

Infrastructure Funding Statement



December 2022

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London Borough of Bromley
Planning Policy and Strategy

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Introduction

1. Under Regulation 121A of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) (“the Regulations”), the Council is identified as a ‘contribution receiving authority’ and is required to produce an annual Infrastructure Funding Statement (IFS) outlining the collection and use of planning obligations in the Borough; the first report of which is to be published by 31 December 2020 and then every annual anniversary thereafter. Schedule 2 of the Regulations outlines the matters to be reported in the IFS.
2. The Council currently receives Planning Obligations through the use of Section 106 agreements; this may include the direct provision of infrastructure or financial payments towards infrastructure. The Council introduced a Local CIL in June 2021, which began to receive income during 2021/22, but is not expected to accrue any funds in great numbers until the 2022/23 financial year. More information can be found on the Council’s website at <https://www.bromley.gov.uk/CIL>
3. The Council is also the collecting authority for the Mayor of London CIL (MCIL), the receipts of which are directly passed to the Mayor of London; more details can be found on the Mayor’s website at <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/mayoral-community-infrastructure-levy>

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Matters required to be reported under Schedule 2 of the CIL Regulations 2010

In relation to matters of collection and expenditure CIL (paragraph 1):

a) *the total value of CIL set out in all demand notices issued in the reported year*

4. During the financial year 2021/22, the council issued 60 Demand Notices totaling £1,171,350.41, of which £ 63,845 was for Bromley CIL and £1,107,505.41 was for MCIL

b) *the total amount of CIL receipts for the reported year;*

5. During the financial year 2021/22, the Council received payment from 57 development sites totaling £2,440,551.46, of which £61,945 was Bromley CIL and £2,378,606.46 was MCIL

(c) *the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;*

d) *the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year*

6. The Council adopted its own CIL on 19 April 2021, which came into effect on new permissions after 15 June 2021 - as such there were no local CIL receipts in the 2020/21 financial year or earlier. All CIL collected on behalf of the Mayor of London (less administrative costs) is directly paid over to the Mayor.

(e) *the total amount of CIL expenditure for the reported year;*

(f) *the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;*

(g) *in relation to CIL expenditure for the reported year, summary details of—*

(i) *the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;*

(ii) *the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);*

(iii) *the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;*

7. No local CIL has been spent or allocated. All CIL collected on behalf of the Mayor of London (less administrative costs) is directly paid over to the Mayor.

8. The retained percentage for administrative expenses for 2021/22 totals £98,241.50, being 5% from local CIL (£3,097.25) and 4% from MCIL (£95,144.25)

(h) *in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;*

(i) *the amount of CIL passed to—*

(ii) *any parish council under regulation 59A or 59B; and*

(iii) any person under regulation 59(4);

9. The London Borough of Bromley does not contain any 'local councils' as defined under Regulation 59A / 59B, and as such there is no amounts to be passed on.

(j) summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—

(i) the total CIL receipts that regulations 59E and 59F applied to;

(ii) the 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;

10. No local CIL has been spent or allocated.

(k) summary details of any notices served in accordance with regulation 59E, including—

(i) the total value of CIL receipts requested from each parish council;

(ii) any funds not yet recovered from each parish council at the end of the reported year;

11. The London Borough of Bromley does not contain any 'local councils' as defined under Regulation 59A / 59B, and as such no requests are made under regulation 59E.

(l) the total amount of—

(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;

(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;

(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;

(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.

12. All of the Bromley CIL receipts received in 2021/22 (totaling £61,945) are retained; it is proposed that 15% (£9,291.75) will be spent under Regulation 59F in the neighbourhood where it was generated, leaving a residual retention (outside of Regulation 59E / 59F) of £52,662.25.

13. As Bromley CIL only began accruing funds in 2021/22, there are no retained funds from previous years.

In relation to matters of collection and expenditure S106 amounts (paragraph 3 and 4):

- (a) *the total amount of money to be provided under any planning obligations which were entered into during the reported year;*
14. During the 2021/22 financial year, 13 new S106 Agreements (and a further 14 variations to existing agreements) were signed. The total potential value of contributions from the new agreements was £985,336.40.
- (b) *the total amount of money under any planning obligations which was received during the reported year;*
15. During the 2021/22 financial year the Council received £1,341,701.07 from S106 payments
- (c) *the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;*
16. At the end of the previous financial year (2020/21), there was a balance of contributions totaling £9,206,356.08 (inclusive of any amendments from previous reported balance). Of this, £73,150 was spent during 21/22 and £7,772,046.99 was allocated for future expenditure. The balance of contributions held from 2020/21 that are unallocated is £1,361,159.09.
- (d) *summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—*
- (i) *in relation to affordable housing, the total number of units which will be provided;*
- (ii) *in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;*
17. During 2021/22, 4 agreements were signed with the potential for 106 affordable housing units. There were no non-financial contributions towards education.
- (e) *the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;*
18. During 2021/22 a total of £1,131,179.33 of S106 funds were allocated towards future expenditure (£71,150 of which has since been spent).
- (f) *the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);*
19. During 2021/22, £73,150 was spent

- (g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

Table 1

| Scheme | Total S106 funds allocated |
|--|-----------------------------------|
| Affordable Housing at Beckenham Car Park | £40,446.16 |
| Affordable Housing at Burnt Ash Lane and Anerley Town Hall | £717.21 |
| Affordable Housing at Bromley North | £515,000 |
| Affordable Housing at York Rise | £213,054.96 |
| Station Road Surgery (Health) | £7,780 |
| Disabled Renovations Grants | £95,480 |
| Domestic Energy Efficiency Advice and Referral Service | £7,000 |
| North Block Photovoltaics | £100,000 |
| School Monitoring Equipment (Air Quality / Carbon Offset) | £25,050 |
| Street Lighting LED Upgrade | £53,501 |
| Total all | £1,058,029.33 |

- (h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

- (i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

Table 2

| Scheme | Expenditure during 2020/21 |
|---|-----------------------------------|
| Domestic Energy Efficiency Advice and Referral Service | £7,000 |
| Library of Things (Carbon Offset) | £30,000 |
| School Monitoring Equipment (Air Quality / Carbon Offset) | £36,150 |
| Total All | £73,150 |

- (ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);

20. None

- (iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;

21. None

- (i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

22. The total amount of funds retained at the end of 2021/22 was £10,474,907.15. From the data held, none of the sums are specifically identified for longer term maintenance.