

# Watford Borough Council

## Annual Infrastructure Funding Statement

### For

#### Community Infrastructure Levy and Section 106

Reporting Period:

From 01 April 2024 to 31 March 2025

Published: December 2025



## Introduction

**The Infrastructure Funding Statement (IFS) is an annual report that is required 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 2024/25.

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 information available at the time of publication (December 2025).

## 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:

- 5% is used to administer CIL in Watford.
- 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).
- 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
2023/24	£2,592,831.68
2024/25	£789,362.42

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 2024/25

A total of £789,362.42 was collected in the period 1 April 2024 to 31 March 2025.

**Table 2**

Strategic CIL	£631,902.44
Neighbourhood CIL	£117,991.86
CIL Administration	£39,468.12
<b>Total CIL collected</b>	<b>£789,362.42</b>

### 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.

In 2024/25, a total of £299,591 from Neighbourhood CIL was allocated and distributed between 20 local infrastructure projects as follows:

**Table 3**

	Name of Organisation:	Description of Project:	Amount Approved	Type of project
1	Watford Community Housing	Funding to improve social and play spaces in Holywell playground	£12,500	Infrastructure
2	The Reanella Trust	The Resilience Recovery Relief Project	£5,000	Service/Activity
3	Friends of Cherry Tree School PTA	Cherry Tree Playground Mini Gym and Climbing Frame	£15,945	Infrastructure
4	Wise About Food	Cookery based project for people with dementia and their carers, in partnership with Watford Community Housing	£4,950	Service/Activity
5	Baby Cabaret	Funding towards personal development sessions for mothers including childcare provision	£5,000	Service/Activity
6	Watford Volunteer Police Cadets	Watford Volunteer Police Cadets scheme	£5,000	Service/Activity
7	Kingswood Residents Association	The creation and installation of a Kingswood mural in partnership with Chemilab	£8,000	Infrastructure
8	Bike Park Chilterns	Funding towards the development of the Whippendell Woods mountain bike trail area	£23,000	Infrastructure
9	Rennie Grove Peace Hospice Care	Nature themed activities supporting patients and families affected by a life limiting illness, in partnership with Green Connections	£2,400	Service/Activity
10	Watford Borough Council	Cassiobury Park Hub Community Space Acoustic Enhancement	£23,800	Infrastructure
11	West Herts Hospitals Charity	Youth Link, a free to access social prescribing service	£4,400	Service/Activity
12	Watford Palace Theatre	Environmental Sustainability Investment Programme	£50,000	Infrastructure
13	Watford Women's Centre	Garden Restoration Project	£10,985	Infrastructure
14	Watford FC CSE Trust	Youth Link, the free to access social prescribing service	£4,400	Service/Activity
15	Caudwell Youth	A mentoring project for at risk young people in Watford	£5,000	Service/Activity
16	Herts County Council	A new and improved public footpath located on the north	£35,199	Infrastructure

		side of Horseshoe Lane near All Saints Church		
17	New Hope	Purchase of a portable scanning arch	£2,404	Service/Activity
18	The Dan Tien Performing Arts Studios	Studio premises upgrade - to upgrade the internal building and studios at Harebreaks Community Hub	£30,079	Infrastructure
19	Fullerians RFC	The installation of solar panels on the clubs facilities	£36,000	Infrastructure
20	Watford Town Cricket Club	Refurbishment of the cricket pavilion	£15,529	Infrastructure
		<b>TOTAL FUNDING ALLOCATED:</b>	<b>£299,591</b>	
		Total for infrastructure projects:	£261,037	
		Total for services/activity projects:	£38,554	

### Strategic CIL projects

In 24/25, a total of £144,218.74 was allocated as follows:

- **Green Loop cycle route** - £61,500.55 to fund the Green Loop cycle route, a 6.5-mile continuous cycling and walking route connecting the town's vibrant urban landscape with its serene open spaces and heritage sites. The route, which offers a scenic, eco-friendly alternative to driving, features newly installed signs and wayfinding totems that will guide users around the loop.
- **Watford to Croxley Link** - A £82,718.19 contribution towards feasibility work to look at the options available for the disused rail corridor between Croxley and Watford.

