

# Wokingham Borough Council

## Infrastructure Funding Statement

Community Infrastructure Levy and Section 106

1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020



**WOKINGHAM**  
**BOROUGH COUNCIL**

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## **1. Introduction**

Wokingham Borough Council are required to publish an annual infrastructure funding statement for the previous financial year from December 2020 onwards<sup>1</sup>.

Section 106 (S106) agreements and Community Infrastructure Levy (CIL) (both known as planning obligations or developer contributions) are used to help fund the provision of infrastructure to support new development and maximise the benefits and opportunities from growth, such as affordable homes and infrastructure.

### **Community Infrastructure Levy and Section 106 Agreements Defined**

CIL is a planning charge, it allows us to charge developers who are building in our area.

It applies to all development where there is an increase in floorspace. It is charged in £ per square metre of gross internal floorspace. The charges are based on type and location of the development. We charge Community Infrastructure Levy on:

- Residential development
- Sheltered housing
- Residential institutions
- Extra-care housing
- Retail development (outside of defined town centres, please refer to the adopted [WBC CIL Charging Schedule](#) for further information)

S106 agreements are used to mitigate the impacts of development and ensure that Wokingham's planning policy requirements are fully met. S106 obligations include;

- Provision of on-site affordable housing
- Site specific financial contributions
- Non-financial obligations, such as employment skill plans and travel plans.
- School sites in Strategic Development Areas

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<sup>1</sup> Community Infrastructure Levy (Amendment)(England)(No. 2) Regulations 2019

## **CIL/S106 Allocation Process**

### **CIL**

Once a development commences, it becomes bound to make the first payment of up to four instalments (depending on the total CIL charge). Once payment has been made, the funds become available to spend unless they have already been allocated to a project. Service areas can put bids forward via the councils Capital Funding Programme where the bid will be sent for approval by the Resources Manager and the relevant Head of Service. Depending on the size of the bid, further approval is required via the councils Executive.

### **S106**

Once a development reaches a trigger for payment an invoice is raised for the obligation amount plus indexation. If the obligation amount has already been allocated to a project then the remaining indexation will also be allocated into the same project. If, however, there is no project already identified for the obligation amount, the process below will follow to determine where the S106 funds should be allocated.

- Ring-fenced S106: this will be directly allocated to projects as determined by the legal wording in the S106 agreement.
- Non ring-fenced S106: this will be allocated based on the Capital Programme budget requirements taking into account the development and parish where funds have been received from.
- If there is any S106 remaining after this then discussions will be had with the budget manager for each service area for them to decide an appropriate project they would like to allocate the funds into.

## Key Headlines

Over the past financial year, over **£48 million** of funding has been raised from a combination of CIL and S106 contributions (see table 1 for specific details) to help deliver infrastructure schemes across the borough.

Table 1: Key Headlines from 2019/20

Wokingham Borough Council Community Infrastructure Levy (CIL)	
2019/20 Headline Figures	2020/21 Planned Expenditure
<p>Over the past financial year, <b>£10.8 million</b> of CIL receipts were received. This is a slight decrease from 2018/19 which saw £11.8 million of CIL receipts collected. Over <b>£9.5 million</b> of CIL receipts was spent on different projects in Wokingham, these include;</p> <ul style="list-style-type: none"> <li>• Over £3 million was spent on the South Wokingham Distributor Road project.</li> <li>• £3 million was spent on the Lower Earley Way Dualling project.</li> <li>• £2.3 million was spent on the Addington School Expansion.</li> </ul>	<p>CIL receipts will be available to spend on a number of different projects across the borough, so far these include;</p> <ul style="list-style-type: none"> <li>• £10 million towards the North Wokingham Distributor Road.</li> <li>• £2 million towards a new primary school at Matthewsgreen Farm, Wokingham.</li> <li>• £1.5 million towards further improvements at Addington School</li> <li>• £500,000 towards improvements to Winnersh Triangle Parkway.</li> </ul>
Section 106 Agreements	
2019/20 Headline Figures	2020/21 Planned Expenditure
<p>Over <b>£38 million</b> was received in S106 contributions, this represents a decrease from the last financial year. Over <b>£24 million</b> was spent of transferred to committed projects during 2019/20, these included;</p> <ul style="list-style-type: none"> <li>• £6.7 million was spent on key worker housing in Peach Place, Wokingham.</li> <li>• £4.5 million was spent on the Gorse Ride regeneration projected.</li> <li>• £721,000 towards a new secondary school, Bohunt, in Arborfield.</li> <li>• £431,000 towards improving cycle ways within the borough.</li> </ul>	<p>Details of planned S106 expenditure includes;</p> <ul style="list-style-type: none"> <li>• £10 million towards road infrastructure schemes across the borough which are being delivered in partnership with the SCAPE group.</li> <li>• £5.9 million towards a new primary school within the Arborfield Garrison Strategic Development Location.</li> <li>• £4.6 million towards a new primary school at Matthewsgreen Farm, Wokingham.</li> <li>• Circa £1 million towards the Carnival Pool Area Redevelopment.</li> <li>• £2 million towards phase 2 of the Gorse Ride Regeneration project.</li> </ul>

