

St Albans City & District Council
Infrastructure Funding Statement

2023-2024



1. Introduction

1.1 This Infrastructure Funding Statement sets out St Albans City & District Council's income and expenditure of all financial contributions which have been secured through Section 106 Agreements. Local Authorities are required to publish an Infrastructure Funding Statement by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. This is the third statement published by the district council and will be updated on an annual basis. Previous statements can be viewed at the following link: - <https://www.stalbans.gov.uk/infrastructure-funding-statement>.

1.2. Section 106 agreements are entered into between the council, developers and land owners to secure planning obligations which mitigate the impact developments will have on local communities and infrastructure by funding the provision of additional and improved education, leisure and community facilities and affordable homes.

1.3. The main infrastructure that the District Council receives contributions towards are leisure facilities, parks and open spaces, play areas and affordable housing. Infrastructure such as education, libraries and sustainable transport are typically managed at county level by Hertfordshire County Council whose developer contributions are reported separately.

Section 2 covers all developer contributions agreed between 2023-2024.

Section 3 covers all developer contributions received between 2023-2024.

Section 4 covers all developer contributions spent between 2023-2024.

Section 5 details the status and allocations of unspent Section 106 receipts currently held and planned expenditure over the next reporting period 2024-2025.

1.4. The planning applications and Section 106 agreements listed in this statement can be viewed on our online planning search facility at <https://planningapplications.stalbans.gov.uk/planning> by searching the application reference.

2. Developer Contributions Agreed

2.1. In order for a contribution to be agreed, it must meet the tests set out in within Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) which require any contribution to be:

- 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.

2.2. During 2023-2024, a total of £1,780,934.57 in contributions were agreed which are set out below. A total of 501 Affordable Housing units have also been secured.

Application Ref.	Application Site	Contribution	Amount
5/2021/3194	St Stephens Green Farm Chiswell Green Lane St Albans	Additional First Homes	TBC
		Biodiversity Offsetting	TBC
		East of England Ambulance Service Trust	£80,190
		Leisure	£214,222
		NHS	£426,329.64
		Play Areas	£78,699
		Affordable Housing	330 units
5/2022/0927	Land South of Chiswell Green Lane St Albans	Additional First Homes	TBC
		Biodiversity Offsetting	TBC
		East of England Ambulance Service Trust	£95,013
		Leisure	£298,355
		NHS	£504,920.71
		Affordable Housing	156 units
5/2022/0975	61-65 St Peters Street St Albans	Leisure	£11,553
		NHS	£28,534
		Parks and Open Space	£7,303
		Play Areas	£2,467
		Affordable Housing	8 units
5/2021/0871	The Golden Lion PH 111 High Street London Colney	Leisure	£548.62
		Parks and Open Spaces	£346.80
		Play Areas	£127.80

5/2022/2315	Land Adjacent 15 Cape Road St Albans	Affordable Housing	7 units
5/2022/2735	22-24 Grove Road Harpenden	NHS	£32,325

2.3 The number and value of the contributions agreed is heavily dependent on the amount and type of applications received by the Council. As a result of this, the amounts agreed each year can vary significantly. The amount of planning applications received during 2023-2024 has been the lowest amount over the last 5 years. The number of major applications received, which is where many developer contributions are agreed, remains consistent with previous years.

The chart below shows a comparison of the developer contributions agreed against previous years.

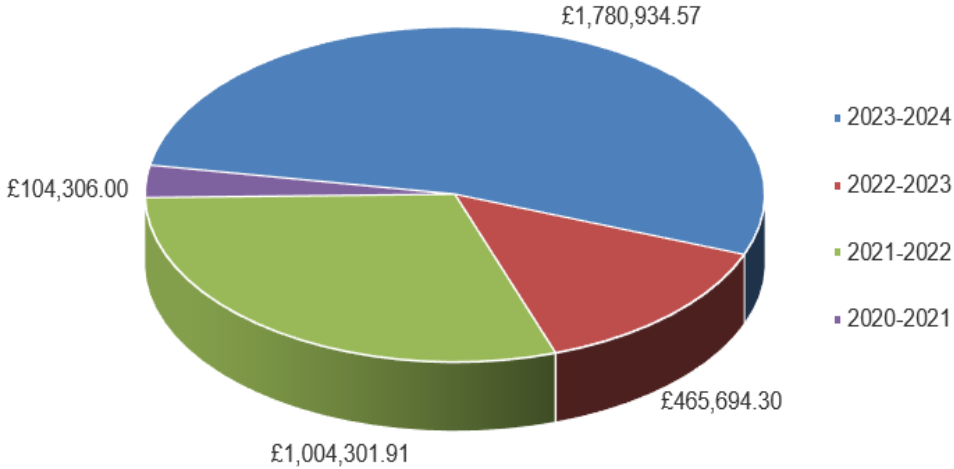


Fig 1. Comparison of developer contributions agreed.

