

# Richmondshire District Council



## Infrastructure Funding Statement 2019/20

December 2020

# Infrastructure Funding Statement (s106)

## 1.0 Background

Developer contributions are collected through either a Community Infrastructure Levy ('CIL') or secured through Section 106 planning obligations (Town and Country Planning Act 1990). Richmondshire District Council has not adopted CIL and has been using s106 to collect developer contributions.

Prior to September 2019, there were limitations on the use of s106, meaning the obligation had to be necessary, directly related and proportionate to the development. Also, CIL and s106 could not be collected in tandem and more than five s106 agreements could not be pooled for a single infrastructure project.

In September 2019, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 removed all of these 'Regulation 122/123' limitations. This means RDC can continue to collect through s106 whilst having a better mechanism for the funding of infrastructure projects across the District.

Under the 2019 Regulations, an annual Infrastructure Funding Statement (IFS) is required to be published, setting out how much money has been raised through the s106 obligations and how it has been spent.

## 2.0 Scope of IFS

The Planning Advisory Service (PAS) published a *Guide to Making an Infrastructure Funding Statement* (December 2020). This sets out the mandatory scope of the report which is shown in the left-column of the table below. The location of those matters in this report is shown alongside in the right-hand column.

<b><u>PAS mandatory IFS matters</u></b>	<b><u>Location in document</u></b>
<b>Total amount of money secured through S106 during the reported year</b>	£782,886.48 (Table 1).
<b>Total amount of money received through S106 during the reported year</b>	£417,488 (Table 2).

<p><b>Total amount of S106 receipts collected before the reported year but which have not been allocated</b></p>	<p>All of the open spaces contributions are allocated e.g. to maintenance. Opening balance of Affordable Housing £511,254 (Table 4) minus allocations to West Whitton £205,250 = £306,004.</p>
<p><b>Total amount of S106 expenditure for the reported year (including transferring it to another person to spend)</b></p>	<p>Total affordable housing expenditure £127,066 (Table 3) + total open spaces expenditure £5,446 (Table 3) = £132,512</p>
<p><b>In relation to S106 expenditure for the reported year summary details of:</b></p> <ul style="list-style-type: none"> <li>• <b>The items of infrastructure and the amount spent on each item;</b></li> <li>• <b>Amount of S106 spent on repaying money borrowed, including any interest, with details of the items of infrastructure the money was used to provide; and</b></li> <li>• <b>Amount of S106 spent in respect of monitoring.</b></li> </ul>	<p>Table 3.</p> <p>None spent on borrowing, interest or monitoring.</p>
<p><b>Total amount of S106 receipts which were allocated but not spent in the reported year for funding infrastructure and summary details of the items of infrastructure and the amount of money allocated to each item.</b></p>	<p>Table 4 (West Whitton £205,250).</p> <p>Table 5 (Regents Park/ Cookson Way) £6,293; Huswell Play Area £10,000).</p>
<p><b>Total amount of S106 received during any year which was retained at the end of the reported year for the purposes of longer term maintenance (commuted sums).</b></p>	<p>Table 5 (Open spaces £6,293 is for maintenance)</p>

<p><b>Summary of non-monetary contributions secured during the reported year including:</b></p> <ul style="list-style-type: none"> <li>• <b>The total number of affordable housing units ;</b></li> <li>• <b>The number of school places and the category of school.</b></li> </ul>	<p>AH units agreed in 19/20: 38.2 homes (Table 1).</p> <p>School places created in 19/20: £449,851 has been agreed for Education (Table 1). Number of school places etc. is a matter for North Yorkshire County Council.</p>
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### 3.0 Richmondshire and s106

Richmondshire through its Local Plan policies manages the amount, type and distribution of development envisaged and collects s106 commuted sums in order to ensure the Plan area is supported by necessary physical, social and green infrastructure.

At present RDC has mainly seen income for affordable housing contributions where those homes could not be built on site, for example if a remainder of units was calculated. Open spaces contributions have been collected, but the most recent was in August 2009. Though these payments continue to be distributed annually for the upkeep and maintenance of the open spaces.

North Yorkshire County Council (NYCC) is responsible for education and highways in Richmondshire and the rest of the county. Therefore, contributions for these matters are paid to, collected by and distributed from NYCC directly.

### 4.0 Financial Year 2019/20

In 2019/20 income was only made from affordable housing contributions and expenditure was on affordable housing and open spaces. As these accounts are operated separately they have been reported separately here too. None of the s106 contributed money was used for monitoring in 19/20.

#### 4.1 Section 106 agreements signed

**Table 1.** The table below shows s106 agreements signed in the financial year 19/20. These are agreed sums to be paid at trigger points, such as the sale of the property, should the development proceed.

