



# **Warwick District Council Infrastructure Funding Statement 2021/22**

**December 2022**

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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 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022.

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](#).

## 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 NHS Coventry and Warwickshire Integrated Care Board (ICB)<sup>1</sup>, 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.

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<sup>1</sup> Prior to 1<sup>st</sup> April 2021, the organisation responsible for commissioning health and care services in Warwick District was the South Warwickshire Clinical Commissioning Group (CCG). On 1<sup>st</sup> April 2021 this CCG merged with its neighbours to form the NHS Coventry and Warwickshire CCG. On 20<sup>th</sup> July 2022 the CCG became the NHS Coventry and Warwickshire Integrated Care Board (ICB).

## Obligations entered into

**Table 1: Obligations entered into during 2021/22 – financial contributions**

Purpose	Value
Affordable Housing – First Homes Fee	£900.00
Affordable Housing – Offsite Contribution	£23,296.00
Community Centre	£2,088,531.74
Environment – Air Quality	£1,970,213.01
Environment – Biodiversity	£52,269.00
Health – GP Surgery	£2,159,444.80
Health – Hospital	£4,715,045.79
Monitoring Fee	£175,424.20
Police	£401,249.00
Secondary Education Land Contribution	£417,911.13
Secondary School Forward Funding Contribution	£296,442.50
Signage	£16,714.28
Sports Facilities – Grass Pitch	£674,754.00
Sports Facilities – Indoor	£3,398,908.00
Sports Facilities – Outdoor	£1,411,848.00
<b>Total</b>	<b>£17,802,951.45</b>

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 2021/22 – in-kind contributions**

Purpose	Details
Affordable Housing	1,553 units
Public Open Space	5 schemes
Sustainable Drainage System (SuDS)	5 schemes
Custom and self-build housing plots	26 plots
Community Centre	1 community centre (Kings Hill)
Land for Community Centre	1 plot of land (Thickthorn, Kenilworth)
District Centre	1 district centre (Kings Hill)
Safer Neighbourhood Premises	1 premises (Kings Hill)

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 2021/22**

<b>Purpose</b>	<b>Value</b>
Country Park	£668,765.84
Environment – Air Quality	£438,219.29
Environment – Biodiversity	£210,530.92
Environment – Skylarks	£116,992.39
Health – GP Surgery	£370,834.24
Health – Hospital	£588,085.49
Monitoring Fee	£49,287.02
Open Space	£674,049.84
Open Space – Play Area Offsite	£183,708.53
Police	£130,905.52
Sports Facilities – Grass Pitch	£3,983.00
Sports Facilities – Indoor	£422,186.06
Sports Facilities – Outdoor	£36,889.30
<b>Total</b>	<b>£3,894,437.44</b>

The following table shows sums which were received before the reported year, but which were not allocated by 31<sup>st</sup> March of the reported year.

**Table 4: S106 sums received prior to 2021/22 and not allocated by the end of the reported year**

<b>Purpose</b>	<b>Value</b>
Affordable housing	£423,892.98
Environment - Air Quality	£516,258.28
Open Space	£210,440.10
Open Space - Play Area Equipment	£78,596.49
Open Space - Play Area Offsite	£9,827.20
Sports Facilities - Indoor	£1,727,982.29
Sports Facilities - Outdoor	£99,368.57
<b>Total</b>	<b>£3,066,365.91</b>

The following table shows sums, whenever received, which were allocated by 31<sup>st</sup> March in the reported year, but which were not spent by 31<sup>st</sup> March in the reported year.

