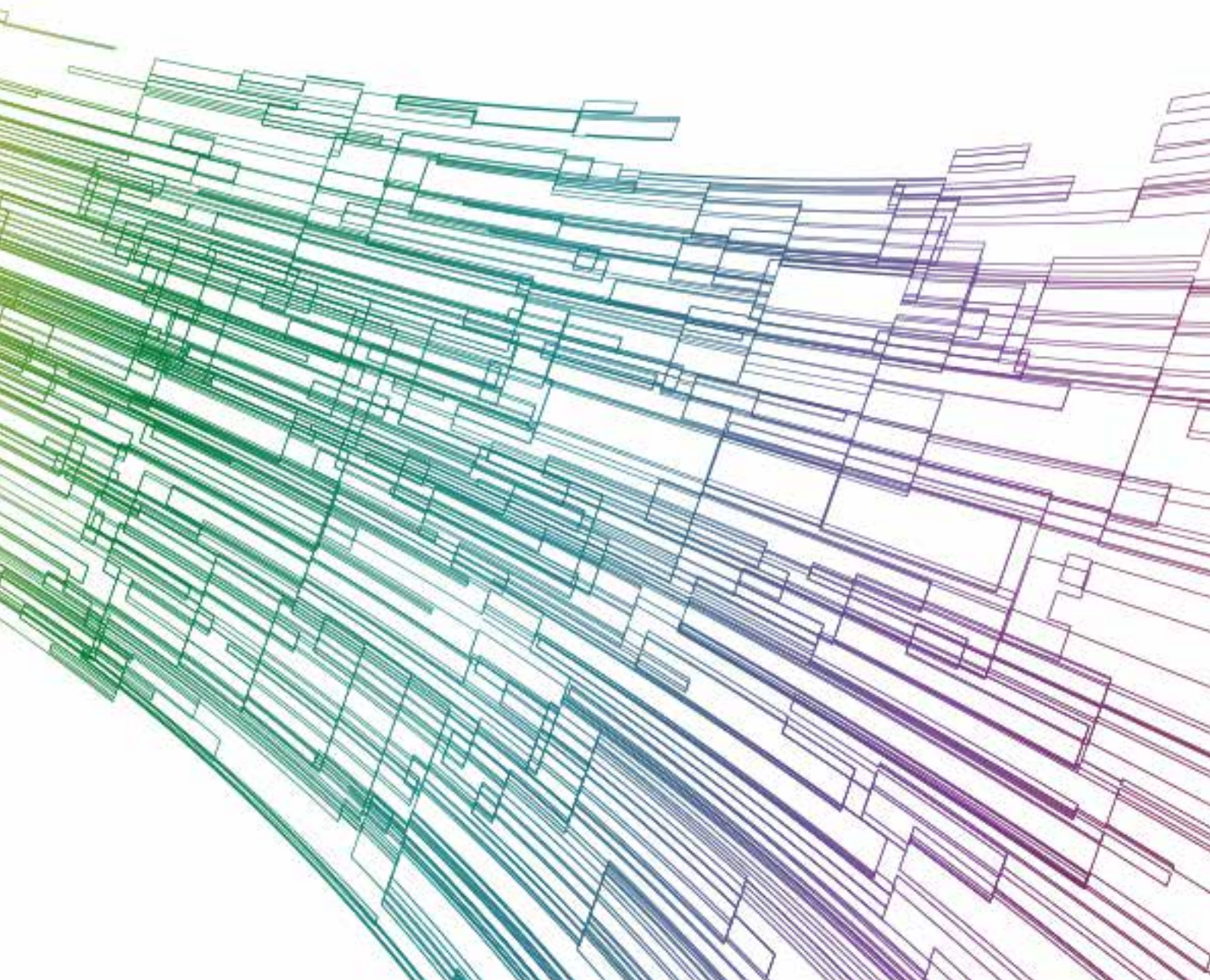


Infrastructure Funding Statement 2020/2021

December 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 and our seven district and borough councils 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 and the Community Infrastructure Levy (CIL). This is the second year that the publication of the IFS has been required by Government. Due to legislation, the County Council can't collect CIL money (it is a district council function) so this is not included in our report.

