

Session 1:

Developing your Infrastructure Funding Statements and understanding its wider role in good practice



What is an Infrastructure Funding Statement (IFS)?

An IFS is “a document” produced by a “contribution receiving authority” which includes:

- A. A statement of infrastructure that “will, or may be, wholly or partly funded by CIL”;
- B. A “CIL report” on the receipts, allocations and expenditure of CIL; and
- C. A “section 106 report” on the receipts, allocations and expenditure of S106

(See CIL regulations – Regulation 121A and Schedule 2)



IFS - supporting the planning and delivery framework



The wider role and opportunities of an IFS

- Improve monitoring practices and increase transparency and accountability
- Unite strategy and monitoring – the story behind the numbers
- Simplify requests for FOI's
- Improve stakeholder visibility and understanding
- Promote infrastructure delivered by your authority
- Use it throughout the planning system to help inform and evidence e.g. IDP, SOCG, HDTAP, Local Plan review



Promote and publicise delivery funded by developer contributions

Cornwall have created a new interactive S106 'story map' on the council's website. The **story map** gives information on:

- What S106 monies have been received in each Parish (and Community Network Area);
- The planning application it relates to; and
- How much S106 money has been spent in the area

Most importantly, the **story map** allows residents to zoom into their local area to see for themselves where and how communities have benefitted from improvements, funded by developer contributions. The projects range from play parks to affordable housing for local people.

But what about “Planning for the Future” and the proposed Infrastructure Levy

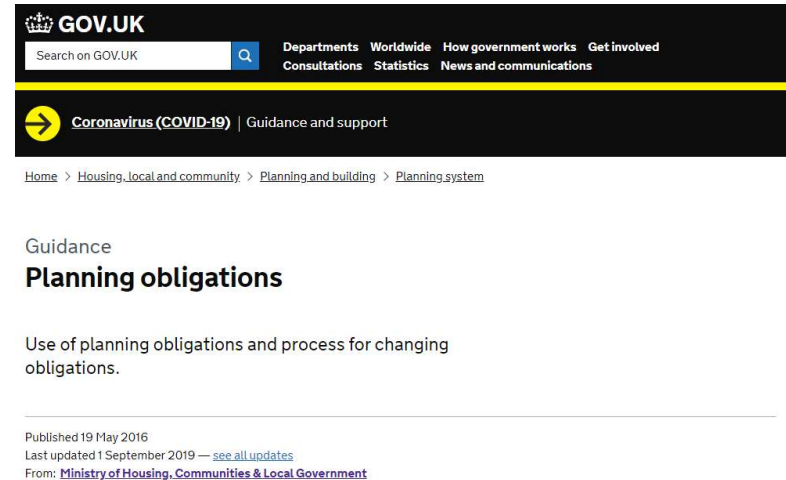
- We don't know yet, but what we do know is:
 - Role of infrastructure planning by Councils will be as, if not more, important;
 - The need for an effective evidence base, strategy, prioritisation, allocation and spend will be critical to delivery;
 - The need for transparency and accountability will remain with an improved emphasis on community engagement; and
 - There will be an ongoing transition period to monitor what is in the system now.
 - So the IFS and effective monitoring will lay the foundations for any new system
-

Getting your data together

- Detailed requirements set out in legislation and guidance
 - Already reporting on CIL - **NEW** requirements for S106
 - Optional whether to report on S278 Highways
 - Recommend monitor in line with government's data format
 - Explicitly allowed to charge for monitoring to help with this
 - Inclusion of infrastructure priorities – how do you obtain approval for this?
-

Guidance also recommends:

- Reporting on the **delivery** of the infrastructure (so beyond spend) – **PROMOTION**
- Reporting on estimated future income
- Future spending priorities on infrastructure **AND** affordable housing linked to local plan (So CIL and S106)
- IFS should inform review of local plans



The screenshot shows the GOV.UK website interface. At the top, there is a search bar and navigation links for 'Departments', 'Worldwide', 'How government works', and 'Get involved'. Below this, there are links for 'Consultations', 'Statistics', and 'News and communications'. A yellow banner highlights 'Coronavirus (COVID-19) | Guidance and support'. The breadcrumb trail reads: 'Home > Housing, local and community > Planning and building > Planning system'. The main heading is 'Guidance' followed by 'Planning obligations'. The content states: 'Use of planning obligations and process for changing obligations.' At the bottom, it notes: 'Published 19 May 2016', 'Last updated 1 September 2019 — [see all updates](#)', and 'From: [Ministry of Housing, Communities & Local Government](#)'.

