

Infrastructure Funding Statement

2019/20

Reporting period 1 April 2019 to 31 March 2020

Belfairs Academy extension





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1. Introduction

Local authorities are required to publish an annual infrastructure funding statement (IFS) providing details of developer contributions to infrastructure¹ from the Community Infrastructure Levy (CIL)² and Section 106 (S.106) planning obligations³.

Southend-on-Sea Borough Council became a CIL Charging Authority, and commenced CIL charging, in July 2015; and has been securing developer contributions through planning obligations since the introduction of Section 106 of The Town and Country Planning Act 1990 (as amended).

For the purpose of this IFS, the Reported Year is the financial year from 1 April 2019 to 31 March 2020.

Further information regarding CIL and S.106 planning obligations can be found on the Council's website (www.southend.gov.uk/cil) or obtained from the [Planning Portal](#) or the Government's online [Planning Practice Guidance](#).

1 Regulation 121A of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). the matters included in this IFS reflect the requirements set out in [Schedule 2](#) of the regulations.

2 The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

3 Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as S.106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development.

2. Executive Summary

▼ Summary Table 1: Community Infrastructure Levy (CIL) Funds 2019/20

Reported Year 2019/ 2020	Amount (£)
Total value of CIL set out in all Demand Notices issued in the reported year	£1,445,141.33
Total amount of CIL receipts in reported year	£872,689.60
Total amount of CIL expenditure in reported year	£54,284.00
Total amount transferred to other organisations in reported year	£21,911.07
Total amount of CIL collected in any year retained at the end of the reported year	£1,548,586.05

▼ Summary Table 2: Section 106 (S.106) Planning Obligation Funds 2019/20⁴

Reported Year 2019/ 2020	Amount (£)
Total amount of money to be provided under any planning obligations which were entered into during the reported year ⁵	£214,282.79
Total amount of money under any planning obligations which was received during the reported year	£784,610.50
Total amount of money under any planning obligations which was received before the reported year which had not been allocated and was available to spend at the start of the reported year	£2,528,718.95
Total amount of money (received under any planning obligations) which was spent in the reported year	£118,124.06
Total amount of money received under any planning obligations transferred to other organisations in reported year	£0.00
Total amount of money (received under any planning obligations) which was allocated but not spent during the reported year	£1,450,000.00
Total amount of money (received under any planning obligations) during any year which had not been allocated and remained available to spend at the end of the reported year	£1,745,205.39

⁴ Figures correct at time of preparation of this report but may be subject to adjustments.

⁵ This figure relates to either development that has yet to commence or implemented schemes for which the due date for contributions has not yet been reached i.e. the contributions have not been received and cannot be guaranteed to be received.

3. Community Infrastructure Levy (CIL) contributions for 2019/20

3.1 CIL Funding Summary

Table 1 sets out the CIL financial summary for 2019/20 for the period from 1 April 2019 to 31 March 2020.

▼ **Table 1: Total CIL Summary**

Reported Year 2019/20	Amount (£)
Total CIL receipts ⁶ in reported year	£872,689.60
Total CIL receipts in CIL Main Fund in reported year	£702,885.09
Total CIL receipts in CIL Neighbourhood Allocation in reported year (15% of total receipts less surcharges)	£126,170.03
Total amount of CIL applied to administrative expenses in the reported year (percentage of reported year total)	£43,634.48 (5%)
Total amount of CIL transferred to Leigh Town Council (LTC) from the reported year (Local Council Neighbourhood Allocation)	£21,911.07
Total CIL receipts from the reported year retained at the end of the reported year ⁷	£807,144.05
Cumulative Total 2015-2020	Amount (£)
Total CIL receipts carried over from previously reported years ⁸	£752,092
Total CIL expenditure ⁹ in reported year	£10,650
Total CIL receipts from previously reported years retained at the end of the reported year ¹⁰	£741,442
Total CIL receipts in the CIL Main Fund and Ward Neighbourhood Allocation remaining available to spend at the end of the reported year	£1,548,586.05

6 This figure comprises total funds received in FY 2019/20 only i.e. does not include the value of any unpaid invoices raised in the reported year. In addition, CIL receipts include the value of land payments and infrastructure payments made in respect of CIL charges by Southend-on-Sea Borough Council.

7 Administrative expenses and LTC Neighbourhood Allocation have been deducted from this figure; in addition, CIL retained includes the value of acquired land on which development consistent with a relevant purpose has not commenced OR the acquired land has been used or disposed of for a purpose other than the relevant purposes and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent AND the value of infrastructure if the infrastructure has not been provided.

8 This includes CIL Main Fund and Ward Neighbourhood Allocation. Adjustment of +£0.09 made to carry over figure to take into account error noted in 2018/19 report.

9 This excludes the amount applied to administrative expenses and transferred to LTC.

10 This includes CIL Main Fund and Ward Neighbourhood Allocation.

3.2 CIL Main fund

The CIL Main Fund is to be spent on strategic infrastructure that is considered essential to deliver the growth identified in the Borough's Local Development Plan. This infrastructure was initially identified in the CIL Infrastructure Delivery Plan 2015 ('IDP') but is under review as part of the new Southend Local Plan.