3. Developer Contributions Received

3.1. During 2023-2024, a total of £595,975.99 in contributions were received which are set out below.

Application Ref.	Application Site	Contribution	Amount
5/2019/2656	Units 6 & 7 Batford Mill Lower Luton Road Harpenden	Leisure	£6,823.57
		Public Open Space	£4,312.86
		Play Areas	£2,427.86
5/2021/2195	Land Adj 15 Cape Road St Albans	Leisure	£27,302
		Public Open Space	£17,258
		Play Areas	£10,045
5/2014/3250	Hanstead Park Smug Oak Lane St Albans	Leisure	£173,274.44
5/2021/1972	222 London Road St Albans	Leisure	£36,608.55
		Public Open Space	£23,140.48
		Play Areas	£12,498.74
5/2021/1435	York House Guildford Road St Albans	Leisure	£12,683
		Public Open Space	£8,017
		Play Areas	£1,995
5/2017/1149	Car Park Grosvenor Road St Albans	Affordable Housing	£195,471
		Parks and Open Space	£62,839.41
5/2021/1674	The King Offa PH Wallingford Walk St Albans	Leisure	£365.14
		Public Open Space	£230.81
		Play Areas	£144.58
5/2020/2454	The Hedges Woollam Crescent St Albans	Leisure	£265.54
		Public Open Space	£167.86
		Play Areas	£105.15

3.2. The chart below shows a comparison between the contributions received against the previous years.

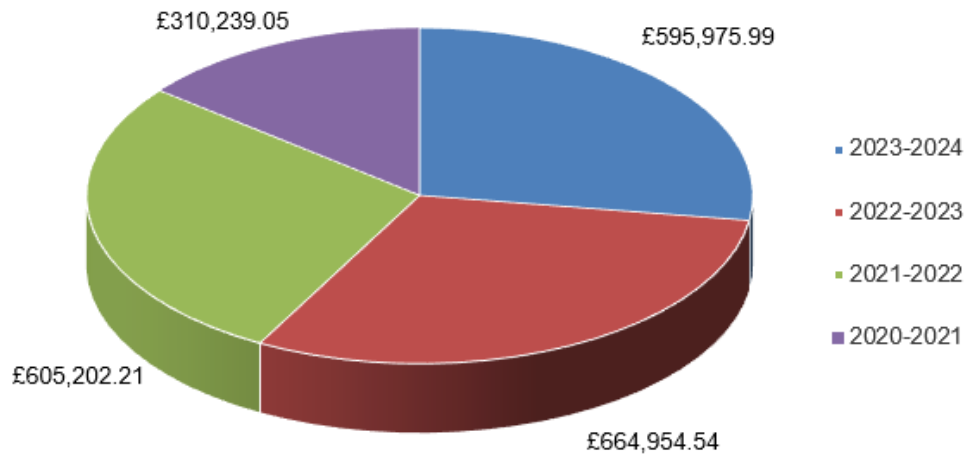


Fig 2. Comparison of developer contributions received.

3.3. All developer contributions received during 2023-2024 have been allocated to projects of which £119,258.53 (20%) has been spent. Allocated projects for unspent contributions include:

- £72,988.30 towards Marlborough Pavilion and Open Space;
- £85,435.61 towards Abbey View Track Facility;
- £37,347 towards Fleetville Community Centre and Play Area; and
- £195,471 towards off-site Affordable Housing

3.4. Of the amount received prior to this reporting period, £21,729.64 remains unallocated.

3.5. No money has been collected or is currently being held through monitoring fees. Any money collected and held through monitoring fees will be reported within future statements.

4. Developer Contributions Spent

4.1. During 2023-2024, a total £758,108.30 in contributions were spent which are set out below. For the purposes of this section, contributions which have been transferred to external bodies are shown as spent.