## 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.

## S106 Matters

A total of £4,808,949.21\* was collected in the period 1 April 2024 to 31 March 2025.

Table 4

S106 Contribution	Amount Collected
Affordable Housing	£3,442,968.70
Bus Contribution (redirected to Healthcare)	£145,894.41
Controlled Parking Zone/TRO	£10,000.00
Healthcare contribution	£376,453.24
Open space contribution	£833,632.86
<b>Total</b>	<b>£4,808,949.21</b>

\*Monitoring fees not included

## S106 Monies unallocated and available to spend in 2025/26

Table 5

S106 Contribution	Amount Held
Affordable Housing	£5,873,793.56
Childrens Play Area	£4,406.85
Cycle Routes	£71,439.11
Public Open Space	£833,632.86
Public Realm	£65,722.93
Street Trees	£9,166.87
Cycle Hire Contributions	£3,736.88
<b>Total</b>	<b>£6,861,899.06</b>

S106 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
Cycle Hire – Beryl	£26,236.87
Watford museum and heritage	£38,804.35
<b>Total S106 Spend</b>	<b>£65,041.22</b>

## 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 £685,538.64. 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 £678,539.07. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £200 and the total value of the late payment interest accrued is £6,799.57.

b) The total amount of CIL collected within the reported period totals £789,362.42.

c) The amount of CIL collected prior to the reported period totals £15,497,340.96. 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	£15,497,340.96	£3,615,183.00
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 £144,218.74 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	£39,468.12
Neighbourhood CIL	£299,591
CIL Land Payments	£0.00
Other CIL Cash	£144,218.74
<b>Total Value</b>	<b>£483,277.86</b>

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	£39,468.12	£39,468.12	£0.00

Neighbourhood CIL	£299,591	£299,591	£0.00
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£144,218.74	£144,218.74	£0.00

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	Date	Amount	Description
Croxley Rail Link	31 March 2025	£82,718.19	Watford to Croxley Link - a contribution towards feasibility work to look at the options available for the disused rail corridor between Croxley and Watford.
Green Loop	31 March 2025	£61,500.55	Funding the Green Loop cycle route, a 6.5-mile continuous cycling and walking route connecting the town's vibrant urban landscape with its serene open spaces and heritage sites.

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 £39,468.12. This was 5% of the total CIL receipts collected (£789,362.42) 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 £39,468.12. 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	Allocation Dated
N/A	N/A	N/A	N/A

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:

Zone	Amount Passed
NCIL	£299,591

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 Requested
N/A	N/A

I) 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 £631,902.44

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 £7,161,982

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	£0.00
Regulation 59F	£117,991.86

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	£1,813,882

## 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 £43,411.00. 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 £4,808,949.21 (Excludes monitoring fees)
- c) The total amount of money received prior to the reported year that has not been allocated is £2,052,949.85
- 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 9.

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	Deed Date	Clause	Planning Application
Affordable housing contribution/WBC	14/05/2024	4.10	22/01226/FULM

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £962,388.87. Of this amount £897,347.65 was not spent during the reported year.

f) The total amount of money from planning obligations spent during the reported year was £65041.22. 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	Description
S106 Healthcare Contributions NHS ICB	£522,347.65	28 February 2025	£522,347.65	Healthcare contribution collected by WBC transferred to NHS ICB in next financial year
Housing Commuted Sums	£375,000	08 July 2024	£375,000	Commuted sums to deliver five socially rented homes – Sydney Road Development

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	Date Spent	Spend Description
Beryl Cycle Hire	£26,236.87	05 July 2024	
Watford Museum	£38,804.35	31 March 2025	Second part of spend. Full spend was £72,315.45 over 2 financial years (23/24 and 24/25)

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 £0.00.

i) The total amount of money retained at the end of the reported year is £6,861,899.06. 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
<b>Total collected for long term maintenance</b>	£0.00
<b>Total allocated towards maintenance</b>	£0.00
<b>Total spent on maintenance</b>	£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
<b>This information will be provided in Hertfordshire County Councils IFS</b>		