## **2. Community Infrastructure Levy – Collection and Expenditure**

### **Wokingham CIL Income: 2019/20**

The amount of CIL payable depends on where the development is located within the borough and the type of development (ranging from £0 - £365 per square metre)<sup>2</sup>. The Wokingham Borough Council CIL Charging Schedule and maps are available to view and download on our website at <https://www.wokingham.gov.uk/planning-policy/community-infrastructure-levy/community-infrastructure-levy-explained/>.

Unlike section 106 agreements, the rate of CIL payable is both mandatory and non-negotiable and the councils CIL rate has gone through public examination by the Secretary of State.

Table 2 below provides a breakdown of CIL receipts for Wokingham over the last four financial years.

*Table 2. CIL income since 2016/17\**

<b>Year</b>	<b>£ Received in year</b>
<b>2015/16</b>	£279,499
<b>2016/17</b>	£4,394,462
<b>2017/18</b>	£11,231,644
<b>2018/19</b>	£11,797,148
<b>2019/20</b>	£10,884,597

*\*Figures rounded to the nearest hundred*

In 2019/20, the council collected **£10,884,597** of CIL. The largest amount of CIL received in the borough came from the following developments;

- Hogwood Farm, Arborfield - £5,202,105
- Valley Nurseries, Whistley Green, Hurst - £882,436
- Land West Of Park Lane, Charvil - £1,011,839
- Pitts Works, Woodley - £313,125
- Land to the rear of 38 - 42 Hurst Road, Twyford - £200,685

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<sup>2</sup> The Community Infrastructure Levy (Amendment)(England)(No. 2) Regulations 2019 (see <http://www.legislation.gov.uk/ukdsi/2019/9780111187449/contents>)

## Wokingham CIL Expenditure

In 2019/20 a total of **£9,507,328** was spent using CIL funding, a summary of the main CIL spending during 2019/20 can be seen below.

### Summary of main CIL spending during 2019/20

South Wokingham Highway Improvements - £3,135,508    Lower Earley Way Dualling - £3,081,168    Addington School Expansion - £2,344,202  
North Wokingham Distributor Road - £546,312    Winnersh Triangle Parkway - £104,732

## Education

Over £2.3 million of CIL funding was used in the expansion of Addington School, Woodley. The expansion will allow 50 more local children with special educational needs and disabilities to be educated closer to home, with the school's capacity boosted to more than 250 students due to the extra space. A further £1.5 million of CIL funding has been allocated to the project which is nearing completion and has seen new block open in Autumn 2020.



*Addington School, Woodley.*

## Traffic and Transport

CIL funding has enabled a number of highways projects to be implemented across the borough with the aim of reducing travel times for residents. The following projects were funded by CIL in 2019/20;

- Over £3 million of CIL funding was used towards highways improvements within the South Wokingham Strategic Development Location in 2019/20. The projects include the Eastern Gateway, which will run south from William Heelas Way in the new Montague Park, over the Waterloo/Reading railway line on a new bridge, and then link with a roundabout to Waterloo Road. As well as the Western Gateway, which will see the construction of a replacement roundabout by Molly Millars Lane and Finchampstead Road.

The aim of the planned South Wokingham Highway Improvements is to create access for the new homes in the area and minimise the impact of the increase in traffic on nearby residential roads. A total of £4.4 million has been spent on the project to date with a further £1.4 million allocated to the project.

- £3 million of CIL funding was spent on the Lower Earley Way Dualling project. This project on Lower Earley Way has involved widening of the road to provide 2 lanes in each direction, between the Loddon Roundabout, near Showcase Cinema, and the new junction with the Winnersh Relief Road. These dualling works have taken place to accommodate the forecast traffic, which will be introduced by the completion of the Winnersh Relief Road (WRR). The existing footway/cycleway has been realigned and a new footway added to the eastern side of the road.



*Lower Earley Way Dualling*



## Neighbourhood CIL

Town and Parish Councils receive a proportion of the money raised (this is known as the neighbourhood proportion). This can be up to 25% of receipts in areas with an adopted Neighbourhood Plan and up to 15% (capped at £100 per existing Council Tax dwelling) in areas without a Neighbourhood Plan.

