

St Albans City & District Council

Infrastructure Funding Statement

2019-2020



1. Introduction

- 1.1 This Infrastructure Funding Statement sets out St Albans City & District Council's income and expenditure of all financial contributions which have been secured through Section 106 (S106) Agreements. Local Authorities are now required to publish an Infrastructure Funding Statement as a result of recent changes to Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. This is the first statement published by the district council and will be updated on an annual basis.
- 1.2 S106 agreements are entered into between the council, developer(s) and land owner(s) to secure planning obligations which mitigate the impact developments will have on local communities and infrastructure by funding the provision of additional and improved education, leisure and community facilities and affordable homes.
- 1.3 The main infrastructure that district council receive contributions towards are leisure facilities, parks and open spaces, play areas and affordable housing. Infrastructure such as education, libraries and sustainable transport are typically managed at county level by Hertfordshire County Council whose developer contributions are reported separately.

Section 2 covers all developer contributions agreed between 2019-2020.

Section 3 covers all developer contributions received between 2019-2020.

Section 4 covers all developer contributions spent between 2019-2020.

Section 5 details the status and allocations of unspent S106 receipts currently held and planned expenditure over the next reporting period 2020/2021.

- 1.4 The planning applications and S106 agreements listed in this statement can be viewed on our online planning search facility at <https://planningapplications.stalbans.gov.uk/planning> by searching the application reference.

2. Developer Contributions Agreed

2.1. In order for a contribution to be agreed, it must meet the tests set out in within Regulation 122 of (as amended) which require any contribution to be:

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

2.2. During 2019-2020, a total of £416,457 contributions were agreed which are set out below. A total of 274 Affordable Housing units have also been secured.

Application Ref.	Application Site	Contribution	Amount
5/2016/2845	Land Between Three Cherry Trees Lane & Cherry Trees Lane Hemel Hempstead ¹	Affordable Housing Units	210 (35%)
5/2018/1260	Land Between The River Lea & Palmerston Drive Wheathampstead	Public Open Spaces	£35,606
		Ecology	£12,000
		Affordable Housing	£300,000
		Affordable Housing Units	4
5/2018/2000	22-24 Grove Road Harpenden	Leisure	£20,686
		Public Open Spaces	£13,076
		Children's Play Areas	£6,083
		Affordable Housing Units	6
5/2018/2080	Beaumont School And Land To North Of Winches Farm Hatfield Road St Albans	Leisure	£3,189
		Public Open Spaces	£1,924
		Children's Play Areas	£2,405
		Affordable Housing Units	14
5/2018/3132	Mereden Court Tavistock Avenue St Albans	Affordable Housing Units	18
5/2019/0922	Hanstead Park Smug Oak Lane Bricket Wood	Affordable Housing Units	22
5/2019/1343	Hanstead Park Smug Oak Lane Bricket Wood	Leisure	£3,550
		Public Open Spaces	£2,244
		Children's Play Areas	£1,406
5/2019/1284	The Golden Lion PH High Street London Colney	Leisure	£7,423
		Public Open Spaces	£4,692
		Children's Play Areas	£2,173

¹ Application 5/2016/2845 is a dual authority application and therefore the affordable housing units within the district may vary.

- 2.3. The number and value of the contributions agreed is heavily dependent on the amount and type of applications received by the local planning authority. As such, the amounts agreed each year can vary significantly. The amount agreed for 2018-2019 is the highest amount of contributions agreed during a single year.

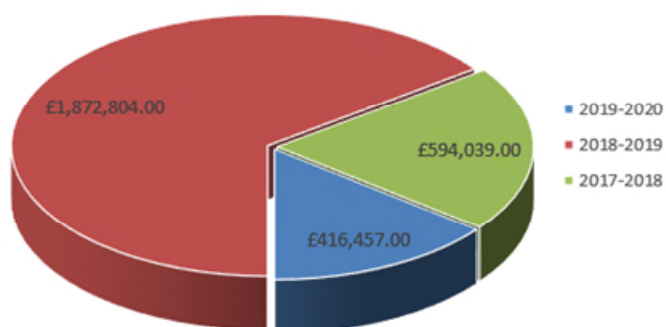


Fig1. Comparison of developer contributions agreed

3. Developer Contributions Received

- 3.1. During 2019-2020, a total of £1,820,792.63 in contributions were received which are set out below.

