

# St Albans City & District Council

## Infrastructure Funding Statement

### 2020-2021



# 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 Agreements. Local Authorities are required to publish an Infrastructure Funding Statement by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. This is the second statement published by the district council and will be updated on an annual basis. Previous statements can be viewed at the following link: - <https://www.stalbans.gov.uk/infrastructure-funding-statement>.
- 1.2 Section 106 agreements are entered into between the council, developers and land owners 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 the District Council receives 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 2020-2021.
- Section 3 covers all developer contributions received between 2020-2021.
- Section 4 covers all developer contributions spent between 2020-2021.
- Section 5 details the status and allocations of unspent Section 106 receipts currently held and planned expenditure over the next reporting period 2021/2022.
- 1.4 The planning applications and Section 106 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 the Community Infrastructure Levy Regulations 2010 (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 2021-2021, a total of £104,306 contributions were agreed which are set out below. A total of 54 Affordable Housing units have also been secured.

| Application Ref. | Application Site  | Contribution        | Amount   |
|------------------|---|---------------------|----------|
| 5/2019/1799      | Former London Colney Recreation Centre Alexander Road London Colney | Leisure             | £22,719  |
|                  |   | Parks & Open Spaces | £14,362  |
|                  |   | Play Area           | £6,697   |
|                  |   | Affordable Housing  | 11 units |
| 5/2020/0606      | Noke Lane Business Centre Noke Lane St Albans                       | Leisure             | £14,264  |
|                  |   | Parks & Open Spaces | £9,017   |
|                  |   | Play Area           | £2,390   |
|                  |   | Affordable Housing  | 10 units |
| 5/2020/1773      | Civic Centre Opportunity Site (South) Victoria Street St Albans     | Affordable Housing  | 33 units |
| 5/2018/2806      | Radio Casa 54, 64a Oaklands Lane St Albans                          | NHS                 | £34,857  |

2.3 The number and value of the contributions agreed is heavily dependent on the amount and type of applications received by the council. As such, the amounts agreed each year can vary significantly. The number and value of contributions agreed is significantly lower than previous years as a lower number of new major residential developments were approved. These schemes are typically where the majority of the Section 106 contributions are agreed. This is likely due to the impacts of the Covid-19 pandemic.

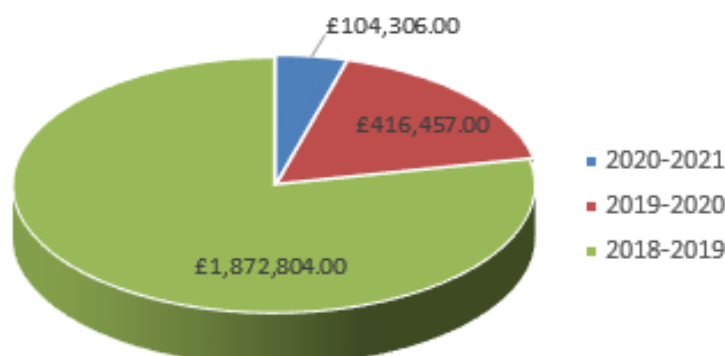


Fig 1. Comparison of developer contributions agreed

### 3. Developer Contributions Received

3.1. During 2020-2021, a total of £310,239.05 in contributions were received which are set out below.

| Application Ref. | Application Site                                     | Contribution          | Amount      |
|------------------|--|-----------------------|-------------|
| 5/2019/1284      | The Golden Lion PH High Street London Colney         | Leisure               | £11,155.71  |
|                  |  | Parks & Open Spaces   | £7,051.41   |
|                  |  | Play Areas            | £3,265.71   |
| 5/2016/3386      | Former British Gas Land Griffiths Way St Albans      | Sustainable Transport | £15,054     |
| 5/2019/1343      | Hanstead House Smug Oak Lane Bricket Wood            | Leisure               | £5,375.71   |
|                  |  | Parks & Open Spaces   | £3,398.06   |
|                  |  | Play Areas            | £2,129.09   |
| 5/2014/3250      | Hanstead Park Smug Oak Lane Bricket Wood             | Leisure               | £148,112.48 |
| 5/2018/1260      | Land at River Lea & Palmerstone Drive Wheathampstead | Parks & Open Spaces   | £52,696.88  |
|                  |  | Ecology               | £12,000     |
|                  |  | Affordable Housing    | £50,000     |

3.2. The amount of developer contributions received during 2020-2021 is also lower than previous years as shown below in Fig2. This is also likely due to the Covid-19 pandemic and restrictions. It is expected that contributions for schemes that have been delayed will be received during subsequent reporting periods.