Q) What does the report show?

A) It provides details of the S106 contributions used during the 2020-21 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) What has been the impact of the Covid 19 Pandemic on infrastructure funding?

A) The 2020/21 period has been different to other years due to the Covid 19 pandemic which has seen national restrictions on public movement which has affected the rate of development. Whilst building sites have been closed and housing developments have stalled for the majority of the year, developers have still been submitting planning applications to the district councils, new S106 legal agreements have been signed and developers have also still been paying the obligations that are due. However, the various lockdowns have also closed local infrastructure such as schools and libraries and have restricted their ability to extend and remodel. Highway works have also not progressed due to construction staff having to stay at home as part of the lockdowns. Therefore the 2020/21 IFS shows that the County Council has an increase in the amount of money that it has to spend on infrastructure, with less schemes completed during this period, and less schemes planned and signed off during the study period to be built in a later period. It is anticipated that as restrictions continue to ease, there will be an increase in schemes that are delivered in subsequent IFS years.

Q) Why is there £57m which appears to be unspent?

A) When S106 agreements are signed, the projects and the locations that the funding is to be spent on is specified. S106 monies are often collected at specific trigger points as stated in the agreed S106 agreements and the Council has 5 years to spend these funds once they have been collected. Therefore, monies for a specific project can be collected over a number of years and through different triggers as the consented scheme progresses through its construction cycle and as such it is not always possible to spend the monies collected within an IFS period in the same period. Balances therefore develop which carry forwards between each year.

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.

In terms of Civic Amenity (Waste) they have a 3 year spending plan for the monies that they have to provide additional capacity at the waste sites that the County Council runs.

As stated earlier, the impact of the Covid 19 pandemic has impacted on the ability of the County Council to deliver new infrastructure on the ground and as such less money has been spent during the 2020/21 financial year than for the previous year and the end of year balance of unspent money (table 3) is higher.

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 2020 – 31 March 2021.

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 57 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/borough 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 and neither do we collect monies for the Health Trusts or the Fire Service. Details in relation to these (where they are applicable) are found within the Infrastructure Funding Statements that will be prepared by all seven of the Leicestershire borough/district councils.

3.1 Monetary contributions

Table 1:
Total money to be provided through planning obligations agreed in 2020/21

The following table shows the amount of money which has been agreed through S106 agreements completed between 1st April 2020 and 31st March 2021 by service area which is available to spend in future years as developments are constructed.

| Purpose | £ |
|-------------------------|------------|
| Education | 26,651,523 |
| Highways | 10,749,672 |
| Libraries | 99,811 |
| Civic Amenities (Waste) | 188,177 |
| Total | 40,772,218 |

Table 2:
Total money received through planning obligations (whenever agreed) in 2020/21

This table shows the amount of money received by the Council between 1st April 2020 and 31st March 2021 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 | 13,869,647 |
| Highways | 5,180,339 |
| Libraries | 154,461 |
| Civic Amenities (Waste) | 185,577 |
| Monitoring fees | 211,949 |
| Total | 19,601,973 |

Table 3:
Total money, received through planning obligations (whenever agreed), spent in 2020/21

This table shows the amount of money spent per service area within the 2020/21 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 | 6,773,556 |
| Highways | 1,170,896 |
| Libraries | 55,624 |
| Civic Amenities (Waste) | 0 |
| Monitoring fees | 107,450 |
| Total | 8,107,526 |

Table 4:
Total money under any planning obligation which was received before 2020/21, and is available for the authority to spend

This is the opening balance of money at the start of the 2020/21 financial year. This money is allocated to the specific schemes as detailed in the individual S106 agreements but was not spent prior to the start of the 2020/21 period.

| 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 |

Table 5
Total money, received through planning obligations (whenever agreed), retained at the end of 2020/21 (excluding “commuted sums” for longer term maintenance).