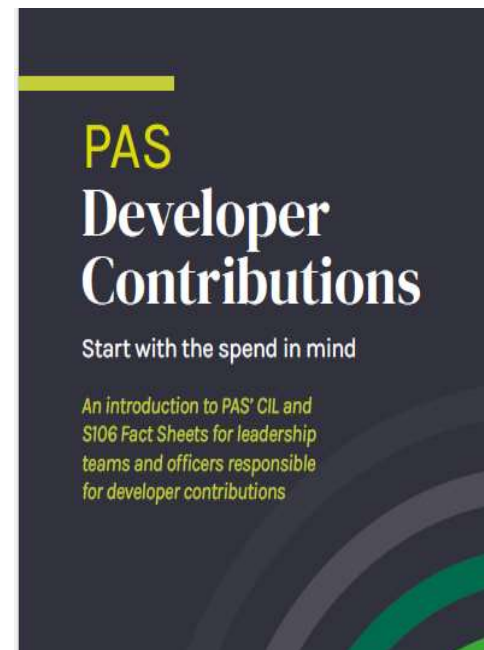
Thinking about your audience(s)

Internal

- Leadership teams (see [start with the spend in mind](#) to help you with this);
- Spending departments – future planning;
- Development management, local plans team (remember the feedback loop)

External

- Partner authorities (Neighbours, County, GLA, MHCLG etc.);
- Local communities (including parish council's and neighbourhood forums);
- Stakeholders including infrastructure providers



Understanding who you need to work with

Partner	Information to consider / role in developing IFS
Infrastructure providers	<ul style="list-style-type: none"> • How are they involved in feeding demands in to the prioritisation of projects? • How do they feedback to you on spend of developer contributions and delivery of projects?
Leadership team (Officers and Members)	<ul style="list-style-type: none"> • Who identifies which projects are funded and how do they prioritise what the funds might be spent on in the future? • Is it clear enough that you can record this in the IFS? • How will a decision be made for inclusion of priorities in the IFS? Delegated / committee / Exec Member?
Planning	<ul style="list-style-type: none"> • Are you using the IDP and the Local Plan to inform the strategy for prioritisation and spend of funds? • Are you using intelligence from strategic sites to feed in to the strategy for prioritisation?
Spending departments	<ul style="list-style-type: none"> • Is there a clear audit train of what has been “allocated” and what has been “spent” by spending departments? Are departments holding unspent and unallocated monies? How do they report to you?
Partner authorities e.g. County, Greater London Authority	<ul style="list-style-type: none"> • Do you have a feedback loop to record where funds have been transferred and infrastructure delivered by a partner organisation? • Are you clear on how one another will report on this?
Local councils including Parish and Town Councils	<ul style="list-style-type: none"> • Are they able to publish their own reports on a website or does the Council need to do it for them?

Publishing the IFS

- Each annual IFS should be published on the receiving authorities website
- Make it easy to find and circulate links to key stakeholders
- Include a summary of the IFS and a link to it in your Annual Monitoring Report
- Think about publishing more frequently than once a year



Good practice examples

Enfield <https://new.enfield.gov.uk/services/planning/infrastructure-funding-statement-planning.pdf>

INFRASTRUCTURE FUNDING STATEMENT: 2019/2020 ENFIELD'S APPROACH TO SECURING CONTRIBUTIONS FROM DEVELOPMENTS

- Highway infrastructure (new central spine road) at Meridian Water.

Meridian Water is a major London regeneration programme, delivering thousands of new homes and jobs over the next two decades and beyond to south-east Enfield, on the doorstep of the Lee Valley Regional Park and Edmonton.

The provision of large-scale infrastructure (including new road and rail links) is critical to the successful delivery of the Meridian Water development, especially during its early phases.

Since its introduction in April 2016, the entire strategic CIL allocation has been ringfenced towards the delivery of the new railway station at Meridian Water (see table 2 below).

Table 2. Strategic CIL expenditure since 2016/17 towards Meridian Water

Year	£
2016/17	165,844
2017/18	402,287
2018/19	5,118,799

The Meridian Water railway station formally opened on 3 June 2019, taking passengers south to Stratford and Liverpool Street station and north to Stansted and Cambridge (see figure 2).

Section 4.1 overleaf set out how these funds will be collected and spent in the next financial year (taking account of known and expected infrastructure costs and other potential sources of funding).



Figure 2: Meridian Water – London's newest railway station

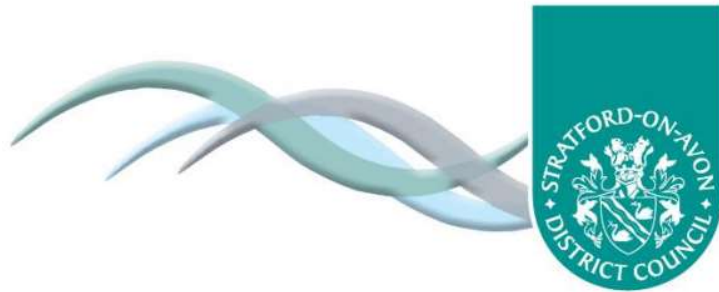
Neighbourhood CIL

Councils have a duty to pass on a proportion of CIL receipts to local neighbourhoods (this is known as the neighbourhood portion)⁵. The neighbourhood portion is capped at 15% (but rises to 25% in areas where a neighbourhood plan has been adopted).

