signal improvement schemes	243,331

Service / Location	Project	Amount (£)
Various locations across the county	Traffic Regulation Orders	27,714
Public transport works		
Various locations across the county	Improvements to bus stops	27,624
Sustainable travel initiatives		
Various locations across the county	Subsidised bus passes	9,330
Sustainable travel initiatives		
Various locations across the county	Travel packs	23,504

Table 8:
Money (received under any planning obligation) which was allocated by the authority to infrastructure projects but not spent during 2019/20.

All schemes that are agreed to mitigate the impact of development on the infrastructure of the surrounding area are specified in each agreed S106 agreement. This table shows where money was received for individual projects, but they weren't carried out in the 2019/20 financial year with the start dates being deferred to a later year.

Service / Location	Project	Total amount allocated (£)
Education		
Ashby New School	New primary school	1,015,855
Blaby Thistly Meadow	Extensions and refurbishments	648,339
Castle Donington Orchard	Extensions and refurbishments	2,181
Kegworth Primary School	Extensions and refurbishments	110,935
Rothley Primary	Extensions and refurbishments	1,448,132
Shepshed Newcroft	Extensions and refurbishments	267,429
Barkby (Thurnby Fernvale)	Extensions and refurbishments	429,828
Great Glen St Cuthbert's Church of England Primary School	Extensions and refurbishments	145,491
Thurnby Fernvale	Extensions and refurbishments	278,093
Woodstone (Hugglescote)	Extensions and refurbishments	504,441

Service / Location	Project	Total amount allocated (£)
Coalville All Saints	Extensions and refurbishments	9,316
Albert Village Primary School	Extensions and refurbishments	158,293
Groby Lady Jane Grey Primary School	Extensions and refurbishments	58,170
Ibstock Junior School	Extensions and refurbishments	588,357
Ibstock St Deny's	Extensions and refurbishments	356,653
Ashby Secondary Schools	Extensions and refurbishments	2,119,533
Oadby Secondary Schools	Extensions and refurbishments	756,915
Lutterworth College	Extensions and refurbishments	44,064
Market Harborough Robert Smyth	Extensions and refurbishments	121,317

Libraries

No projects were allocated with unspent monies during the 2019/20 period

Civic Amenity (waste)

No projects were allocated with unspent monies during the 2019/20 period

Highways

Glebe Road, Market Harborough	Traffic Calming junction improvements, cycleway link and a new pedestrian crossing	63,535
Mountsorrel Lane, Rothley	Traffic calming scheme	102,857
Ashby Road, Coalville	Waiting restrictions for Traffic Regulation Order	7,500
Castle Street, Hinckley	Stopping-up of highway Traffic Regulation Order	5,000
Nottingham Road, Loughborough	Traffic Regulation Order for waiting restrictions, and associated road markings	7,500
West Cross Lane, Mountsorrel	Making and implementation of traffic regulation orders including all alterations to the highways and signage	47,630

Service / Location	Project	Total amount allocated (£)
Stanage Road, Sileby	Waiting restriction Traffic Regulation Orders	7,745
Land adjacent to Magna Park	Bus service contribution	848,227
Farndon Road, Market Harborough	Bus service contribution	71,276
Station Lane, Asfordby	New bus shelters	11,730
Measham Road, Moira	New bus shelters	12,128
Anstey Road, Anstey	New bus shelters	11,584
Clarence Street, Loughborough	Bus stop improvements	3,263
Coventry Road, Lutterworth	Bus stop improvements	16,582
Fleckney Road, Fleckney	Bus stop improvements	7,200
Smisby Road, Ashby de la Zouch	Bus stop improvements	3,383
Leicester Lane, Great Bowden	Bus stop improvements	3,420
Shepshed	Bus stop improvements	13,481
Measham Road, Moira	Bus stop improvements	8,063
Butt Lane, Blackfordby	Bus stop improvements	7,144
Butt Lane, Blackfordby	Bus stop improvements	7,984
Farndon Road, Market Harborough	Bus stop improvements	30,389
Denman Lane, Huncote	Bus stop improvements	6,585
Gilmorton Road, Lutterworth	Bus stop improvements	19,922
Narborough Road South	Bus stop improvements	7,609
Anstey Road, Anstey	Bus stop improvements	7,702
Land south of Gillam Butts, Countesthorpe	Bus stop improvements	4,139
Morley Street, Loughborough	Real time bus information display case	5,150
Station Lane, Asfordby	Bus information display case	240
Station Lane, Asfordby	Real time bus information display case	5,150
Measham Road, Moira	Bus information display case	240
Denman Lane, Huncote	Real time bus information display case	5,840
Soar Valley Way, Enderby	Real time bus information display case	3,148
Anstey Road, Anstey	Bus information display case	283
Anstey Road, Anstey	Real time bus information display case	3,540

Service / Location	Project	Total amount allocated (£)
Station Road, Ibstock	Real time bus information display case	2,610
Land South of Gillam Butts	Bus information display case	304
Land South of Gillam Butts	Real time bus information display case	4,947
Sustainable travel initiatives		
Various locations across the county	Subsidised bus passes	80,373
Various locations across the county	Travel packs	14,339

