



Warwick District Council Infrastructure Funding Statement 2019/20

Version 2: December 2021

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Introduction

The Infrastructure Funding Statement (IFS) is a report providing information on the contributions sought and received from developers for the provision of infrastructure, and the subsequent use of those contributions by Warwick District Council. This IFS covers the financial year 1st April 2019 to 31st March 2020.

Warwick District Council seeks developer contributions through the Community Infrastructure Levy (CIL) and Section 106 agreements. There are further developer contributions which relate to Warwick District, but which are administered by Warwickshire County Council – these include further Section 106 contributions, as well as Section 278 contributions (S278 agreements relate to developers carrying out highways works). Details can be found in the separate IFS published by Warwickshire County Council.

Revisions to previously published figures

The 2019/20 IFS was the first one published by Warwick District Council. Since then, there has been further refinement of the data sources used, and as a result it has come to officers' notice that some of the figures previously published were incorrect. This document is a re-publication of the 2019/20 report. Revised figures for 2019/20 are also presented within the 2020/21 report.

Section 106

Infrastructure contributions can be made under Section 106 agreements where they are necessary to make the development acceptable, are directly related to the development, and are fairly and reasonably related in scale and kind to the development.

Many S106 agreements relating to developments in Warwick District have both Warwick District Council and Warwickshire County Council as signatories; sometimes developments close to or straddling the District boundary also have neighbouring authorities as signatories (for example if the necessary infrastructure lies outside of the district). Each Council collects sums for the infrastructure it will deliver, and is responsible for reporting on these sums in its own IFS.

Obligations typically due to Warwick District Council include affordable housing, public open space, sustainable drainage systems (SuDS), and indoor and outdoor sports facilities. Obligations typically due to Warwickshire County Council include biodiversity, education, highways, and libraries.

Warwick District Council also collects S106 sums on behalf of the South Warwickshire Clinical Commissioning Group (CCG), the South Warwickshire NHS Foundation Trust (SWFT) and the Office of the Police and Crime Commissioner for Warwickshire. These sums are then transferred to each organisation for the provision of health and Police infrastructure.

Obligations entered into

Table 1: Obligations entered into during 2019/20 – financial contributions

Purpose	Value
Canal and Towpath	£10,000.00
Environment – Air Quality	£994,543.59
Health – GP Surgery	£236,796.11
Health – Hospital	£638,324.92
Monitoring Fee	£93,018.18
Open Space	£107,407.11
Open Space – Play Area Offsite	£9,977.00
Police	£98,119.00
Sports Facilities – Indoor	£479,129.44
Sports Facilities – Outdoor	£44,460.74
Total	£2,711,776.09

Values agreed are sometimes dependent on currently unknown factors, and may be subject to change. For example, some contributions are agreed as ‘per dwelling’ amounts at outline stage, and the number of dwellings sometimes changes in reserved matters applications.

Newly signed agreements also included the following in-kind contributions, i.e. to be provided by the developer on-site:

Table 2: Obligations entered into during 2019/20 – In-kind contributions

Purpose	Details
Affordable Housing	249 units
Public Open Space	5 schemes
Sustainable Drainage System (SuDS)	4 schemes

S106 agreements often include other clauses which are neither financial nor in-kind contributions, for example employment and training strategies, travel plans, or restrictions on occupation. Such clauses are not reported here.

S106 sums received

Table 3: S106 sums received during 2019/20

Purpose	Value
Canal and Towpath	£10,000.00
Country Park	£1,054,405.75
Health – GP Surgery	£529,890.01
Health – Hospital	£1,170,189.21
Monitoring Fee	£127,225.93
Open Space	£199,575.76
Police	£143,909.27
Sports Facilities – Indoor	£380,812.00
Sports Facilities – Outdoor	£48,553.72
Total	£3,664,561.65

The following table shows sums which were received before the 2019/20 financial year, but which were not allocated by 31st March 2020.

Table 4: S106 sums received prior to 2019/20 and not

Purpose	Value
Affordable Housing	£468,342.85
Open Space	£244,272.96
Sports Facilities – Indoor	£91,198.21
Sports Facilities – Outdoor	£21,727.07
Total	£825,541.09

The table on the following page shows sums, whenever received, which were allocated by 31st March 2020, but which were not spent by 31st March 2020.

When S106 sums have been collected on behalf of third parties during the financial year but were not transferred to the recipient organisation by the end of the financial year, they are considered “allocated” for IFS purposes.