CIL Main Fund (summary)	Amount (£)
Main Fund receipts for the reported year	£702,885.09
Main Fund carried over from previously reported years	£669,649.88
Main Fund expenditure for the reported year	£0
Main Fund retained at the end of the reported year	£1,372,534.97

3.3 CIL Neighbourhood Allocation

Neighbourhood Allocation (summary)	Amount (£)
Total Neighbourhood Allocation receipts for the reported year including funds to be transferred to LTC	£126,170.03
Total CIL receipts to be allocated to LTC for the reported year	£21,911.07
Neighbourhood Allocation carried over by Southend-on-Sea Borough Council from previously reported years excluding funds transferred to LTC	£82,442.12
Neighbourhood Allocation expenditure for the reported year excluding funds transferred to LTC	£10,650.00
Neighbourhood Allocation retained by Southend-on-Sea Borough Council at the end of the reported year excluding funds transferred to LTC	£176,051.08

3.3.1 CIL Local Council Allocation

Local parish council: Leigh Town Council (LTC)	Amount (£)
Total CIL receipts to be allocated to LTC for the reported year	£21,911.07
Ward breakdown:	
● CIL receipts within Belfairs (within LTC boundary)	£1,062.06
● CIL receipts within Blenheim Park (within LTC boundary)	£1,498.29
● CIL receipts within Leigh	£15,530.43
● CIL receipts within West Leigh	£3,820.29
Details of any requests for repayment of CIL receipts from LTC that have not been applied to support the development of its area within 5 years of receipt:	
Total value of CIL receipts requested to be returned from LTC	£0
Total value of CIL receipts yet to be recovered from LTC for the reported year	£0

Leigh-on-Sea Town Council's CIL Annual Reports, setting out details of expenditure, are published on the Parish Council's website:

<http://www.leighonseatowncouncil.gov.uk>

3.3.2 CIL Ward Neighbourhood Allocation

The CIL Ward Neighbourhood Allocation must be spent on schemes that will help support development of the ward area by funding either: a) the provision, improvement, replacement, operation or maintenance of infrastructure; or b) anything else that is concerned with addressing the demands that development places on an area.

Details relating to expenditure of the Neighbourhood Allocation within Southend-on-Sea Borough Council Wards in the reported year are set out in Table 2 below.

The contribution this CIL expenditure makes to particular Southend 2050 Outcomes¹¹ is shown in Figure 1 below. The main focus of investment has been on "a range of initiatives help increase the capacity for communities to come together to enhance their neighbourhood and environment".

Committed funds are predominantly allocated to make "our streets and public spaces are valued and support the mental and physical wellbeing of residents and visitors".

¹¹ <https://www.southend.gov.uk/southend2050>

More information on Southend 2050 is provided in Appendix 1, including a list of all the 2050 Outcomes.

▼ **Table 2: Details of CIL Ward Neighbourhood Allocations**

Ward	Receipts in 2019/20 (£)	Funds carried over from previously reported years (£)	Expenditure for the reported year (£) ¹²	Items to which the Neighbourhood Allocation have been applied	Amount of expenditure allocated to each itemised project (£)	Funds retained at the end of the reported year (£)	Total committed funds to be deducted (£)	Available funds after commitments (£)
Chalkwell	3,797.01	10,305.61	0	n/a	0	14,102.62	0	14,102.62
Eastwood Park	0	3,173.37	0	Tree planting between Eastwood and Oakwood parks*	2,191.20	3,173.37	2,191.20	982.17
Kursaal	1,253.38	1,887.97	0	Name Sign for Christchurch Park similar to those installed at the Borough's other parks*	1,495	3,141.35	1,495.00	1,646.35
Milton	14,308.14	13,653.95	0	Milton Park improvements* Street signs* Park Street replacement bollards*	5,000.00 2,000.00 2,856.54	27,962.09	9,856.54	18,105.55
Prittlewell	34,605.92	304.62	300	Operation Legibility (road sign cleaning)	300	34,610.54	0	34,610.54
Shoeburyness	4,289.19	8,418.39	0	Resurfacing Shoebury High Street**	8,418.39	12,707.58	8,418.39	4,289.19

¹² Reported as 'Expenditure for the reported year' only when project has been completed; expenditure relating to part completed projects is accounted for in the penultimate column relating to commitments.

*Funds committed to identified project but not spent in the reported year. **Funds committed but feasibility issues; therefore, alternative project may be identified.

Ward	Receipts in 2019/20 (£)	Funds carried over from previously reported years (£)	Expenditure for the reported year (£) ¹²	Items to which the Neighbourhood Allocation have been applied	Amount of expenditure allocated to each itemised project (£)	Funds retained at the end of the reported year (£)	Total committed funds to be deducted (£)	Available funds after commitments (£)
Southchurch	488.40	1,223.15	0	Southchurch Speedwatch - to contribute towards the purchase of a 'speed gun' to move forward with a speedwatch group in the ward*	444.35	1,711.55	444.35	1,267.20
St Laurence	2,958.38	174.90	0	Whip hedge planting*	174.90	3,133.28	174.90	2,958.38
St Lukes	408.89	2,485.08	1,500	Ferndale Church kitchen and toilet upgrades to support the church's provision of a shelter for the homeless within the Borough*	1,500	543.97	0	543.97
			850	Cluny Café (café providing a subsidised community facility accessible by all) equipment upgrade*	850			

*Funds committed to identified project but not spent in the reported year. **Funds committed but feasibility issues; therefore, alternative project may be identified.