Neighbourhood plans are formal planning documents that local communities can prepare to guide the future development of their areas<sup>3</sup>. A number of communities have, and are, progressing neighbourhood plans. These are outlined below;

- Shinfield Parish – designated as a neighbourhood area in 2012 and formally adopted its neighbourhood plan in February 2017.
- Remenham Parish – designated as a neighbourhood area in July 2013.
- Arborfield and Newland, and Barkham Parishes – designated as a neighbourhood area in July 2014 and formally adopted its neighbourhood plan in April 2020.
- Ruscombe Parish – designated as a neighbourhood area in January 2018.
- St Nicholas Hurst Parish – designated as a neighbourhood area in April 2018.
- Twyford Parish – designated as a neighbourhood area in August 2018.
- Wokingham Without Parish – designated as a neighbourhood area in August 2018.
- Finchampstead Parish – designated as a neighbourhood area in March 2019.
- Sonning Parish – designated as a neighbourhood area in October 2019.

The neighbourhood portion of the levy must be spent on the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area.

Since its introduction, Wokingham Borough Council has collected and passed on over £5 million of CIL funding to Town and Parish Councils for local neighbourhood projects (see table 3 below).

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<sup>3</sup> See here for further information; [www.wokingham.gov.uk/planning-policy/planning-policy-information/neighbourhood-planning/](http://www.wokingham.gov.uk/planning-policy/planning-policy-information/neighbourhood-planning/)

*Table 3: Neighbourhood CIL collected since 2016/17*

<b>Year</b>	<b>£</b>
<b>2016/17</b>	£600,530
<b>2017/18</b>	£1,690,865
<b>2018/19</b>	£1,866,488
<b>2019/20</b>	£1,258,661
<b>Total</b>	<b>£5,416,544</b>

#### **CIL Administration**

In 2019/20, 5% of receipts (totalling £239,666) from Wokingham's CIL were ring-fenced to cover administrative cost<sup>4</sup>.

These funds have been spent on management, staffing, administration, information technology and legal costs involved in the administration of CIL.

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<sup>4</sup> Up to 5% of CIL funds can be retained annually to cover administration costs (as per the CIL Regulations, as amended).

### **3. Section 106 Update: 2019/20**

The adopted Core Strategy<sup>5</sup> (2006 – 2026) sets our Wokingham's priorities on planning obligations in the context of negotiations on planning applications, with the highest priority given to affordable housing and infrastructure improvements. Other priorities include maintaining the Thames Basin Heath Special Protected Area (TBH SPA), flood risk and the provision of education and healthcare facilities.

The council is currently undertaking work on an updated Local Plan<sup>6</sup> which will shape the future of the borough up to 2036.

Alongside the adopted Core Strategy, the Infrastructure Delivery and Contributions SPD sets out the range and nature of planning obligations to be sought depending on the type of development in the borough. As the borough has four Strategic Development Locations (SDLs) which will deliver a combined total of over 10,000 dwellings, four individual SPDs were adopted in order to address the specific requirements of each development.

Copies of the individual SPDs can be viewed online at;

<https://www.wokingham.gov.uk/planning-policy/planning-policy-information/supplementary-planning-guidance-and-documents/>.

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<sup>5</sup> See here for further information [www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-and-planning-policies/](http://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-and-planning-policies/)

<sup>6</sup> See here for further information [www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-update/](http://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-update/)

## Section 106 Financial Contributions Received

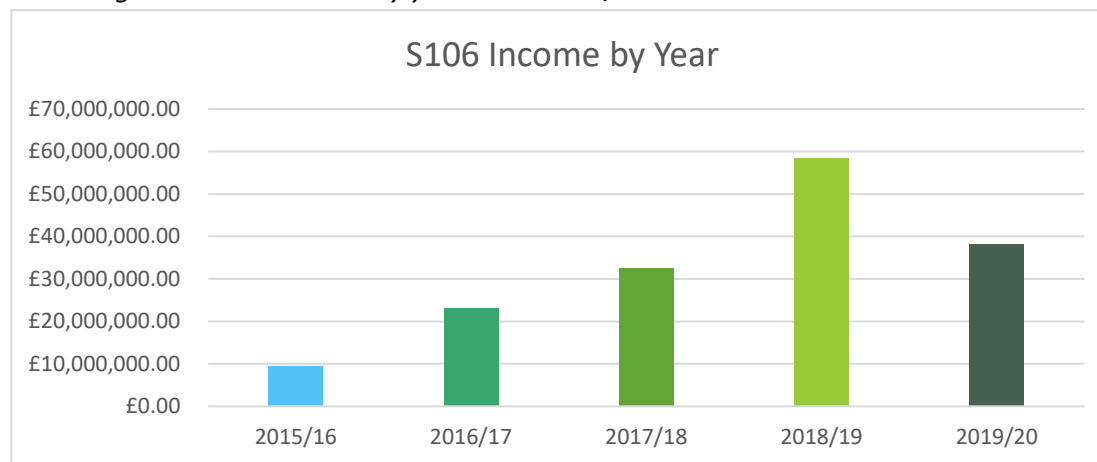
In 2019/20, a total of **£38,251,521** was received in S106 contributions, this represents a decrease from the last financial year.

