

Annual Infrastructure Funding Statement



Community Infrastructure Levy and Section 106 Planning Obligations Developer Contributions

For the Reported Year 1 April 2022 to 31 March 2023

Published December 2023

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1. Planning and funding the borough's infrastructure

- 1.1 The term “Infrastructure” refers to the physical facilities and services needed for the borough and its communities to function successfully. This includes roads, cycleways and footways, power and water supplies, digital infrastructure, schools, and medical centres, which support the borough and its development. Infrastructure is generally provided and funded by public sector funding and by contributions from developments in the borough.
- 1.2 In preparing the borough's Local Development Plan, the Council has worked with infrastructure providers in the area and has produced a list of infrastructure projects required to support the planned development in the borough to 2027. The list is provided as Annex 6 “Infrastructure Schedule “of part 2 of the Council's development plan, the Development Management Plan (DMP). As noted in the Infrastructure Schedule, these infrastructure projects will support and mitigate the cumulative impacts of development or the development of specific allocated sites. The Infrastructure Schedule is arranged by infrastructure type, it is also colour coded by geographic area. It sets out the amount and source of funding where known, including Community Infrastructure Levy (CIL) and Section 106 planning obligations for specific infrastructure projects. The DMP's Infrastructure Schedule can be viewed in the [DMP](#) on the Council's website.
- 1.3 “Reigate & Banstead 2025: Our Five Year Plan” includes the Council's objectives for infrastructure provision and improvements in the borough. The plan outlines how the Council will collect Section 106 planning obligations and CIL contributions and spend them on infrastructure to support new development, whilst engaging with infrastructure providers to help deliver the Council's objectives. You can view the Council's [Five Year Plan](#) on the Council's website.
- 1.4 The Council has started work on a new five-year corporate plan to cover the period 2025 to 2030.

2. Developer contributions

- 2.1 Developer contributions, whether in the form of the Community Infrastructure Levy (CIL) payments or Section 106 planning obligations, are required from most developments. These are registered as a Land Charge on the site. Once fully discharged that Land Charge is generally removed. Developers must pay the CIL soon after starting their developments, whilst planning obligations are payable at the times and triggers set out in the obligation for that specific development. These developer contributions are used by the Council where funding, or the provision of infrastructure is required, and other projects that mitigate either the individual impact of a development, or the cumulative impact, or to support the area's development.
- 2.2 Further information on when and how the Council requires developer contributions and how these are secured is set out in its ["Developer Contributions" Supplementary Planning Document \(SPD\)](#), April 2016 which you can view on the Council's website. Note that the SPD refers to the 2016 Affordable Housing SPD, which has been replaced by the 2020 Affordable Housing SPD.
- 2.3 In general, **Section 106 planning obligations** (entered into under the Town and Country Planning Act 1990 as amended) and S278 Highways Agreements are used to mitigate harm and or to secure benefits from individual planning application schemes.
- 2.4 The **Community Infrastructure Levy (CIL)** is a tariff-based system, charged on additional new floorspace built, and is used to mitigate the cumulative impacts of development, which cannot be addressed through a Section 106 planning obligation.
- 2.5 Reigate & Banstead Borough Council (the Council) approved its CIL charging rates and supporting policies in February 2016, and started charging CIL from 1 April 2016. The Council adopted a range of CIL rates across different areas of the borough for new homes created, additional residential floor space, and a single rate for convenience retail stores such as supermarkets.
- 2.6 The Council collects the Section 106 planning obligations and CIL developer contributions and holds these funds separately. The Section 106 planning obligation funding is generally linked to a specific development, with instructions on who, when and where the funding must be spent.
- 2.7 Once paid, the CIL contributions are not linked to a specific development, (but are pooled into three elements "**Strategic**" CIL (80%), "**Local**" CIL (15%), and "**CIL administration**" (up to 5% collected each year). An exception to this is retention of the geographic link for the Local CIL portion, which is retained for spending within the area in which the development that generated it is located.
- 2.8 The Council must spend (or pass to others to spend) the **Strategic portion** of the CIL on "infrastructure" to support development of the area. For the purpose of CIL,

“infrastructure”, includes open spaces, road and transport facilities, schools and other educational facilities, flood defences, sporting and recreational facilities, and medical facilities. CIL guidance advises that infrastructure also includes cultural and sports facilities, district heating schemes, police stations and other community safety facilities.

- 2.9 The Council’s strategic portion is allocated through a five-year programme of agreed projects known as the Council’s **Strategic Infrastructure Programme (SIP)** (see paragraphs 38-47 and recommendations of the 7 January 2016 Executive report). The SIP lists the projects that the Council has agreed to support with its “strategic” CIL funding during this period. Inclusion in the SIP is not a formal commitment by the Council to fund that project. Release of Strategic CIL funding for agreed SIP projects is made when a project is at a suitable stage in its planning and delivery, and where other match funding required is available, amongst other measures. Projects funded from the strategic CIL portion are referenced with the pre-fix “SIP-“.
- 2.10 The Council’s first **Strategic Infrastructure Programme (SIP)** for 2017-22 was agreed by the Executive in July 2017. The Council’s second SIP, for the period 2023-24 to 2027-28, was agreed by the Council’s Executive 23 March 2023. You can read these reports using the web-links provided in Table 2 below.
- 2.11 Five per cent of all CIL funds generated in the borough each year comprise the **“administrative” CIL portion**, which can be used to cover the costs of administering the CIL. Any of the “administrative” portion unspent at the end of each year is transferred to the “Strategic” CIL portion.
- 2.12 The remaining 15% of CIL collected is used to support the local area within which the development generating the CIL is located. Within Reigate & Banstead borough, the 15% CIL income from the local council areas of Salfords and Sidlow Parish and Horley Town are passed to the relevant civil parish for them to spend within five years.
- 2.13 Since 2019, Local CIL spending outside of the two “local council” areas in the borough has been operated on a system of four Local CIL Spending Areas which cover the parts of the borough which do not have a Town or Parish Council.
- 2.14 This **“Local” CIL portion** retained by the Council can be spent on a wider range of projects than the strategic CIL (which must be spent on infrastructure), provided the project **“supports the development of the area” by funding either the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that addresses the demands that development places on an area.**
- 2.15 Projects funded by the Council from the Local CIL portion within the four Local CIL Spending Areas have references pre-fixed with “NW or NE or CW or CE“ depending on their location in the borough and where that Local CIL funding was generated. **Section 1** includes more information on the allocation of Local CIL funding through the system of four area spending panels, including a map of these Local CIL

Spending Areas.

2.16 As shown in **Table 1** below, CIL receipts collected by the Council over the first few years of its operation were limited as most approved developments starting construction in those years had been approved before April 2016 when the Council started charging CIL.

2.17 The first six CIL years were 1 April 2016 - 31 March 2017; 1 April 2017 - 31 March 2018; 1 April 2018 - 31 March 2019; 1 April 2019 – 31 March 2020; 1 April 2020 – 31 March 2021; 1 April 2021 - 31 March 2022. This Statement concerns the seventh CIL charging year (2022 to 2023). We are currently three-quarters through the eight CIL charging year (which started 1 April 2023).