Ward	Receipts in 2019/20 (£)	Funds carried over from previously reported years (£)	Expenditure for the reported year (£) ¹²	Items to which the Neighbourhood Allocation have been applied	Amount of expenditure allocated to each itemised project (£)	Funds retained at the end of the reported year (£)	Total committed funds to be deducted (£)	Available funds after commitments (£)
Thorpe	2,129.40	10,796.79	0	Street furniture improvement - repainting/ replacing of road signposts *	7,945.59	12,926.19	7,945.59	4,980.60
Victoria	11,796.99	15,340.81	8,000	Community mini bus	8,000	19,137.80	0	19,137.80
West Shoebury	2,750.10	3,635.20	0	n/a	n/a	6,385.30	0	6,385.30
Westborough	3,730.91	2,103.54	0	Signposting - Centenary themed commemorative signposting to British Legion as a community facility*	1,151.36	5,834.45	1,151.36	4,683.09
Belfairs (outside LTC boundary)	2,092.27	1,753.79	0	n/a	n/a	3,846.06	0	3,846.06
Blenheim Park (outside LTC boundary)	19,649.99	7,184.95	0	Mendip Wildlife Garden*	2,000	26,834.94	2,000	24,834.94
Total:	104,258.96	82,442.12	10,650.00			176,051.08	33,677.33	142,373.75

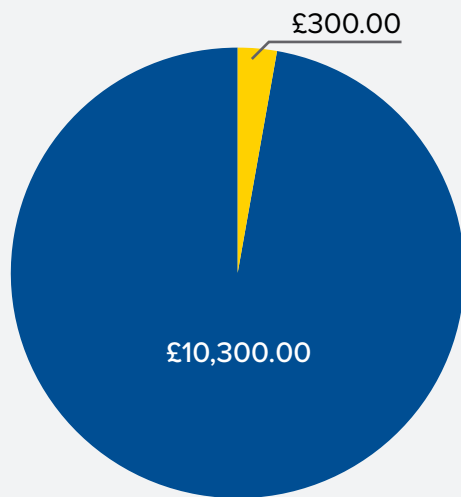
*Funds committed to identified project but not spent in the reported year. **Funds committed but feasibility issues; therefore, alternative project may be identified.

The contribution this CIL expenditure makes to particular Southend 2050 Outcomes¹³ is shown in Figure 1 below and reflects column 4 of Table 2 above. The main focus of investment has been on “a range of initiatives help increase the capacity for communities to come together to enhance their neighbourhood and environment”.

Committed funds are predominantly allocated to make “our streets and public spaces are valued and support the mental and physical wellbeing of residents and visitors”.

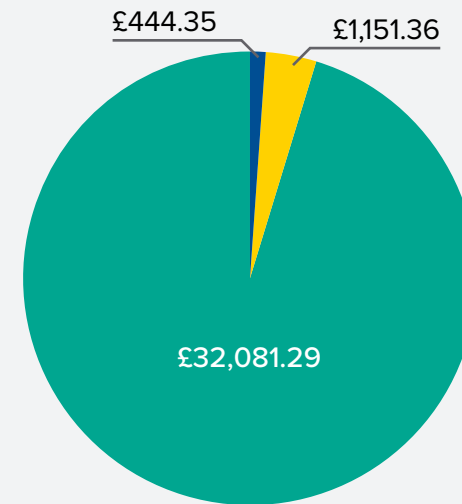
More information on Southend 2050 is provided in Appendix 1, including a list of all the 2050 Outcomes.

▼► **Figure 1: CIL Ward Neighbourhood Allocations by 2050 Outcomes**



CIL expenditure 2019-20 ward allocation by 2050 outcomes

- Our streets and public spaces are valued and support the mental and physical wellbeing of residents and visitors.
- A range of initiatives help increase the capacity for communities to come together to enhance their neighbourhood and environment.



CIL committed funds by ward 2019-20 contribution to 2050 outcomes

- Our streets and public spaces are valued and support the mental and physical wellbeing of residents and visitors.
- A range of initiatives help increase the capacity for communities to come together to enhance their neighbourhood and environment.
- People in all parts of the borough feel safe and secure at all times

¹³ <https://www.southend.gov.uk/southend2050>



Welcome to
Christchurch
Park



4. Section 106 (S.106) planning obligation contributions for 2019/20

The total amount of planning obligations receipts, whenever received, that were available to spend at the start of the reported year 2019/20 (1st April 2019) was £2,528,718.95¹⁴; and the total amount of money received through planning obligations, agreed in any year, retained at the end of the reported year (less any allocations) was £1,745,205.39¹⁵.

4.1 S.106 financial contributions received

Income received during the reporting year 2019/20 amounted to £784,610.50.

▼ Table 3: Details of S.106 INCOME received to date in financial year 2019/20 (as at 31st March 2020)

Site Address	Application no.	Date of S.106 agreement	Amount received (£)	Date received	Service area	Purpose
10 Fairfax Drive, Westcliff-on-Sea, Essex SS0 9AG	18/00810/FULM	10/04/2019	4,000.00	22/05/2019	Traffic/ transport	To cover the cost of the alteration to the Traffic Regulation Order (2016_Consolidation_Order FAIRFAX DRIVE) to facilitate highway works in Fairfax Drive involving carriageway/footpath re-alignment and physical measures and road markings to prevent right turn traffic movements in association with the Development.