Table 4 below, and the adjacent bar chart show S106 expenditure over the past four years.

Table 4: S106 income since 2016/17

	£ Received in year
<b>Prior to 2015</b>	£38,919,622.65
<b>2015/16</b>	£9,497,714.66
<b>2016/17</b>	£23,116,381
<b>2017/18</b>	£32,475,996
<b>2018/19</b>	£58,489,422
<b>2019/20</b>	£38,251,521
<b>Total</b>	<b>£200,750,659</b>

Figure 1: S106 income by year since 2016/17



The funding for 2019/20 was secured through a number of different sites across the borough, ranging from large to small developments. The main sources of funding came from the following sites for 2019/20;

- Arborfield Garrison, Arborfield - £15,082,775
- Land at Church Lane, Shinfield - £8,494,759
- Bell Farm, Bell Foundry Lane, Wokingham - £2,771,546
- Montague Park, Wokingham - £2,195,607
- Keephatch Beech, Wokingham - £1,700,485

## Section 106 Spending

### Summary of main S106 spending during 2019/20

Peach Place, Key Worker Housing - £6,700,000	Gorse Ride Regeneration - £4,500,000	Pupil Referral Unit, Foundry College - £507,000
Bohunt Secondary School - £721,000	Shinfield Eastern Relief Road - £6,249,000	North Wokingham Distributor Road - £6,011,000
Cycle Ways, Borough Wide - £431,000	Woodley Library - £81,000	California Country Park - £369,000
Emmbrook School 3G Pitches - £366,000	Bulmershe Leisure Centre - £210,000	Matthewsgreen Community Facility - £358,000

Expenditure of section 106 funds exceeded levels of income in 2018/19, with **£42,638,792** either spent or transferred to committed projects. This reflects the current focus on the spending of S106 monies to ensure the delivery of infrastructure: affordable homes, education, open space, public transport improvements and other opportunities needed to support growth and maximise the benefits secured from development.

### Forward Funded Projects

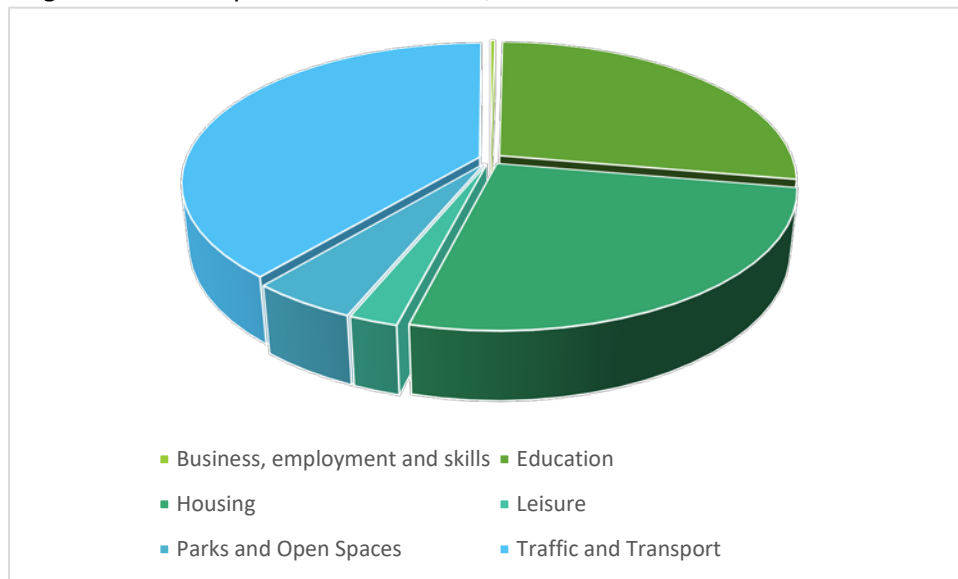
The council has forward funded a number of different projects through future S106 receipts, these include;

- £3.9 million towards the North Wokingham Distributor Road
- £854,000 towards the new primary school at Arborfield Garrison
- £206,000 towards California Country Park
- £51,000 towards Coppid Beech Park and Ride

The council was also able to pay back over £10.5 million of S106 borrowing from previous financial years.

The pie chart below (see figure 2) provides a visual breakdown of S106 expenditure over the last financial year across each service area.

*Figure 2: S106 Expenditure over 2019/20*



*Table 5: S106 Expenditure*

Service Area	£ Expenditure
Business, employment and skills	£123,447
Education	£11,702,569 <sup>7</sup>
Housing	£11,202,306
Leisure	£954,738 <sup>8</sup>
Parks and Open Spaces	£2,060,778 <sup>9</sup>
Traffic and Transport	£16,594,956 <sup>10</sup>
Total	£42,638,794

The following sections breakdown how the funds have been spent during the year, including specific projects.

