

# Hertsmere Borough Council

## Infrastructure Funding Statement

### 2023/24 Monitoring Period



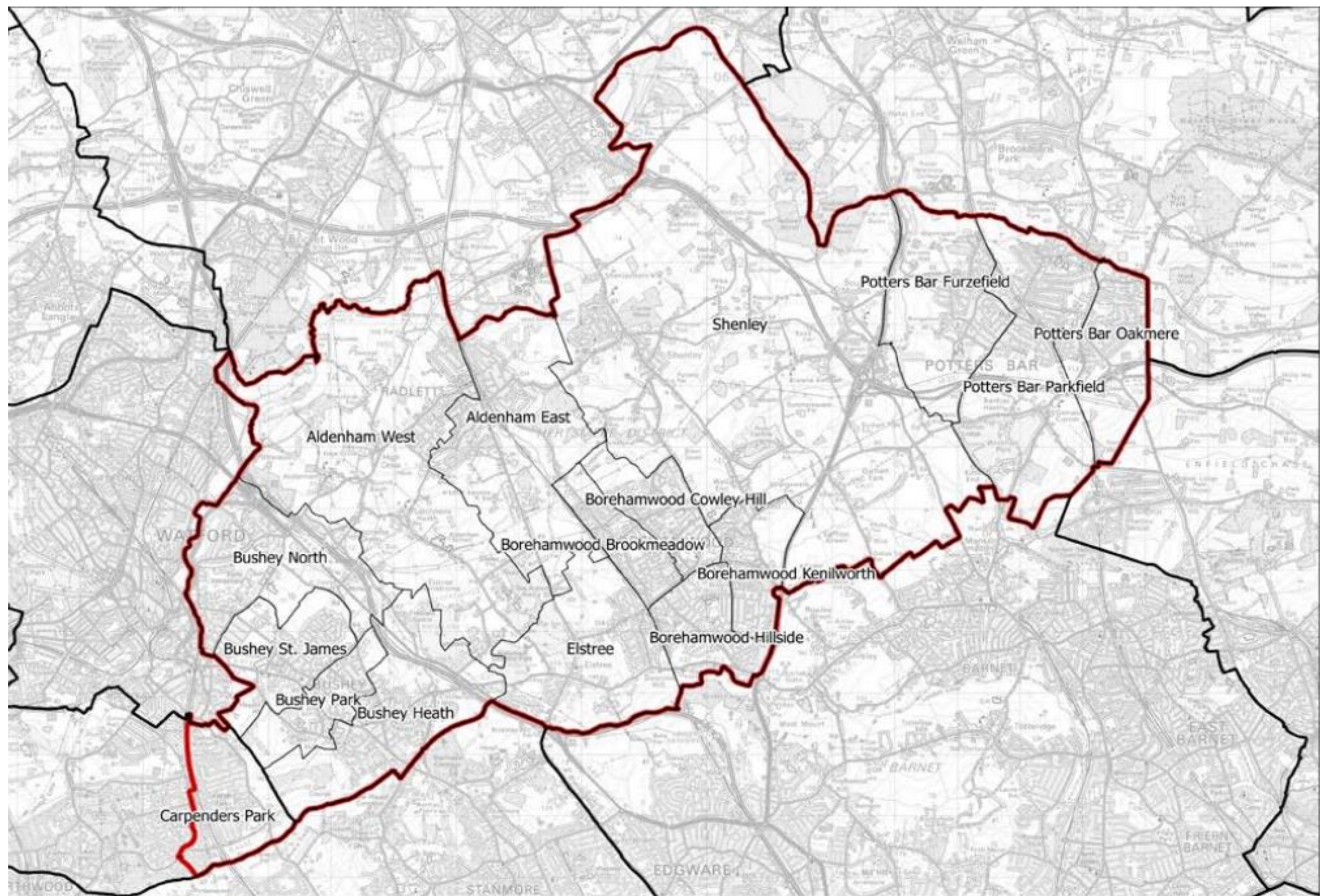
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# 1 Introduction

