

Reporting Period
2024/25

Tamworth
Borough Council

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1.0. Introduction

- 1.1. The Infrastructure Funding Statement (IFS) provides an overview of all financial and non-financial developer contributions relating to Section 106 Agreements (s106) and the Community Infrastructure Levy (CIL) within Tamworth Borough for a given year. Such contributions are sought from developers to provide infrastructure which supports the wider economic and social development of the borough.
- 1.2. This report offers a summary of how contributions are collected, allocated and spent by Tamworth Borough, including further reference to the council's future expenditure priorities in relation to CIL income.
- 1.3. In summary, the report provides:
- an overview of s106 agreements;
 - an overview of CIL;
 - the council's internal process relating to s106 contributions;
 - the s106 contributions paid to the council in the 2024/25 monitoring period;
 - s106 contributions and works estimated for future years; and
 - projects delivered in the borough via s106 agreements in the 2024/25 monitoring period.
- 1.4. To ensure that members of the public and other interested parties have readily available information regarding the amount of developer contributions received and spent, the council will continue to publish an annual report which can be found on the council's website.
- 1.5. At the time of publication, the data herein is the most robust available, however, as it represents estimates at a given point in time the developer contributions are imperfect and can be subject to change.

Regulation Requirements

- 1.6. This IFS has been prepared in accordance with the requirements of The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019. In line with government guidance, the information included in this report will be updated annually and subsequently published on the Tamworth Borough Council website.

Monitoring Period

- 1.7. Unless otherwise specifically stated, the monitoring period for this report is 1st April 2024 to 31st March 2025.

2.0. Developer Contributions

Section 106 Planning Obligations (s106)

- 2.1. A s106 is a legal agreement, typically between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of new development upon the local area.
- 2.2. Obligations can only be sought in instances where they are directly related to the development, to which they are reasonably related in both scale and kind, and necessary to ensure an acceptable development in planning terms.
- 2.3. S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the alternative form of financial payments. Such monies may contribute towards the provision or improvement of infrastructure, such as schools and leisure facilities.
- 2.4. Tamworth Borough Council's requirements for s106 planning obligations are published in the Planning Obligations Supplementary Planning Document (2018), which can be accessed online at www.tamworth.gov.uk/planning/planning-policy/supplementary-planning-documents.

Community Infrastructure Levy (CIL)

- 2.5. CIL is a levy mechanism used to secure financial contributions from developers on viable developments. Monies levied and collected through CIL charging can be used to fund the provision, enhancement, maintenance or replacement of infrastructure intended to support the growth and development of Tamworth Borough.
- 2.6. Not all development is liable to financially contribute under CIL. Different forms and scales of development may encounter different charging rates.
- 2.7. The borough's CIL rates are set out via a published Charging Schedule, which was adopted in August 2018. Further information regarding both CIL liability and charging rates can be found on the following council webpage: www.tamworth.gov.uk/planning/planning-policy/community-infrastructure-levy.

Infrastructure

- 2.8. S106 and CIL can be used to fund a wide range of infrastructure. For the purposes of this report, examples of infrastructure may be defined as:
 - Roads and other transport facilities;
 - Flood defences;
 - Educational, health and social care facilities;
 - Sporting and recreational facilities; and
 - Open spaces

3.0.CIL and S106 Headline Figures 2024/25

The following summaries have been provided in relation to the collection, allocation and expenditure of both CIL and s106 monies during 2024/25. Further detail can be found in the individual reports included in the following section.

CIL Headline Figures 2024/25

- Demand notices to the value of **£93,386.82** were issued.
- A total of **£68,927.35** was collected during the financial year from **two liable developments**.
- **£3,446.37** was retained towards the costs of monitoring and administration of CIL. This equates to **5%** of the income received during the year.
- Regulations 59E (0% money to be claimed back) and 59F (money that Tamworth Borough Council spent) apply to a total of **£10,339.10** (15% of the total amount of CIL collected, that being the neighbourhood proportion). Tamworth Borough does not contain any neighbourhood or parish localities, and as such these monies are to be retained for spending in line with Cabinet priorities.
- CIL income was **allocated** to seven infrastructure projects (Cancer & Wellbeing centre, Hanbury Farm School, Coton Green and Comberford Road goal posts, Skatepark fencing, Town Hall feasibility study, Spacehive project) from the neighbourhood proportion (15% of the CIL income).
- No money was **spent** on infrastructure projects.