<sup>7</sup> Of which £9,068,141 was used to pay back borrowing.

<sup>8</sup> Of which £145,942 was used to pay back borrowing.

<sup>9</sup> Of which £144,425 was used to pay back borrowing.

<sup>10</sup> Of which £1,225,885 was used to pay back borrowing.

## Housing

Residential development of 5 or more dwellings (net) or covering a net site area of at least 0.16ha within Wokingham are required to provide affordable housing on-site. If it is not viable for a development to provide on-site affordable housing, the council will accept off-site contributions through an S106 agreement. Affordable housing development is covered by capital spending.

Over £11 million was allocated in 2019/20 to affordable housing, the projects included:

- £4,502,306 on the Gorse Ride regeneration project in Finchampstead. This project has been split into two phases, phase 1 has seen the demolition of the existing care home at Cockayne Court and the construction of 46 new homes is now underway. Phase 2 will see the demolition of a number of existing dwellings and the construction of over 240 new homes; and,
- £6,700,000 on key worker housing on the Peach Place regeneration project. The project has seen the redevelopment of the area known as Peach Place in Wokingham Town centre. This specific funding has been used to house key workers within the borough.



*Demolition of Cockayne Court, Finchampstead.*

## Education

During 2019/20, over £11.7 million<sup>11</sup> of S106 funding was spent on the provision of new education facilities to meet the needs of the residents of the borough. These projects include:

- £507,415 towards the enhancement of accommodation facilities at the Pupil Referral Unit (PRU) at Foundry College, Wokingham;
- £721,599 towards the provision of a £35 million new secondary school, Bohunt, in Arborfield. To date, over £32 million of developer contribution funds have been put towards the project. The school is a mixed 11-18 School and Sixth Form with a current capacity of 1,200 students with the ability to expand to 1,500 students if required;
- £358,884 towards the provision of a new primary school and community facility at Matthewsgreen in Wokingham. To date, £9m of developer contribution funds have been put towards the project. This will see the creation of a new primary school to serve the new residential development within the area as well as providing retail and community facilities;
- £26,989 towards the expansion of Highwood Primary School, Woodley.
- £13,232 towards access improvements to Piggot Primary School, Charvil.



*Bohunt Secondary School, Arborfield*

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<sup>11</sup> Of which £9,068,141 was used to pay back borrowing.



## Traffic and Transport

During 2019/20, over £16.5 million of S106 funding was spent on the provision of new highway infrastructure to meet the growing demand across the borough. The projects funded by these contributions include:

- £6,249,405 towards the Shinfield Eastern Relief Road, this brings the total developer contribution funds used for the project to £18m. The project was forward funded by the University of Reading and has now been completed and provides a new road around the outskirts of Shinfield. The relief road is intended to minimise the impact of traffic growth on Shinfield Village and the surrounding rural lanes;
- £6,011,428<sup>12</sup> towards the North Wokingham Distributor Road, this brings the total developer contribution funds used for the project to £24.6 million. The project will provide access to the new developments and help minimise the impact of increased traffic. The new road will be built in phases, as the housing developments adjacent to the different phases are built;
- £431,831 towards improving the cycle ways within the borough, encouraging residents to use sustainable transports methods;
- £162,846 towards the ongoing Barkham Bridge improvements project. The improvements as currently proposed include the construction of a new highway bridge in order to accommodate continuous flow 2 way traffic.



*Cycleway Improvements*

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<sup>12</sup> Includes £4 million of forward funding.

### **Business, employment and skills**

Over £120,000 of S106 funding was spent on the provision of facilities to enhance business and employment opportunities within the borough during 2019/20. The projects funded by these contributions include;

- £81,815 was spent on improvements to the existing library in Woodley. The improved facilities will offer users an enhanced experience whilst also attracting new customers to the facility.
- £41,630 was spent on improving other existing library facilities within the borough, including the implementation of self-service technology across a number of different libraries.

### **Parks and Open Spaces**

During 2019/20, over £2 million<sup>13</sup> of S106 funding was spent on the provision of parks and open spaces within the borough. The projects funded by these contributions include;

- £1,526,472 towards improving California Country Park, Finchampstead. This brings the total developer contribution funds used for the project to £2.6 million. The country park has seen extensive improvements including the formation of a new car park and entry system, a new scout hut and improved walkways throughout the park.
- £18,600 was spent on improving the existing Highwood local nature reserve in Woodley. The fund were used to enhance the existing access points to improve the area for users.