**Table 5: S106 sums allocated but not spent during 2021/22**

<b>Purpose</b>	<b>Value</b>
Affordable Housing offsite	£370,300.43
<i>1 Warwick Street, Leamington Spa (Quick Fit site). Conversion of office to 21 affordable apartments</i>	£370,300.43
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	£3,055,496.76
<i>Tach Brook Country Park</i>	£3,055,496.76
Monitoring Fee	£142,510.07
Open Space	£181,431.10
<i>St Nicholas park skate park</i>	£28,556.76
<i>Saltisford Common and Warwick Cemetery</i>	£56,233.76
<i>Victoria Park</i>	£34,902.97
<i>Rushmore Street Park</i>	£61,737.61
Open Space – Maintenance Sum (commuted sum)	£1,119,568.45
<i>Chestnut Square</i>	£1,181.34
<i>Shrubland Park</i>	£9,432.74
<i>Gog Brook Farm</i>	£111,089.09
<i>Millpool Meadows</i>	£41,616.35
<i>Frank Whittle Gardens</i>	£7,478.84
<i>Chesterton Gardens</i>	£174,516.41
<i>Myton Green</i>	£542,621.40
<i>Administration</i>	£231,632.28
Open Space – Play Area Equipment	£244.40
<i>Play area at Land South of Fieldgate Lane</i>	£244.40
Police	£3,225.00
Police equipment, vehicles and premises	£3,225.00
Sports Facilities – Indoor	£15,000.00
<i>Newbold Comyn Leisure Centre</i>	£15,000.00
Sports Facilities – Outdoor	£37,885.24
<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
<b>Total</b>	<b>£4,967,403.76</b>

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.

The following table shows S106 sums, whenever received, which were retained at the end of the reported year. 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 2021/22**

<b>Purpose</b>	<b>Value</b>
Affordable Housing	£794,193.31
Canal and Towpath	£41,742.31
Country Park	£3,055,496.76
Environment – Air Quality	£954,477.57
Environment – Biodiversity	£210,530.92
Monitoring Fee	£144,178.29
Open Space	£1,176,611.04
Open Space maintenance sum (commuted sum)	£1,119,568.45
Open Space – play area equipment	£78,840.89
Open Space – play area	£193,535.73
Police	£3,225.00
Sports Facilities – Grass Pitch	£3,983.00
Sports Facilities – Indoor	£2,165,168.34
Sports Facilities – Outdoor	£163,040.11
<b>Total</b>	<b>£10,104,591.72</b>



## S106 sums spent

Table 7: S106 sums spent during 2021/22

Purpose	Value
Affordable Housing	£5,249.74
<i>Affordable Housing</i>	£5,249.74
Country Park	£129,218.03
<i>Tachbrook Country Park</i>	£129,218.03
Health – GP Surgery (transferred to CCG) <sup>2</sup>	£370,834.24
<i>Extending existing GP surgeries in Warwick District</i>	£63,904.74
<i>New GP surgery in South Warwick / South Leamington area</i>	£230,007.91
<i>Improvement, extension or replacement of Croft Medical Centre</i>	£19,110.37
<i>Improved existing or new medical facilities in Bishop's Tachbrook</i>	£57,811.22
Health – Hospital (transferred to SWFT) <sup>3</sup>	£1,317,548.85
<i>Hospital infrastructure at Warwick and Leamington hospital sites</i>	£1,317,548.85
Monitoring Fee	£62,602.36
Open Space	£141,797.18
<i>Jephson Gardens signage and interpretation</i>	£1,546.25
<i>Victoria Park outdoor gym equipment</i>	£4,240.00
<i>Victoria Park play area</i>	£234.00
<i>Transferred to Barford Sherbourne and Wasperton Parish Council</i>	£135,776.93
Open Space maintenance sum (commuted sum)	£133,508.98
<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
<i>Chesterton Gardens</i>	£14,543.03
<i>Myton Green</i>	£45,218.45
<i>Administration</i>	£45,000.00
Police (Transferred to Office of the Police and Crime Commissioner) <sup>4</sup>	£224,207.38
<i>Police infrastructure in Warwick District</i>	£91,111.67
<i>Police infrastructure - Warwick Rural West</i>	£99,148.40
<i>Police infrastructure - Warwick Central</i>	£33,947.31

<sup>2</sup> 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.

<sup>3</sup> See previous footnote.

<sup>4</sup> See previous footnote.

<b>Purpose</b>	<b>Value</b>
Sports Facilities – Indoor	£11,435.00
<i>Whitnash Community Hub</i>	£11,435.00
Sports Facilities – Outdoor	£2,676.69
<i>Whitnash Community Hub</i>	£1,668.54
<i>Racing Club Warwick</i>	£1,008.15
Repaying money borrowed	£0.00
<b>Total</b>	<b>£2,399,078.45</b>

## 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 18<sup>th</sup> 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 during 2021/22**

Item	Value
Demand notices issued	£1,745,916.55

### CIL collected

**Table 9: CIL collected during 2021/22**

Item	Value
CIL receipts (CIL income)	£2,856,042.13
Collected before the reported year but not allocated	£0.00
Collected before the reported year which was allocated during the reported year	£0.00
Allocated during the reported year but not spent	£4,405,825.00