¹⁴ Correct at time of preparation of this report but may be subject to adjustments.

¹⁵ Correct at time of preparation of this report but may be subject to adjustments.

Site Address	Application no.	Date of S.106 agreement	Amount received (£)	Date received	Service area	Purpose
10 Fairfax Drive, Westcliff-on-Sea, Essex SS0 9AG	18/00810/FULM	10/04/2019	4,600.00	22/05/2019	Parks and Open Spaces	Towards biodiversity mitigation management, protection and education associated with Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites in the Borough of Southend on Sea required as a consequence of this Development.
10 Fairfax Drive, Westcliff-on-Sea, Essex SS0 9AG	18/00810/FULM	10/04/2019	45,400.50	22/05/2019	Education	For the expansion project at St Thomas More High School required as a consequence of this Development.
S.106 Land at rear 127 High Street SOS (University)	04/01561/FUL	15/05/2006	10,000	02/09/2019	Traffic/ transport	To be spent on improving pedestrian facilities and providing cycle spaces on Luker Road and other areas within the vicinity of the development to enhance sustainability
Heath House And Carby House, Victoria Avenue, Southend-on-Sea, Essex	15/02019/S.106BA	25/02/2016	520,610	21/01/2020	Strategic Housing	To provide affordable housing within the Borough of Southend
258 Leigh Road, Leigh-on-Sea, Essex	18/00484/FULM	03/072018	198,713.81	22/01/2020	Strategic Housing	To provide affordable housing within the Borough of Southend
258 Leigh Road, Leigh-on-Sea, Essex	18/00484/FULM	03/072018	1,286.19	22/01/2020	Education	To be used by the Council for the expansion project at St Bernard's High School
TOTAL:			784,610.50			

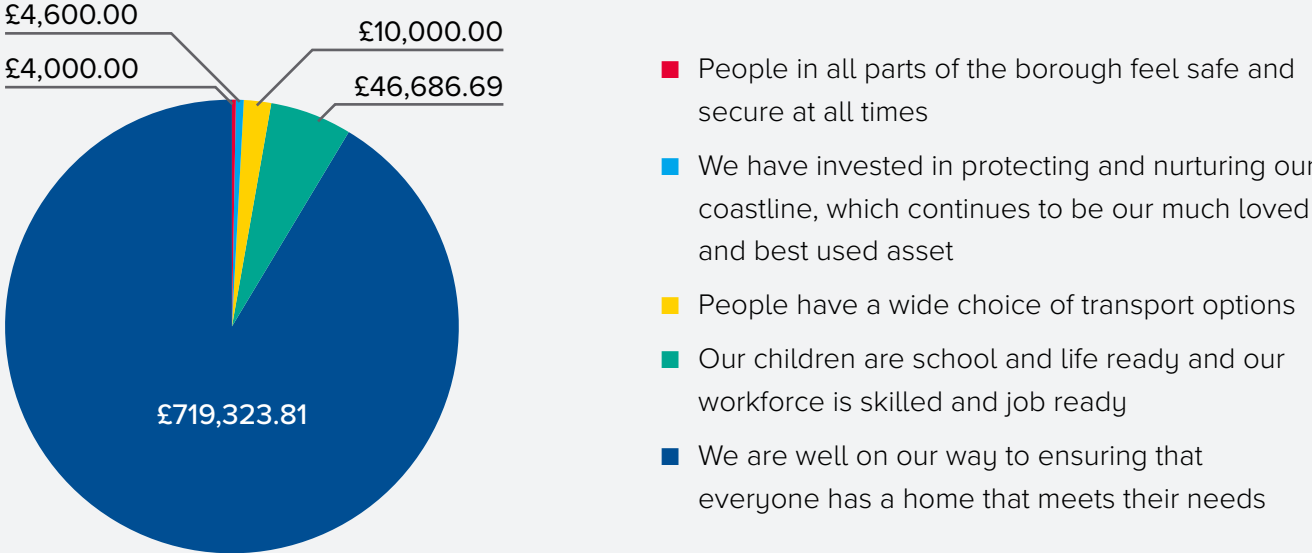


▶▶ St Thomas More extension



Figure 2 below indicates the contribution of S.106 income received towards achieving 2050 Outcomes¹⁶. Most of the contributions are to be targeted towards the outcome “We are well on our way to ensuring that everyone has a home that meets their needs”. Other outcomes that will benefit from S.106 income are “Our children are school and life ready and our workforce is skilled and job ready”, “People have a wide choice of transport options”, “We have invested in protecting and nurturing our coastline, which continues to be our much loved and best used asset”, and “People in all parts of the Borough feel safe and secure at all times”.

▼ Figure 2: Contribution of S.106 income received to achieving 2050 Outcomes %



16 <https://www.southend.gov.uk/downloads/file/6148/southend-2050-ambition>

4.2 S.106 financial contributions spent

The total amount of money (received under any planning obligations) which was spent in the reported year 2019/20 was £118,124.06.

The total amount of S.106 financial contributions spent on projects (over the lifetime of the projects) that completed in financial year 2019/20 was £1,767,738.

