

# Infrastructure Funding Statement

Author: Strategic Planning

Version: Reported year 1 April 2023 to 31 March 2024

Review/Revision date: September 2025

# Contents

1: Introduction.....	4
2: Executive Summary.....	5
3: Community Infrastructure Levy (CIL) contributions for 2023 to 2024 .....	6
3.1: CIL Funding Summary .....	6
3.2: CIL Main fund .....	7
3.3: CIL Neighbourhood Allocation .....	8
3.3.1: CIL Local Parish Council Allocation.....	9
3.3.2: CIL Ward Neighbourhood Allocation .....	9
4: Section 106 (S.106) planning obligation contributions for 2023 to 2024 .....	20
4.1: S.106 financial contributions received .....	20
4.2: S.106 financial contributions spent.....	23
4.3: S.106 financial contributions transferred to other organisations .....	24
4.4: S.106 financial contributions not required and returned .....	26
4.5: S.106 financial contributions allocated but not yet spent.....	26
5: Estimated future income from developer contributions .....	27
5.1: Value of CIL set out in all Demand Notices issued in the reported year .....	27
5.2: Value of S.106 planning obligations entered into in the reported year <sup>21</sup> .....	27
6: Planning for infrastructure expenditure .....	36
6.1: What do developer contributions deliver?.....	36
6.2: Future spending priorities .....	37
7: Conclusion.....	38

## Tables and figures

- [Summary Table 1: Community Infrastructure Levy \(CIL\) Funds 2023 to 2024](#)
- [Summary Table 2: Section 106 \(S.106\) Planning Obligation Funds 2023 to 2024](#)
- [Table 1: Total CIL Summary](#)
- [Table 2: Details of CIL Ward Neighbourhood Allocations](#)
- [Figure 1: CIL Ward Neighbourhood Allocations by Corporate Plan Priorities](#)
- [Table 3: Details of S.106 income received to date in reported year 2023 to 2024 \(as of 31 March 2024\)](#)
- [Figure 2: Contribution of S.106 income received to achieving Corporate Plan Priorities](#)
- [Table 4: Details of S.106 expenditure in reported year 2023 to 2024](#)
- [Figure 3: S.106 expenditure by Corporate Plan Priorities](#)
- [Table 5: Details of S.106 financial contributions allocated to projects \(but not yet spent\) in reported year 2023 to 2024](#)
- [Table 6: Details of planning obligations entered into during the reported year 2023 to 2024](#)

# 1: Introduction

Local authorities are required to publish an annual infrastructure funding statement (IFS) providing details of developer contributions to infrastructure<sup>1</sup> from the Community Infrastructure Levy (CIL)<sup>2</sup> and Section 106 (S.106) planning obligations<sup>3</sup>.

Southend-on-Sea City 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).

The Reported Year of this IFS is the financial year from 1 April 2023 to 31 March 2024.

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

---

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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 2023 to 2024

Reported Year 2023 to 2024	Total value of CIL set out in all Demand Notices issued in the reported year	£639,123.69
	Total amount of CIL receipts carried over from previously reported years	£4,052,970.46
	Total amount of CIL receipts in reported year	£559,639.96
	Total amount of CIL expenditure (including admin expenses) in reported year	£214,577.50
	Total overpayments returned <sup>4</sup> in reported year	£369.45
	Total amount transferred to other organisations in reported year	£13,687.14
	Total amount of CIL allocated but unspent in reported year	£2,068,059.46
	<b>Total amount of CIL collected in any year yet to be allocated and remaining to be spent at the end of the reported year</b>	<b>£2,315,916.86</b>

### ▼ Summary Table 2: Section 106 (S.106) Planning Obligation Funds 2023 to 2024<sup>5</sup>

Reported Year 2023 to 2024	Total amount of money to be provided under any planning obligations which were entered into during reported year <sup>6</sup>	£848,742.55
	Total amount of money under any planning obligations carried over from previously reported years which had not been allocated and was available to spend at the start of reported year	£1,564,443.52
	Total amount of money under any planning obligations carried over from previously reported years which was allocated but not spent at the start of the reported year	£509,470.51
	Total amount of money under any planning obligations which was received in reported year	£718,359.90
	Total amount of money under any planning obligations which was spent in reported year	£261,377.89
	Total amount of money under any planning obligations which was returned in reported year	£0.00
	Total amount of money under any planning obligations transferred to other organisations in reported year	£34,219.08
	Total amount of money under any planning obligations which was allocated but not spent at the end of the reported year	£333,000.00
	<b>Total amount of money under any planning obligations yet to be allocated and remaining to be spent at the end of reported year</b>	<b>£2,163,676.96</b>

<sup>4</sup> Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

<sup>5</sup> Figures correct at time of preparation of this report but may be subject to adjustments.

<sup>6</sup> 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. The figure cannot be confirmed as the developments concerned included an outline planning permission, details of which have yet to be agreed.

## 3: Community Infrastructure Levy (CIL) contributions for 2023 to 2024

### 3.1: CIL Funding Summary

Table 1 sets out the CIL financial summary for 2023 to 2024 for the period from 1 April 2023 to 31 March 2024.