In Enfield, 15% of CIL receipts have been ringfenced to spend on local projects (as there are currently no adopted neighbourhood plans in place).

Neighbourhood plans are formal planning documents that local communities can prepare to guide the future development of their areas. Hadley Wood has been established as a neighbourhood area and a forum of community representatives are working together to prepare a neighbourhood plan to shape the future of the

⁵ Community Infrastructure Levy Regulations (2019).



Infrastructure Funding Statement 2018-2019



Figure 6 - Bidford-on-Avon Trim Trail

Stratford-on-Avon

<https://www.stratford.gov.uk/doc/209427/name/IFS%202018%2019.pdf>

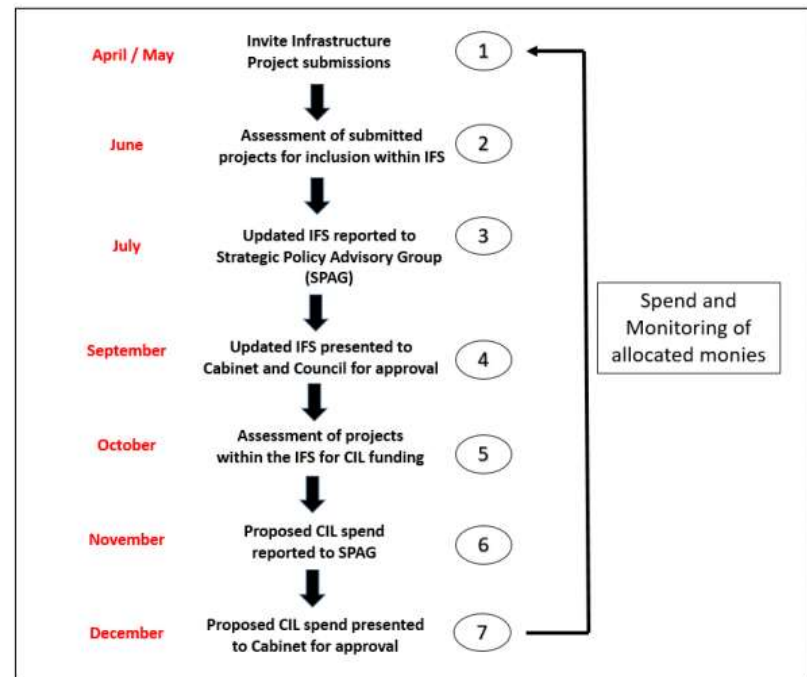
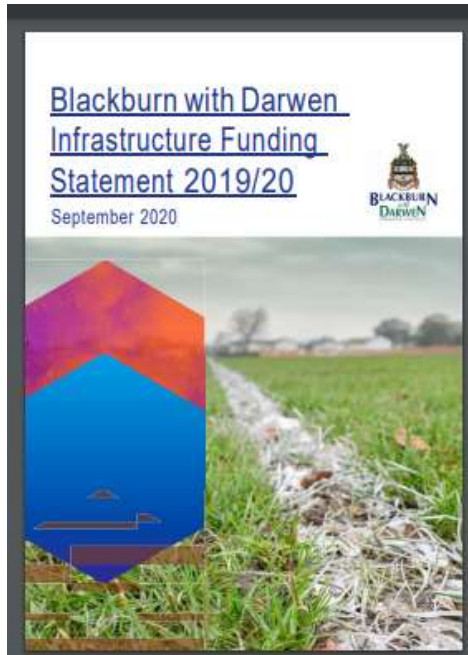


Figure 8 - Process for updating the IFS and allocation of CIL receipts



Blackburn with Darwen
https://www.blackburn.gov.uk/sites/default/files/media/pdfs/UA-Infrastructure%20Funding%20Statment%20201920_0.pdf

Development Job	£19k	Development Job	£12k
Planning app. Ref: 16/100241 Preston Park, Blackburn	60,000	Planning app. Ref: 16/100211 100, Lane, Preston, Blackburn	30,000
Planning app. Ref: 16/100240 Blackburn Garden Centre, Blackburn	30,000	Planning app. Ref: 16/100212 Lancaster Lane, Preston	100,000
Planning app. Ref: 16/100246 Mileage and Street, Blackburn	10,000	Planning app. Ref: 16/100213 Mileage Lane, Preston	30,000
Planning app. Ref: 16/100247 Lancaster Road, Blackburn	20,000	Planning app. Ref: 16/100248 Lancaster Lane, Blackburn	100,000
TOTAL	150,000	TOTAL	160,000

© 2020 Blackburn with Darwen Council. All rights reserved. Development at 100, Lane in Preston