Table 1: Community Infrastructure Levy (CIL) collected since 1 April 2016

Year (1 April – 31 March)	Amount of CIL funding collected
2016 to 2017	£ 187,561.37
2017 to 2018	£ 965,418.45
2018 to 2019	£ 2,230,662.70
2019 to 2020	£ 3,466,176.19
2020 to 2021	£ 2,068,955.98
2021 to 2022	£ 2,993,352.93
2022 to 2023 (The reported year)	£ 2,371,822.91
Total CIL collected 1 April 2016 to 31 March 2023	£ 14,283,950.53

2.18 This is the Council's fourth Annual Infrastructure Funding Statement (AIFS), the first three years of CIL operation was reported in the Council 's Annual Monitoring Report, as was required at the time . This AIFS sets out the CIL and Section 106 planning obligations collected, allocated and spent over the **last financial year** (2022 to 2023). Throughout this Statement, this is referred to as the "**reported year**", as set out in the relevant CIL regulations. The Community Infrastructure Levy Regulations 2010 (as amended) require the Council to publish its AIFS online annually before the

end of each December.

- 2.19 The Council intends this Infrastructure Funding Statement to provide transparency of collecting and spending developer contributions. It shows developers how their Section 106 planning obligation and CIL funding has been used to mitigate the cumulative impacts of development, and to improve the areas in which development has happened. It also provides local communities with information of how the Council is using developer funding to improve the borough and to support its development.
- 2.20 The Council's CIL webpages set out the administrative procedure for developers or landowners to assume liability and to pay the CIL. The Council's website also provides information on the process for applying for CIL funding for an infrastructure or other project to support the area's development. In addition to this AIFS, from time to time the Council publicises its CIL spending to support the borough's development (see Appendix 1). Organisations receiving CIL to fund or contribute to their projects are also required to include reference to the role as funder in publicising their projects on their own websites or on social media. An example of this can be seen on Tattenham & Preston Residents Association's website about the Lonesome Ponds upgrade, at <https://tattenhamprestonresidents.org.uk/lonesome-ponds-upgrade/>.
- 2.21 For more detailed information about the Council's processes for collecting, allocating and spending the Community Infrastructure Levy (Local, Strategic, and Administrative elements) please refer to the following Executive committee **reports** , **which can be accessed using the links in Table 2 below.**

Table 2: List of CIL Committee Reports

Date	Committee report with weblink	Issues covered
23 March 2023	Executive Committee Item 69 "CIL Strategic Infrastructure Programme 2023-2027"	The report set out the Council's five-year programme of Strategic Infrastructure Programme (SIP) of CIL projects for 2023-2027, and for its annual review. It also summarised the assessment criteria and process of selecting the projects for inclusion in the SIP.

Date	Committee report with weblink	Issues covered
22 July 2021	Executive Committee Item 17 “Community Infrastructure Levy (CIL) Spending Update”	This report provided updates on progress of the delivery of projects in the Strategic Infrastructure Programme (SIP) 2017-22, and the timetable and arrangements for preparing a new five-year SIP for 2023-27. It also provided an update on spending Local CIL funding since the introduction of Local CIL Area Spending Advisory Panels in 2019.
19 July 2018	Executive Committee Item 23 “Community Infrastructure Levy Spending Update”	This key report set out the approach to the allocation and spending of the Local CIL fund, and provided an update on the delivery of the Strategic Infrastructure Programme (SIP) 2017-22 projects, as well as index-linking the amounts offered to each SIP project.
13 July 2017	Executive Committee Item 5 “Community Infrastructure Levy Infrastructure Programme 2017 – 22”	The report set out the Council’s five-year Strategic Infrastructure Programme (SIP) of CIL-funded projects for 2017-2022, and summarised the assessment criteria and process.
7 January 2016	Executive Committee Item 5 “Community Infrastructure Levy: Approval and Implementation Report”	This key report recommended approval of the Council’s CIL Charging Schedule, Instalment Policy and Payment-in-Kind Policy.

2.22 The following sections of the AIFS are set out as required by the CIL Regulations 2010 (as amended) and follow the same sequencing of sections as set out in those Regulations. You can refer to the relevant parts of the CIL Regulations at Appendix 2. It is necessarily a snapshot in time of the position on 31 March 2023 and the preceding 12 months.

3. Reigate & Banstead borough's infrastructure list

- 3.1 The Infrastructure List below sets out the types of infrastructure, or infrastructure projects, which the Council intends to fund (wholly or partially) using the **strategic CIL funding** (excluding the Local portion which the Council retains to spend in the relevant areas in which it is generated). The infrastructure list is required by regulation 121A (1)(a) of the CIL Regulations 2010 (as amended). The Infrastructure List dates from the 2020 AIFS, and will be reviewed through future AIFSs, and updated where required.
- 3.2 On publication of the Infrastructure List in the first AIFS in 2020, the Council's Regulation 123 Infrastructure List (April 2016) which was published alongside the CIL Charging Schedule in April 2016, was superseded by the AIFS's Infrastructure List. The CIL Regulations no longer prevent the Council using Section 106 planning obligations for the infrastructure on this Infrastructure List, so the Council may use both planning obligations and CIL funds to support a particular project or type of infrastructure.
- 3.3 The Council's Infrastructure List does not restrict the spending of the "Local" CIL funding portion that is spent by the planning authority (under regulation 59F) or any "Local" CIL funding that is returned after five years if unspent or spent not in accordance with the regulations by a "local council", i.e., parish and town councils (under regulation 59E). Nor does inclusion in the list guarantee that the infrastructure type or project will receive any CIL funding.

Infrastructure list

Highways and transport including improvements to:

- The Strategic road network
- The Local road network
- Public transport, including bus shelters and improved services
- "Active transport" Pedestrian and cyclist infrastructure - including segregated cycle and footpath routes, and cycle storage facilities
- Off-street **parking** including public car parks

Electric car charging points: on- or off-street

Education facilities and infrastructure at:

- Primary schools

- Secondary schools
- Post 16 education (schools and colleges)
- State-funded early years

Healthcare:

- Medical centres and GPs practices buildings
- Acute care including hospitals
- Emergency Services facilities

Community and cultural facilities:

- Community halls or hubs or wellbeing centres
- Scouts and Guides meeting facilities
- Libraries

Digital infrastructure

Security and anti-crime infrastructure including CCTV and street lighting

Public realm improvements, place making and wayfinding or signposting

Leisure centres

Open space, green infrastructure, sports and recreation including:

- Outdoor sport and recreation, including football and other sports pitches
- Improvements to parks and open spaces, including paths, boundary treatment, lighting and security, shelters
- Outdoor gyms
- Children and young people's play and recreation areas
- Pavilion improvements
- Allotments
- Tree planting and forestation

Biodiversity and habitat protection and enhancement

Cemeteries and crematoria

Sustainability and Climate change initiatives

Flood risk reduction schemes

Waste and recycling collection and management facilities

4. Community Infrastructure Levy (CIL) report

4.1 This part of the Council's Annual Infrastructure Funding Statement sets out the CIL Report required by Part 10A "Reporting and monitoring on CIL and planning obligations" Regulation 121A and Schedule 2 "Matters to be included in the annual infrastructure funding statement.

- a) A "Demand Notice" is sent when developers notify the Council that they have commenced building works, and the Council confirms to them how much CIL they need to pay, and when.

During the **reported year** (1 April 2022 to 31 March 2023), **the total value of demand notices issued** was £4,032,504.91.

The total value of the amount from "Liability Notices" (liable floorspace after any relief that has been granted) is £3,943,374.75.

The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations during the Reported Year was £2,500.00 and the total value of the late payment interest accrued was £86,630.16.