Planning Ref.	Site Address	Category	Agreed Sum
19/00376/FUL	Scarthwaite, Preston under Scar	Affordable Housing	£23,600

18/00513/FUL	West Hall, Middleton Tyas	Affordable Housing	£70,800
18/00173/FUL	Fairfields, Leyburn	Affordable Housing	£23,600
18/0078/OUT	Mill House, Newton Morrell	Affordable Housing	£17,700
18/00708/OUT	Ivy House, Newsham	Affordable Housing	£17,700
18/00477/OUT	Sidings, Newton le Willows	Affordable Housing	£16,000 [or £23,600]
18/00412/FUL	Brownlea, North Cowton	Affordable Housing	£17,700
18/00275/FUL	53 Richmond Road, Skeeby	Affordable Housing	£35,400
17/00737/FUL	Oak View, Patrick Brompton	Affordable Housing	£23,600
17/00710/OUT	Land to West Scorton	Affordable Housing  Education (NYCC)	40% (23.2 homes)  £197,142
19/00010/FUL	42 Richmond Road, Skeeby	Affordable Housing	£17,700
15/00962/FUL	Cow Byre, Gilling West	Affordable Housing	£8,500
18/00710/FUL	Hipswell Croft	Affordable Housing  Rec. Facilities  Education (NYCC)	15 homes + £9,774  £22,000  £252,709
19/00206/FUL	Village Farm, Dalton on Tees	Affordable Housing	£1,735.48

18/00900/FUL	Lowlands, Leyburn Rd., Middleham	Affordable Housing	£23,600
17/00829/OUT	Rose Villa Farm, Barton	tbc	tbc
18/0777/FUL	The Forge, Ravensworth	Affordable Housing	£35,400
		<b>TOTAL</b>	<b>£814,660.48</b>
		<b>Excl. Education</b>	<b>£364,809.48</b>

#### 4.2 Section 106 contributions received

**Table 2.** The table below shows the total amount of money received through s106 during the 19/20 financial year. All contributions were for Affordable Housing.

<b>Planning Ref.</b>	<b>Site Address</b>	<b>Developer</b>	<b>Received</b>	<b>Date</b>
15/00671/FULL	Middleham View, Harmby	Harmby Homes	£23,600	13/03/2020
14/00702/OUT 16/00564/FULI	Aldborough St. John	Aldborough Homes Ltd.	£65,100	29/11/2019
18/00349/FULI	Rock House, Newton Le Willows	Messrs Peach	£10,188	02/09/2019
14/00134/OUT 15/00258/AORM	Marne Grange	Linden Homes (WY)	£47,200	10/06/2019
		<b>Total Received</b>	<b>£146,088</b>	

### 4.3 Section 106 contributions spent

**Table 3.** The table below shows what spending has taken place during the 19/20 financial year, using the monies collected through s106 commuted sums.

<b>Affordable Housing Spending</b>				
<b>Planning Ref.</b>	<b>Site Address</b>	<b>Developer</b>	<b>Spent</b>	<b>Date</b>
Affordable Housing	Brentwood Development 15/00844/FUL	Yorvik Homes	£61,966	Dec 2019
Recredit	-	Aldbrough Homes	£65,100*	April 2019
		<b>Total Expenditure</b>	<b>£127,066</b>	
<b>Open Spaces spending</b>				
<b>Planning Ref.</b>	<b>Site Address</b>	<b>Developer</b>	<b>Spent</b>	<b>Date</b>
Open Spaces	Blacksmiths Arms, North Cowton	Ward Hadaway	£388	19/20 (commuted sum Nov 07)
Open Spaces	The Chase	Shepherds	£721	19/20 (commuted sum Dec 07)
Open Spaces	Regents Park/ Cookson Way	Barratt Homes	£4,337	19/20 (commuted sum Aug 09)
		<b>Total Expenditure</b>	<b>£5,446</b>	

*\*An invoice for £65,100 was raised too early and paid in 18/19, which was then credited back in April 2019 and shown here. Aldbrough Homes paid the same amount correctly in Nov 2019, which is shown in the income table (Table 2).*

#### 4.4 Balance of s106 monies

**Table 4.** The table below shows the balance of the s106 account used for affordable housing contributions and spending. It also shows if any of the money is allocated for specific use.

<b>Affordable Housing</b>	
Opening Balance	£782,654
Income	£146,088
Expenditure	£127,066
Closing Balance	<b>£801,676</b>
<b>Allocated</b>	
West Witton (for an additional two on site affordable homes)	£205,250
Unallocated	£596,426

**Table 5.** The table below shows the balance of the s106 account used for open space contributions and spending. It also shows if any of the money is allocated for specific use.

<b>Open Spaces</b>	
Opening Balance	£21,739
Income	£0
Expenditure	£5,446
Closing Balance	<b>£16,293</b>
<b>Allocated</b>	
Regents Park/ Cookson Way	£4,337 in 20/21
	£1,956 in 21/22
Hudswell Play Area	£10,000