▼ **Table 4: Breakdown of S.106 EXPENDITURE by completed clause¹⁷ in financial year 2019/20.**

Site Address	Application no.	Date of S.106 agreement	Amount spent (£)	Date received	Service area	Purpose
53 Pavilion Drive Leigh on Sea	15/00090/DOV	12/08/2015	128,369	02/06/2015	Strategic Housing	Phase 2 HRA Land Review Project – new affordable homes ¹⁸
87 Rectory Grove, Leigh-on-Sea	11/01018/FULM	07/06/2012 and 21/08/2012	154,637	21/11/2014	Strategic Housing	Phase 2 HRA Land Review Project – new affordable homes
Brookside Works, Springfield Drive And 279 Fairfax Drive, Westcliff-on-Sea, Essex	15/00404/S.106BA	02/09/2015	154,334	12/05/2017	Strategic Housing	Phase 2 HRA Land Review Project – new affordable homes
97 - 99 Rochford Rd, Southend-on-Sea, Essex	15/01228/S.106BA	04/12/2015	20,215	05/09/2016	Strategic Housing	Phase 2 HRA Land Review Project – new affordable homes
Dairy Crest, Southchurch Blvd, Southend-on-Sea, Essex SS2 4UA	14/00340/AMDT	18/07/2014	202,485.01	25/11/2015	Strategic Housing	Phase 2 HRA Land Review Project – new affordable homes

¹⁷ Definition of 'completed clause' – project finished, as defined by the relevant S.106 clause, in this financial year with no further S.106 monies to be spent i.e. does not include on-going projects with available funds.

¹⁸ Phase 2 HRA Land Review Project included redevelopment of former garages at Audleys Close and Rochford Road for new affordable homes.

Site Address	Application no.	Date of S.106 agreement	Amount spent (£)	Date received	Service area	Purpose
Saxon Lodge, 20 Smith Street, Shoeburyness, Southend-on-Sea, Essex SS3 9AL	14/01744/BC4M	23/04/2015	15,746	20/04/2016	Education	Expansion project at Shoeburyness High School.
Hinguar Primary School, Hinguar Street, Shoeburyness, Southend-on-Sea, Essex SS3 9AN	14/01672/BC4M	23/04/2015	160,152	21/11/2016	Education	Expansion project at Shoeburyness High School.
Prittlebrook Ind Est, Priory Crescent, Southend-on-Sea, Essex	14/00943/FULM	31/03/2015	622,870	25/07/2016 and 29/08/2017	Education	Expansion projects at Prince Avenue Primary School and Shoeburyness High School.
845-849 London Rd, Westcliff-on-Sea, Essex	16/01030/AMDT	14/07/2016	41,374	09/01/2018	Education	Expansion project at Belfairs Academy.
175 London Road, Southend-on-Sea, Essex SS1 1PW	11/00307/FULM	01/06/2011	31,007	14/02/2018	Education	Expansion project at Belfairs Academy.
Grand Hotel, Broadway, Leigh-on-Sea, Essex SS9 1PJ	17/01464/FULM	15/12/2017	9,632	22/02/2018	Education	Expansion project at Belfairs Academy.



Site Address	Application no.	Date of S.106 agreement	Amount spent (£)	Date received	Service area	Purpose
32-36 Valkyrie Rd, Westcliff-on-Sea, Essex SS0 8BU	14/00914/FULM	03/07/2015	22,346	13/02/2017	Education	Expansion project at catchment primary school and Belfairs Academy.
Prittlebrook Ind Est, Priory Crescent, Southend-on-Sea, Essex	14/00943/FULM	31/03/2015	41,186	25/07/2016	Public Health	Relocation and refurbishment of St Luke's GP practice.
Shoebury Garrison, Ness Road, Shoeburyness, Southend-on-Sea, Essex	14/00153/DOV	15/01/2015	500	15/01/2015	Parks and Open Spaces	Rubbish clearance around Scheduled Monument and to the west of the main car park and MUGA.
Sunlight Laundry, 211-213 North Road And 86-104 Salisbury Ave, Westcliff-on-Sea, Essex	14/00411/FULM	10/07/2014	13,500	18/11/2014	Culture	Public art commission by Bridget Smith on Prittlebrook Greenway (relates to both former laundry sites - Sunlight Laundry and Albany Laundry).
10 Fairfax Drive, Westcliff-on-Sea, Essex SS0 9AG	18/00810/FULM	10/04/2019	45,400.50	22/05/2019	Education	Expansion project at St Thomas More High School.