S106 Headline Figures 2024/25

- Agreements were entered into during the year totalling **£0**.
- A total sum of **£0** was collected during the year.
- A total of **£459,033.26** was allocated towards **one** project but was not spent during the reporting period.
- A total of **£14,677.00** from **one** obligation was spent on infrastructural projects.
- A total of **£5,903,908.86** was retained at the end of the year. This includes commuted sums of **£292,663.68**, which are retained to fund longer term maintenance of infrastructure. A significant proportion of retained income has also been collected towards large scale projects which will take several years to deliver.
- A total of **46 affordable dwellings** have been provided.
- **£1,798.20** was spent on monitoring compliance with s106 Agreements.

4.0. Community Infrastructure Levy Report 2024/25

Table 1 below shows the summary of CIL income, allocation, spending, and retained receipts prior to and at the end of the reported period. CIL income, allocation, and spending are further detailed in Tables 2-6.

Table 1 - Summary of CIL for the monitoring period

CIL receipts retained from before the reported period but not allocated or spent	£1,182,375.00	Prior to reported period 2024/25.
The total value of CIL set out in all demand notices issued in the reported year.	£93,386.82	CIL demands dated 2024/25. Please see Table 2 below for a breakdown of demand notices by site.
The total amount of CIL receipts for the reported year.	£68,927.35	
The total amount of CIL receipts which were allocated in the reported year.	£154,536.81	
The total amount of CIL receipts which were spent in the reported year.	£0	No CIL receipts were spent in the reported year.
The total amount of CIL expenditure for the reported year.	£7,550.01	CIL admin and software costs 2024/25.
The total value of CIL retained at the end of the reported year.	£238,809.68	End balance 2024/25 with accrued interest up until 31 st March 2025.

Total value of demand notices issued

The table below shows the total number of demand notices issued this year and the contribution required from each site, totalling £93,386.82.

Table 2 - Summary of total demand notices

Permission Reference	Site of CIL contribution	Description of development	CIL demand notice
0100/2023	Land Adjacent to 72 Dosthill Road	Erection of seven dwellings with associated parking and external amenity space	£60,774.19
0286/2023	164 High Street	Demolition of existing dwelling and erection of four new dwellings	£32,612.63
Total demand notices			£93,386.82

Total CIL receipts

CIL receipts received this financial year are shown in Table 3 which totals £68,927.35. Table 4 shows how this money has been broken down and split between the varying neighbourhood and strategic elements.

Table 3 – CIL receipts

Permission Reference	Site of CIL contribution	Description of development	CIL demand notice
0100/2023	Land Adjacent to 72 Dosthill Road	Erection of seven dwellings with associated parking and external amenity space	£60,774.19
0286/2023	164 High Street	Demolition of existing dwelling and erection of four new dwellings	£8,153.16
Receipt total			£68,927.35

Table 4 – Breakdown of CIL receipts

CIL breakdown	Total
Administration – 5%	£3,446.37
Neighbourhood proportion – 15%	£10,339.10
Public realm works associated with the future high street fund – 80%	£55,141.88
Breakdown total	£68,927.35

Summary details of CIL expenditure for the reported year

Table 5 – Detailed breakdown of how expenditure for CIL was spent

Detail	Value (£)	Additional information
The items of infrastructure on which CIL has been spent	£0	Please see table 6 below for details.
The amount of CIL spent on repaying borrowed money, including any interest	£0	No money has been spent on repaying borrowed money.

Detail	Value (£)	Additional information
In accordance with Regulation 61 ¹ , the amount of CIL spent on administrative expenses	£3,446.37	This amount equates to 5% of the overall CIL income for the year. This proportion contributes towards the cost of the software used for CIL monitoring and administration.
Items of infrastructure on which CIL has been allocated but not spent	£154,536.81	CIL income has been allocated to seven different projects. Please see table 6 below for details.