Table 5: S106 sums allocated but not spent during 2019/20

Purpose	Value
Affordable Housing offsite	£370,310.43
<i>1 Warwick Street, Leamington Spa (Quick Fit site). Conversion of office to 21 affordable apartments</i>	£370,310.43
Canal and Towpath	£41,742.31
<i>Canal and towpath improvements adjacent to Althorpe Street</i>	£31,742.31
<i>Upgrading canal access point at Tower Street</i>	£10,000.00
Country Park	£2,077,935.01
<i>Tach Brook Country Park</i>	£2,077,935.01
Health – Hospital	£675,281.14
<i>Acute and planned health care services</i>	£269,128.08
<i>Accident and emergency, acute and planned healthcare services</i>	£75,331.75
<i>Acute and planned health care services at Warwick Hospital</i>	£330,821.31
Monitoring Fee	£152,296.38
Open Space	£186,647.35
<i>St Nicholas park skate park</i>	£28,556.76
<i>Saltisford Common and Warwick Cemetery</i>	£59,669.76
<i>Victoria Park</i>	£36,683.22
<i>Rushmore Street Park</i>	£61,737.61
Open Space – Maintenance Sum (commuted sum)	£231,110.41
<i>Chestnut Square</i>	£3,544.10
<i>Shrubland Park</i>	£14,149.14
<i>Gog Brook Farm</i>	£148,118.77
<i>Millpool Meadows</i>	£53,506.73
<i>Frank Whittle Gardens</i>	£8,974.62
<i>Administration</i>	£2,817.05
Open Space – Play Area Equipment	£244.40
<i>Play area at Land South of Fieldgate Lane</i>	£244.40
Police	£327,391.84
<i>Police infrastructure in Warwick District</i>	£327,391.84
Sports Facilities – Indoor	£206,763.59
<i>Newbold Comyn Leisure Centre</i>	£206,763.59
Sports Facilities – Outdoor	£94,869.96
<i>Whitnash Hub</i>	£1,668.54
<i>Racing Club Warwick</i>	£55,316.18
<i>St Nicholas Park artificial pitch</i>	£5,115.02
<i>Harbury Lane playing fields</i>	£31,724.05
<i>Victoria Park tennis courts</i>	£1,046.17
Total	£4,364,592.82

The following table shows S106 sums, whenever received, which were retained at the end of 2019/20. Note that S106 income is often pooled from multiple sources to pay for large pieces of infrastructure, which can only be spent when all the relevant sums have been collected. Some S106 sums are used to pay for the long-term maintenance of infrastructure, and as such are held for long periods.

Table 6: S106 sums held at the end of 2019/20

Purpose	Value
Affordable Housing offsite	£838,653.28
Canal and Towpath	£41,742.31
Country Park	£2,077,935.01
Health – Hospital	£675,281.14
Monitoring Fee	£152,296.38
Open Space	£636,864.28
Open Space maintenance sum (commuted sum)	£231,110.41
Open Space – play area equipment	£244.40
Police	£327,391.84
Sports Facilities – Indoor	£1,130,830.60
Sports Facilities – Outdoor	£159,442.12
Total	£6,271,791.77

S106 sums spent

Table 7: S106 sums spent during 2019/20

Purpose	Value
Affordable Housing	£59,685.15
<i>Affordable Housing in Warwick District</i>	£59,685.15
Country Park	£34,000.00
<i>Tachbrook Country Park</i>	£34,000.00
Health – GP Surgery (transferred to CCG) ¹	£640,972.00
<i>Expand / enhance Warwick Gates Health Centre</i>	£111,081.99
<i>New GP Surgery South Warwick / Leamington</i>	£478,717.01
<i>Improvement / extension of Budbrooke Medical Centre</i>	£51,173.00
Health – Hospital (transferred to SWFT) ²	£1,866,651.92
<i>New ward block at Warwick Hospital and additional outpatient, diagnostic, treatment and inpatient facilities, including hubs for community healthcare teams at Warwick and Leamington hospital sites</i>	£834,261.41
<i>Acute and planned health care services</i>	£1,032,390.51
Monitoring Fee	£23,220.80
Open Space	£25,431.22
<i>St Nicholas Park skate park</i>	£2,061.22
<i>Saltisford Common / Warwick Cemetery</i>	£23,370.00
Open Space maintenance sum (commuted sum)	£29,890.99
<i>Chestnut Mews</i>	£1,143.49
<i>Chestnut Square</i>	£1,181.38
<i>Shrubland Park</i>	£2,358.20
<i>Gog Brook Farm</i>	£18,514.84
<i>Millpool Meadows</i>	£5,945.19
<i>Frank Whittle Gardens</i>	£747.89
Sports Facilities – Indoor	£13,353.25
<i>Whitnash Community Hub</i>	£1,741.05
<i>Newbold Comyn Leisure Centre</i>	£1,612.20
<i>Transferred to Lapworth Parish Council</i>	£10,000.00
Sports Facilities – Outdoor	£2,858.85
<i>Whitnash Community Hub</i>	£118.85
<i>Transferred to Lapworth Parish Council</i>	£2,740.00
Repaying money borrowed	£0.00
Total	£2,696,064.18