#### ▼ Table 1: Total CIL Summary

<b>Total CIL receipts carried over from previously reported years<sup>7</sup></b>	<b>£4,052,970.46</b>
<b>Total CIL receipts<sup>8</sup> in reported year including:</b>	<b>£559,639.96</b>
CIL receipts in CIL Main Fund in reported year	£456,652.13
CIL receipts in CIL Neighbourhood Allocation in reported year (15% of total receipts less surcharges)	£74,442.24
CIL received for administrative expenses in reported year (5% of reported year total)	£27,952.34
CIL Negative expenditure (CIL project delivered under budget)	£593.25
<b>Total CIL receipts carried over from previously reported years and received in reported year</b>	<b>£4,612,610.42</b>
Total overpayments returned in reported year <sup>9</sup>	£369.45
<b>Balance of CIL receipts after overpayments returned</b>	<b>£4,612,240.97</b>
Total amount of CIL applied to administrative expenses in the reported year	£27,933.86
Total expenditure from CIL Ward Neighbourhood Allocation in reported year <sup>10</sup>	£27,960.59
Main Fund expenditure for the reported year	£158,683.05
Total amount of CIL transferred to Leigh Town Council (LTC) from the reported year (Local Council Neighbourhood Allocation)	£13,687.14
<b>Total CIL receipts in CIL Main Fund and CIL Ward Neighbourhood Allocation unspent at the end of the reported year<sup>11</sup></b>	<b>£4,383,976.32</b>
Total CIL Main Fund amount allocated but unspent in the reported year	£1,841,316.95
Total CIL Ward Neighbourhood Allocation amount allocated but unspent in the reported year <sup>12</sup>	£226,742.51
<b>Total CIL receipts in CIL Main Fund and CIL Ward Neighbourhood Allocation yet to be allocated and remaining available to spend at the end of the reported year</b>	<b>£2,315,916.86</b>

<sup>7</sup> This includes all unspent receipts within the CIL Main Fund and CIL Ward Neighbourhood Allocation.

<sup>8</sup> This figure comprises total funds received in reported year 2023 to 2024 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.

<sup>9</sup> Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

<sup>10</sup> See Table 2 for a detailed breakdown.

<sup>11</sup> This figure can include 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.

<sup>12</sup> See Table 2 for a detailed breakdown.

## 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 City'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 Southend new Local Plan preparation.

<b>▼ CIL Main Fund (summary)</b>	
Main Fund carried over from previously reported years	£3,642,780.55
Main Fund receipts for the reported year	£484,604.47
Total overpayments returned in the reported year <sup>13</sup>	£317.59
Main Fund expenditure for the reported year	£186,616.91
<b>Total CIL Main Fund unspent at the end of the reported year</b>	<b>£3,940,450.51</b>
Total CIL Main Fund amount allocated but unspent in the reported year including:	£1,841,316.95
• £893,928.56 towards Enhancing Children's Play Provision in Public Parks	
• £947,388.39 towards Cycle Infrastructure Improvement Programme	
<b>Total CIL Main Fund yet to be allocated and remaining to spend at the end of the reported year</b>	<b>£2,099,133.56</b>

<sup>13</sup> Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

### 3.3: CIL Neighbourhood Allocation

<b>▼ Neighbourhood Allocation (summary)</b>	
Neighbourhood Allocation carried over by Southend-on-Sea City Council from previously reported years	£410,189.91
Total Neighbourhood Allocation receipts for the reported year including funds to be transferred to LTC	£74,442.24
CIL Negative expenditure (CIL project delivered under budget)	£593.25
Total CIL receipts to be transferred to LTC for the reported year	£13,687.14
Total overpayments returned in the reported year <sup>14</sup>	£51.86
Neighbourhood Allocation expenditure for the reported year excluding funds transferred to LTC	£27,960.59
<b>Total CIL Ward Neighbourhood Allocation unspent at the end of the reported year</b>	<b>£443,525.81</b>
Total CIL Ward Neighbourhood Allocation amount allocated but unspent in the reported year <sup>15</sup>	£226,742.51
<b>Total CIL Ward Neighbourhood Allocation yet to be allocated and remaining to spend at the end of the reported year</b>	<b>£216,783.30</b>

<sup>14</sup> Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

<sup>15</sup> See Table 2 for a detailed breakdown.



### 3.3.1: CIL Local Parish Council Allocation

<b>▼ Local parish council: Leigh Town Council (LTC)</b>	
Total CIL receipts allocated to LTC for the reported year	£13,691.39
Ward breakdown:	
• CIL receipts within Belfairs (within LTC boundary)	£1,306.11
• CIL receipts within Blenheim Park (within LTC boundary)	£0.00
• CIL receipts within Leigh	£3,370.67
• CIL receipts within West Leigh	£9,014.61
Deductions <sup>16</sup> from allocated amount in reported year	£4.25
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	£0.00
• Total value of CIL receipts yet to be recovered from LTC for the reported year	£0.00
<b>Total CIL receipts to be transferred to LTC for the reported year</b>	<b>£13,687.14</b>

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 City Council Wards in the reported year are set out in Table 2 below.

<sup>16</sup> Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

▼ Table 2: Details of CIL Ward Neighbourhood Allocations

Wards not including LTC	Receipts in 2023 to 2024 (£)	Funds carried over from previously reported years (£)	Overpayments returned for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
	2,893.25			Chalkwell Speedwatch	799.00	799.00	-	-	-	-
	593.24			Chalkwell Bowling Club Pétanque Project	1,000.00	-	-	-	1,000.00	-
				Tree planting	2,000.00	-	955.00	-	1,045.00	-
<b>Chalkwell</b>	<b>3,486.49</b>	<b>26,643.67</b>	<b>-</b>				<b>955.00</b>	<b>29,175.16</b>	<b>2,045.00</b>	<b>27,130.16</b>
				Tree planting between Eastwood and Oakwood parks (project complete under budget)	2,191.20	661.00	-	-	-	-
				Rochford Corner power connection (project complete under budget)	1,394.93	1,354.87	-	-	-	-