Application Ref.	Application Site	Contribution	Amount
5/2017/1550	Building Research Establishment Bucknalls Lane Bricket Wood	Green Infrastructure	£204,800
		Health Care	£62,100
		Leisure	£254,171.82
5/2013/2589	Oaklands College Smallford Campus St Albans	Parks and Open Spaces	£87,026.50
		Leisure and Cultural Centres	£137,671
		Health Care	£72,022
5/2017/1507	Abbott House Everard Close St Albans	Affordable Housing	£416,259
5/2018/2080	Beaumont School Hatfield Road St Albans	Children's Play Areas	£3,531.18
		Parks and Open Space	£2,791.82
		Leisure	£4,628.61
5/2016/3386	Former British Gas Land Griffiths Way St Albans	Sustainable Transport	£250,000
5/2015/0990	Land at Harperbury Hospital	NHS	£61,627.91
5/2017/1149	Car Park Grosvenor Road St Albans	Affordable Housing	£195,471
		Parks and Open Space	£55,811.31
5/2013/2794	Station Yard Codicote Road Wheathampstead	Leisure	£12,880.48

- 3.2. The amount received during 2019-2020 is the highest amount of developer contributions received by the authority during a one year period. While the total receipts for each year shown in Fig2 came from a similar number of developments (between 7-10), contributions towards Affordable Housing were received during 2019-2020 which represent a significant percentage of the total amount received.

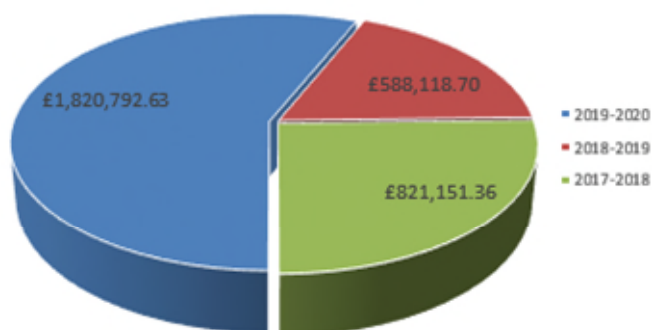


Fig 2. Comparison of developer contributions received

- 3.3. Of the amount received during 2019-2020, 71.4% has been allocated to projects totalling a value of £1,299,721.81 and of the amount allocated 79% remains unspent totalling a value of £1,028,399.90. Projects that this money has been allocated to include:
- £87,026.50 towards Abbey View Outdoor Changing Rooms;
 - £6,323 towards Long Acres Play Area & Open Space;
 - £4,628.61 towards Oakdene Way Scout Hut;
 - £250,000 towards Marlborough Pavilion & Griffith Way Crossings;
 - £55,811.31 towards Cunningham Hill Play Area & Jubilee Centre; and
 - £611,730 towards affordable housing at Noke Shot/Holyrood Crescent/The King Offa/The Hedges
 - £12,880.48 towards Wheathampstead Memorial Hall
- 3.4. Of the amount received prior to this reporting period, £48,468.32 remains unallocated.

4. Developer Contributions Spent

- 4.1. During 2019-2020, a total £385,956.64 in contributions were spent which are set out below. For the purposes of this section, contributions which have been transferred to external bodies are shown as spent. The three main areas of spending for the authority for this year are leisure facilities, parks & open spaces and health services.

Application No.	Application Site	Project	Amount
5/2010/0597	Old Rectory King Edward Place Wheathampstead	Crinkle Crankle Garden	£10,567.18