- b) The total amount of **CIL receipts collected in the reported year** was £2,371,822.91.
- c) The total amount of CIL **receipts collected before the reported year, but which have not been allocated** was £6,523,873.42.
- d) The total amount of CIL **receipts collected before the reported year and allocated in the reported year** was £4,966,285.59.
- e) The **total CIL spent in the reported year** was £1,303,197.86.
- f) The total amount of CIL **receipts, whenever collected, which were allocated to projects but not spent during the reported year** was £77,129.71.
- g) In relation to the CIL **spent in the reported year**, it can be summarised as follows:
- (i) The **items of infrastructure** on which CIL (including land payments) has been **spent within the reported year, and the amount of CIL spent** on each item are listed in **Table 3** in below. Table 3 lists CIL spending on items of infrastructure from the Strategic Fund. For allocations and spending on infrastructure items (and non-infrastructure items) from the Local Fund please see **Table 4**
No land payments were received in the reported year.
- (ii) No CIL was spent in the reported year on repaying money borrowed, including any interest to provide infrastructure.

(iii) The amount of CIL spent on administrative expenses in the reported year was £84,565.01, which is 3.57% of the total CIL receipts collected in that year (in accordance with regulation 61).

4.2 Local CIL funded projects in the borough have been delivered by a variety of organisations including Surrey County Council's Highways Team's contractors, the Council's Greenspaces' contractors, and local community organisations such as residents' associations, Church and Scout groups' contractors, and residents and local amenity groups' contractors, a Community Interest Company, and a Community Facility Trust.

Table 3: Strategic CIL Spent on Infrastructure in the Reported Year

CIL project reference number	Project	Type of project	Amount Spent	Date Spent
SIP-35	<p>To contribute to Reigate & Banstead Borough Council's costs for Preston Regeneration health and wellbeing and public realm projects (some retrospectively), including the provision of the new leisure centre and public realm works</p> <p>The CIL contribution was agreed as a priority project by the Executive in July 2017 and included in the Council's five-year Strategic Infrastructure Programme (2017-22). It was allocated £322,600, which has been index-linked in accordance with the Executive's resolution July 2018</p>	Public realm and leisure centres	£374,486.71	14 July 2022
SIP-36	<p>Preston Regeneration public transport for the supply and installation of three bus shelters at: Chetwode Rd (two bus stops) and a third to the northbound stop in Merland Rise (at Headley Rise) And Contribution to the revenue funding to enable the continued operation of the evening bus services for a minimum of five years on local routes 420, 460 and 480.</p> <p>The CIL contribution was agreed as a priority project by the Executive in July 2017 and included in the Council's five-year Strategic Infrastructure Programme (2017-22). It was allocated £340,000, which has been index-linked in accordance with the Executive's resolution July 2018</p>	Highways and transport	£394,685.31	13 July 2022

CIL project reference number	Project	Type of project	Amount Spent	Date Spent
SIP-04	Contribution towards the construction of a shared pedestrian cycle path between the A240 Reigate Road signalised junction into the Asda superstore, Burgh Heath, Tadworth and the existing cycle route along Church Lane. The CIL contribution was agreed as a priority project by the Executive in July 2017 and included in the Council's 5-year Strategic Infrastructure Programme (2017-22). It was allocated £72,000, which has been index-linked in accordance with the Executive's resolution July 2018.	Active transport	-£84,083.92	Date Returned unspent 30 August 2022
Total			£769,172.02	1 April 2022– 31 March 2023

Note that SIP-04 contribution towards the construction of a segregated pedestrian & cycle path between the A240 Reigate Road signalised junction into the Asda superstore, Burgh Heath, Tadworth and the existing cycle route along Church Lane was allocated £72,000 following the Executive meeting of July 2017 when included in the Council's five-year Strategic Infrastructure Programme (2017-22). It was then index-linked in accordance with the Executive's resolution July 2018 and a payment of £84,083.92 was made on 10 June 2020 to Surrey County Council. This funding was returned to Reigate & Banstead Borough Council on 30 August 2022 as the project was not delivered in the agreed delivery time frame.

- h) There were no CIL receipts (whatever year collected), which were **allocated** for strategic infrastructure **but not spent during this reported year**. Note that the Executive Report that approved the Council's second SIP, for the period 2023-24 to 2027-28 was on 23 March 2023, the allocations are made in each funding year, the first allocations being for 2023-24, and so are not included in this AIFS.
- i) Within the Borough there are two "local council" areas (i.e. civil parishes), Horley Town Council and Salfords and Sidlow Parish Council area. Twice a year (each May and September). the Borough Council passes 15% of the CIL generated from developments within these areas (their "Local" CIL portion) for them to spend on their priorities. Town and Parish Councils are required to publish details of their own spending on their websites.
- (i) The amount of CIL that was passed to Horley Town Council (HTC) during the reported year was £14,950.56 (of which £7,504.48 was passed to it on 09 May 2022, and £7,446.08 on 16 September 2022).

The amount of CIL that was passed to Salfords and Sidlow Parish Council during the reported year was £1,660.33 (of which £477.16 was passed to it on 09 May 2022, and £1,183.17 on 16 September 2022).

- (ii) The amount of CIL that was passed to another person for that person to apply the funding to the provision, improvement, replacement, operation or maintenance of infrastructure under regulation 59(4) was £639,175.52

j) **Local CIL portion receipts and spending**

In areas of the borough that do not have a local town or parish council to pass the 15% of CIL receipts generated to, the Borough Council retains the "Local" CIL receipts. In Reigate & Banstead borough, the Borough Council therefore retains all Local CIL funds outside of Horley Town Council area and Salfords and Sidlow Parish.

- 4.3 The Borough Council spends this funding (or transfers it to others to spend) on priority infrastructure projects recommended by the local ward councillors in the Local CIL Spending Area Panel in which it was generated. National CIL guidance advises that the use of Local CIL funds should match priorities expressed by local communities. The recommendations of the Local CIL Area Panels to fund certain projects are informed by their interaction with residents, businesses, and local groups, as well as through CIL Community Priority Surveys run by the Borough Council.
- 4.4 Each Local CIL project is referenced by the relevant CIL Local Fund Spending Areas, so "NW" for North West Area Panel, "NE" for North East Area Panel, "CW" for Central West Area Panel, and "CE" for Central East Area Panel. Further detail on the operation of these four CIL Local Fund Spending Panels is provided in the July 2021 Executive report (see Table 2 above). A [map of the Panel Spending Areas](#) is

available on the Council's website.

- 4.5 Regulation 59E relates to **CIL received by a parish or town council that have not been spent within 5 years of receipt or have been spent but not in accordance with the regulations.** During the reported year, the Borough Council received no CIL funds back unspent after 5 years from parish or town councils (under regulation 59E).
- 4.6 Regulation 59F relates to 15% of the CIL (i.e., the Local CIL) received by the Borough Council which is **collected** from developments **from areas of the borough which do not have a parish or town council.**
- (i) Over the reported year, the CIL receipts collected and retained by the Borough Council to spend in the areas of the Borough that do not have a parish or town council to pass the funding to, i.e., the "Local CIL portion" (under regulation 59F), was £335,670.36.
- (ii) **Table 4** lists the items on which the Borough Council **allocated** and/or **spent** its Local CIL funding under regulation 59F (in the areas without a parish or town council) during the reported year. Also included in Table 4 is any unspent or mis-spent Local CIL funding from town or parish council areas under regulation 59E (note that allocations are listed first followed by spending):

Table 4: Local CIL Allocated and Spent by Reigate & Banstead Borough Council in the Reported Year