*California Country Park improvements*

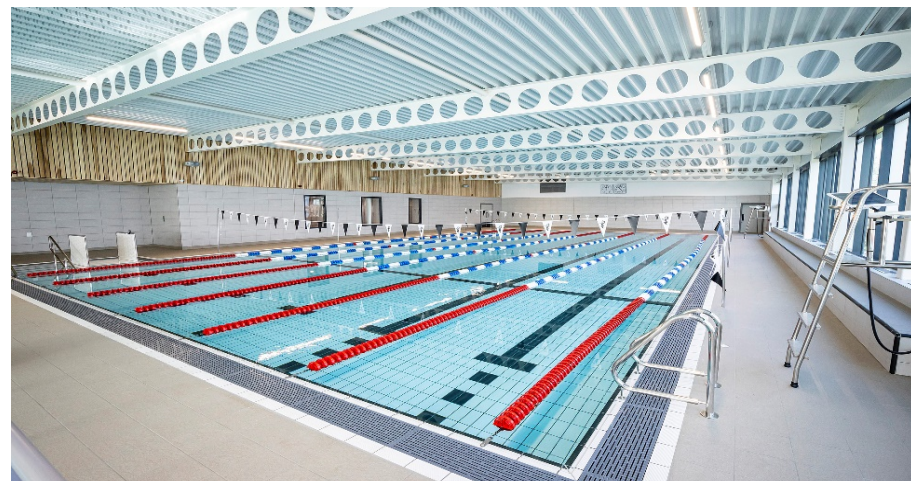
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<sup>13</sup> Of which £144,425 was used to pay back borrowing.

## Leisure

During 2019/20, £954,738<sup>14</sup> of S106 funding was spent on the provision of leisure facilities within the borough. The projects funded by these contributions include;

- £366,581 was spent on providing a 3G playing pitch at Emmbrook School, Wokingham. The pitch provides a much needed extra leisure facility to the school which is used by both students as well as being able to be hired out to members of the public.
- £210,658 was spent on the provision of a new leisure centre at Bulmershe School, Woodley. This brings the total developer contribution funds used for the project to £1.6 million. The project was completed in 2019 and provides a number of new leisure facilities including a fitness centre, swimming pool and sports courts.
- £63,686 was spent on new floodlights at the Cantley Park tennis courts, Wokingham.



*Bulmershe Leisure Centre*

## Current Section 106 Balances

The current S106 balance, which includes S106 funds received and allocated but not yet spent equals **£57,199,768.85**.

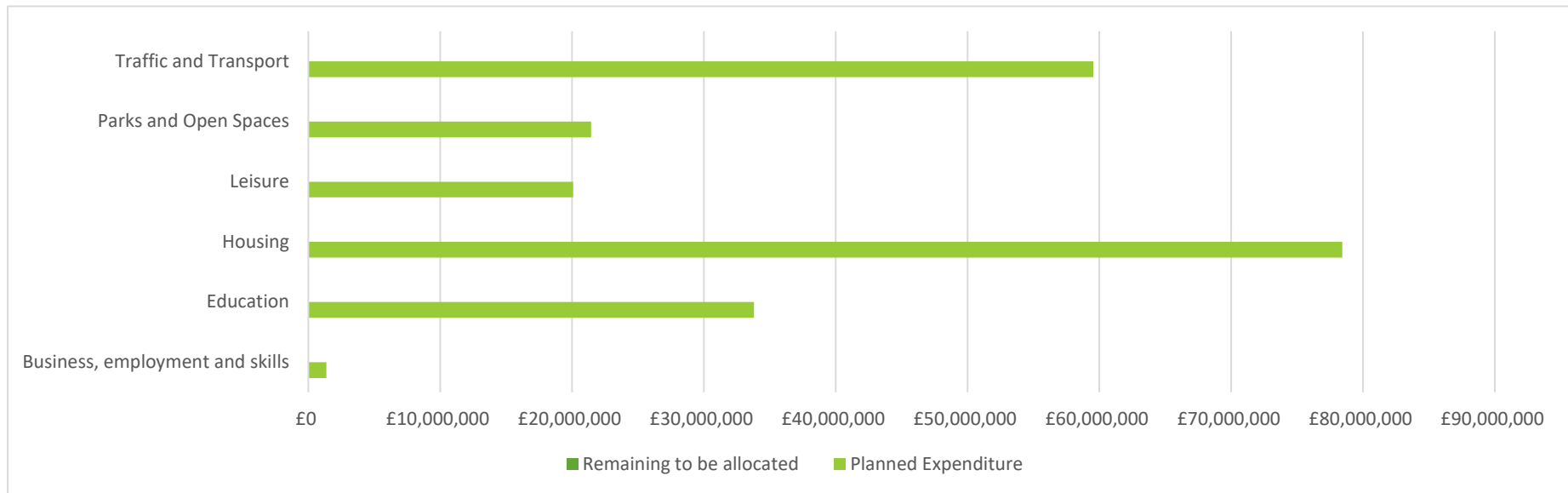
Table 6 and adjacent chart below provides a breakdown of the current S106 balance across each service area, combining both planned expenditure and funds that remain available to be allocated to a specific project.