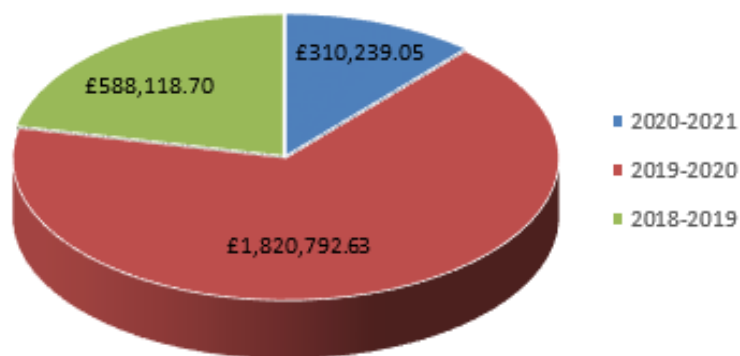


Fig 2. Comparison of developer contributions received

3.3. Of the amount received during 2020-2021, 83.9% has been allocated to projects totalling a value of £260,239.05. 100% of the allocated funds remain unspent. Allocated projects include:

- £21,472.83 towards Caledon Community Centre, Open Space & Play Area;
- £78,404.83 towards Abbey View Athletics Track Facility;
- £34,447.09 towards Woodbury Field Park & Play Area;
- £10,288.96 towards Rectory Meadows Play Area;
- £16,425.04 towards Crinkle Crankle Garden.

3.4. Of the amount received prior to this reporting period, £440,016.95 remains unallocated.

## 4. Developer Contributions Spent

4.1. During 2020-2021, a total £696,079.51 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.

| Application No.           | Application Site                                       | Project              | Amount     |
|---------------------------|--|----------------------|------------|
| 5/2014/3242               | 139 London Road St Albans                              | Samuel Ryder Academy | £9,249     |
| 5/2013/3114               | Land R/O 96-114 Victoria Street St Albans              | Ver Park Play Area   | £8,137.43  |
| 5/2011/3105               | Former Playing Fields and 47 King Harry Lane St Albans | Ver Park Play Area   | £37,782.08 |
| 5/2010/2381 & 5/2011/0786 | Former Playing Fields and 47 King Harry Lane St Albans | Ver Park Play Area   | £3,681     |
| 5/2017/1507               | Abbott House Everard Close St Albans                   | Affordable Housing   | £416,259   |
| 5/2017/1149               | Grosvenor Road Car Park St Albans                      | Affordable Housing   | £195,471   |
| 5/2017/1550               | Building Research Establishment Bucknalls Lane         | Greenwood Park       | £25,500    |

4.2 Below shows the improvements and new equipment installed at Ver Park Play Area funded by the contributions listed above.



Fig 3. New equipment at Ver Park Play Area

- 4.3 No money was spent on repaying money borrowed or monitoring fees in relation to the delivery of planning obligations.
- 4.4 The table below shows a comparison between Section 106 receipts and expenditure compared with previous years. Expenditure is higher than receipts for this period, which is typically not the case across previous years. This is primarily because of the lower total contributions received during 2020-2021 and large contributions have been spent towards Affordable Housing in district which were received in 2019-2020.