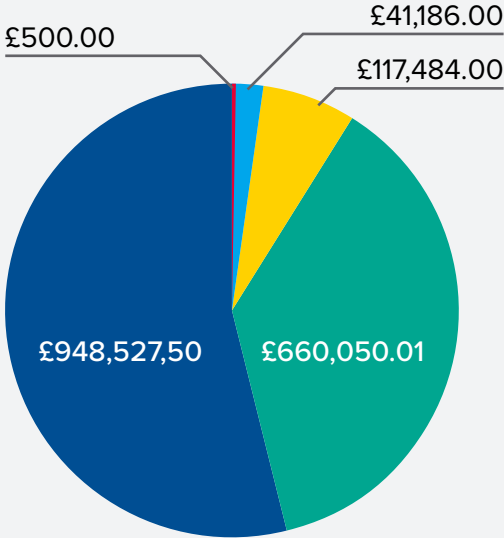
Site Address	Application no.	Date of S.106 agreement	Amount spent (£)	Date received	Service area	Purpose
Vacant Land Adj Asda, North Shoebury Rd, Shoeburyness	03/01504/OUT	20/12/2004	103,984	01/08/2014	Culture	Multiple public art projects for Shoebury residents including a Family Activity Day in Shoebury Park (July 2018) hosted by local artists, and a permanent sculptural maze in the park. The activity day launched various art resources for long term use by local schools, which were based on research on the interests of local young people who use Shoebury Park. These resources include 'Park Explorations', a new children's activity book that draws inspiration from forest schools, the history of public art in the area, outdoor games, and learning through play; and a 3D sculpture pack ('Gather') – a useable sculpture made of many parts that can be arranged and re-arranged into an infinite series of sculptures.
TOTAL:			1,767,738			

Clockwise from top left: Shoebury Maze, Prittlebrook Public Art examples, Rochford Road affordable housing, St Lukes GP Surgery, Belfairs Academy extension



Figure 3 below indicates the expenditure of S.106 income spent by 2050 Outcomes. Most of the expenditure was directed to two outcomes “Our children are school and life ready and our workforce is skilled and job ready” and “We are well on our way to ensuring that everyone has a home that meets their needs.”

▼ Figure 3: S.106 Expenditure 2019-20 by 2050 Outcome



- Our streets public spaces are valued and support the mental and physical wellbeing of residents and visitors
- A range of initiatives help increase the capacity for communities to come together to enhance their neighbourhood and environment
- A range of initiatives help communities come together to enhance their neighbourhood and environment.
- We are well on our way to ensuring that everyone has a home that meets their needs.
- Our children are school and life ready and our workforce is skilled and job ready.

4.3 S.106 financial contributions not required and returned

It is confirmed that in financial year 2019/20 no S.106 financial contributions were returned as a consequence of not being required.

4.4 S.106 financial contributions allocated but not yet spent

The funds set out in Table 5 have been allocated to projects but not yet spent. All of the S.106 contributions set out in Table 5 have been allocated to the Strategic Housing service area and thus will contribute towards the 2050 Outcome “We are well on our way to ensuring that everyone has a home that meets their needs.” The Southend 2050 Outcomes are set out in full in Appendix 1.

▼ **Table 5: Breakdown of S.106 financial contributions allocated to projects (but not yet spent) in financial year 2019/20**

Site Address	Application no.	Date of S.106 agreement	Date received	Amount allocated (£)	Service area	Purpose
Essex House, Southchurch Ave, Southend-on-Sea, Essex SS1 2LB	16/00116/DOV	06/05/2016	20/09/2016	319,588.23	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
3 Acacia Drive, Thorpe Bay, Essex SS1 3JU	16/00876/DOV	28/07/2016	10/02/2017	177,458.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
32-36 Valkyrie Rd, Westcliff-on-Sea, Essex SS0 8BU	17/00893/DOV5	10/10/2017	21/11/2017	218,000.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
845-849 London Rd, Westcliff-on-Sea, Essex	16/01030/AMDT	14/07/2016	09/01/2018	142,528.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
St Hildas School, 13-15 Imperial Ave, Westcliff-on-Sea, Essex SS0 8NE	17/00530/AMDT	27/06/2017	09/01/2018	10,556.00	Strategic Housing	Phase 5 or 6 design work for HRA Land Review Project – new affordable homes in the borough



Site Address	Application no.	Date of S.106 agreement	Date received	Amount allocated (£)	Service area	Purpose
H Portsmouth And Son, 1043 London Road, Leigh-on-Sea, Essex SS9 3JY	15/01545/FULM	08/03/2016	11/06/2018	279,951.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
Frankie And Bennys, 18-20 Southchurch Rd, Southend-on-Sea, Essex SS1 2ND	16/00177/DOV	22/06/2016	18/10/2018	130,232.79	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
British Heart Foundation, 3-5 High Street, Southend-on-Sea, Essex SS1 1JE	15/01496/AMDT and 15/01070/DOV	23/12/2015	26/10/2017	171,685.98	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
TOTAL:				1,450,000		

5. Estimated future income from developer contributions

5.1 Value of CIL set out in all Demand Notices issued in the reported year

The total value of CIL set out in all Demand Notices issued in the reported year (i.e. between 1 April 2019 and 31 March 2020) was £1,445,141.33.

5.2 Value of S.106 planning obligations entered into in the reported year¹⁹

The total amount of money to be provided under planning obligations which were entered into in the reported year was £214,282.79. Table 6 below sets out the details of the planning obligations that were entered into during the reported year (i.e. between 1 April 2019 and 31 March 2020).

Table 6 includes details of non-monetary contributions such as affordable housing, open space provision, travel plans and highway works. No monetary value has been attributed to these contributions for the purpose of this report but the infrastructure benefits are noted and are set out in each Section 106 agreement as part of the planning file for each development.

It should be noted that there is no guarantee that the developer contributions set out in this section of the report will be delivered as they may relate to either development that has yet to commence or implemented schemes for which the due date for contributions has not yet been reached.