Wards not including LTC	Receipts in 2023 to 2024 (£)	Funds carried over from previously reported years (£)	Overpayments returned for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Rayleigh Road Planters	3,421.74	-	-	-	3,421.74	-
				Dandies Park Trees	1,530.20	-	-	-	1,530.20	-
				Renovation of the outside of the Park Pavilion in Oakwood Park	951.66					
<b>Eastwood Park</b>	<b>973.39</b>	<b>5,903.60</b>	<b>9.17</b>				-	<b>6,867.82</b>	<b>4,951.94</b>	<b>1,915.88</b>
				Southchurch Hall Gardens information boards	7,800.00	-	-	-	7,800.00	-
<b>Kursaal</b>	<b>2,218.59</b>	<b>11,521.50</b>	<b>38.43</b>				-	<b>13,701.66</b>	<b>7,800.00</b>	<b>5,901.66</b>
				Milton Park improvements	5,000.00	3,549.56		-	1,450.44	-
				Park Street replacement bollards	2,856.54	1,517.31		-	1,339.23	-
				Milton railway bridge artwork	3,779.03	3,779.03		-	-	-

Wards not including LTC	Receipts in 2023 to 2024 (£)	Funds carried over from previously reported years (£)	Overpayments returned for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Whitegate Play Space (project complete under budget)	15,000.00	8,436.13	-	-	-	-
				Milton railway bridge artwork (phase 2)	16,554.69	16,554.69	-	-	-	-
				Clifton Cliffs and Holland Road steps	10,000.00	-	-	-	10,000.00	
				Installation of goalposts and fitness equipment near and around Warrior Square and seafront.	22,000.00				22,000.00	
<b>Milton</b>	<b>8,676.35</b>	<b>60,366.01</b>	<b>-</b>				<b>-</b>	<b>69,042.36</b>	<b>34,789.67</b>	<b>34,252.69</b>
				Priory Park fountains restoration	25,000.00	12,346.52	4,290.00	-	8,363.48	-

Wards not including LTC	Receipts in 2023 to 2024 (£)	Funds carried over from previously reported years (£)	Overpayments returned for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Gainsborough Park Woodland and Orchard Project	5,500.00	-	-	-	5,500.00	-
				Gainsborough Park Woodland and Orchard Project (Installation of fencing)	5,000.00				5,000.00	
<b>Prittlewell</b>	<b>5,813.25</b>	<b>27,719.28</b>	<b>-</b>				<b>4,290.00</b>	<b>29,242.53</b>	<b>18,863.48</b>	<b>10,379.05</b>
				Resurfacing Shoebury High Street	8,418.39	-	-	-	8,418.39	-
				East Beach improvements	4,289.19	-	-	-	4,289.19	-
				East Beach Play Equipment and Friars Park Play Equipment	36,613.85				36,613.85	
<b>Shoebury-ness</b>	<b>7,835.76</b>	<b>49,321.43</b>	<b>-</b>				<b>-</b>	<b>57,157.19</b>	<b>49,321.43</b>	<b>7,835.76</b>
				Southchurch Speedwatch	444.35	-	-	-	444.35	-

Wards not including LTC	Receipts in 2023 to 2024 (£)	Funds carried over from previously reported years (£)	Overpayments returned for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Branscombe Square	4,750.91				4,750.91	
<b>South-church</b>	<b>344.41</b>	<b>5,195.26</b>	<b>-</b>				<b>-</b>	<b>5,539.67</b>	<b>5,195.26</b>	<b>344.41</b>
				St Laurence whip hedge planting	174.90	120.00	-	-	54.90	-
				Eastwood Community Centre replacement water heaters	1,975.00	1,975.00	-	-	-	-
				Eastwood Community Centre LED lighting project	4,032.00	4,032.00		-	-	-
				Eastwood Community Youth Club equipment	1,000.00	1,000.00		-	-	-
				Manners Way play area equipment	2,000.00		2,000.00	-	-	-

Wards not including LTC	Receipts in 2023 to 2024 (£)	Funds carried over from previously reported years (£)	Overpayments returned for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Manners Way play area equipment additional funds	144.49		144.49		-	
				Planting beds	3,500.00	-	-	-	3,500.00	-
				Sidmouth play area path/ramp	2,000.00	-	-	-	2,000.00	-
				St Laurence Park benches	2,500.00	-	2,075.60	-	424.40	-
<b>St Laurence</b>	<b>4,937.16</b>	<b>17,116.98</b>	<b>-</b>				<b>4,220.09</b>	<b>17,834.05</b>	<b>5,979.30</b>	<b>11,854.75</b>
				Cluny Square Park Improvement Scheme	3,282.46				3,282.46	
<b>St Lukes</b>	<b>590.27</b>	<b>3,282.46</b>	<b>-</b>				<b>-</b>	<b>3,872.73</b>	<b>3,282.46</b>	<b>590.27</b>
				Southchurch Bowls Club Irrigation System	8,500.00	8,500.00		-	-	-
				Southchurch Park Safety Rail	10,000.00	-	9,995.50	-	4.50	-

Wards not including LTC	Receipts in 2023 to 2024 (£)	Funds carried over from previously reported years (£)	Overpayments returned for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Speed bumps in Southchurch Park Car Park	2,425.84				2,425.84	
<b>Thorpe</b>	<b>4,047.76</b>	<b>12,425.84</b>	<b>-</b>				<b>9,995.50</b>	<b>6,478.10</b>	<b>2,430.34</b>	<b>4,047.76</b>
				Balmoral Community Centre Garden	1,250.00	1,250.00		-	-	-
				Churchill Gardens	50,000.00	-	-	-	50,000.00	-
				Patchwork Orchard Project	5,000.00		5,000.00			
				Balmoral Bin Storage	4,500.00				4,500.00	
<b>Victoria</b>	<b>6,046.83</b>	<b>123,477.27</b>	<b>-</b>				<b>5,000.00</b>	<b>124,524.10</b>	<b>54,500.00</b>	<b>70,024.10</b>
				Enhancement of children's play equipment within the Ward	13,144.83				13,144.83	
<b>West Shoebury</b>	<b>2,536.71</b>	<b>13,144.83</b>	<b>-</b>				<b>-</b>	<b>15,681.54</b>	<b>13,144.83</b>	<b>2,536.71</b>