¹ Regarding sums collected on behalf of third parties – from the point that these sums are transferred, responsibility for reporting on S106 spend lies with each recipient organisation. Where such sums are shown in this table, it shows the amount transferred and its intended purpose, rather than the amount spent by each organization.

² See previous footnote.

CIL

The Community Infrastructure Levy (CIL) is a tariff charged on the gross internal floor space of a proposed development, at a locally set rate, to fund infrastructure needs arising from new development. This can include transport schemes; flood defences; schools; health & social care facilities; parks & green spaces; cultural & sports facilities. Warwick District Council introduced its charging schedule on 18th December 2017.

In Warwick District, charges are applied to residential developments, some retail development and student housing. Other uses (such as offices, hotels, industrial and warehousing) are zero rated. Exemptions and reliefs apply in certain specific circumstances including where the proceeds of development are used for charitable purposes, social housing, self-build housing and most residential extensions.

CIL demanded

Table 8: CIL demanded 2019/20

Item	Value
Demand notices issued	£5,800,157.90

CIL collected

Table 9: CIL collected 2019/20

Item	Value
CIL receipts (CIL income)	£1,870,341.95
Collected before 2019/20 but not allocated	£0.00
Collected before 2019/20 which was allocated during 2019/20	£438,428.25
Allocated during 2019/20 but not spent	£760,987.21

Table 10: Items of infrastructure for which CIL was allocated 2019/20

Infrastructure	Value
Bath Street Improvement Scheme	£195,000.00
Emscote Road Multi Modal Corridor Improvements	£200,000.00
Warwick Town Centre Improvement works	£373,000.00
Medical facilities – North Leamington	£60,000.00
Wayfinding in Leamington	£70,000.00
Whitnash Civic Centre & Library	£410,000.00
CIL Admin charge	£60,000.00
Total allocated during 2019/20	£1,368,000.00

Note the total allocated during 2019/20 includes some amounts which were both allocated and spent in the reported year.

Further details of each of the above projects can be found in the CIL Infrastructure List which follows later in this report.

CIL spent

Table 11: CIL spent 2019/20

Item	Value
CIL spent	£607,012.79
<i>Bath Street Improvement Scheme</i>	<i>£49,829.00</i>
<i>Emscote Road Multi Modal Corridor Improvements</i>	<i>£52,954.00</i>
<i>Warwick Town Centre Improvement Works</i>	<i>£373,000.00</i>
<i>Whitnash Civic Centre & Library</i>	<i>£71,229.79</i>
<i>Repaying money borrowed</i>	<i>£0.00</i>
<i>CIL Admin Charge</i>	<i>£60,000.00</i>
CIL Admin Charge as percentage of 2019/20 receipts	3.2%

CIL receipts retained

Table 12: CIL retained 2019/20

Item	Value
CIL receipts for the reported year retained at the end of the reported year other than those recovered from a parish council under Regulations 59E and 59F	£1,604,086.72
CIL receipts from previous years retained at the end of the reported year other than those recovered from a parish council under Regulations 59E and 59F	£0.00
CIL receipts recovered from a parish council during the reported year which were retained at the end of the reported year	N/A
CIL receipts recovered from a parish council in previous years retained at the end of the reported year	N/A
The total value of CIL receipts that Regulations 59E or 59F applied to	£0.00
Items of infrastructure to which the CIL receipts to which Regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item	N/A

Regulation 59E allows Councils to reclaim money passed to Town or Parish Councils if it has not been spent appropriately or within the 5-year timeframe.

Regulation 59F relates to areas not covered by a Town or Parish Council and the amount of CIL that would have been passed to the Town or Parish Council had one existed.

CIL Passed to Town and Parish Councils

A proportion of the CIL money collected is distributed to the Parish or Town Council in which the development falls. This proportion must be spent to support the impact of developments on local communities, and Parish / Town Councils must in turn report on their levy income and spending.

