

APPENDIX 1

INFRASTRUCTURE FUNDING STATEMENT (IFS) - 2019/20

Maldon District Council's first annual report on income and spending on planned Infrastructure funded or delivered by S106 agreements and financial obligations

1. Introduction

1.1: About this statement

The Maldon District Council Infrastructure Funding Statement sets out the reporting year's income and expenditure relating to the developer funding raised from section 106 (S106) agreements. The IFS reporting year runs from 1 April to 31 March 2019-2020.

The Council is currently preparing further evidence in anticipation of adopting the Community Infrastructure Levy and any payments received from CIL in future years will be addressed in future versions of this statement.

As a result of changes to government guidance set out in the Planning Guidance on Planning Obligations. (1st September 2019) Councils are now required to produce an infrastructure funding statement on an annual basis and not later than 31st December each year.

CIL and S106 are collectively known as "planning obligations" or "developer contributions" and as explained above the Council does not gather CIL, as yet. This year's statement relates to S106 income. This income is used to help fund the infrastructure provided in association with new development and which helps to maximise the benefits and opportunities from growth. Infrastructure will include the delivery of affordable homes and other community facilities such as play parks, open space and youth provision.

Essex County Council are responsible for gathering developer funding for other important elements of our infrastructure

- Early Learning and Primary Schools
- Secondary Education
- Highways improvements
- Transport Planning
- Cycling and walking initiatives – shared with Maldon District Council

In addition, the District will consult with health care providers working within the district and (subject to approval through the Local Plan process) the Council will seek developer contributions to improve local services so that additional development and their new residents do not create an unacceptable additional demand on the existing service. The District can receive developer funding and make this available to the Health Services as and when it is required or in some circumstances the funding can be paid direct to the health care provider.

Covid-19 has not affected the Council's work in the reported year significantly as "lockdown" only started in the last month of the reporting year. Some monitoring visits were prevented in March 2020 but these will have only gathered a limited number of additional payments and there will be compensatory income taken forward into the next reporting year.

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Maldon District Council went through a significant series of changes during the reporting year when a new approach to the Council's administration and staffing structures were being completed. This saw a number of staff assuming responsibility for the S106 monitoring role and this caused some disruption to the monitoring processes. A current programme of account reconciliation and collaboration with partner agencies is underway to ensure that the Council's accounts are robust.

Sections 2 and 3 of this statement sets out the limited progress in the collection and spending of S106 income over the last reporting year (2019 / 2020).

Section 4 sets out S106 planned expenditure over the next reporting period (2021/22) based on the existing infrastructure delivery plan. It should be noted that the Council is also updating this infrastructure plan in readiness for the CIL hearings prior to adoption.

Section 2 - Section 106 Income

The existing s106 agreement income is being gathered with a view to completing the infrastructure plan adopted to accompany the adopted Maldon Local Plan ([LINK here please](#))

This provides for the following key infrastructure projects.

Bullet Points


- Roads
- Specific projects
- Community facilities x,y,z.



Other projects are planned by our partner agencies who will gather funding together to create a large enough saving to pay for new facilities during the plan period. This sort of funding is usually controlled by a formula overseen by a central government department and is related to the number of schoolchildren or possible people likely to need health services.

In the reporting year the Maldon Council received the following incomes in these categories.

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<ul style="list-style-type: none"> • Education Income • Health Income <p>Note: Some payments are made direct to the partner organisation and they will be responsible for reporting their own income and expenditures from developer funding</p>	
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In addition, there are other projects that are being run throughout the plan period which provide more local facilities and these can be delivered either by a developer contribution (with the Council or a partner providing the infrastructure) or - instead of a contribution - a developer can provide a specific facility like a play park or youth facility within the site, delivered as part the development.

<p>List of facilities like this in 2019/20</p>	
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The most significant type of on-site provision will usually relate to the number of new homes provided to meet the affordable housing need in the District. The Council’s Planning policy encourages developers to build up to 25% - 40% (depending on location in the district) affordable homes to be delivered on development sites wherever possible. In some circumstances this may not be possible and then an agreed financially equivalent sum of money may be paid as a contribution (in lieu of on-site provision) to help build other affordable housing schemes elsewhere within the district.

Affordable homes are defined in the Local Plan policies and in the NPPF (National Planning Policy Framework 2019) but do not include homes that are made available on the free market with a government subsidy (such as the "Help to Buy" scheme) to the first owners of new homes. Rather, they are for local people and / or "key workers" who might not be able to get access to open market homes.

In 2019/2020 the Council achieved the following new affordable homes

Latchingdon Park, Burnham Road, Latchingdon	13	Colne/Iceni	
Pippins Road Burnham	23	CHP	
Wycke Hill Maldon	32	CHP	
Grangewood Park	23	CHP	

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Southminster Road Burnham			
Bentall Place Heybridge, Holloway Road, Heybridge	25	CHP	
Maldon Road Burnham (S2(i))	14	Estuary Housing Association	
Broad Street Green (2nd phase) Sharpe's Meadow	20	Estuary Housing Association	
Total	150		

This represented 32.5 per cent of the total number of new homes and provided approximately £24,710,000 equivalent value to the Registered Providers approved by Homes England who will manage and maintain them for current and future residents.

Section 3 – Section 106 Expenditure / Outgoings

The Council's accounts show that £ZZZ was spent or delivered to partner agencies as follows.

List...	
<ul style="list-style-type: none">• Our own projects assessment of spend• Money paid in and out to eg Health	
Note again money paid direct ...Here.	

Section 4 - S106 planned expenditure

The Council published its Infrastructure Delivery Plan (IDP) in 2014 to stand alongside the Maldon Local Plan. Both were tested at inquiry and the Local Plan was adopted in 2017. Although updates are currently being prepared in support of CIL adoption processes they are not ready for publication prior to the reporting date of the 31st December 2020. This IFS will therefore maintain the Council's commitment to the IDP used in the preparation of the adopted Local Plan for the purposes of continuity.

The existing IDP can be found here. [LINK insert here please.](#)

5 - Conclusions

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New governance arrangements – The Council has undergone a root and branch transformation including business process re-engineering. The Council's Infrastructure Implementation Group is currently being reconstituted following the reorganisation and will be seeking a step change in our approach to the planning and delivery of our infrastructure. It must do this in closer collaboration with the partner agencies if it is to deliver in appropriate order and to a timetable which does not undermine existing services while the District is undergoing significant growth and change.

S106 receipts are expected to increase over the coming years in response to rising levels of planned development and as the Council completes its reconciliation process to catch up with the period of reduced monitoring. Spending levels will then need to be closely monitored to take account of changing priorities and the phasing requirements of development.

This first IFS will be published to the Councils Web Pages as anticipated by the Regulations and guidance but in addition the Council will be making every effort to make on line information more readily available throughout the next year.