CIL Project reference number	Local CIL Project	Type of project	Amount Allocated	Date Allocated
NW120	To fund planters and extra panels to raise the height next to new benches at the open land at junction of Great Tattenhams and Downland Way	Public realm	£3,696.00	19 April 2022
NE69	To fund the provision of two compactor bins in Merstham Recreation Ground	Waste and recycling	£10,700.00	25 July 2022
NE71	To fund the replacement and improvement of the roof insulation at Kingswood Village Hall, Waterhouse Lane, Kingswood, Surrey, KT20 6EB	Community facilities	£16,200.00 and £2,248.48	25 July 2022 and 21 February 2023
NE72	To contribute to the purchase and installation of a defibrillator on the external wall, adjacent to the main entrance of Hooley Village Hall	Healthcare infrastructure	£1,250.00	25 July 2022
NE73	To contribute to the replacement of the five community notice boards in Hooley Village	Public realm	£500.00	25 July 2022
NW121	To fund the repair of the sub-floor, and replacement of the floor surface with a suitable long lasting material (Phase 1 of Tadworth Scouts HQ's upgrade).	Community facilities	£7,000.00	25 July 2022
NE74	To fund the replacement of a bench at Woodmansterne Lane opposite the Royal Alfred Seafarers Society (outside house named "Kenya")	Public realm	£711.81	5 October 2022

CIL Project reference number	Local CIL Project	Type of project	Amount Allocated	Date Allocated
NE75	To fund the replacement of the wooden finger signpost at grassed area outside of St Margaret's Church, Church Lane, Hooley, Surrey CR5 3RD. Opposite war memorial	Highways	£1,895.00	5 October 2022
NE76	To fund the updating of the ten-year Site Management Plan (SMP) for Burgh Heath, to plan and guide the on-going management and improvement of Banstead Common	Parks and open spaces	£2,119.61	5 October 2022
NE67	To fund the replacement of the timber hanging "Kingswood Village" sign at Village Parade, Kingswood	Public Realm improvements	£3,356.40	5 October 2022
NW123	To fund the replacement of three benches on Banstead High Street outside Victoria Chemist, outside M&S and in front of 159 High Street	Public realm	£2,000.00	10 October 2022
NW124	To fund removal of the existing hedge and its replacement with knee-high timber rail barrier to improve highway and pedestrian safety at the junction of Preston Lane and Marbles Way, Tadworth	Highways	£2,995.20	10 October 2022
NW125	To fund the updating of the ten-year Site Management Plans (SMPs) for the four areas of Banstead Commons (Banstead Downs, Park Downs, Burgh Heath & Banstead Heath), to plan and guide the on-going management and improvement of Banstead Common	Parks and open spaces	£33,207.19	10 October 2022

CIL Project reference number	Local CIL Project	Type of project	Amount Allocated	Date Allocated
CW57	To fund two new window blinds for the church hall sanctuary at Reigate Park United Reformed Church, Park Lane East, Reigate, Surrey, RH2 8BD.	Community facilities	£4,173.60	10 October 2022
CW58	To fund the replacement of the wooden playground climbing structure with a new climbing frame and play tower at Dovers Green School, Rushetts Road, Reigate	Education	£19,399.00	10 October 2022
NE18	To fund the resurfacing of footpath to and through Brook Road Green Space playground	Parks and open spaces	£30,460.00	31 October 2022
NE77	To fund the repair of the bus shelter on Merstham High Street, improvements, maintenance and decoration	Public transport	£1,750.00	9 January 2023
CW60	To fund the repair and refurbishment of roof and ceiling to Inglis Memorial Colley Hill, Margery Lane, Reigate, Surrey. KT20 7BA	Public realm	£40,000.00 (£20,000 from the Central West Local CIL Fund and £20,000 from the North West Local CIL Fund)	9 January 2023
NW133	To contribute to the installation of a 6 x 5 metre wooden cabin, together with a second smaller shed, and security fencing	Community facilities	£28,000.00	9 January 2023
NW135	To fund new outdoor equipment Phoenix Youth Centre, Tadworth.	Community facilities	£14,000.00	9 January 2023

CIL Project reference number	Local CIL Project	Type of project	Amount Allocated	Date Allocated
CW61	To contribute to the purchase and installation of outdoor wooden Eco classroom at Holmesdale Community Infant & Nursery School	Education	£10,679.77	29 March 2023
NW136	To fund the replacement of the broken bench outside Tattenhams library	Public realm	£900.00	29 March 2023
NW138	To fund 2 water butts outside All Saints Open Door Café, The Orchard, Banstead High Street, SM7 2NN	Public realm	£673.00	29 March 2023
NW139	To fund a raised flowerbed to replace current ground level flowerbed at Memorial Roundabout, Banstead outside Cheyne Court	Public realm	£3,250.00	29 March 2023
NW140	To fund the installation of a dropped kerb at the junction of Preston Lane and Bidhams Crescent, Tadworth	Highways	£2,304.90	29 March 2023
NE78	Replacement perimeter fencing for cricket practice area and field at Merstham Cricket Club, Quality St, Merstham RH1 3BB	Parks and open spaces	£3,500.00	31 March 2023
NE79	To fund the installation 9 new bins at Albury Rd, Taynton Drive, Bletchingley Rd, Malmstone Avenue, Radstock Way in Merstham	Waste & recycling	£3,416.06	31 March 2023

CIL Project reference number	Local CIL Project	Type of project	Amount Spent	Date Spent
NW114	To contribute towards the cost of emergency repairs, refurbishment and improvements (including updating electric wiring and repairing roof) to Banstead Cricket Ground pavilion to bring it back into use.	Outdoor sport and recreation	£4,000.00	5 April 2022
NW03	Replacement of highway verge trees in Nork ward specifically stump grinding 26 Green Curve to facilitate tree replacement	Tree planting	£180.00	8 April 2022
NE66	Contribution towards the purchase of two new picnic benches to be installed at Woodmansterne Recreation Ground	Parks and open spaces	£75.00 & £400.00 to give a total of £475.00	19 April 2022 & 23 September 2022
NW81	To contribute to the installation of an all-weather country path at Garton Recreation Ground, Garratts Lane, Banstead	Parks and open spaces	£14,921.00	25 April 2022
NW120	To fund planters and extra panels to raise the height next to new benches at the open land at junction of Great Tattenhams and Downland Way	Public realm	£3,696.00	6 May 2022
NW113	To fund the hard surfacing of two informal paths over grassed areas; Path 1 - across Reigate & Banstead Borough Council-owned grass land between surface car park and Tattenham Crescent (7 metres long); and Path 2 - grass area with hard core informal path between Emily Davison Drive and Tattenham Crescent (10 metres long).		£3,986.30	18 May 2022

CIL Project reference number	Local CIL Project	Type of project	Amount Spent	Date Spent
NW117	To fund the creation of a new path along the eastern side of the Bowls Green to connect the Bowls Club to the existing path network at Lady Neville Recreation Ground	Parks and open spaces	£12,800.00	18 May 2022
NW101	To fund the resurfacing of existing paths (600 metres length) at Lady Neville Recreation Ground	Parks and open spaces	£28,500.00	19 May 2022
CE66(A)	To fund the provision of a surfaced footpath (310 metres long x 1.2 metres wide) across The Meadow between the junction of Princes Road and Asylum Arch Road, to Brambletye Park Road.	Parks and open spaces	£39,292.00	19 May 2022
CE26	To fund the resurfacing around the entrance to make the access more even.	Community facilities	£3,215.00	8 June 2022
NE33	To fund the refurbishment of the rotten wooden bus stop on Bletchingley Road	Bus stops and shelters	£2,350.00	8 June 2022
NW106	To fund the purchase and installation of eight additional benches for Chucks Meadow and Banstead Cricket Ground	Parks and Open Spaces	£4,028.38	10 June 2022
NW107	To contribute to the surfacing of paths to and through the site with a permeable surface to improve accessibility to all users at Park Farm Scout Camp Site	Parks and Open Spaces	£12,399.09	27 June 2022
NW118	To fund the purchase of a replacement bus shelter for the rotten shelter which recently blew away in a storm on Fir Tree Road (A2022) near its junction with Sycamore Rise, Banstead, SM7	Bus stops and Shelters	£13,438.43	28 June 2022

