



**WATFORD
BOROUGH
COUNCIL**

**Watford Borough Council
Annual Infrastructure
Funding Statement
For
Community Infrastructure Levy and
Section 106**

Reporting Period:
From 01 April 2022 to 31 March 2023

Introduction

The Infrastructure Funding Statement (IFS) is an annual report that has to be published by 31st December each year.

This report is produced by Watford Borough Council and provides a summary of financial developer contributions secured either through Section 106 Agreements or Community Infrastructure Levy (CIL) payments for the financial year 2022/23.

It does not include information on contributions listed within Section 106 Agreements payable directly to Hertfordshire County Council or on infrastructure that is delivered under Section 78 agreements, or directly by developers.

The report is split into three sections:

- Community Infrastructure Levy Matters
- S106 Matters
- Appendix 1 – Required IFS Information

Please note the information reported in this document is the most accurate available at the time of publication (June 2023).

Community Infrastructure Levy

Watford became a Community Infrastructure Levy (CIL) Charging Authority on 1 April 2015. CIL is the main way in which the council now collects contributions from developers for infrastructure provision to support development in the Local Plan.

Our CIL income is split in accordance with the regulations in the following way:

- 15% of the money received will be spent on priorities to address demands that new development places on our neighbourhoods in Watford. This portion of the income is referred to as Neighbourhood CIL (NCIL)
- 5% is used to administer CIL in Watford
- The remaining 80%, will be spent on infrastructure projects that benefit the whole borough. This is referred to as Watford's Strategic CIL.

Community Infrastructure Levy Matters

Amount of CIL collected in previous years

Table 1

Year	Amount collected
2015/16	£160,275.84
2016/17	£421,060.02
2017/18	£762,986.63
2018/19	£1,442,328.15
2019/20	£3,270,390.10
2020/21	£3,029,271.00
2021/22	£1,266,825.22
2022/23	£2,786,962.10

The amount of CIL payable by developers is dependent on where the development is located within the borough and the type of development. Our charging schedule details our rates and a map of our charging areas:

[Community Infrastructure Levy Guidance Notes and Charging Areas](#)

CIL Receipts 2022/23

A total of £2,786,962.10 was collected in the period 1 April 2022 to 31 March 2023.

Table 2

Strategic CIL	£2,279,647
Neighbourhood CIL	£367,967
CIL Administration	£139,348.10
Total	£2,786,962.10

Neighbourhood CIL

As Watford is not parished, the neighbourhood portion received is set aside by the council to spend on community infrastructure projects.

The following priorities have been identified for Neighbourhood CIL spending.

NEIGHBOURHOOD CIL PRIORITIES

- Town and local centres
- Transport and roads
- Community spaces and cultural facilities
- Parks and green spaces
- Sustainability and Climate Change initiatives

Our first programme of allocating NCIL was launched in June 2022 with our new 'Neighbourhood Grant' process. A total of £151,993 from Neighbourhood CIL was allocated and distributed between 16 local infrastructure projects as follows:

Table 3

	Ward	Organisation	Project title	CIL funds requested
1	Central	B Dance and seated exercise	Seated exercise for the elderly	£80
2	Tudor	Cathartic C.I.C.	Community Artwork for Watford's	£8,773
3	Leggatts	Everett Rover FC	3 G Artificial Grass Pitch	£20,000
4	Tudor	Glen Rovers Hurling & Football Club Ltd	Defibrillator	£2,340
5	Meriden	Watford FC Community Sports & Education Trust	Meriden Community Centre car park	£20,000

6	Leggatts	Friends of Cherry Tree School	Biodiversity garden	£4,500
7	Central	Watford Sheltered Workshop Limited	Watford Workshop - Facilities Refurbishment	£15,000
8	Meriden	Random Cafe Watford	Enhancing Random Café's home at Meriden Gardens	£7,923
9	Holywell	Watford & Three Rivers Trust (W3RT)	Holy wellness	£20,000
10	Woodside	Watford Town Cricket Club	Fully Enclosed Cricket Nets	£20,000
11	Central	New Hope	New Hope Memorial Garden at St Marys Church, Watford	£3,111
12	Park	Friends of Cassiobury Park	Provision of interpretive signs within Cassiobury Park nature reserve	£1,822
13	Pump House Theatre and Arts Centre	Pump House- disability access to the yard		£19,383
14	Callowland	Beechfield School	School Allotment	£5,000
15	Vicarage	Safer Watford	Victoria Passage CCTV	£5,000
16	Woodside	Veterans Support Group Watford & District	Get Active	£2,000