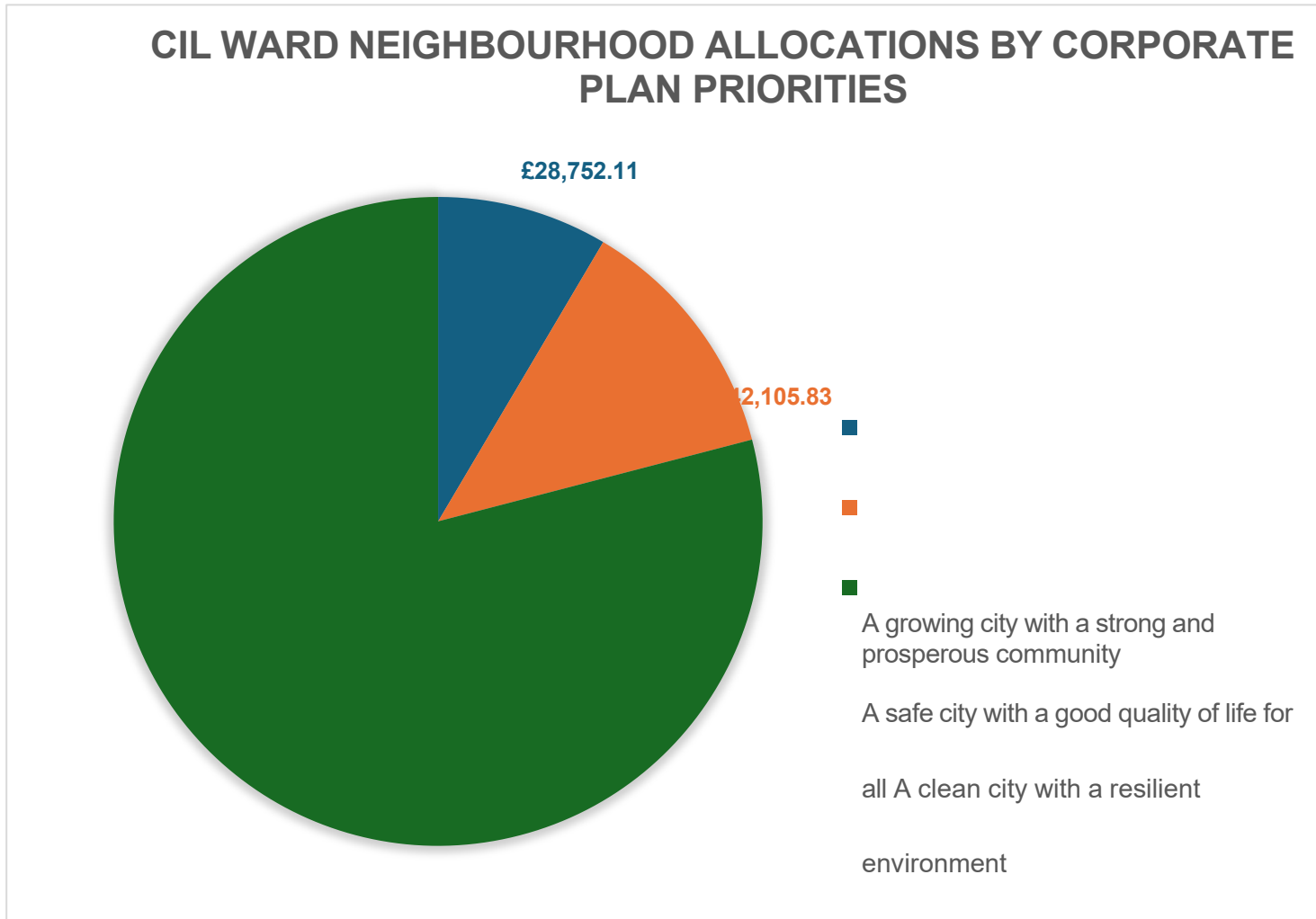
Wards not including LTC	Receipts in 2023 to 2024 (£)	Funds carried over from previously reported years (£)	Overpayments returned for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Westborough Signposting (project not proceeded with)	1,151.36	-	-	-	-	-
<b>Westborough</b>	<b>9,994.36</b>	<b>16,655.84</b>	<b>-</b>				<b>-</b>	<b>26,650.20</b>	<b>-</b>	<b>26,650.20</b>
				Belfairs Memorial Bench (project complete under budget)	1,810.00	915.00		-	-	-
<b>Belfairs (outside LTC boundary)</b>	<b>1,088.27</b>	<b>6,484.53</b>	<b>-</b>				<b>-</b>	<b>7,572.80</b>	<b>-</b>	<b>7,572.80</b>
				Mendip Wildlife Garden	3,500.00	-	3,500.00	-	-	-
				Blenheim Park 'Makeover'	5,000.00	3,671.58	-	-	1,328.42	-
				Blenheim Park Gym and Games Equipment	20,210.38	-	-	-	20,210.38	

Wards not including LTC	Receipts in 2023 to 2024 (£)	Funds carried over from previously reported years (£)	Overpayments returned for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				St Cedd's Community Kitchen refurbishment	2,000.00	2,000.00		-	-	-
				Blenheim Park bench	1,800.00	-	-	-	1,800.00	-
				Litter bin (London Road)	1,100.00	-	-	-	1,100.00	-
<b>Blenheim Park (outside LTC boundary)</b>	<b>2,754.48</b>	<b>30,931.41</b>	<b>-</b>				<b>3,500.00</b>	<b>30,185.89</b>	<b>24,438.80</b>	<b>5,747.09</b>
<b>TOTAL</b>	<b>61,344.08</b>	<b>410,189.91</b>	<b>47.60</b>				<b>27,960.59</b>	<b>443,525.80</b>	<b>226,742.51</b>	<b>216,783.29</b>

The contribution this CIL expenditure makes to the Southend Corporate Plan<sup>17</sup> is shown in Figure 1 below, which reflects column 6 ('Total budget allocated to each itemised project (£)') of Table 2 above.