<sup>14</sup> Of which £145,942 was used to pay back borrowing.

Table 6: Planned S106 Expenditure

Category	Planned Expenditure	Remaining to be allocated
Business, employment and skills	£1,362,968	£0
Education	£33,805,058	£0
Housing	£78,425,604	£0
Leisure	£20,078,979	£0
Parks and Open Spaces	£21,439,429	£0
Traffic and Transport	£59,544,440	£2,061.16

Figure 3: Planned Expenditure



#### **4. Planned Expenditure (2020/21)**

This section sets out how CIL and S106 income will be spent over the next reporting period in Wokingham (as per the requirements set out in relevant planning practice guidance and the CIL regulations).

The level and timing of CIL funding will depend on the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development etc. The impact of Covid-19 is still uncertain, however the council can expect that the lockdown that was experienced in 2020 will have a direct impact on the construction industry and the number of dwellings being built within the current financial year. Due to the uncertainty over forecasting, the amount of CIL funding will be based on the total receipts collected from the previous financial year and any unspent receipts from previous financial years.

S106 funding must be spent in accordance with the terms of the legal agreement (as part of the planning application process). The heads of terms can include a clause to spend the S106 contribution between five and ten years of the agreement. S106 funding is more closely tied to the phasing of development set out in the terms of the legal agreement.

S106 income varies on a site-by-site basis depending on a range of factors, such as the viability of development and site-specific considerations. This makes it difficult to forecast future S106 income and expenditure.

#### **Wokingham CIL**

This section sets out how this funding will be spent and prioritised over the next fiscal period (2020/21).

The funding received through CIL will be spent on a number of different projects, these include;

- £10 million towards the North Wokingham Distributor Road. The project will provide access to the new developments and help minimise the impact of increased traffic. The new road will be built in phases, as the housing developments adjacent to the different phases are built.
- £10 million towards road infrastructure schemes across the borough which are being delivered in partnership with the SCAPE group. These vital works aim to alleviate congestion, enhance accessibility and deliver the infrastructure required to support the successful future of Wokingham Borough.

- £2 million towards a new primary school at Matthewsgreen Farm, Wokingham.
- £1.5 million towards further improvements at Addington School, Woodley.
- £500,000 towards improvements to the Winnersh Triangle Parkway. The project will see the development of a circa 130-space single deck car park over the existing Winnersh Triangle station Park and Ride site. Improvements to the station building interior, improving pedestrian amenities in the station and improving access between the park and ride bus shelter and footbridge.

### **Neighbourhood CIL**

Town and Parish Councils in Wokingham determine how the CIL Neighbourhood Portion is spent. They are required publish annual reports on their websites related to this spend. Neighbourhood CIL can be spent on;

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area.

When the council introduced CIL in 2015, a terms of reference document was produced alongside Parishes in order to ensure that the council and Parishes work together to form a successful partnership when delivering infrastructure. The terms of reference help Parishes to identify and deliver projects at a local level, these projects could include;

- Sustainable transport (e.g. public byway improvements)
- Public realm improvements (e.g. town centre regeneration)
- Open spaces (e.g. cemeteries)



## Section 106 Agreements

There is approximately £214 million of planned expenditure in place with further plans to increase allocations towards future spending over the next financial year and beyond.

Details of planned S106 expenditure across each main spend area are set out below;

- £5.9 million towards the development of a new primary school within the Arborfield Garrison Strategic Development Location.
- £4.6 million towards the development of a new primary school within the Matthews Green development which is located within the North Wokingham Strategic Development Location.
- £1.5 million towards a new community centre in the Shinfield Strategic Development Location. Funds have been allocated to be put towards the development of a new community centre in Shinfield to serve both the existing and new residents.
- Circa £1 million towards the Carnival Pool Area Redevelopment, this will see the construction of a mixed use development including expansion of the existing leisure facilities and a new multi-storey car park at Carnival Pool.
- £2 million towards phase 2 of the Gorse Ride Regeneration project, this will see the construction of over 40 new homes for the existing residents of the Gorse Ride estate after the existing homes were demolished.
- £909,000 towards the cycle network upgrade within Wokingham. This will see the creation and improvement of new and existing cycle infrastructure within the borough.
- Circa £100,000 towards the redevelopment of Cantley playing pitches in Wokingham. This will see the redevelopment of the existing playing pitches and the installation of a new sport and leisure facilities.
- £32,000 towards improving byways across the borough.