This table shows the closing balance as of the 31st March 2021 and is money that was unspent on projects during the 2020/21 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 schemes up to the value of £41.7million have been committed to deliver additional school places throughout the county.

In terms of Civic Amenity (waste), the Council has a forward plan which covers the next 2 financial years, where £330,000 of the amount identified below has been allocated to the delivery of additional capacity at the Recycling and Household Waste Sites (RHWS) throughout the county.

Details of the specific projects which are the subject of the Education Forward Plan and the Civic Amenity Capital Plan are shown in table 8 at the end of the report.

| Purpose | £* |
|-------------------------|------------|
| Education | 37,857,385 |
| Highways | 17,662,844 |
| Libraries | 528,674 |
| Civic Amenities (Waste) | 553,410 |
| Monitoring fees | 397,891 |
| Total | 57,000,204 |

*includes monies invoiced for but not yet received

Total money, received through planning obligations (whenever agreed), retained at the end of 2020/21 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 2020/21 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 2020/21 | 0* |
| Total number of affordable housing units which were provided through planning obligations (whenever agreed) in 2020/21 | 0* |
| Total number of school places for pupils to be provided through planning obligations agreed in 2020/21 | 1,491 |
| Total number of school places for pupils which were provided through planning obligations (whenever agreed) in 2020/21 | 850 |

* 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 would borrow 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 scheme.

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 from external funds during the 2020/21 financial year.

6. Section 106 schemes

**Table 7:
S106 money spent by the authority during the 2020/21 financial year on infrastructure projects (including transferring it to another person to spend):**

Education

| Location | Project | £ Spent |
|---|--|---------|
| Albert Village Primary, Albert Village | Additional classrooms and internal alterations | 158,293 |
| All Saints C of E Primary, Coalville | Additional classrooms and internal alterations | 9,316 |
| Ashby C of E Primary, Ashby de la Zouch | Additional classrooms and internal alterations | 570,277 |
| Ashby Hill Top Primary, Ashby de la Zouch | Additional classrooms and internal alterations | 185,801 |
| Ashby School, Ashby de la Zouch | Additional classroom and internal alterations | 176,758 |
| Birkett Thistly Satellite, Wigston | Additional classroom and internal alterations | 10,535 |
| Brockington College, Enderby | Renovation of disused building | 28,235 |
| Dorothy Goodman School, Hinckley | Additional classroom and internal alterations | 9,867 |
| Fernvale Primary, Thurnby | Additional classrooms and internal alterations | 707,921 |
| Forest Way School, Coalville | Additional classroom and internal alterations | 54,000 |

Education

| Location | Project | £ Spent |
|---|---|---------|
| Holywell Spring Farm Primary, Ashby de la Zouch | Additional classroom and internal alterations | 250,000 |
| Gartree High School, Oadby | Work to meet increase in pupil numbers | 17,288 |
| Gilmorton Chandler Primary Gilmorton | New teaching space | 244,404 |
| Greenfield Primary, Countesthorpe | Additional classroom and internal alterations | 199,350 |
| Highgate Primary, Sileby | Additional classroom and internal alterations | 140,432 |
| Higham on the Hill Primary, Higham on the Hill | Additional classroom and internal alterations | 12,370 |
| Humphrey Perkins High School , Barrow upon Soar | Kitchen refurbishment | 94,214 |
| Ibstock Junior School, Ibstock | Additional classrooms and internal alterations | 588,357 |
| Ivanhoe College, Ashby de la Zouch | Additional classroom and internal alterations | 260,897 |
| Lady Jane Grey Primary, Groby | Additional classrooms and internal alterations | 58,170 |
| Lutterworth College, Lutterworth | Additional classrooms and internal alterations | 44,064 |
| Lutterworth High School, Lutterworth | Alterations and extensions to dining hall | 19,564 |
| The Market Bosworth School, Market Bosworth | New classroom block | 16,013 |
| Mountsorrell Primary, Mountsorrell | Additional classroom and internal alterations | 163,028 |
| Newcroft Primary, Shepshed | Additional classroom and internal alterations | 167,580 |
| Oadby Manor High School, Oadby | Works to create seven additional places for 11-16-year olds | 20,079 |
| Oadby Schools, Oadby | Additional classrooms and internal alterations | 250,000 |
| Orchard Primary, Castle Donington | Additional classroom and internal alterations | 2,181 |
| Robert Smyth Academy, Market Harborough | Extra classrooms and a dining area | 121,458 |