5/2013/2724	The Willows Lowbell Lane London Colney	Walsingham Way Recreation Ground	£2,205.79
		Alsop Close	£155.69
5/2013/2589	Oaklands College Smallford Campus Hatfield Road St Albans	Abbey View Track	£79,952.22
		Jersey Farm Surgery & Hatfield Road Surgery	£72,022
5/2013/3115	Former Nurses Home Shenley Lane London Colney	Walsingham Way Recreation Ground	£10,177.62
5/2014/0133	Offas Way Garages Offas Way Wheathampstead	Marford Pavilion	£9,832.71
5/2014/2917	James Marshall House Leyton Road Harpenden	Harpenden Leisure & Cultural Centre	£31,420
5/2015/0990	Land at Harperbury Hospital Harper Lane Radlett	Red House Surgery and/or The Gateways Surgery	£61,627.71
5/2015/0797	Beaumont School and Land North of Winches Farm Hatfield Road St Albans	Harpenden Leisure & Cultural Centre	£33,949.64
		Long Acres Teenage Play Area	£7,498.08
5/2017/0778	Linley Court Valley Road St Albans	Beech Bottom Dyke	£4,448
5/2017/1550	Building Research Establishment Bucknalls Lane Bricket Wood	General medical & health services	£62,100

4.2. During 2019-2020:

- over £165,000 was spent towards the improvement or provision of additional leisure facilities;
- over £24,000 was spent on parks, open space and new and improved play area equipment;
- Over £195,000 was transferred to NHS England for improvements towards health and medical facilities within the district.

4.3 No money was spent on repaying money borrowed or monitoring fees in relation to the delivery of planning obligations



Fig3. Abbey View Athletics Track



Fig4. New equipment and Walsingham Way Play Area

- 4.3. The table below shows a comparison between S106 receipts and expenditure across previous years. Expenditure is significantly lower than amount the received during 2019-2020 however this is expected due to the time required to approve spending and procure

the necessary contractors to carry out the work and is therefore likely to be spent during subsequent reporting periods.

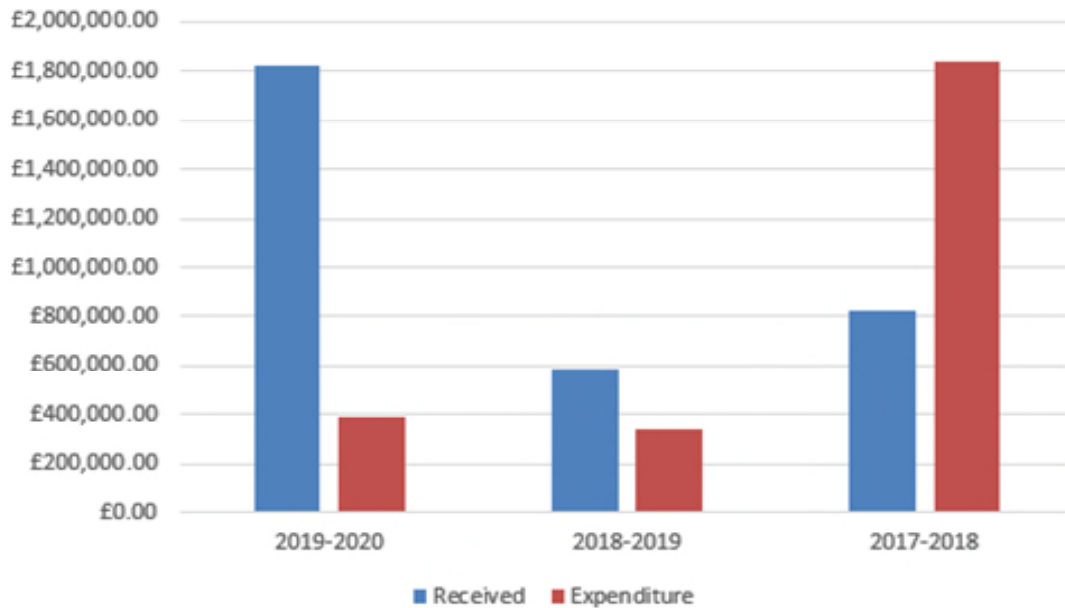


Fig5. S106 receipts and expenditure

5. Planned expenditure over the next reporting period (2020/2021)

- 5.1. This section sets out how S106 developer contributions will be prioritised and spent during the next reporting period 2020-2021 and the status and allocations of all unspent S106 receipts held by the district council. The amount of S106 funding available is subject to the amount of applications received where contributions are required and the number of planning permissions which are implemented. As a result, the forecasted S106 funding below is based on S106 income collected from previous financial years which remains unspent/unallocated.
- 5.2. At the end of this reporting period, the balance of S106 monies is as follows:
 - £2,201,666.20 of S106 receipts are held of which £611,730 are commuted sums;
 - £1,687,081.87 (76.6%) has been allocated to specific projects; and
 - £514,084.33 (23.4%) is available to be allocated to upcoming projects in accordance with the terms set out in the Section 106 Agreements.
- 5.3. The chart below breaks down the current S106 balance across the different infrastructure types.