CIL Project reference number	Local CIL Project	Type of project	Amount Spent	Date Spent
NW121	To fund the repair of the sub-floor, and replacement of the floor surface with a suitable long lasting material (Phase 1 of Tadworth Scouts HQ's upgrade).	Community facilities	£7,000.00	3 August 2022
NE71	To fund the replacement and improvement of the roof insulation at Kingswood Village Hall, Waterhouse Lane, Kingswood, Surrey, KT20 6EB	Community facilities	£16,200.00 and £2,248.48	4 August 2022 and 4 March 2023
NE64	Contribution towards the purchase and installation of two Automatic Number Plate Readers (ANPRs) in the north east of the Borough	Security and anti-crime	£21,000.00	22 August 2022
NW115	To contribute towards the purchase and installation of two Automatic Number Plate Readers (ANPRs) in the north west area	Security and anti-crime	£14,000.00	22 August 2022
NE67	To fund the replacement of the timber hanging "Kingswood Village" sign at Village Parade, Kingswood	Public Realm improvements	£3,356.40	24 October 2022
CW57	To fund two new window blinds for the church hall sanctuary at Reigate Park United Reformed Church, Park Lane East, Reigate, Surrey, RH2 8BD.	Community facilities	£4,173.60	24 October 2022
NE76	To fund the updating of the ten-year Site Management Plan (SMP) for Burgh Heath, to plan and guide the on-going management and improvement of Banstead Common	Parks and open spaces	£2,119.61	31 October 2022

CIL Project reference number	Local CIL Project	Type of project	Amount Spent	Date Spent
NW125	To fund the updating of the ten-year Site Management Plans (SMPs) for the four areas of Banstead Commons (Banstead Downs, Park Downs, Burgh Heath & Banstead Heath), to plan and guide the on-going management and improvement of Banstead Common	Parks and open spaces	£33,207.19	31 October 2022
NW124	To fund removal of the existing hedge and its replacement with knee-high timber rail barrier to improve highway and pedestrian safety at Junction of Preston Lane and Marbles Way, Tadworth	Highways	£2,995.20	2 November 2022
NE18	To fund the resurfacing of footpath to and through Brook Road Green Space playground	Parks and open spaces	£30,460.00	3 November 2022
NE75	To fund the replacement of the wooden finger signpost at grassed area outside of St Margaret's Church, Church Lane, Hooley, Surrey CR5 3RD. Opposite war memorial	Highways	£1,895.00	14 November 2022
CE66 (Ai)	To contribute/fund signage for shared pedestrian/cycleway after funding the provision of a surfaced footpath (310 metres long x 1.2 metres wide) across The Meadow between the junction of Princes Road / Asylum Arch Road, to Brambletye Park Road.	Parks and open spaces	£631.44	17 November 2022
CE62	To fund the replacement windows at 7th Reigate Scout Group headquarters building in Redhill.	Community facilities	£14,000.00	21 November 2022

CIL Project reference number	Local CIL Project	Type of project	Amount Spent	Date Spent
CW58	To fund the replacement of the wooden playground climbing structure with a new climbing frame and play tower at Dovers Green School, Rushetts Road, Reigate	Education	£19,399.00	21 November 2022
NE72	To contribute to the purchase and installation of a defibrillator on the external wall, adjacent to the main entrance of Hooley Village hall	Healthcare infrastructure	£1,250.00	21 January 2023
NW133	To contribute to the installation of a 6 metre x 5 metre wooden cabin, together with a second smaller shed, and security fencing	Community facilities	£28,000.00	21 January 2023
NW135	To fund new outdoor equipment Phoenix Youth Centre, Tadworth.	Community facilities	£14,000.00	21 January 2023
CW54	To fund creation of sensory play and planting area at Priory Park, Reigate for people with visual impairments	Parks and open spaces	£13,312.12	14 February 2023
CW60	To fund the repair and refurbishment of roof and ceiling to Inglis Memorial Colley Hill, Margery Lane, Reigate, Surrey. KT20 7BA	Public realm	£40,000.00 (£20,000 from the Central West Local CIL Fund and £20,000 from the North West Local CIL Fund)	14 February 2023
NE65	To fund the supply three black and gold cast iron refuse bins to replace two yellow plastic bins	Public realm	£2,896.00	22 February 2023

CIL Project reference number	Local CIL Project	Type of project	Amount Spent	Date Spent
NW06	To fund the removal of the tree stump in Downs Wood, Epsom Downs, in order to facilitate the planting of a new tree in the Tattenham Corner and Preston ward	Tree planting	£225.00	4 March 2023
CE59	To contribute to the renovation of Redhill Football Club's community room facility	Community facilities	£1,7200.00	4 March 2023

4.7 Below are photographs of some of the projects that Local CIL was spent on in the Reported Year (1 April 2022 to 31 March 2023).

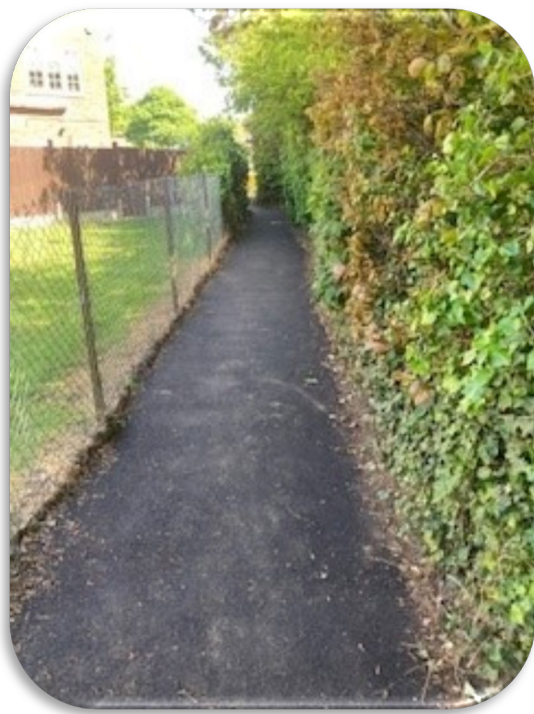
Figure 1: NW101 and NW117 – The resurfacing of existing paths (600m length) and the creation of a new path along the eastern side of the Bowls Green to connect the Bowls Club to the existing path network at Lady Neville Recreation Ground



Before



During



After



Figure 2: CE26 – To fund the resurfacing of the entrance area at The Garibaldi Community Pub Redhill



Before



After

Figure 3: NW81 - The installation of an all-weather country path at Garton Recreation Ground, Garratts Lane, Banstead



Figure 4: NW107 - The surfacing of informal paths to and through Park Farm Scout Camp Site with a permeable surface to improve accessibility.