Education

| Location | Project | £ Spent |
|--|--|---------|
| Rothley Primary, Rothley | Additional classrooms and internal alterations | 557,415 |
| St Cuthberts C of E Primary, Great Glen | Additional classrooms and internal alterations | 145,491 |
| St Denys C of E, Ibstock | Additional classrooms and internal alterations | 359,523 |
| Thistly Meadow Community Primary, Blaby | Additional classrooms and internal alterations | 448,992 |
| Waltham on the Wolds Primary, Waltham on the Wolds | Extension to school hall (feasibility study) | 13,965 |
| Woodcote Primary School, Ashby de la Zouch | Additional classrooms and internal alterations | 9,777 |
| Woodstone Primary, Ravenstone | Additional classrooms and internal alterations | 504,441 |
| Wreake Valley Academy, Syston | Media lab/dining hall | 83,468 |
| Wymeswold Primary, Wymeswold | Additional classroom and internal alterations | 70,027 |
| Total - £6,773,556 | | |

Libraries

| Location | Project | Spend (£) |
|-----------------------|-----------------------|-----------------|
| Anstey | Book stock | 5,375 |
| Anstey | Furniture & equipment | 787 |
| Ashby de la Zouch | Book stock | 1,609 |
| Blaby | Book stock | 1,637 |
| Blaby | Furniture & equipment | 15,565 |
| Burbage | Furniture & equipment | 1,560 |
| Countesthorpe | Furniture & equipment | 542 |
| Fleckney | Book stock | 306 |
| Fleckney | Furniture & equipment | 1,471 |
| Glenfield | Furniture & equipment | 486 |
| Glenhills | Book stock | 400 |
| Glenhills | Furniture & equipment | 541 |
| Hathern | Book stock | 867 |
| Hinckley | Book stock | 194 |
| Leicester Forest East | Furniture & equipment | 1,680 |
| Loughborough | Book stock | 63 |
| Lutterworth | Book stock | 2,727 |
| Lutterworth | Furniture & equipment | 3,917 |
| Melton | Furniture & equipment | 218 |
| Narborough | Book stock | 497 |
| Rothley | Furniture & equipment | 6,524 |
| Sapcote | Book stock | 158 |
| Sileby | Book stock | 623 |
| Sileby | Furniture & equipment | 5,107 |
| South Wigston | Book stock | 54 |
| Syston | Book stock | 2,559 |
| Wigston | Furniture & equipment | 157 |
| | | Total - £55,624 |

Civic Amenity (waste)

No projects were completed during the 2020/21 financial year

Highways

| Location | Project | Spend (£) |
|--|---|--------------------|
| Castle Acres, Fosse Park | Infrastructure work including signal improvements | 1,013,219 |
| Spring Lane, Whetstone | Cycleway | 33,672 |
| Stretton Road, Great Glen | Footpath improvements including tactile paving | 38,836 |
| Various public transport works across the county | Improvements to bus stops | 27,692 |
| Aldi Development at Sawley | Subsidised bus passes for employees | 57,477 |
| | | Total - £1,170,896 |

Table 8
Money (received under any planning obligation) which was allocated by the authority to infrastructure projects but not spent during 2020/21:

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 2020/21 financial year with the start dates being deferred to a later year.