<sup>17</sup> See Southend Corporate Plan for further details.

▼ Figure 1: CIL Ward Neighbourhood Allocations by Corporate Plan Priorities



## 4: Section 106 (S.106) planning obligation contributions for 2023 to 2024

The total amount of money under any planning obligations carried over from previously reported years, which had not been allocated and was available to spend at the start of the reported year was £1,564,443.52<sup>18</sup>.

The total amount of money received through planning obligations, agreed in any year, retained at the end of the reported year (less £333,000.00 allocated funds) was £2,163,676.96<sup>19</sup>.

### 4.1: S.106 financial contributions received

Income received during the reported year 2023 to 2024 amounted to £718,359.90. Figure 2 below indicates the contribution of S.106 income received towards achieving Corporate Plan Priorities<sup>20</sup>.

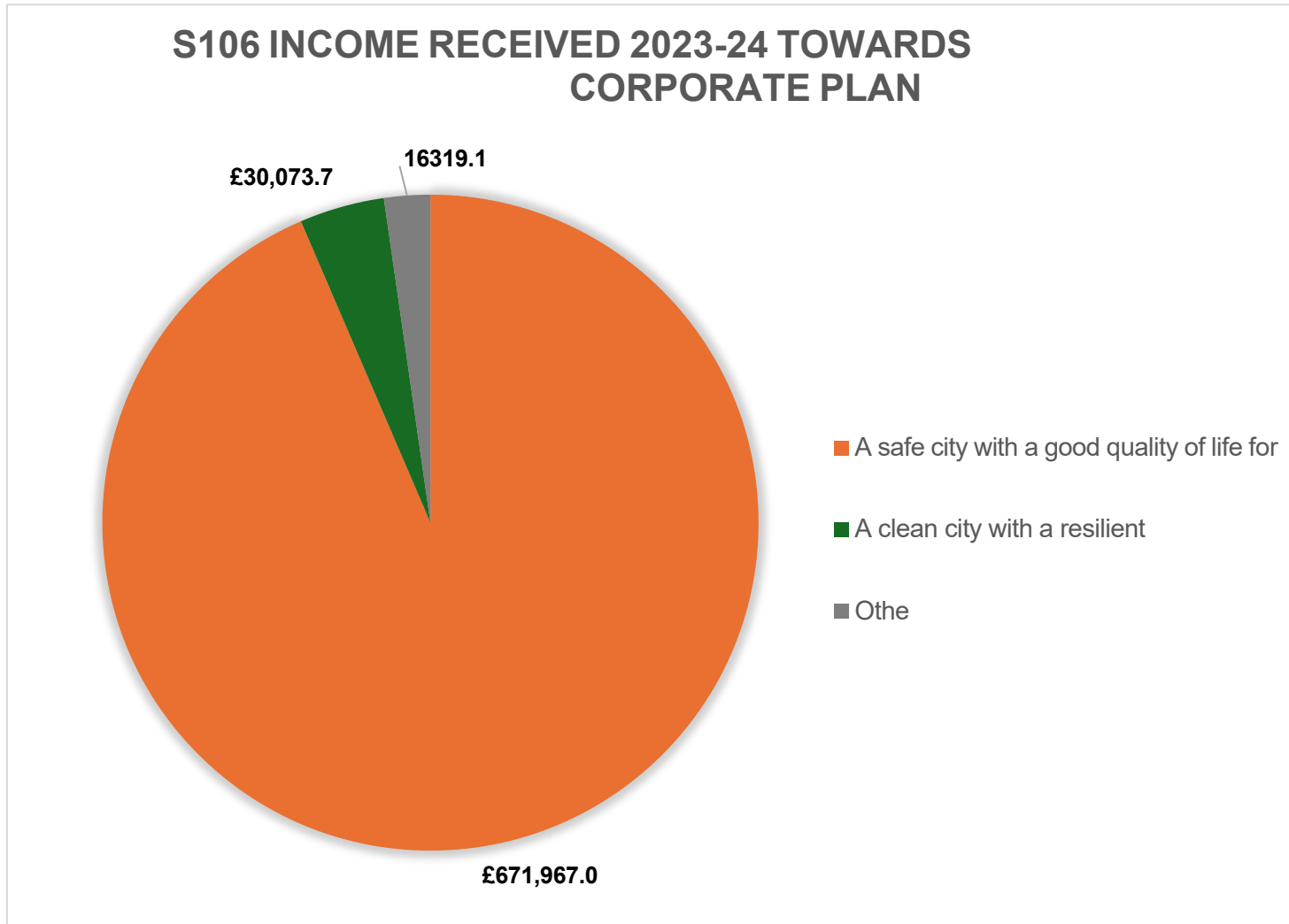
---

<sup>18</sup> Correct at time of preparation of this report but may be subject to adjustments.

<sup>19</sup> Correct at time of preparation of this report but may be subject to adjustments.

<sup>20</sup> See Southend Corporate Plan for further details.