Some of these projects have already been completed and shared as good news stories with the community:

<https://www.watford.gov.uk/news/article/391/glen-rovers-gaa-receives-neighbourhood-grant-to-install-a-defibrillator>

<https://www.watford.gov.uk/news/article/380/watford-workshop-receives-council-s-neighbourhood-grant-to-improve-facilities>

<https://www.watford.gov.uk/news/article/392/watford-town-cricket-club-receives-neighbourhood-grant-to-improve-nets>

<https://www.watford.gov.uk/news/article/393/watford-s-public-buildings-to-benefit-from-uplifting-artwork-thanks-to-grant>

<https://www.watford.gov.uk/news/article/387/local-school-in-watford-secures-funding-for-allotment-project>

<https://www.watford.gov.uk/news/article/298/funding-provided-for-memorial-garden-at-st-mary-s-church>

<https://www.watford.gov.uk/news/article/324/local-school-secures-council-funding-for-biodiversity-garden-project>

<https://www.watford.gov.uk/news/article/375/pump-house-theatre-benefits-from-range-of-improvements-thanks-to-council-grant-funding>

<https://www.watford.gov.uk/news/article/322/random-caf-awarded-council-funding-for-improvements-to-community-garden>

<https://www.watford.gov.uk/news/article/315/local-football-club-in-watford-starts-work-on-new-3g-artificial-grass-pitch-thanks-to-council-contribution>



S106 Planning obligations

Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can mitigate the potential impacts of new development through planning obligations when it is considered that the impacts cannot be appropriately mitigated through conditions on the planning permission.

The obligations may be provided by the developers “in kind” – that is, where the developer builds or directly provides the matters necessary to fulfil the obligation e.g. this might be to build a certain number of affordable homes on-site. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions towards providing affordable housing elsewhere in the Borough. In some cases, it can be a combination of both on-site provision and off-site financial contributions.

The obligations within a S106 agreement must meet three legal tests;

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

Due to these tests, contributions secured through s106 agreements will normally be subject to more detailed restrictions in terms of how these contributions can be allocated and spent.

Obligations requested by Hertfordshire County Council (as service provider) are often included within the S106 agreement and are paid directly to them. This report does not include information on contributions listed within Section 106 Agreements payable directly to Hertfordshire County Council or on infrastructure that is delivered under Section 78 agreements, or directly by developers.

Section 106 Matters

A total of £1,971,918.35 was collected in the period 1 April 2022 to 31 March 2023.

Table 4

S106 Contribution	Amount collected
Affordable housing	£1,931,918.35
Street trees	£2000
Controlled Parking zones/TRO	£38,000

S106 monies unallocated and available to spend 2023/24

Table 5

S106 contribution	Amount held
Affordable Housing	1,993,824.86
Children's Play Space	19,406.85
Cycle provisions	71,439.11
Public Open Space	3,980
Tree planting	6,166.87
Watford Museum Contribution	72,315.45
Public Realm	67,092.98
CPZ	0
CPZ Consultations	138,873.98
Cycle Hire Contributions	26,236.88
Bridle Path (works to footpath)	52,665.02
Total	£2,452,002

S106 Expenditure

Expenditure during the reported period highlights the councils focus on spending S106 monies to ensure the delivery of infrastructure, including affordable homes, open spaces and transport improvements.

Projects funded by S106 during the reported year

Table 6

Project	Amount Spent
Housing First Phase 2*	£20,000
Health care providers	£688
CPZ admin	£58,096
Transfer to HCC	£6000
Total S106 Spend	£84,784

*Housing First provides self-contained accommodation for entrenched rough sleepers with multiple and complex needs, who have experienced repeated cycling between homelessness services and rough sleeping. Watford Community Housing own the properties whilst One YMCA provides support to Housing First tenants.

With WBC's support, Watford Community Housing (WCH) was successful in gaining £860,000 capital grant funding from the Rough Sleepers Accommodation Programme (RSAP) for 10 self-contained one bedroom homes for phase 2 of Watford's Housing First project.

WBC subsidised WCH to purchase the 10th property for use as Housing First to which WBC will have nomination rights.