▼ **Table 6: Details of planning obligations entered into during the reported year 2019/20**

Site Address	Application no.	Date of S.106 agreement	Obligation	£ contribution requested	Service area
10 Fairfax Drive, Westcliff-on-Sea, Essex SS0 9AG	18/00810/FULM	10/04/2019	TRO contribution	4,000.00	Traffic/ transport
			Biodiversity contribution	4,600.00	Parks and Open Spaces
			Education contribution (to provide approximately 2.4 additional secondary school places)	45,400.50	Education

¹⁹ These amounts include some contributions that are stated in Section 106 agreements as a maximum and are subject to agreement between the parties depending on final cost of infrastructure provision required; and also exclude some contributions that are subject to viability assessment or final costing post-commencement.

Site Address	Application no.	Date of S.106 agreement	Obligation	£ contribution requested	Service area
			Affordable housing (including 7x1bed and 2x2bed shared ownership plus viability review mechanism)	n/a	Strategic Housing
			Residential Travel Packs	n/a	Traffic/ transport
			Alteration to TRO	n/a	Traffic/ transport
25 Roots Hall Ave, Southend-on-Sea, Essex SS2 6HN	19/00552/FULM	27/08/2019	Education contribution (to provide additional secondary school places)	n/a	Education
Car Park At, 27 Victoria Avenue, Southend-on-Sea, Essex SS2 6AL	18/02151/FULM	02/07/2019	Affordable housing units (22 incl. 14 x 1bed and 8 x 2bed)	n/a	Strategic Housing
			Viability review mechanism - pre-implementation viability reassessment	n/a	Planning
			Viability review mechanism - late state viability reassessment	n/a	Planning
			TRO contribution	4,000.00	Traffic/ transport
			Alteration to TRO	n/a	Traffic/ transport
			Public realm works (to the value of £65,000 index-linked)	n/a	Traffic/ transport
			Biodiversity contribution	10,850.00	Parks and Open Spaces
			Education contribution (to provide approximately 7.72 additional secondary school places)	145,432.29	Education
			Footway link	n/a	Traffic/ transport
			Commercial Travel Plan	n/a	Traffic/ transport
			Residential Travel Pack	n/a	Traffic/ transport



Site Address	Application no.	Date of S.106 agreement	Obligation	£ contribution requested	Service area
Chalkwell Lodge, 35-41 Grosvenor Rd, Westcliff-on-Sea, Essex SS0 9HT	19/00760/AMDT	24/07/2019	The provisions of the agreement dated 28/03/2018 (details under planning application ref. 17/01017/FULM – including 22 affordable housing units and £5,087 education contribution) to remain in effect on implementation of this new planning permission	n/a	Strategic Housing and Education
1307 London Road, Leigh-on-Sea, Essex SS9 2AD	19/01748/AMDT	03/03/2020	The provisions of the agreement dated 13/07/2017 as varied by agreement dated 22/03/2016 (details under planning application ref. 16/01780//FULM and 17/01426/DOV5 – including £80,000 affordable housing contribution) to remain in effect on implementation of this new planning permission	n/a	Strategic Housing
1307 London Road, Leigh-on-Sea, Essex SS9 2AD	19/01984/AMDT	03/03/2020	The provisions of the agreement dated 13/07/2017 as varied by agreement dated 22/03/2016 (details under planning application ref. 16/01780//FULM and 17/01426/DOV5 – including £80,000 affordable housing contribution) to remain in effect on implementation of this new planning permission	n/a	Strategic Housing
277 Prince Avenue, Westcliff-on-Sea, Essex SS0 0JS	19/01924/FULM	22/01/2020	Affordable housing (20 dwellings including 8 shared ownership units and 4 social rent units)	n/a	Strategic Housing
			Travel Packs	n/a	Traffic/transport
Total:				214,282.79	

All S.106 agreements completed can be viewed on the Council's [Public Access for Planning](#) system available on our website.

6. Planning for infrastructure expenditure

6.1 What do developer contributions deliver?

Developer contributions, secured through CIL and S.106 planning obligations, provide strategic and site specific infrastructure to support development and growth in the borough. The projects that will be funded, wholly or partly by developer contributions fall within the following infrastructure and affordable housing categories:

- Education
- Health and Social Wellbeing
- Coastal Flood Protection
- Social and Community
- Leisure and Recreation
- Public Realm and Environment
- Affordable Housing

6.2 Future spending priorities

The categories listed in paragraph 6.1 above reflect the infrastructure needs identified in the Council's [Infrastructure Delivery Plan \(February 2015\)](#) as identified for the Development Plan period. The current Southend Development Plan covers the period up until 2021 and a review has commenced as part of the new Southend Local Plan. This review will comprise a detailed assessment of infrastructure requirements to support growth.

More detail will be provided in subsequent infrastructure funding statements regarding what infrastructure will be delivered, including when and where once the new Local Plan is adopted. The current CIL Main Fund (as at the end of the financial year 2019/20) is therefore carried forward and it is proposed that its spending will be prioritised as part of the Development Plan review that will identify essential infrastructure required to deliver growth set out in the new Southend Local Plan. S.106 planning obligations will continue meet the statutory tests in [regulation 122](#) of the CIL Regulations 2010 (as amended) and as policy tests in the National Planning Policy Framework. They must 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.