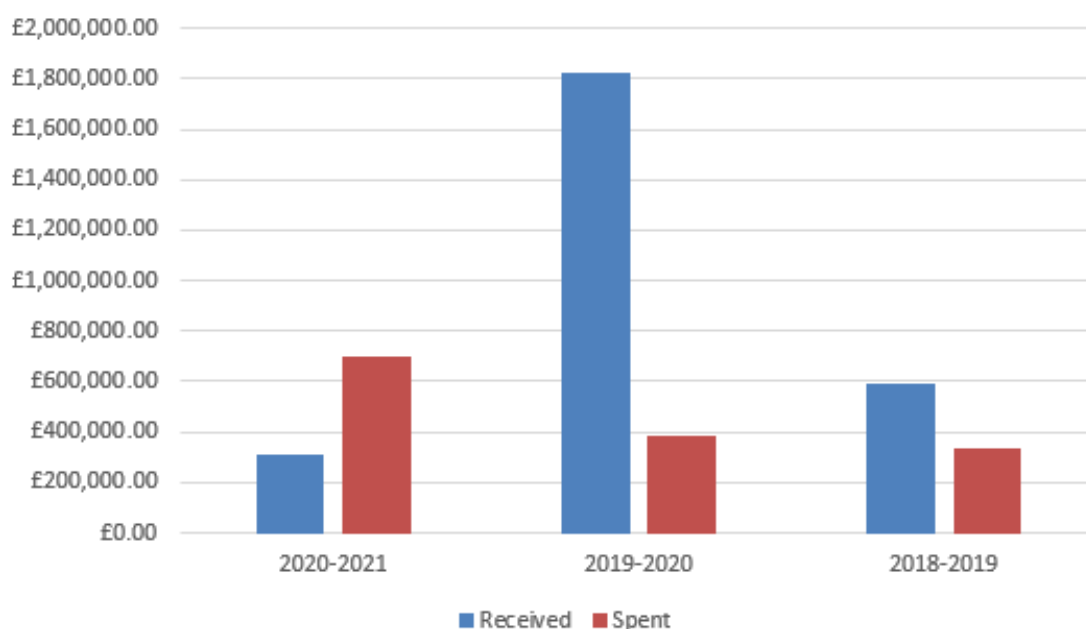


Fig4. Section 106 receipts and expenditure

## 5. Planned expenditure over the next reporting period (2021/2022)

- 5.1. This section sets out how Section 106 developer contributions will be prioritised and spent during the next reporting period 2021-2022 and the status and allocations of all unspent contributions held by the council. The amount of Section 106 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 Section 106 funding below is based on income collected from previous financial years which remains unspent/unallocated.
- 5.2. At the end of this reporting period, the balance of Section 106 contributions is as follows:
  - £1,730,775.93 of Section 106 receipts are held of which £62,000 are commuted sums;
  - £1,202,095.32 (69.5%) has been allocated to specific projects; and
  - £528,680.61 (30.5%) 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 Section 106 balance across the different infrastructure types.

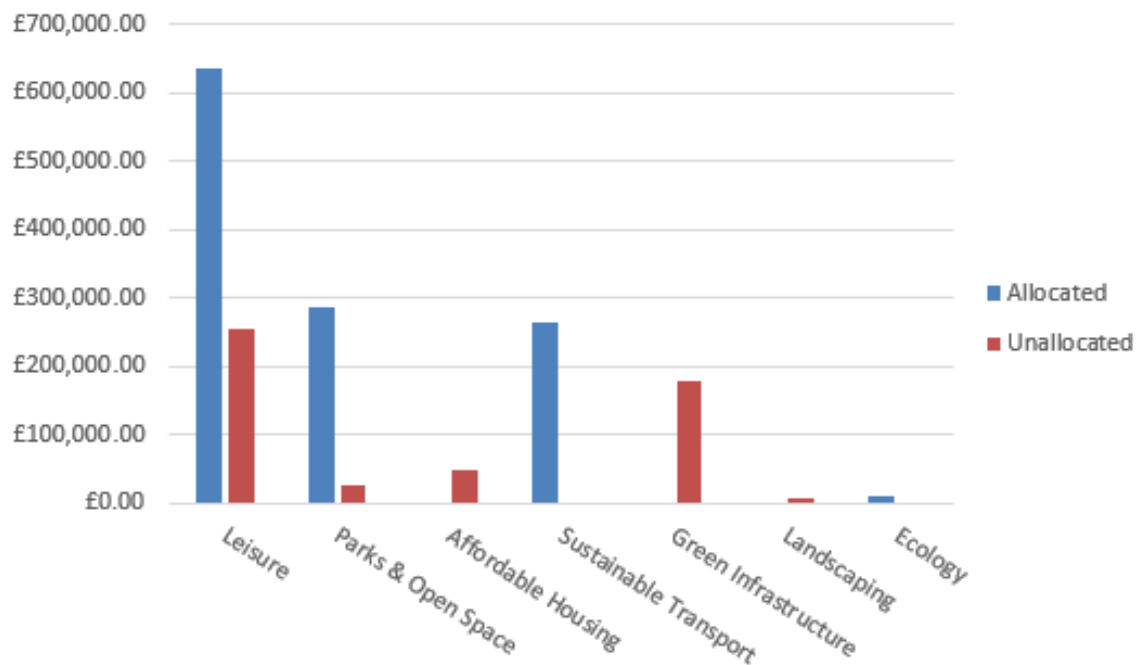


Fig5. Section106 contributions by type

5.4. During 2021-2022 there is approximately £198,182.89 of planned expenditure towards infrastructure within the district however additional expenditure is likely expected through the year. Planned expenditure includes:

- £20,019.47 towards Greenwood Park;
- £38,880 towards the Jubilee Centre;
- £26,689.85 towards Rothamsted Park Open Space and Play Area;
- £14,534.13 towards Clarence Park Play Area;
- £16,000.82 towards Morris Recreation Ground;
- £50,000 towards Affordable Housing

## 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 Section 106 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](mailto:planning@stalbens.gov.uk).