Education

| Location | Project | Allocated (£) |
|---|-------------------------------|---------------|
| Martin High School, Anstey | Extensions and Refurbishments | 783,522 |
| Woollen Hill Primary, Anstey | Extensions and Refurbishments | 361,449 |
| New Primary School, Ashby | New Primary School | 819,132 |
| Secondary Places, Ashby | Extensions and Refurbishments | 1,612,121 |
| Hall Orchard Primary, Barrow upon Soar | Extensions and Refurbishments | 556,365 |
| Humphrey Perkins School, Barrow upon Soar | Extensions and Refurbishments | 1,205,142 |

Education

| Location | Project | Allocated (£) |
|--|-------------------------------|---------------|
| Additional Primary Places in Broughton Astley | Extensions and Refurbishments | 724,183 |
| Newbridge School, Coalville | Extensions and Refurbishments | 1,460,054 |
| Additional Primary Places in Donisthorpe/Moira/Blackfordby Primary | Extensions and Refurbishments | 505,444 |
| Fleckney Primary School, Fleckney | Extensions and Refurbishments | 118,589 |
| Higham on the Hill Primary, Higham on the Hill | Extensions and Refurbishments | 63,627 |
| Ibstock High School, Ibstock | Extensions and Refurbishments | 494,841 |
| Kibworth Primary, Kibworth | Extensions and Refurbishments | 1,262,710 |
| Additional Secondary Places in Lutterworth | Extensions and Refurbishments | 452,725 |
| Additional Secondary Places in Melton | Extensions and Refurbishments | 197,308 |
| Beauchamp College, Oadby | Extensions and Refurbishments | 915,792 |
| Gartree High School, Oadby | Extensions and Refurbishments | 795,152 |
| Rothley Primary, Rothley | Extensions and Refurbishments | 1,058,651 |
| Additional Primary Places in Sapcote/Stoney Stanton | Extensions and Refurbishments | 181,474 |
| Iveshead School, Shepshed | Extensions and Refurbishments | 1,272,579 |
| Additional Primary Places in Syston | Extensions and Refurbishments | 381,252 |
| St. Lukes Primary, Thurnby | Extensions and Refurbishments | 397,985 |
| Waltham on the Wolds Primary, Waltham on the Wolds | Extensions and Refurbishments | 575,353 |
| Total - | | £16,195,450 |

Libraries

No projects were allocated with unspent monies during the 2020/21 period

Civic Amenities (Waste)

| Location | Project | Allocated (£) |
|--|--|--|
| Barwell, Coalville, Market Harborough, Melton and Mountsorrel Recycling and Household Waste Sites (RHWS) | Waste bins and containers to increase capacity | 30,000 (split between all listed sites) |
| | Installation of additional infrastructure, expansion of operational areas to increase the available capacity to accept and treat recyclables | 170,000 (split between all listed RHWS sites) |
| | Additional waste compactors | 30,000 |
| Mountsorrel RHWS | Development of adjacent land to increase capacity at the site for the acceptance of items to reuse, recycle and general waste | 200,000 |
| | | Total - £460,000 |

Highways

| Location | Project | Allocated (£) |
|---|---|------------------|
| Broughton Way/Swanington Rd, Broughton Astley | Bus stop works | 14,732 |
| Countesthorpe | MOVA change to traffic lights | 1,000 |
| Dunton Rd, Broughton Astley | Bus stop works | 20,482 |
| Ibstock Rd/Leicester Rd, Ravenstone | Bus stop works | 6,994 |
| Leicester Rd, Lutterworth | Real time information display for bus stop | 5,150 |
| Millstone Lane/Melton Rd, Syston | Real time information display for bus stop | 10,298 |
| Pochins Bridge Road, South Wigston | Bus stop timetable cases and raised kerbs | 13,866 |
| Pulford Drive, Thurnby | Bus stop works | 7,459 |
| Waltham on the Wolds & Thorpe Arnold | Speed reduction measures on A607 | 30,000 |
| Saffron Rd/Welford Rd/Pulman Rd junctions, Wigston | Improvements to traffic light control system | 155,235 |
| | | Total - £265,216 |

Sustainable Travel Initiatives

No projects were allocated with unspent monies during the 2020/21 period