In accordance with the CIL Regulations 2010 (as amended), the Council will continue to allocated 5% of total CIL receipts to administrative expenses associated with CIL; and 15% of total CIL receipts (less surcharges) to localised neighbourhood projects.

Details relating to the governance arrangements (including spending and reporting arrangements) for CIL can be found in the [CIL Governance Framework \(July 2015\)](#).

Decisions relating to S.106 planning obligation requirements are made by the Development Control Committee. Further details in relation to the Council's approach and priorities in respect of seeking planning obligations when considering planning applications can be found in the Supplementary Planning Document '[Planning Obligations: A Guide to Section 106 and Developer Contributions 2015](#)'.

7. Conclusion

Southend-on-Sea Borough Council is committed to working with its partners to ensure that CIL and S.106 developer contributions are used in a fair and transparent way to maximise the benefits and opportunities arising from development, such as new affordable homes, community infrastructure, jobs and environmental improvements.

If you have any further queries or comments about this statement, please do not hesitate to contact us via email:

S.106andCILadministration@southend.gov.uk

Appendix 1: Southend 2050 Outcomes

Southend 2050 is the borough's ambition for the future. It was developed following extensive conversations with those that live, work, visit, do business and study in Southend-on-Sea. These conversations asked people what they thought Southend-on-Sea should be like in 2050 and what steps are needed now, and in the coming years, to help achieve this. The ambition is grounded in the values of Southenders. It is bold and challenging and will need all elements of our community to work together to make it a reality.

The Southend 2050 programme is not about one single publication or statement. It is a mind-set – one that looks to translate the desires of local people and stakeholders into action, something that looks to the long term, but also at the action that is needed now and in the medium-term.

Southend 2050 is made up of the ambition, associated themes and the outcomes we want to achieve. Our Road Map²⁰, and all future delivery plans, strategies and policies will reflect this. The Road Map builds on our existing achievements and outlines what the Council wants to achieve in the coming five years. Our delivery plans will focus on achieving desired outcomes that reflect our ambition and focus on the next 12-18 months.

All the investment set out in this Infrastructure Funding Statement will contribute to achieving the 2050 Outcomes.

Please see next page for a breakdown of the 2050 Themes and Outcomes.

²⁰ <https://www.southend.gov.uk/downloads/file/6148/southend-2050-ambition>

Southend 2050 Themes & Outcomes



By 2050 Southenders are fiercely proud of, and go out of their way, to champion what our city has to offer.

1. There is a tangible sense of pride in the place and local people are actively, and knowledgeably, talking up Southend.
2. The variety and quality of our outstanding cultural and leisure offer has increased for our residents and visitors and we have become the region's first choice coastal tourism destination.
3. We have invested in protecting and nurturing our coastline, which continues to be our much loved and best used asset.
4. Our streets and public spaces are valued and support the mental and physical wellbeing of residents and visitors.



By 2050 people in Southend-on-Sea feel safe in all aspects of their lives and are well enough to live fulfilling lives.

1. People in all parts of the borough feel safe and secure at all times.
2. Southenders are remaining well enough to enjoy fulfilling lives, throughout their lives.
3. We are well on our way to ensuring that everyone has a home that meets their needs.
4. We are all effective at protecting and improving the quality of life for the most vulnerable in our community.
5. We act as a Green City with outstanding examples of energy efficient and carbon neutral buildings, streets, transport and recycling.
6. Residents feel safe and secure in their homes



By 2050 we have a thriving, active and involved community that feel invested in our city.

1. Even more Southenders agree that people from different backgrounds are valued and get on well together.
2. Residents feel the benefits of social connection, in building and strengthening their local networks through common interests and volunteering.
3. Residents are routinely involved in the design and delivery of services.
4. A range of initiatives help increase the capacity for communities to come together to enhance their neighbourhood and environment.
5. More people have physically active lifestyles, including through the use of open spaces.



By 2050 Southend-on-Sea is a successful city and we share our prosperity amongst all of our people.

1. The Local Plan is setting an exciting planning framework for the Borough.
2. We have a fast-evolving, re-imagined and thriving town centre, with an inviting mix of shops, homes, culture and leisure opportunities.
3. Our children are school and life ready and young people are ready for further education, training or employment.
4. Key regeneration schemes, such as Queensway, seafront developments and the Airport Business Park are underway and bringing prosperity and job opportunities to the Borough.
5. Southend is a place that is renowned for its creative industries, where new businesses thrive and where established employers and others invest for the long term.
6. Southend provides fulfilling careers for our residents, and enough job roles to match the needs of the population.
7. Southend businesses feel supported to respond to economic shock; adapt to evolving global markets; and, have the tools to preserve their businesses by responding effectively and positively to change.



By 2050 people can easily get in, out and around our borough and we have a world class digital infrastructure.


1. Working with the public transport providers to enhance and encourage the use of the existing provision moving towards a long-term aspiration to open new routes, enabling a wider accessibility to public transport options.
2. People have a wide choice of transport options.
3. We are leading the way in making public and private travel smart, clean and green.
4. Southend is a leading digital city with world class infrastructure that reflects equity of digital provision for the young, vulnerable and disadvantaged.



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Translations of this document in alternative languages are also available upon request.

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