▼ Figure 2: Contribution of S.106 income received to achieving Corporate Plan Priorities



▼ Table 3: Details of S.106 income received to date in reported year 2023 to 2024 (as of 31 March 2024)

Site Address	Application no.	Date of S.106 agreement	Amount received (£)	Date received	Service area	Purpose
The Esplanade	17/02266/FULM	05/09/2018	401,344.20	26/04/2023	Strategic Housing	Affordable Housing Contribution
659 - 665 London Road	21/00161/FULM	20/09/2022	33,343.93	02/10/2023	Education	Education contribution
659 - 665 London Road	21/00161/FULM	20/09/2022	2,754.20	02/10/2023	Planning	Essex Coast RAMS
659 - 665 London Road	21/00161/FULM	20/09/2022	4,054.90	02/10/2023	Planning	S106 Monitoring
Cantel Medical Ltd Campfield Road	23/00030/FULM	01/09/2023	220,597.43	19/12/2023	Education	Education Contribution
Cantel Medical Ltd Campfield Road	23/00030/FULM	01/09/2023	8,000.00	19/12/2023	Traffic/transport	Junction Improvement Works
Cantel Medical Ltd Campfield Road	23/00030/FULM	01/09/2023	4,000.00	19/12/2023	Traffic/transport	Traffic Regulation Order
Cantel Medical Ltd Campfield Road	23/00030/FULM	01/09/2023	10,973.20	19/12/2023	Planning	Essex Coast RAMS
Cantel Medical Ltd Campfield Road	23/00030/FULM	01/09/2023	10,000.00	19/12/2023	Planning	S106 Monitoring
425 - 427 Sutton Road	22/00611/FULM	22/12/2022	4,346.32	05/09/2023	Planning	Essex Coast RAMS
425 - 427 Sutton Road	22/00611/FULM	22/12/2022	2,264.24	25/10/2023	Planning	S106 Monitoring
25 Roots Hall Avenue	19/00552/FULM	27/08/2019	16,681.48	27/02/2024	Education	Education contribution
<b>Total</b>			<b>£718,359.90</b>			

## 4.2: S.106 financial contributions spent

The total amount of money under any planning obligations which was spent in the reported year 2023 to 2024 was £261,377.89 .

▼ Table 4: Details of S.106 expenditure in reported year 2023 to 2024

Site Address	Application no.	Date of S.106 agreement	Amount spent (£)	Service area	Purpose
10 Fairfax Drive	18/00810/FULM	10/04/2019	4,600.00	Parks and Open Spaces	Biodiversity Contribution
The Leas	07/00820/FULM	24/05/2012	21,505.00	Traffic/ transport	Bus Service Contribution
27 Victoria Avenue	18/02151/FULM	02/07/2019	10,891.23	Parks and Open Spaces	Biodiversity Contribution
1043 London Road	15/01545/FULM	08/03/2016	160,123.95	Strategic Housing	Housing Construction Scheme - Land Assembly Fund (S106)
258 Leigh Rd.	18/00484/FULM	03/07/2018			
Valkyrie Rd. (Balmoral Hotel)	17/00893/DOV5	10/10/2017	8,687.56	Strategic Housing	Housing Construction Scheme - Phase 5/6 feasibility (S106)
St. Hildas"	17/00530/ADMT"	27/06/2017			
258 Leigh Rd.	18/00484/FULM	03/07/2018			
257-285 Sutton Rd. (Weston Homes)	11/01727/DOV	04/12/2012	55,570.15	Strategic Housing	Passive House Pilot
1307 London Rd. "	17/01426/DOV5"	03/03/2020			
			<b>261,377.89</b>		

### 4.3: S.106 financial contributions transferred to other organisations

Southend is one of twelve partner local authorities who are working together, along with Natural England, to implement the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). The RAMS seeks to avoid and mitigate recreational disturbance on European designated sites along the Essex Coast, from an increasing residential population arising from new housebuilding throughout the County.

Projects funded via RAMS contributions include a Project Delivery Officer and Coastal Rangers, providing education and information, installing signage and interpretation boards, new habitat creation and project monitoring. The total amount of money under any planning obligations which was transferred to ECC to deliver the RAMS project in the reported year 2023 to 2024 was £34,219.08.

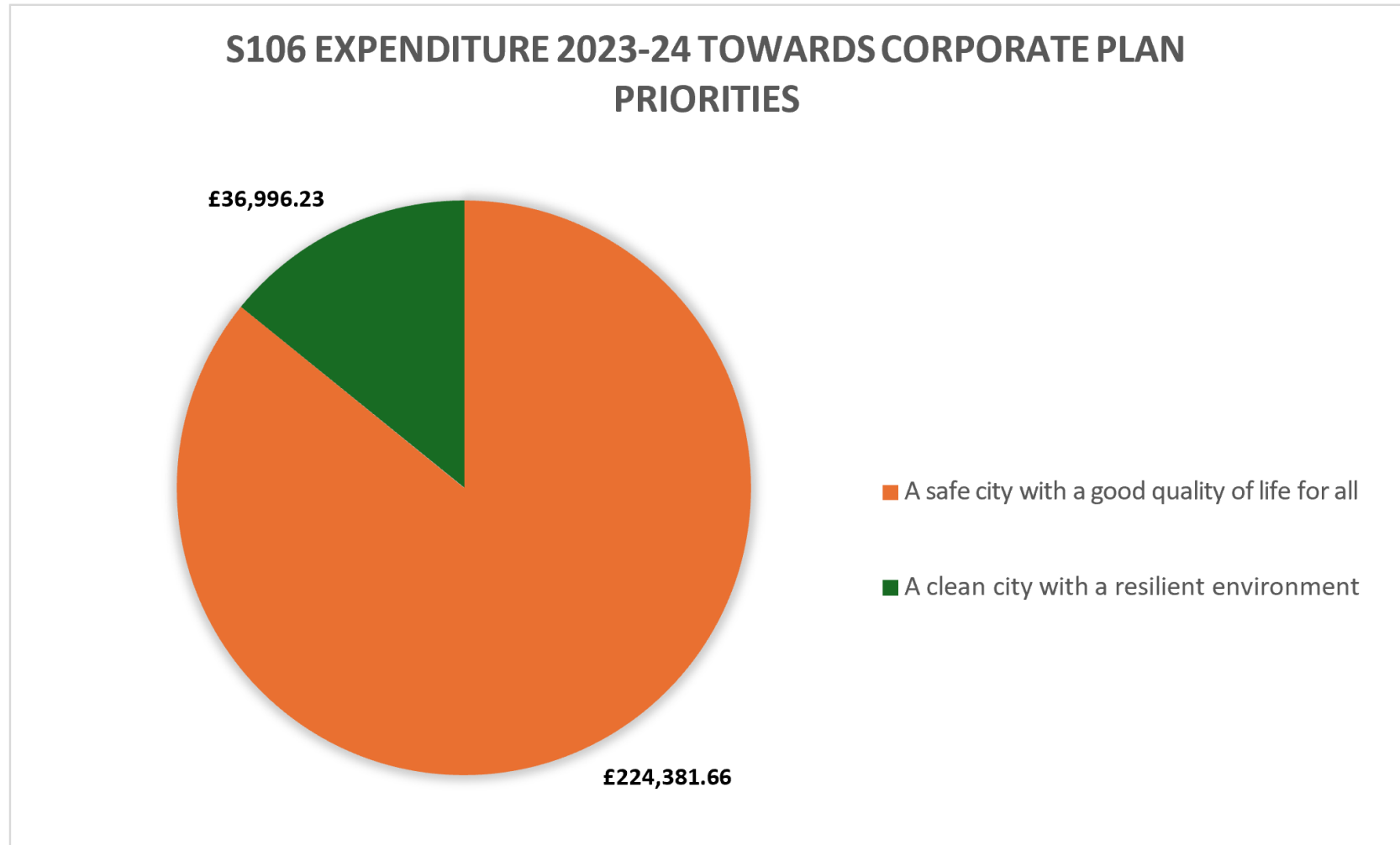
▼ Table 4b: Details of S.106 funds under any planning obligations transferred to other organisations in 2023 to 2024