- 1.1 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 requires all local planning authorities which collect or spend planning contributions to publish an Infrastructure Funding Statement (IFS).
- 1.2 An Infrastructure Funding Statement (IFS) is an annual report which provides a summary of financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) and the Community Infrastructure Levy (CIL) collected and spent by Hertsmere Borough Council (HBC).
- 1.3 The key aim of the IFS is to increase transparency by providing an annual statement of accounts. This report has therefore been kept succinct and factual.
- 1.4 This report provides a summary of S106 financial contributions and CIL which the Council has secured, received, allocated and spent in the 2023/2024 monitoring period.
- 1.5 The structure of the IFS is set out below:
  - Section 2 provides a report on the CIL;
  - Section 3 provides a report on S106 contributions;
  - Section 4 provides details of some projects that have been delivered using CIL and S106 funding in recent years.





— Constituency   
  Local authorities   
  Wards

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## 2 Community Infrastructure Levy (CIL)

- 2.1 A CIL charge is payable either within 60 days of the commencement of a development, or within the terms of an instalment policy set by the CIL charging authority.
- 2.2 The CIL Demand Notice sets out the whole sum payable and the instalments required; therefore, CIL Demand Notices issued during a particular year do not necessarily equate to the CIL sums likely to be received during that year. In addition, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices being issued. Any such re-issued Notices are not double-counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice is included within the figure for CIL invoiced during the year.
- 2.3 The total value of CIL set out in all demand notices issued to developers in the reported year: **£4,047,143.18**
- 2.4 The total amount of CIL receipts for the reported year: **£1,649,422.08**
- 2.5 The total amount of CIL expenditure for the reported year: **£215,012.23**
- 2.6 The total amount of CIL liable applications approved: **£1,917,838.27**
- 2.7 The total amount of CIL retained at the end of the reported year: **£18,941,540.72**
- 2.8 The amount of CIL spent on administrative expenses pursuant to Regulation 61 of the CIL Regulations 2010 (as amended): **£82,471.11** (5% of receipt).

### CIL Headline Figures

CIL Demanded	£4,047,143.18
CIL Receipts	£1,649,422.08
CIL Admin Fund (5% of receipt)	£82,471.11
CIL Expenditure	£215,012.23
CIL Liable Apps	£1,917,838.27
CIL Retained at end of 2023/24	£18,941,540.72

**Table 2.1: Community Infrastructure Levy – Demand Notices issued**

<b>Liability (£)</b>	<b>2023/24 (£)</b>
Housing – Area A	1,668,152.83
Housing - Area B	2,378,990.35
Specialist Accommodation	0
Retail (A1 Use)	0
Hotel	0
<b>Totals</b>	<b>4,047,143.18</b>

**Table 2.2: Community Infrastructure Levy - CIL liable applications**

<b>Liability (£)</b>	<b>2023/24 (£)</b>
Housing – Area A	592,229.33
Housing - Area B	1,325,608.94
Specialist Accommodation	0
Retail (A1 use)	0
Hotels	0
<b>Totals</b>	<b>1,917,838.27</b>

**Table 2.3: Community Infrastructure Levy – Amount collected**

	<b>2023/24 (£)</b>
Housing – Area A	496,593.24
Housing - Area B	797,201.56
Specialist Accommodation	355,627.28
Retail (A1 use)	0
Hotel	0
<b>Totals</b>	<b>1,649,422.08</b>

Note: Where revised or updated Notices have been issued on a single site, the sum within the most recently issued Notice has been used.