Figure 5: NW118 - Replacement bus shelter on Fir Tree Road (A2022) near its junction with Sycamore Rise, Banstead, SM7



Figure 6: NE33 – The refurbishment of the rotten wooden bus shelter on Bletchingley Road, Merstham



Before



After

Figure 7: NW113 - To fund the hard surfacing of two informal paths over grassed areas:



Path 1 - land between surface car park and Tattenham Crescent (7 metres long);



Path 2 - path between Emily Davison Drive and Tattenham Crescent (10 metres long).

Figure 8: NW121 The repair of the sub-floor, and replacement of the floor surface (Phase 1 of Tadworth Scouts HQ's upgrade) at The Green Hall, Dorking Road, KT20 5SL.



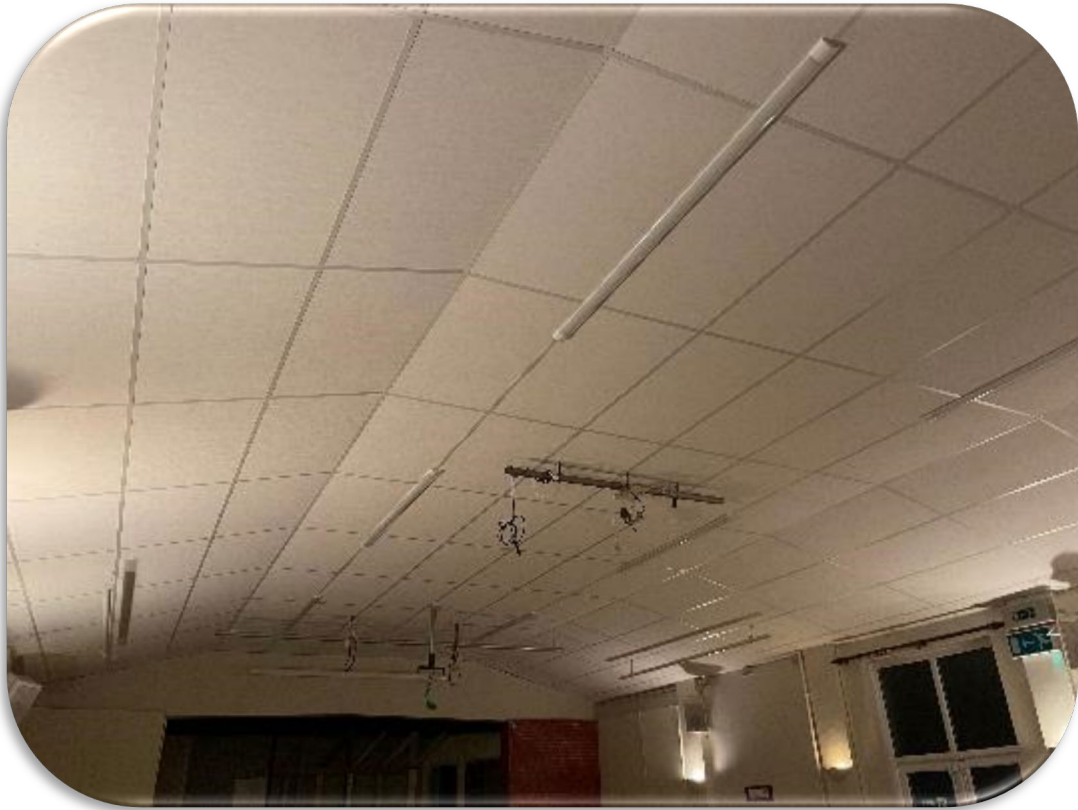
Figure 9: NW124 – Installation of knee-high timber rail barrier at Junction of Preston Lane and Marbles Way, Tadworth



Figure 10: NE71 – To fund the replacement and improvement of the roof insulation at Kingswood Village Hall, Waterhouse Lane, Kingswood, Surrey



During



After

Figure 11: CW57 – New window blinds for the church hall sanctuary at Reigate Park United Reformed Church, Park Lane East, Reigate, Surrey, RH2 8BD.



Figure 12: NE18 - The resurfacing of footpath to and through Brook Road Green Space playground



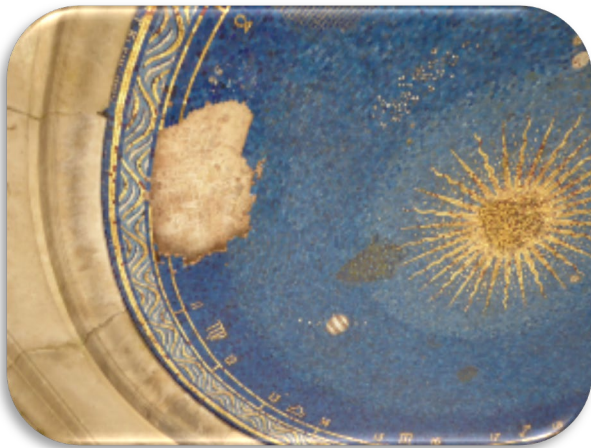
Figure 13: CE62 – Replacement windows at 7th Reigate Scout Group headquarters building in Redhill.



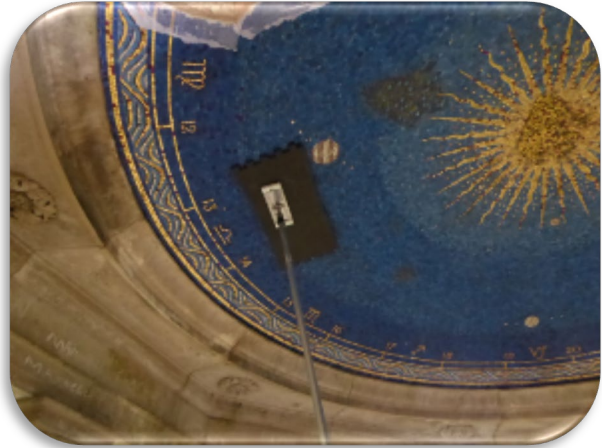
Figure 14: NW135 – Outdoor equipment including wheelchair accessible seating, a birds-nest basket swing, (accessible for those with physical disabilities), new raised beds, (including a wheelchair height bed) and a secure and waterproof storage shed at Phoenix Youth Centre, Preston Manor Road Tadworth



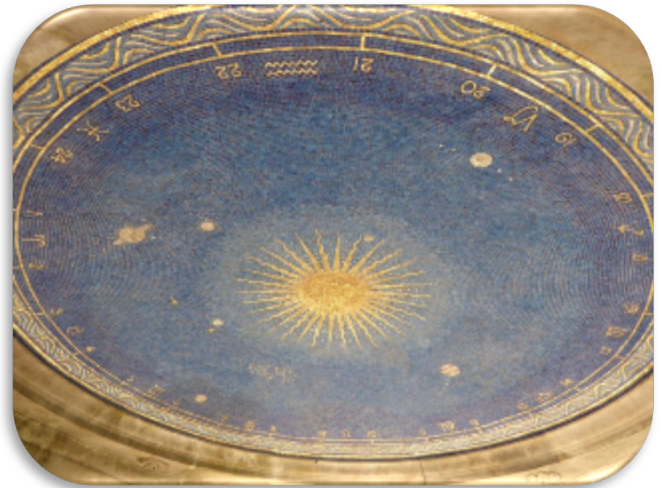
Figure 15: CW60 – Repair and refurbishment of the roof and ceiling of Inglis Memorial shelter, at Colley Hill, Margery Lane, Reigate, Surrey



Before



During



After

Figure 16: NE65 – Installation of three new black and gold cast iron refuse bins Kingswood Village Parade.