Appendix 1 – IFS required information

Community Infrastructure Levy Matters Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

- a) The total value of demand notices issued in the reported period is £1,604,177.84. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £1,596,227.84. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £7,950.00 and the total value of the late payment interest accrued is £0.00.

- b) The total amount of CIL collected within the reported period totals £2,786,962.10.
- c) The amount of CIL collected prior to the reported period totals £10,353,448.42. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£10,353,448.42	£6,835,480
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £641,546 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£139,348.10
Neighbourhood CIL	£146,845
CIL Land Payments	£0.00
Other CIL Cash	£266,541
Total Value	£552,734.10

- f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent	Remaining
Admin CIL	£139,348.10	£139,348.10	£0
Neighbourhood CIL	£154,932	£146,845	£8,087
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£400,000	£266,541	£133,459

- g) 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 is as follows:

Infrastructure	Amount
REDISCOVERING THE RIVER COLNE	£178,534.00
TRANSFORMING TRAVEL IN WATFORD (TTIW)	£88,007

Of this money spent within the reported year, the number of affordable housing units provisioned via the spend of CIL money is 0.

Of this money spent within the reported year, the following number of education places have been provisioned:

Education Type	Number of school places
N/A	N/A

- ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

- iii) The amount of CIL collected towards administration expenses is £139,348.10. This was 5% of the total CIL receipts collected (£2,786,962.10) in the reported period.

Watford Borough Council has set a collection percentage of 5.00%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and Surcharges not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £139,348.10. This was 5% of the total CIL collected within the reported year.

- h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent
REDISCOVERING THE RIVER COLNE	£311,993.00	£133,459.00
CYCLE AND ROAD IMPROVEMENTS	£500,000	£500,000
COLLOSEUM	£1,184,000.00	£1,184,000.00

- i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

	Amount Passed
NCIL	£146,845

The following amounts were allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year:

Zone	Amount	Date	Re-allocated from
N/A	N/A	N/A	N/A

- ii) The following spends within the reported year have been passed to a third party to

spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

- j) i) The total collected by Watford Borough Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0.00.
- ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5 year period, during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	N/A	N/A

The amount of CIL spent under Regulation 59E during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

The amount of CIL allocated during the reported year under Regulation 59F during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	N/A	N/A

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

- k) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

Neighbourhood Zone	Amount Requested
N/A	N/A

- ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone:

Neighbourhood Zone	Amount Outstanding
N/A	N/A

- l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £2,279,647.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 April 2015 to the end of the reported year that had not been spent is £4,100,082.
- iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
Regulation 59E	£0
Regulation 59F	£367,967

iv) The amount of CIL collected from 01 April 2015 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£1,551,398

Section 106 Matters
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 which were entered during the reported year is £1,108,915.07. This figure does not consider indexation (inflation/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 £1,971,918.35.
- c) The total amount of money received prior to the reported year that has not been allocated is £564,868.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
- i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 0.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is 0.

- ii) The following education provisions have been agreed under S106 agreements:

Education Type	Number of school places
This information will be provided in Hertfordshire County Councils IFS	

The following education provisions have been funded by offsite S106 and other funding sources allocated during the reported year:

Education Type	Number of school places
This information will be provided in Hertfordshire County Councils IFS	

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	MHCLG Type	Deed Signed	Planning Application
Affordable housing contribution/WBC	Affordable Housing	10/06/2022	21/01811/FULM

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £0. Of this amount £0 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £84,784. Of this amount £0.00 was spent by a third party on behalf of Watford Borough Council.
- g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
N/A	N/A	N/A	N/A

- h) In relation to money which was spent by Watford Borough Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent
HOUSING FIRST PHASE 2	£20,000
HEALTH CARE PROVIDERS	£688
CPZ ADMIN	£58,096
TRANSFER TO HCC	£6000

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £2277 (DocuSign.)

i) The total amount of money retained at the end of the reported year is £2,452,002. Of this amount retained an amount of £0.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total collected for long term maintenance	£0.00
Total allocated towards maintenance	£0.00
Total spent on maintenance	£0.00

Section 278 Matters
Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A
Schedule 2 Section 4

The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. The financial values of these are not included in the matters under **Schedule 2 Section 3** of this report.

Date	Application/Deed/Clause/Covenant	Amount
This information will be provided in Hertfordshire County Councils IFS		