**Table 2.4: Community Infrastructure Levy –Apportionment of CIL funds (by Area)**

	<b>2023/24 (£)</b>	<b>Previous Years (2014/15 to 2023/24) (£)</b>	<b>Total (£)</b>
<b>15%/25% to Parish and Town Councils</b> (required by CIL Regulations)			
Aldenham <sup>1</sup>	83,681.67	897,276.34	980,958.01
South Mimms <sup>2</sup>	0	37,361.83	37,361.83
Elstree & Borehamwood	67,883.03	863,130.98	931,014.01
Ridge <sup>3</sup>	0	22,556.85	22,556.85
Shenley <sup>4</sup>	15,644.29	120,669.30	136,313.59
Sub total	167,208.99	1,940,995.30	2,108,204.29
<b>15% which must be spent in unparished area</b> (required by CIL Regulations)			
Bushey	43,552.26	1,552,378.74	1,595,931.00
Potters Bar	56,987.84	241,512.59	298,500.43

<sup>1</sup> As Radlett has an adopted Neighbourhood Plan in place, Aldenham Parish Council will receive 25% of receipts.

<sup>2</sup> For future reports South Mimms and Ridge Parish will be amalgamated.

<sup>3</sup> For future reports South Mimms and Ridge Parish will be amalgamated.

<sup>4</sup> As Shenley has an adopted Neighbourhood Plan in place, Shenley Parish Council will receive 25% of receipts.



**Table 2.5: Community Infrastructure Levy- Project Expenditure**

<b>Infrastructure Project</b>	<b>Amount Spent</b>
84B Bus Route	£107,400.00
Cycle Hire Scheme Bushey	£45,000.00
Cycle Hire Scheme Borehamwood	£41,539.07
Potters Bar Football Club	£12,500.00
Meadow Park Splash Park	£8,573.16
<b>Totals</b>	<b>£215,012.23</b>

### **3 Section 106 Contributions**

- 3.1 This section reports the detail on S106 contributions, secured, received, allocated and spent in the reported year.
- 3.2 Planning Obligations are secured through legal agreements which can be attached to a planning permission to mitigate the impact of an otherwise unacceptable development to make it acceptable in planning terms.
- 3.3 S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.
- 3.4 It is important to note that Hertfordshire County Council (HCC) contributions are often included within the Council's S106 obligations, but HCC will also be publishing an Infrastructure Funding Statement on S106 obligations that have been paid and are due to them for the services they manage i.e. education, transport etc. Please refer to the IFS, published on the county council's website, for more information.
- 3.5 The total amount of money received from planning obligations during the reported year was **£102,329.21**
- 3.6 The total amount of money spent from planning obligations during the reported year was **£1,334,225.81**
- 3.7 The total amount of money allocated but not spent during the reported year was **£6,079,684.01**
- 3.8 The total balance during the reported year was **£1,644,043.70**

### S106 Headline Figures FY 23/24

	Brought Forward from 2022/23 (£)	Total spent in 2023/24 (£)	Amount received in 2023/24 (£)	Total repaid (£)	Total balance <sup>5</sup> (£)	Committed Spend remaining <sup>6</sup> (£)	Total available s106 (£)
Affordable Housing	6,519,253.37	1,218,703.28	86,116.00	0	5,633,667.81	5,171,664.47	462,003.34
Other s106	2,090,982.64	115,522.53	16,213.21	0	2,090,059.90	908,019.54	1,182,040.36
<b>Totals</b>	<b>8,610,236.01</b>	<b>1,334,225.81</b>	<b>102,329.21</b>	<b>0</b>	<b>7,723,727.71</b>	<b>6,079,684.01</b>	<b>1,644,043.70</b>