- k) No notices were served on any Parish or Town Council requiring repayment of unspent CIL receipts after 5 years or of mis-spent CIL (under regulation 59E).

l) **Total Local CIL Receipts**

- (i) The **CIL receipts for the reported year** that were **retained unspent** at the end of the reported year (31 March 2023) excluding the 15% Local CIL portion which is retained and allocated by the Borough Council for the areas of the Borough that do not have a local council to pass the funding to under regulations 59E or 59F), was £1,162,312.45.

Because the 15% that Reigate & Banstead Borough Council transfers to Salfords and Sidlow Parish Council and to Horley Town Council twice a year is transferred every September and April, as of 31 March 2023 (the end of the reported year), the amount of Local CIL held by the Borough Council was actually £1,169,114.77 including the amount to be paid to SSPC and HTC.

- (ii) The **total CIL receipts from previous years** (up to 31 March 2022) which are **retained unspent at the end of the reported year** (excluding the 15% Local CIL portion which is retained and allocated by the Borough Council for the areas of the Borough that do not have a local council to pass the funding under regulations 59E or 59F) is £8,951,682.82.

Because the 15% that is transferred to Salfords and Sidlow Parish Council and to Horley Town Council twice a year is transferred every September and April, as of 31 March 2022 (the end of the reported year), this was actually £8,959,664.46 including the amount to be paid to SSPC and HTC.

- (iii) The CIL receipts for the reported year which are retained by the Borough Council for the **areas of the borough that do not have a local council to pass the funding to** (to which regulations 59E or 59F apply) that **remain unspent** at the end of the reported year (31 March 2023) is £0.

- (iv) The CIL receipts **from previous years** (up to 31 March 2022) retained by the Borough Council for the areas of the Borough that do not have a local council to pass the funding to (to which regulations 59E or 59F apply) that **remain unspent** at the end of the reported year (31 March 2023) is £876,673.01

5. Section 106 planning obligations report

- 5.1 This part of the Statement sets out Reigate and Banstead Borough Council's Section 106 Planning Obligations Report as required by Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3.
- a) The total amount of money to be provided under any planning obligations entered into during the reported year is £16,000.00. This figure does not consider indexation (inflation or deflation) that may be applied when the money becomes due.
 - b) The total amount of money received from planning obligations during the reported year was £5,075,680.19.
 - c) The total amount of money received from planning obligations before the reported year (i.e., before 1 April 2021) that the Council has not allocated is £10,411,544.09.
 - d) The following **non-monetary contributions** have been agreed under planning obligations **entered into during the reported year**:
 - (i) The total number of affordable housing units to be provided is 17.
 - (ii) No education provision has been agreed under Section 106 planning obligations during the reported year, and therefore no school places will be provided as a result of planning obligations entered into during the reported year.
 - e) The total amount of money from any planning obligations that was allocated to funding infrastructure during the reported year (i.e., that was allocated to a project, in agreement with the clause in the planning obligation. "Allocation" is the step between entering into a planning obligation and then receiving the money due, but before spending the money) was £2,439,010.70. Of this allocated money, £905,533.00 was not spent during the reported year.
 - f) The total amount of money from planning obligations spent by Reigate & Banstead Borough Council during the reported year was £3,619,236.63. Of this amount, £3,234,395.26 was transferred to a third party to spend on behalf on the Council.
 - g) The infrastructure items that have had Section 106 planning obligation money allocated to them, but not spent during the reported year are listed in Table 5 below. In this context "allocated" means S016 money received and retained by the Borough Council under a specific infrastructure project until it is transferred to the relevant delivery organisation to spend.

Table 5: Infrastructure Items to which Section 106 planning obligation money has been allocated but not spent during the reported year

Infrastructure	Allocated	Date Allocated	Unspent
Contribution to Transform Housing & Support to buy two flats for the Rough Sleeper Accommodation Programme Redhill	£120,000.00	1 April 2022	£120,000.00
Contribution to Transform Housing & Support to deliver four affordable rent flats in Redhill	£240,000.00	1 April 2022	£240,000.00
Contribution to Raven Housing Trust to build 23 affordable rent homes on the former Chavercroft site, Tadworth	£500,000.00	21 September 2022 to 30 September 2022	£500,000.00
Riverside Green Chain 2023/24 management and maintenance	£45,533.00	24 February 2023	£45,533.00

h) In relation to Section 106 planning obligation money spent by Reigate & Banstead Borough Council during the reported year (including money transferred to a third party to spend):

(i) **Infrastructure items** that Section 106 planning obligation money has been **spent on during the reported year** and the amount spent are listed in **Table 6** below:

Table 6: Infrastructure Items to which Section 106 planning obligation money has been spent on during the reported year and the amount spent

Infrastructure Item	Spent	Date Spent
Development of four affordable homes for rent in Horley under the Rough Sleeper Accommodation Programme	£339,322.27	29 March 2023 to 30 March 2023
Horley North West Sector Collected on behalf of Surrey County Council for Public Transport, Administration, Travel Plan, and Libraries	£2,129,739.54 *Includes Third Party spending	22 August 2022
Horley North West Sector Collected on behalf of Surrey County Council for Public Transport and Youth Facilities	£1,104,655.72 *Includes Third Party spending	6 December 2022
Refurbishment works to bring property in Reigate into use as temporary accommodation	£5,375.00	30 March 2023
Riverside Green Chain 2022/23 management and	£33,844.10	1 March 2023
Horley Community Centre refurbishment	£6,300.00	31 March 2023

(ii) During the reported year, no Section 106 planning obligation money was spent on **repaying money borrowed**.

(iii) During the reported year, £51,100.00 planning obligation money was spent in administration and monitoring planning obligations for the Council. £10,087.39 was collected on behalf of Surrey County Council and passed to them for their administration costs, see **Table 6** above. To date, the Council has not introduced Monitoring Fees as a standard requirement for all S106 planning obligations. They are currently required only for the large and complex Section 106 planning obligations, or for certain clauses such as Travel Plan monitoring.

i) The **total amount of money from Section 106 planning obligations received at any time** which was **retained** by the Council **at the end of the reported year** is £18,580,631.42.

None of this amount retained has been allocated for the purposes of longer-term maintenance of infrastructure (“commuted sums”).

6. Further Information

- 6.1 We hope that you have found the Council's fourth Annual Infrastructure Funding Statement informative and interesting. The format and scope of subsequent years' Annual Infrastructure Funding Statement will evolve as the national specifications for Infrastructure Funding Statements changes, further guidance is made available and as good practice evolves.
- 6.2 If you have any comments or questions about this Infrastructure Funding Statement, about developer contributions in general, or any suggestions for future reporting , please do contact us by email at CIL@reigate-banstead.gov.uk, or by phone on 01737 276178

Appendix 1 – Reigate and Banstead Borough Council news items

[Improving local infrastructure – over £16m funding allocated during next five years | Reigate and Banstead \(reigate-banstead.gov.uk\)](#)

Latest News

Improving local infrastructure – 51 projects get funding

Published: 24 March 2023

Projects to improve community buildings, transport, education, health, sports facilities and open spaces, flood risk reduction and climate change measures will benefit from developer contributions.

Framework for investing in strategic projects

We collect Community Infrastructure Levy (CIL) money from developers to help fund infrastructure and services needed to support new developments. Some of this money is spent on local projects and at least 80% of the funding raised is used for new or improved strategic infrastructure. Over £16m in funding has been allocated for 51 projects over the next five years.

The Executive approved the latest Strategic Improvement Programme (SIP) 2023-2027 at its meeting on 23 March. This programme provides a framework to help us manage the larger CIL fund allocations, with a clear set of agreed schemes that bring wider benefits for more communities.