WDC are required to pass 15% of CIL receipts to relevant Parish / Town Councils who do not have a Neighbourhood Plan in place arising from developments in their areas. Payments will be capped to £100 per Council Tax dwelling per year. For example, a Parish / Town Council with 500 dwellings cannot receive more than £50,000 of CIL receipts per year.

The levy contribution will increase to 25% for Parish / Town Councils with an adopted Neighbourhood Plan; there is no cap on the amount paid if a Neighbourhood Plan is in place. For this to apply, the Neighbourhood Plan must have been made before a relevant planning permission first permits development (as amended by the 2011 and 2014 Regulations).

Table 13: CIL passed to Town and Parish Councils 2019/20

Item	Value
Passed to Town and Parish Councils	£97,670.69
<i>Blackdown & Old Milverton</i>	£7,129.69
<i>Burton Green</i>	£41,500.00
<i>Kenilworth</i>	£2,500.00
<i>Leamington Spa</i>	£4,452.00
<i>Rowington</i>	£42,089.00
Passed to another person for that person to apply to funding infrastructure	£0.00
Notices served to recover unspent CIL from a Parish Council	N/A

CIL Infrastructure List

The CIL Infrastructure List shows the infrastructure projects or types which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL in regard to regulations 59E and 59F).

This list was approved by Warwick District Council as the CIL Projects List for 2020/21 in March 2020 and amended in November 2020.

Table 14: CIL Infrastructure List

Infrastructure Project	Project Description
Improvements to Destination Parks - St Nicholas, Warwick and Abbey Fields, Kenilworth	Proposed improvements to the two key Destination Parks which have a key strategic role in the provision of open space in the District. The proposals for St Nicholas Park are based upon the previous HLF bid and improvements to Myton Fields, whilst those for Abbey Fields seek to build upon the existing heritage as a Scheduled Ancient Monument and the findings that came from the management planning consultation recently undertaken.
Bath Street Improvement Scheme	The Bath Street Improvement Scheme also known as the Bath Street Gyratory Scheme is a transport infrastructure proposal that delivers a host of much-needed highway and transport improvements in the Bath Street area of Leamington Spa. The proposed infrastructure is fundamental to alleviating the Bath Street area's known air quality issue (which is an Air Quality Management Area (AQMA)); it provides better accessibility to Leamington Spa's railway station and Leamington South, for all modes of transport, and gives vitality to an area of Leamington that is otherwise declining.
Emscote Road Multi Modal Corridor Improvements	Multi modal improvements, including improved cycle infrastructure, improvements to Portobello Bridge, carriageway improvements and junction improvements to the following: St Johns / Coventry Road, Emscote Rd / Greville Road, Rugby Road / Warwick New Road & Princes Drive / Warwick New Road.
Kenilworth Leisure (Phase 2): Castle Farm Recreation Centre	In January 2019 Executive approved the preferred option for this site (and the preferred option for Abbey Fields). From this point, the project will follow the RIBA framework to develop a scheme which is appropriate and viable for Castle Farm.
Medical facilities - North Leamington (Cubbington / Lillington)	New GP surgery in north Leamington Spa (Cubbington / Lillington); or new health hub (incorporating primary medical care and community services) in north Leamington Spa (Cubbington / Lillington).

Infrastructure Project	Project Description
Wayfinding in Leamington, Kenilworth and Warwick	Review and replacement of pedestrian / cycle signage and way marking in Leamington, Warwick and Kenilworth town centres.
Europa Way Bridge Link	A new pedestrian and cycle route bridge across Europa Way. In addition to providing a gateway feature for Leamington, Warwick and the Tach Brook Country Park, the new bridge will provide an improved and more sustainable link across Europa Way between the new residential developments on either side, the new Country Park and the proposed new Secondary School and Sixth Form at Oakley Wood Road.
Whitnash Civic Centre & Library	The Civic Centre and Library will see the delivery of modern leisure facilities in Whitnash town. The project is to build a new community centre incorporating a community sports hall.
Newbold Comyn	Improvements to Newbold Comyn Park

Some of the projects listed in tables 10 and 11 were on earlier iterations of the CIL Infrastructure List, but do not appear in the current list. These are shown in table 15 below.

Table 15: CIL projects for which money has been allocated or spent, which are not in the current CIL Infrastructure List

Infrastructure Project	Project Description
Warwick Town Centre Improvement Works	The improvement works for Warwick town centre include revised traffic flows through the town centre, junction enhancements and improved pedestrian and cycle connectivity.