## **5. Conclusion**

Wokingham Borough Council is committed to working alongside its partners and stakeholder to ensure that CIL and S106 contributions are used fairly, transparently and effectively in order to maximise the benefits and opportunities from development. This includes the provision of new affordable homes, community infrastructure, more jobs and environmental improvements in order to ensure the council is working towards its target of carbon neutrality by 2030.

An updated version of this document will be published on an annual basis and Wokingham will endeavour to continually improve this process surrounding CIL and S106 income and expenditure.

If you have any queries or comments relating to this statement, please do not hesitate to contact us via email on [developer.contributions@wokingham.gov.uk](mailto:developer.contributions@wokingham.gov.uk)



## **Appendix 1**

### **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 **£3,858,571.94**.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is **£3,850,504.94**. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is **£7,500.00** and the total value of the late payment interest accrued is **£567.00**.

- b) The total amount of CIL receipts collected within the reported period totals **£10,884,597**.
- c) The amount of CIL receipts collected in the previous financial year prior to the reported period totals **£11,797,148**. 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:

*Table A1: CIL Receipts collected in the previous financial year*

Type	Received	Unallocated
Cash	£11,797,148	£0.00
Land Payment	£0.00	£0.00

- d) The total CIL expenditure recorded for the reported period is as follows:

*Table A2: Total CIL expenditure for 2019/20*

Type	Expenditure
Admin CIL	£239,666
Neighbourhood CIL	£1,258,661
CIL Land Payments	£0.00
Other CIL Cash	£8,009,001
<b>Total</b>	<b>£9,507,328</b>

- e) The total amount of CIL allocated and not spent during the reported period is as follows:

*Table A3: CIL allocated and not spent for 2019/20*

Type	Allocated	Spent	Remaining
Admin CIL	£239,666	£239,666	£0.00
Neighbourhood CIL	£1,258,661	£1,258,661	£0.00
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£9,386,270	£9,386,270	£0.00

- f) i) The amount of CIL spent on administration expenses during the reported year is **£239,666**
- g) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A and 59B are as follows:

*Table A4: CIL passed to Parish Councils for 2019/20*

Parish	Total
Arborfield & Newland	£0.00
Barkham	£0.00
Charvil	£149,092.50
Earley	£1,314.28
Finchampstead	£640,446.82
Hurst	£110,250.00
Remenham	£29,816.57
Ruscombe	£25,791.40
Shinfield	£70,644.10
Sonning	£5,671.38
Swallowfield	£0.00
Twyford	£37,638.64
Wargrave	£18,010.78
Winnersh	£11,997.33
Wokingham	£34,715.67
Wokingham Without	£16,492.97
Woodley	£106,779.39
<b>Total</b>	<b>£1,258,661.83</b>

- h) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that has not been spent is **£0.00**.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 06 April 2015 to the end of the reported year that has not been spent is **£9,575,304**.

## 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/signed during the reported year is **£3,376,166**. 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 **£38,251,521**.
- c) The total amount of money received prior to the reported year that has not been allocated is **£0.00**.
- d) The total amount of money from planning obligations allocated towards infrastructure during the reported year was **£104,316,210**. Of this amount **£79,759,826** was not spent during the reported year.
- e) The total amount of money from planning obligations spent during the reported year was **£42,638,794**. Of this amount **£28,126** was spent by a third party on behalf on Wokingham Borough Council.
- f) The following items have had money allocated towards them during the reported year with unspent allocations:

*Table A5: S106 unspent allocations for 2019/20*

Area of Allocation	Amounts
Affordable Housing	£21,087,915
Community Facilities	£593,262
Health	£98,960
Highways and Drainage	£9,010,581
Outdoor Sports	£355,162
Parks and Open Space	£5,003,731
Primary	£3,598,056
Public Transport	£3,261,917
Secondary / 6th Form	£1,368,058
SEN	£342,000

- g) In relation to money which was spent by Wokingham 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:

Table A6: Total S160 expenditure for 2019/20

Infrastructure description	Amount spent
Affordable Housing	£11,202,306
Cemeteries	£1,120
Community Facilities	£167,871
Highways and Drainage	£14,649,851
Leisure	£786,867
Libraries	£123,447
Parks and Open Space	£2,059,658
Primary	£10,473,554
Public Transport	£1,945,105
Secondary / 6th Form	£721,600
Special Education needs	£507,415
<b>Grand Total</b>	<b>£42,638,794</b>

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:

Table A7: S106 money used to repay money borrowed for 2019/20

Infrastructure Description	Amount to repay Borrowing
Highways and Drainage	£1,225,885
Leisure	£145,942
Parks and Open Space	£144,425
Education	£9,068,141
<b>Grand Total</b>	<b>£10,584,393</b>

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**.

h) The total amount of money retained at the end of the reported year is **£57,199,768.85**.