**Table 10: Items of infrastructure for which CIL was allocated 2021/22**

<b>Infrastructure</b>	<b>Value</b>
Bath Street Improvement Scheme	£95,000.00
Emscote Road Multi Modal Corridor Improvements	£126,043.00
Kenilworth Leisure Phase II: Castle Farm Recreation Centre	£3,000,000.00
Leamington Spa Station Forecourt Enhancement	£500,000.00
Medical facilities - North Leamington (Cubbington / Lillington)	£840,000.00
Newbold Comyn	£425,000.00
St Mary's Land Warwick	£8,000.00
Wayfinding in Warwick	£35,000.00
Warwick Gates Community Centre	£150,600.00
CIL Admin charge	£73,000.00
<b>Total allocated during the reported year</b>	<b>£5,252,643.00</b>

Note the total allocated 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 during 2021/22**

<b>Item</b>	<b>Value</b>
CIL spent	£846,818.00
<i>Bath Street Improvement Scheme</i>	<i>£95,000.00</i>
<i>Emscote Road Multi Modal Corridor Improvements</i>	<i>£15,000.00</i>
<i>Leamington Spa Station Forecourt Enhancement</i>	<i>£500,000.00</i>
<i>Newbold Comyn</i>	<i>£1,290.00</i>
<i>Warwick Gates Community Centre</i>	<i>£150,600.00</i>
<i>Whitnash Civic Centre &amp; Library</i>	<i>£19,928.00</i>
<i>Repaying money borrowed</i>	<i>£0.00</i>
<i>CIL Admin Charge</i>	<i>£65,000.00</i>
CIL Admin Charge as percentage of reported year receipts	2.3%

## CIL receipts retained

Table 12: CIL retained 2021/22

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	£1,956,043.33
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	£3,686,560.17
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 during 2021/22**

Item	Value
Passed to Town and Parish Councils	£899,998.80
<i>Bishop's Tachbrook</i>	£260,547.00
<i>Budbrooke</i>	£177,095.83
<i>Cubbington</i>	£148,223.31
<i>Hatton</i>	£5,499.00
<i>Kenilworth</i>	£239,869.92
<i>Lapworth</i>	£11,413.85
<i>Leamington Spa</i>	£7,976.48
<i>Rowington</i>	£10,963.22
<i>Warwick</i>	£38,410.19
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 2022/23 in March 2022.

**Table 14: CIL Infrastructure List**

Infrastructure Project	Project Description
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 this area of Leamington.
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	The Council is committed to improving leisure facilities in Kenilworth including the facilities at Castle Farm as part of Phase II of its Leisure Development Programme.
Medical facilities - North Leamington (Cubbington / Lillington)	New GP surgery in North Leamington Spa (Cubbington / Lillington) / new health hub (incorporating primary medical care and community services) in North Leamington Spa (Cubbington / Lillington).
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.
St Mary's Land, Warwick	A range of measures to support the delivery of the St Mary's Land masterplan approved in 2017.
Newbold Comyn	Improvements to Newbold Comyn Park.

Infrastructure Project	Project Description
Myton footpath/cycleway link	A cycle / pedestrian path from the Stadium (Fusilier's Way) through to Myton Road.
Relocation of athletics facility and creation of Commonwealth Park	Relocation of the athletics facility from Edmondscote Road to new location by proposed Community Stadium. Edmondscote Road to be used as public open space (Commonwealth Park).
Commonwealth Park Bridge	A new footpath / cycleway bridge connecting the north & south side of River Leam at Victoria Park.
Relocation of Kenilworth Wardens	To purchase land, enable site access and essential supporting site infrastructure thereby enabling Kenilworth Wardens Cricket Club to relocate from its current site.

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
Leamington Spa Station Forecourt Enhancement	Improvements to the station forecourt which will create an enhanced public realm space at the station forecourt including new waiting areas for buses and taxis, improved existing pedestrian and cycle infrastructure, refurbishment of the station underpass and provision of new wayfinding signs within the public realm space.
Warwick Gates Community Centre	Reconfiguration of the centre and addition of a function room to increase capacity of building.
Wayfinding in Warwick	Review and replacement of pedestrian / cycle signage and way marking in Warwick town centre.
Whitnash Civic Centre & Library	The Civic Centre and Library will see the delivery of modern leisure facilities in Whitnash town.