Site Address	Application no.	Date of S.106 agreement	Amount spent (£)	Transferred to	Purpose
659-665 London Road	21/00161/FULM	20/09/2022	2,754.20	ECC	Essex Coast RAMS
Land East of Fossetts Way	21/00711/FULM	16/09/2021	31,464.88	ECC	Essex Coast RAMS
<b>Total</b>			<b>34,219.08</b>		



Figure 3 below indicates the expenditure of S.106 income spent by Corporate Plan Priorities.

▼ Figure 3: S.106 expenditure by Corporate Plan Priorities



#### 4.4: S.106 financial contributions not required and returned

It is confirmed that in reported year 2023 to 2024 there were no S.106 financial contributions returned as a consequence of not being required.

#### 4.5: 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 the S.106 contributions set out in Table 5 have been allocated to either the Strategic Housing or Education service areas.

Total amount of money under any planning obligations which was allocated but not spent at the end of the reported year was £333,000.00.

▼ Table 5: Details of S.106 financial contributions allocated to projects (but not yet spent) in reported year 2023 to 2024

Site Address	Application no.	Date of S.106 agreement	Amount allocated (£)	Service area	Purpose
1043 London Road	15/01545/FULM	08/03/2016	166,000.00	Strategic Housing	Land Assembly Fund
Housing Construction Scheme - Phase 5/6 feasibility (S106)	18/00484/FULM	03/07/2018	47,000.00	Strategic Housing	Housing Construction Scheme - Phase 5/6 feasibility (S106)
	17/00893/DOV5	10/10/2017			
	17/00530/ADMT"	27/06/2017			
258 Leigh Rd.	18/00484/FULM	03/07/2018	120,000.00	Strategic Housing	Passive House Pilot
257-285 Sutton Rd. (Weston Homes)	11/01727/DOV	04/12/2012			
			<b>333,000.00</b>		

## **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 2023 and 31 March 2024) was £639,123.69.

### **5.2: Value of S.106 planning obligations entered into in the reported year<sup>21</sup>**

Table 6 below sets out the details of the planning obligations that were entered into during the reported year (i.e. between 1 April 2023 and 31 March 2024). The total amount of money to be provided under planning obligations, which were entered into in the reported year, is £848,742.55.

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.

---

<sup>21</sup> 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.

▼ Table 6: Details of planning obligations entered into during the reported year 2023 to 2024

Site Address	Planning Ref No	Date of agreement	Obligation	Contribution requested
Laburnums 20 Chalkwell Avenue Westcliff-on-sea Essex SS0 8NA	22/01151/FULM	14/06/2023	Travel Plan Contribution	1,500.00
Laburnums 20 Chalkwell Avenue Westcliff-on-sea Essex SS0 8NA	22/01151/FULM	14/06/2023	Affordable Housing	212,519.00
Laburnums 20 Chalkwell Avenue Westcliff-on-sea Essex SS0 8NA	22/01151/FULM	14/06/2023	RAMS	4,232.52
Laburnums 20 Chalkwell Avenue Westcliff-on-sea Essex SS0 8NA	22/01151/FULM	14/06/2023	S106 Monitoring	500.00
Nazareth House 111 London Road Southend-on-sea Essex SS1 1PP	22/01118/FULM	15/08/2023	Affordable Housing	52 dwellings

Site Address	Planning Ref No	Date of agreement	Obligation	Contribution requested
Nazareth House 111 London Road Southend-on-sea Essex SS1 1PP	22/01118/FULM	15/08/2023	Travel Plan	
Nazareth House 111 London Road Southend-on-sea Essex SS1 1PP	22/01118/FULM	15/08/2023	Travel Plan Monitoring Contribution  £1500 for Block A and £1500 for Block B	£3,000.00
Nazareth House 111 London Road Southend-on-sea Essex SS1 1PP	22/01118/FULM	15/08/2023	RAMS	£9,562.36
Nazareth House 111 London Road Southend-on-sea Essex SS1 1PP	22/01118/FULM	15/08/2023	Landscaping Contribution	£63,000.00
Nazareth House 111 London Road Southend-on-sea Essex SS1 1PP	22/01118/FULM	15/08/2023	S106 monitoring	£1,920.00