<sup>5</sup> Includes interest accrued

<sup>6</sup> Includes spend committed in previous years

<b>S106 Obligation</b>	<b>Balance c/f 22/23</b>	<b>Received 23/24</b>	<b>Spent 23/24</b>	<b>Interest Accrued</b>	<b>Balance on Hand</b>	<b>Committed</b>	<b>Balance to Spend</b>
Museums & Community Safety	£131,467		£499	£6,575	£137,543		£137,543
Parking Services	£92,966			£4,667	£97,633		£97,633
Greenways & Cycleways	£414,564			£20,547	£435,111	£273,000	£162,111
Healthcare	£29,653			£1,489	£31,141		£31,141
Parks & Open Spaces	£467,364		£64,981	£20,200	£422,583	£412,941	£9,642
Highways	£357,357			£17,809	£375,166		£375,166
Watling Chase Community Forest	£23,980			£1,204	£25,184		£25,184
Affordable Housing	£6,519,253	£86,116	£1,218,703	£247,002	£5,633,668	£5,171,664	£462,003
HCC/Other Non HBC	£61				£61		£61
Allotments	£92,712		£6,149	£4,345	£90,909	£64,215	£26,694
Cemeteries	£48,087		£581	£2,385	£49,891	£49,891	
Environmental	£23,149			£1,162	£24,311		£24,311
Carbon Offset	£102,812			£5,161	£107,973	£107,973	
Climate Change	£47,948	£9,701	£32,077	£1,039	£26,611		£26,611
Biodiversity Enhancements	£258,863	£1,212	£5,936	£11,805	£265,944		£265,944
Monitoring		£5,300	£5,300				
	£8,610,236	£102,329	£1,334,266	£345,389	£7,723,728	£6,079,684	£1,644,044

<b>Affordable Housing</b> Caishowe Road: Catterwick Road: St Johns Church: Orchard Close:	£1,400,000.00 £3,500,000.00 £236,450.86 £35,213.61
<b>Cemeteries</b> Allum Lane Cemetery Expansion	£49,891.29
<b>Greenways &amp; Cycleway</b> Furzefield Greenway Moatfield Greenway Hertsmere Cycle Hire Scheme	£115,000.00 £113,000.00 £45,000.00

<b>Parks &amp; Open Spaces</b> Windmill Rec Ground Kenilworth Park Composers Park Maxwell Hillside Play Meadow Park Phase 2	£145,564.88 £45,000.00 £29,000.00 £93,999.00 £99,376.79
<b>Carbon Offset</b> Electric Vehicle Charging	£107,972.64
<b>Allotments</b>	£64,214.94



# Appendix

## Legal Agreements Entered into by Hertsmere Borough Council – 2023/2024

Application number	Deed date	Development	Site address
22/1899/MPO	4.4.2023	Application to modify S106 agreement for applications 20/0316/FUL and 21/1887/VOC, dated 5th July 2021, to amend Obligation 3 to require "substantial implementation" of the B2/B8 element within 3 years of the occupation of the A1 (Class E Retail) element and for the B2/B8 element to be brought into use within 1 year of substantial implementation. Requirement for the "partial implementation" of the B2/B8 element prior to the first use of the A1 element. Requirement for bi-annual progress updates to be provided for the comprehensive marketing campaign. Definitions of "partial implementation" and "comprehensive marketing campaign" to be added to Clause 1.	Lupa House, York Way, Borehamwood WD6 1PX
22/1117/OUT	30.8.2023	Demolition and redevelopment to comprise B8 (Storage and Distribution) Use of up to 30,000 sqm gross external, including ancillary offices. In addition to the above the Development will include car parking; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, lighting and sub station; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. (Outline Application with Access, Appearance, Layout, Scale and Landscaping Matters Reserved)	Parcel A Land to the West of Wash Lane, Bentley Heath Hertfordshire EN5 4RX / Mercure Hotel, Tylers Way Watford
20/0057/OUT	12.10.2023	Demolition of the former police station and construction of 1 seven storey and 1 eight storey building containing	Former Police Station, Elstree Way, Borehamwood

		96 flats, with associated bin and bike storage, car parking	
23/0570/FUL	19.12.2023	Phased development comprising the demolition of the existing 2 storey house and associated outbuildings. Erection of 3 x two storey detached dwellings with basement level and integral garage and associated amenity space. Associated landscaping works to include parking, gatehouse, and re-sited access from Newlands Avenue	9 Newlands Avenue, Radlett WD7 8EH
23/0053/OUT	12.3.2024	Residential development of up to 74 dwellings, with associated landscaping, amenity space, Self-Build plots, sustainable urban drainage (SuDs), and associated works	Land lying to the east of Hartfield Avenue & Fronting on to Barnet Lane, Elstree

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