Application No.	Application Site	Project	Amount
5/2013/2589	Oaklands College Smallford Campus Hatfield Road St Albans	Abbey View Track	£5,701.04
5/2015/0797	Beaumont School Hatfields Road St Albans	Smallford station project	£18,987.18
5/2015/3344	Maryland Convent 29 Townsend Drive St Albans	Bernards Heath	£565.00
5/2017/0778	Linley Court Valley Road St Albans	Bernards Heath Open Space & Play Area	£6,517.14
5/2017/2299	Beaumont Works Sutton Road St Albans	Cunningham Hill Open Space	£18,909.96
		Cunningham Hill Play Area	£9,621.43
5/2017/3208	238 London Road St Albans	Cunningham Hill Play Area	£4,801.43
		Cunningham Hill Open Space	£1,183.00
5/2017/1149	Car Park Grosvenor Road St Albans	Cunningham Hill Play Area	£57,651.02
		Jubilee Centre	£17,296
5/2017/1550	Building Research Establishment Bucknalls Lane Garston	Parish Play Areas	£254,171.82
		Green Infrastructure	£183,070.55
5/2019/1343	Hanstead House Smug Oak Lane Bricket Wood	Woodbury Field Park	£3,398.06
		Woodbury Field Play Area	£2,129.09
5/2014/3250	Hanstead Park Smug Oak Lane Bricket Wood	Wood-clad Cabin at Blackgreen Wood	£100,169.27
		Woodbury Field Play Area	£62,752.92
5/2010/0224	St Albans High School For Girls 1-3 Townsend Avenue St Albans	Offsite planting	£6,644.19
5/2019/3164	The Old Electricity Works Campfield Road St Albans	Cunningham Hill Open Space	£3,603.08
		Cunningham Hill Play Area	£936.12

4.2 The photo below shows Cunningham Hill Open Space & Play Area as an example of community facilities within the district which have in part been funded through Section 106 contributions during 2023-2024.



Cunningham Hill Open Space & Play Area

4.3 The chart below shows a comparison between Section 106 receipts and expenditure compared with previous years.

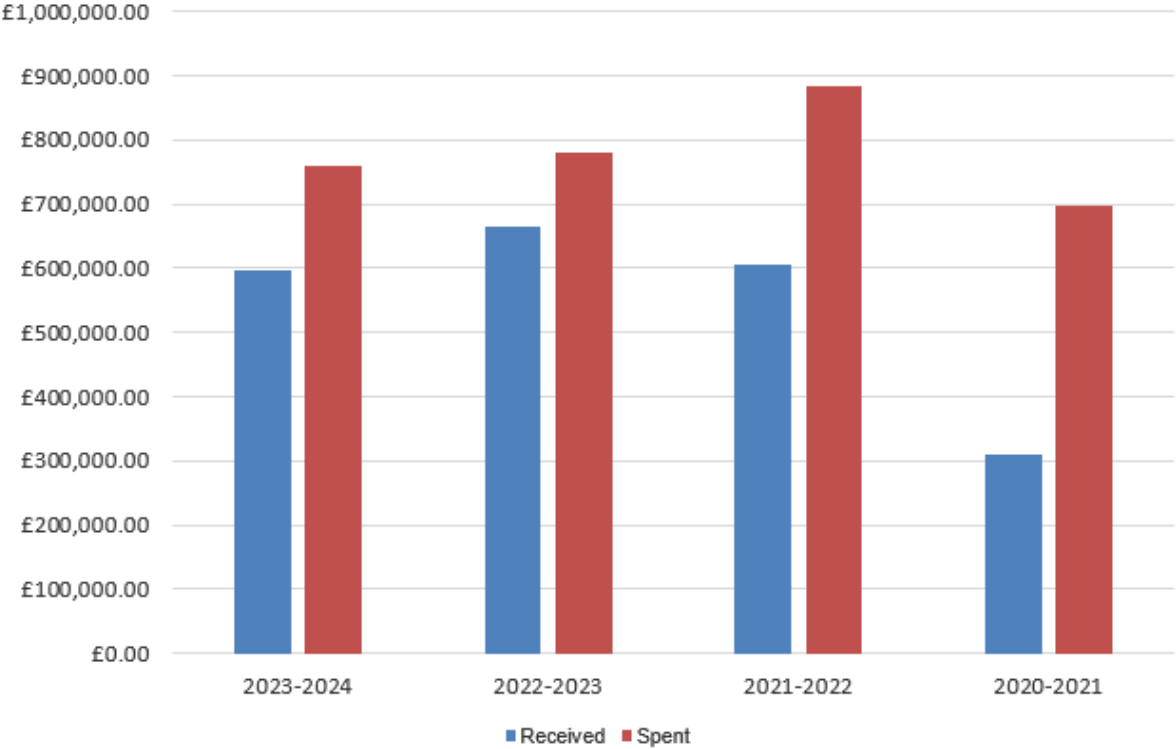


Fig3. Section 106 receipts and expenditure

4.4. No money has been spent on repaying money borrowed or unspent developer contributions.

5. Planned expenditure over the next reporting period (2024/2025)

5.1. This section sets out how Section 106 developer contributions will be prioritised and spent during the next reporting period 2024-2025 and the status and allocations of all unspent contributions held by the council. The amount of Section 106 funding available is subject to the number of applications received where contributions are required and the number of planning permissions which are implemented. As such, the forecasted Section 106 funding below is based on income collected from previous financial years which remains unspent or unallocated.