Site Address	Planning Ref No	Date of agreement	Obligation	Contribution requested
Part Of Former Keddies Building And Maitland House Chichester Road Southend-on-sea Essex	22/02342/DOV	18/08/2023	Variation to original agreement to change only the obligation trigger point, all other details remain the same. Education Contribution payable prior to first occupation of any of the residential units provided by the planning permission (as opposed to within 60 months of Commencement of Development as previously agreed)	£22,093.24

Site Address	Planning Ref No	Date of agreement	Obligation	Contribution requested
Part Of Former Keddies Building And Maitland House Chichester Road Southend-on-sea Essex	22/02342/DOV	18/08/2023	Variation to original agreement to change only the obligation trigger point, all other details remain the same. Bus Infrastructure Contribution payable prior to first occupation of any of the residential units provided by the planning permission (as opposed to within 60 months of Commencement of Development as previously agreed)	£25,000.00

Site Address	Planning Ref No	Date of agreement	Obligation	Contribution requested
Cantel Medical Ltd Campfield Road Shoeburyness Essex SS3 9BX	23/00030/FULM	01/09/2023	Affordable Housing Contribution  21 of the dwellings to be provided on the site to be made available for affordable housing, of which 16 of the dwellings shall be for affordable rent and 5 shall comprise shared ownership dwellings	21 dwellings
Cantel Medical Ltd Campfield Road Shoeburyness Essex SS3 9BX	23/00030/FULM	01/09/2023	Education Contribution	£220,597.43
Cantel Medical Ltd Campfield Road Shoeburyness Essex SS3 9BX	23/00030/FULM	01/09/2023	Essex RAMS	£10,973.20
Cantel Medical Ltd Campfield Road Shoeburyness Essex SS3 9BX	23/00030/FULM	01/09/2023	Junction Improvement Works	£8,000.00



Site Address	Planning Ref No	Date of agreement	Obligation	Contribution requested
Cantel Medical Ltd Campfield Road Shoeburyness Essex SS3 9BX	23/00030/FULM	01/09/2023	Traffic Regulation Order	£4,000.00
Cantel Medical Ltd Campfield Road Shoeburyness Essex SS3 9BX	23/00030/FULM	01/09/2023	S106 Monitoring	£10,000.00
Cantel Medical Ltd Campfield Road Shoeburyness Essex SS3 9BX	23/00030/FULM	01/09/2023	Highway Maintenance Contribution	£18,000.00
Land Between Barge Pier Road And Ness Road Shoeburyness Southend-on-sea Essex	21/01887/DOV5	15/10/2023	The Chargee shall prior to seeking to dispose of the Affordable Housing units pursuant to any default under the terms of its mortgage or charge or otherwise give not less than one month's prior notice to the Council of its intention to dispose	

Site Address	Planning Ref No	Date of agreement	Obligation	Contribution requested
939 - 953 London Road Leigh-On-Sea Essex SS9 3LQ	19/02377/DOV5	01/03/2024	Affordable Housing Contribution	£100,000.00
141 - 159 Sutton Road Southend-on-sea Essex SS2 5PB	22/01541/FULM	19/10/2023	Education Contribution	£50,863.63
141 - 159 Sutton Road Southend-on-sea Essex SS2 5PB	22/01541/FULM	19/10/2023	RAMS	£5,324.74
141 - 159 Sutton Road Southend-on-sea Essex SS2 5PB	22/01541/FULM	19/10/2023	S106 Monitoring	£984.00
165 Sutton Road Southend-on-sea Essex SS2 5PE	23/00866/OUTM	07/02/2024	Affordable housing	5 dwellings
165 Sutton Road Southend-on-sea Essex SS2 5PE	23/00866/OUTM	07/02/2024	Education Contribution	£31,083.33

Site Address	Planning Ref No	Date of agreement	Obligation	Contribution requested
165 Sutton Road Southend-on-sea Essex SS2 5PE	23/00866/OUTM	07/02/2024	RAMS	£3,448.72
165 Sutton Road Southend-on-sea Essex SS2 5PE	23/00866/OUTM	07/02/2024	S106 Monitoring	£3,054.17
Empire Theatre Alexandra Street Southend-on-sea SS1 1BU	23/00265/OUTM	15/02/2024	Education	£31,083.33
Empire Theatre Alexandra Street Southend-on-sea SS1 1BU	23/00265/OUTM	15/02/2024	RAMS	£3,448.72
Empire Theatre Alexandra Street Southend-on-sea SS1 1BU	23/00265/OUTM	15/02/2024	S106 Monitoring	£3,054.16
Empire Theatre Alexandra Street Southend-on-sea SS1 1BU	23/00265/OUTM	15/02/2024	Travel Plan	
Empire Theatre Alexandra Street Southend-on-sea SS1 1BU	23/00265/OUTM	15/02/2024	Travel Plan Contribution	£1,500.00

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 city. 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
- transport
- 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. A review is underway of the current Southend Development Plan 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 reported year 2023 to 2024) is therefore carried forward and it is proposed that its spending will be prioritised as part of the Development Plan review, which will identify essential infrastructure required to deliver growth set out in the new Southend Local Plan. S.106 planning obligations will continue to 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 allocate 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 City 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 and environmental improvements.

If you have any further queries or comments about this statement, please do not hesitate to contact us via email:  
[S106andCILadministration@southend.gov.uk](mailto:S106andCILadministration@southend.gov.uk)

This document is published by Southend-on-Sea City Council. A summary can be provided in alternative formats such as Braille, audio- tape or in large print.

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

Civic Centre, Victoria Avenue,  
Southend-on-Sea, Essex SS2 6ER  
01702 215000

[www.southend.gov.uk](http://www.southend.gov.uk)