Table 6 – Summary details of CIL pursuant to Regulation 59(4), 59A, 59B, 59E, and 59F

	Value (£)	Additional information
(i) Any parish council under regulation 59A or 59B	£NIL	There are no parish councils within the administrative area of Tamworth.
(ii) Any person under regulation 59(4)	£NIL	No money was passed to any person under regulation 59(4).
Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year		
(i) The total CIL receipts that regulations 59E and 59F applied to		
(ii) The items of infrastructure to which the CIL receipts have been allocated or spent, allocated or spent on each item	£154,536.81	£154,536.81 has been allocated and spent in the same financial year. This money relates to the following projects and has been allocated from neighbourhood funding. £25,920.00 towards the Cancer & Wellbeing Centre roof replacement. £12,000.00 towards Hanbury Farm School library refurbishment. £1,500 towards goal posts at Coton Green and £1,500 towards goal posts at Comberford Road. £25,795.00 towards the replacement fencing at the skatepark, castle grounds. £50,000.00 towards the town hall feasibility study. £30,000.00 towards Spacehive.
Summary details of any notices service in accordance with Regulation 59E, including:		
(i) The total value of CIL receipts requested from each parish council		
(ii) any funds not yet recovered from each parish council at the end of the reported year	£NIL	There are no parish councils within the administrative area of Tamworth.

¹ [The Community Infrastructure Levy Regulations 2010 \(legislation.gov.uk\)](https://legislation.gov.uk)

Notes

Demand Notices

A demand notice is issued when a development commences, showing the total amount of CIL that is due to be paid in respect of a liable development. The payment of CIL is typically due within 60 days of commencement. Tamworth Borough Council have an instalments policy, which means that CIL can be paid across a number of stages, with the number of instalments dependent on the total amount of CIL payable. As such, there is a delay between a demand notice being issued and the full payment being received in some cases over 18 months.

Regulation 59(4)

Part of the CIL regulations covering the passing of any CIL income to any other person for that person to use for the provision, improvement, replacement, operation, or maintenance of infrastructure.

Regulations 59A and 59B

Part of the CIL regulations relating to the payment of CIL income to local councils (such as town or parish councils). As there are no parish councils in Tamworth, these regulations don't apply.

Regulation 59E

Part of the CIL regulations covering the return of income passed to local councils (see regulations 59A and 59B) where it has not been used or has not been used appropriately.

Regulation 59F

Part of the CIL regulations covering the CIL income that would've been passed to a local council (see regulations 59A and 59B) but where there are no local councils.

5.0.S106 Report 2024/25

Table 7 below provides details of the income, allocation and spending of money provided under planning obligations during 2024/25. The table also contains information on non-monetary contributions where applicable.

Table 7: S106 summary table 2024/25

Detail	Value (£)	Additional Information
	£5,625,422.86	Several significant sums have been received towards large infrastructure projects which will take several years to deliver.
	£0	
The total amount of money under any planning obligations which were received during the reported year.	£0	
	£459,033.26	Please see Table 8 below for further detail.
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£16,475.20	Please see Table 9 below for further details
Retained money which has been allocated for the purposes of longer-term maintenance (commuted sums).	£292,663.68	Amount of retained funds that are commuted sums for longer term maintenance.
The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year	£5,903,908.86	Total amount retained at the end of the year includes the commuted sum detailed above and accrued interest from throughout the year.

Table 8: S106 funds allocated but not Spent in 2024/25

Permission Reference	Infrastructure Description	S106 Funds
0308/2016	Canal and Rivers Trust	£459,033.26
Total S106 Allocated but not spent		£459,033.26

Table 9: S106 funds spent in 2024/25

	Details of items	S106 Funds
		£14,677.00
	No money was spent on repaying money borrowed during 2023/24	£NIL
	This is a proportion of the sums paid by the developers on several of the larger developments specifically towards the cost of monitoring compliance with S106 agreements.	£1,798.20
Total S106 Spent		£16,475.20

Table 10: S106 balance summary 2024/25

Balance summary	S106 Funds
Opening balance (including funds allocated but not spent)	£5,625,422.86
Received	£0
Spent	£16,475.20
End balance (including accrued interest and funds allocated but not spent)	£5,903,908.86

Further Notes

Staffordshire County Council is a signatory to any S106 Agreement that contains obligations for which they have responsibility, such as education and highways.

6.0. Tamworth Borough Council's Priorities towards Future CIL Expenditure

- 6.1.** Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended) states that the annual infrastructure funding statement should include a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL.
- 6.2.** It has been determined that Tamworth Borough Council's priorities towards future CIL spending remains unchanged from the previous IFS publication (2022/23). As such, regeneration projects will continue to form the priority for future strategic CIL expenditure, in order to support growth and development across the borough.