5.2. At the end of this reporting period, the Council held a balance of £990,413.24 of Section 106 receipts. All receipts held at this time have been allocated to projects across the district. The chart below breaks down Section 106 receipts across the different infrastructure types.

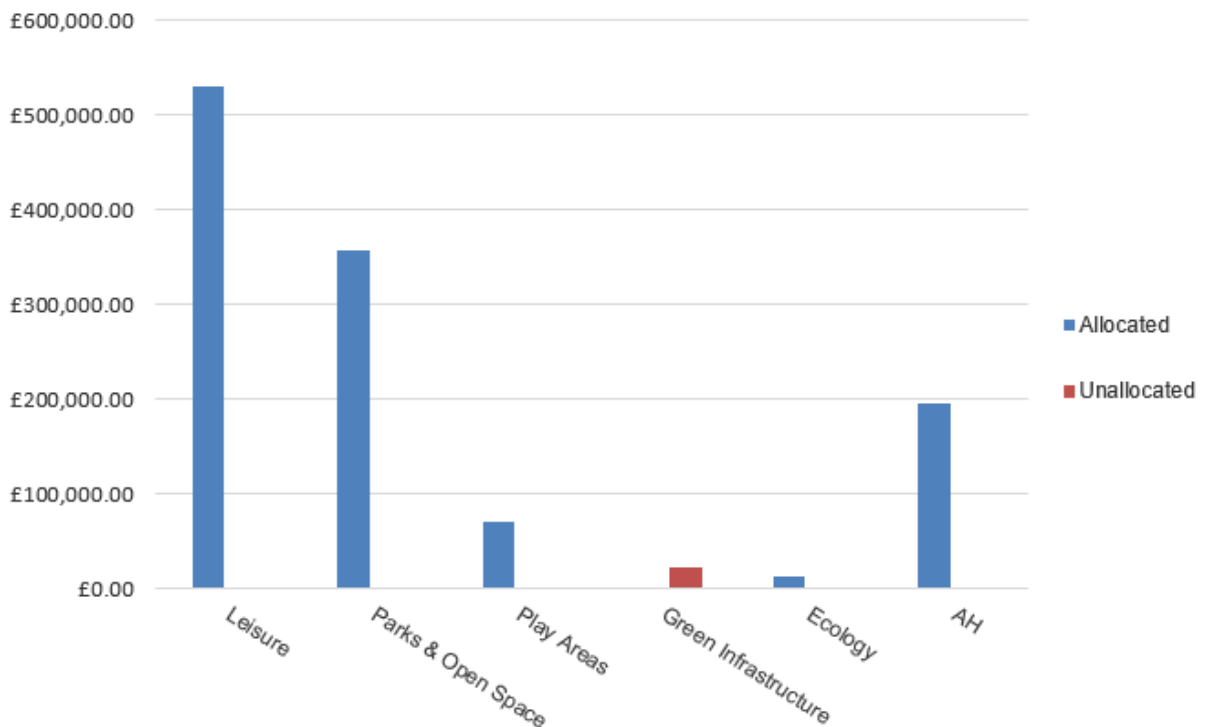


Fig4. Section106 receipts by type

5.3. During 2024-2025 there is approximately £334,779.15 of planned expenditure towards infrastructure within the district however additional expenditure is likely expected through the year. Planned expenditure includes:

- £13,464.29 towards Beech Bottom Dyke;
- £16,376.57 towards Park Hall Community Hall;
- £10,350.86 towards Marquis Meadow Open Space;
- £62,761.50 towards Butterfield Road Pavilion;
- £10,045 towards Fleetville Play Area;
- £195,471 towards Off-Site Affordable Housing;
- £8,958.17 towards the Municipal Gardens

6. Conclusion

6.1. St Albans District & City Council is committed to providing high quality infrastructure and community facilities throughout the district. An updated Infrastructure Funding Statement is to be published annually on the council's website to ensure openness and transparency of Section 106 receipts and expenditure.

6.2. We monitor and review our allocation and expenditure processes regularly to maximize the delivery of infrastructure. Where possible, we aim to identify suitable projects during the determination of the planning application to ensure a swift turnaround of spending so the money can quickly be invested into local community facilities and infrastructure within the district.

If you have any questions regarding this statement, please contact us via email at planning@stalbans.gov.uk.