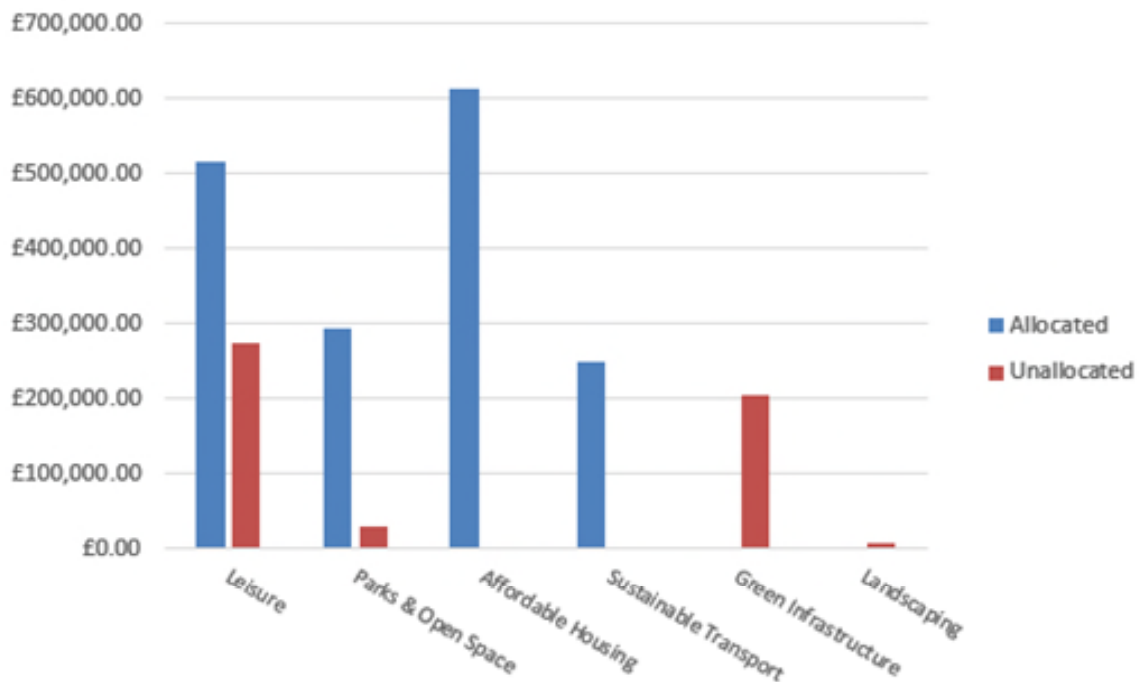


Fig6. S106 balances across infrastructure type

5.4. During 2020-2021 there is approximately £721,491 of planned expenditure towards infrastructure within the district however additional expenditure is likely expected through the year. Planned expenditure includes:

- £611,730 towards affordable housing to sites such as Noke Shot, Holyrood Crescent, The King Offa and The Hedges
- £25,412 towards improvements to Clarence Park.
- £9,249 towards facilities at Samuel Ryder Academy.
- £49,600 towards new/improved facilities and Ver Park Play Area.
- £25,500 towards green infrastructure.

5.5. Further plans will also be made to ensure that projects are identified for unallocated receipts currently held by the authority to ensure that spending can be made in a timely manner in line with the requirements for the Section 106 Agreements.

6. Conclusion

6.1. St Albans District & City Council is committed to providing high quality infrastructure and community facilities through the district. An updated Infrastructure Funding Statement is to be published annually on the council's website to ensure openness and transparency of S106 receipts and expenditure.

- 6.2. We monitor and review our allocation and expenditure processes regularly to maximize the delivery of infrastructure. Where possible, we aim to identify suitable projects during the determination of the planning application to ensure a swift turnaround of spending so the money can quickly be invested into local community facilities and infrastructure within the district.

If you have any questions regarding this statement, please contact us via email at planning@stalbens.gov.uk.