Infrastructure bids assessed and prioritised

This is the Council's second five-year SIP, and 75 application bids were submitted by infrastructure providers, Parish, Town, Borough and County councils for the latest programme.

Bids were screened, assessed, prioritised and a shortlist drawn up, leading to 51 CIL strategic projects in the final programme. This includes funding allocated for 20 single or joint projects submitted by the Council, such as:

- renewable solar energy infrastructure at nine of our buildings
- refurbishing Horley Community Centre
- upgrading the play area and outdoor fitness equipment at Redhill Memorial Park
- subway improvements forming part of the **Delivering Change in Horley Town Centre** scheme
- creating a community gallery space at the Harlequin Theatre.

You can see the full list of projects and watch a recording of **the Executive meeting**

For more details about developer contributions funding visit our [CIL website pages](#)

Investment in Lady Neville and Priory Park play areas promotes inclusive play and sustainability

Published Monday, 30 January 2023

Reigate & Banstead Borough Council is undertaking improvement works in two of its popular playgrounds as part of its ongoing investment in the borough's play facilities.

UPDATED: 6 February 2023

- A new sensory play zone has been installed in the Priory Park play area...

The works are timed to take place at the time of year when there are usually fewer visitors to the play areas.

Priory Park Sensory Play area

A new and inclusive sensory play zone is underway at the popular Priory Park play area.

The new equipment, which includes musical instruments and sensory play panels, was installed by Reigate & Banstead Borough Council's Greenspaces Team. New planting, designed to be highly visual and aromatic will follow in the early spring in time for the flowering season.

The sensory play area was inspired by a resident's visit to one of Cllr Mark Brunt's regular Leader's Surgeries. He says: "When I was approached about the need for a more natural and inclusive play area for disabled children, I was keen to champion the request and pleased that the Council was able to support it.

"Now the new equipment is on the way, I'm looking forward to seeing the sensory elements develop over time and enhance the existing play area with their sounds, smells, sights and textures."

The sensory play area is being funded through the Community Infrastructure Levy (CIL), a charge on developers to contribute towards infrastructure and services in the areas they build new developments.

Latest developer contributions of £2.99m fund strategic and community improvement projects

Published: Thursday, 17 January 2023

Many different projects benefitted from funding contributions last year, from a new Ambulance centre to new footpaths, defibrillators, refurbished community buildings and a tractor!

The Council collects money each year through the Community Infrastructure Levy (CIL), a charge on developers of new developments to contribute towards infrastructure and services needed to support them. In the latest reported year, April 2021 to March 2022, we collected £ 2,993,352.93 that can be used in a variety of ways to benefit local communities.

Investing in strategic facilities and services

Since April 2016, the Council has collected total CIL funding of £11.9 million. This has already helped fund strategic infrastructure schemes across the borough, such as contributions towards secondary school expansions and new health centre facilities.

- During 2021-22, strategic contributions using CIL funds included: £291,083.92 towards the Blue Light Hub in Banstead, incorporating a new Ambulance Make Ready Centre, which officially opened last July. This significant amount helped develop this important centre providing vital emergency services.

Local improvement projects

A proportion of the overall funding raised from new developments is reserved specifically to improve their nearby area. This CIL Local Fund helps the Council invest in smaller neighbourhood projects and many of these are nominated by residents, local groups, our Greenspaces Team or ward councillors.

The latest projects include contributions to help:

- buy a new tractor for the Banstead Common Conservators for countryside management of Banstead Commons, including maintenance of footpaths, bridleways and permissive rides (£40,310)
- re-tile the Burgh Heath War Memorial Hall roof (£22,596)
- refurbish Merstham Cricket Club practice and net area (£21,166)
- replace the existing Sandcross Lane Skate Park track with a new BMX pump track and build a new shelter (£20,000)
- install defibrillators at Bank Chambers in Reigate Town Centre (£1,762) and Woodhatch Community Centre (£1,635)
- fund a footpath around Marbles Pond and high chestnut rail fencing around the sloped land on the bank (£5,280)
- fund new UPVC fascias and soffits and replace guttering at the 7th Reigate Scout Group headquarters building in Redhill (£6,312)

- pay for 'level-up' laptop refurbishment at several local schools (£8,450.32).

Give us your ideas

Cllr Richard Biggs, Executive Member for Planning Policy and Place Delivery, says: "The CIL funding collected since 2016 has already helped a huge variety of important strategic and local community projects. With this year's collection of nearly £3 million, we can invest in more infrastructure and other community improvement schemes across the borough.

"Our CIL Local Fund helps make sure that everyone can benefit from any new development in their area. It gives communities an opportunity to inform how the money we collect from developers is spent to improve the facilities or services in their neighbourhood. So please let us know if you have any suggestions for an improvement project near you that might need help with funding."

More information

For a full list of Community Infrastructure Levy (CIL) funds collected and projects completed or planned, see our latest **Annual Infrastructure Funding Statement 2022**.

This doesn't include any local projects in Horley and Salfords and Sidlow, as money collected into the CIL Local Fund for these areas is passed to the Town or Parish Council to decide how it will be spent.

Later this year, a new Strategic Infrastructure Programme (SIP) will be adopted setting out the strategic infrastructure projects that will benefit from CIL funding over the next five years.

To find out more about CIL, or to submit an improvement idea for your area (via the Project Bid Form under 'Local Fund', 'Project suggestions') visit our **CIL webpages**.

Appendix 2 – The Community Infrastructure Levy Regulations 2010 (as amended)

SCHEDULE 2 Regulation 121A

Matters to be included in the annual infrastructure funding statement.

1. The matters to be included in the CIL report are—
 - (a) the total value of CIL set out in all demand notices issued in the reported year;
 - (b) the total amount of CIL receipts for the reported year;
 - (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;
 - (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;
 - (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—
 - (i) any parish council under regulation 59A or 59B; and
 - (ii) any person under regulation 59(4);
 - (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;
 - (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;
 - (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.
2. For the purposes of paragraph 1—
- (a) CIL collected by an authority includes land payments made in respect of CIL charged by that authority;
 - (b) CIL collected by way of a land payment has not been spent if at the end of the reported year—
 - (i) development (within the meaning in TCPA 1990) consistent with a relevant purpose has not commenced on the acquired land; or
 - (ii) the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent;
 - (c) CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;
 - (d) CIL collected by way of an infrastructure payment has not been spent if at the end of the reported year the infrastructure to be provided has not been provided;
 - (e) the value of acquired land is the value stated in the agreement made with the charging authority in respect of that land in accordance with regulation 73(6)(d);
 - (f) the value of a part of acquired land must be determined by applying the formula in regulation 73(10) as if references to N in that provision were references to the area of the part of the acquired land whose value is being determined;
 - (g) the value of an infrastructure payment is the CIL cash amount stated in the agreement made with the charging authority in respect of the infrastructure in accordance with regulation 73A(7)(e).
3. The matters to be included in the section 106 report for each reported year are—
- (a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;
 - (b) the total amount of money under any planning obligations which was received during the reported year;
 - (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;
 - (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;
 - (e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;
 - (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);
 - (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;
 - (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;
 - (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);

(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;

(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.

4. The matters which may be included in the section 106 report for each reported year are—

(a) summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year,

(b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.

5. For the purposes of paragraph 3—

(a) where the amount of money to be provided under any planning obligations is not known, an authority must provide an estimate;

(b) a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;

(c) where the amount of money spent in respect of monitoring in relation to delivery of planning obligations is not known, an authority must provide an estimate.
