

# INFRASTRUCTURE FUNDING STATEMENT: 2019/2020

MAIDSTONE'S APPROACH TO SECURING CONTRIBUTIONS FROM DEVELOPMENT

DECEMBER 2020



## Contents

1. Introduction and Strategic importance of the IFS .....	3
2. Maidstone Borough Council Infrastructure Priorities .....	4
3. Developer Contributions .....	4
a. Overview.....	4
b. Community Infrastructure Levy (CIL) and Spending Protocol .....	4-5
c. Section 106 Agreements.....	6
d. Other Funding Sources .....	6
e. Who are the main infrastructure partners for what types of infrastructure?...6	
4. Developer contributions received in 2019/2020 including opening balance...6	
a. CIL.....	6
b. S106.....	7
c. Totals .....	7
5. Developer contributions spent in 2019/2020 including closing balances .....	8
a. Neighbourhood CIL.....	8
b. Strategic CIL.....	8
c. S106.....	8
d. Totals and Balances .....	8-9
6. Infrastructure planned or prioritised for delivery in 2020/2021 .....	9
a. Maidstone CIL.....	10
Strategic CIL .....	10
Neighbourhood CIL .....	10
b. Section 106 Agreements .....	10-11
7. Conclusion.....	11
8. Appendix Schedule 2 of the CIL Regulations.....	12-15

# 1. Introduction

## Maidstone Infrastructure Funding Statement (IFS)

This sets out the 2019/2020 income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (S106) agreements as required under the 2019 CIL Regulations 121A. This is an annual report (typically published in December) providing a summary of all financial and non-financial developer contributions for the last financial year.

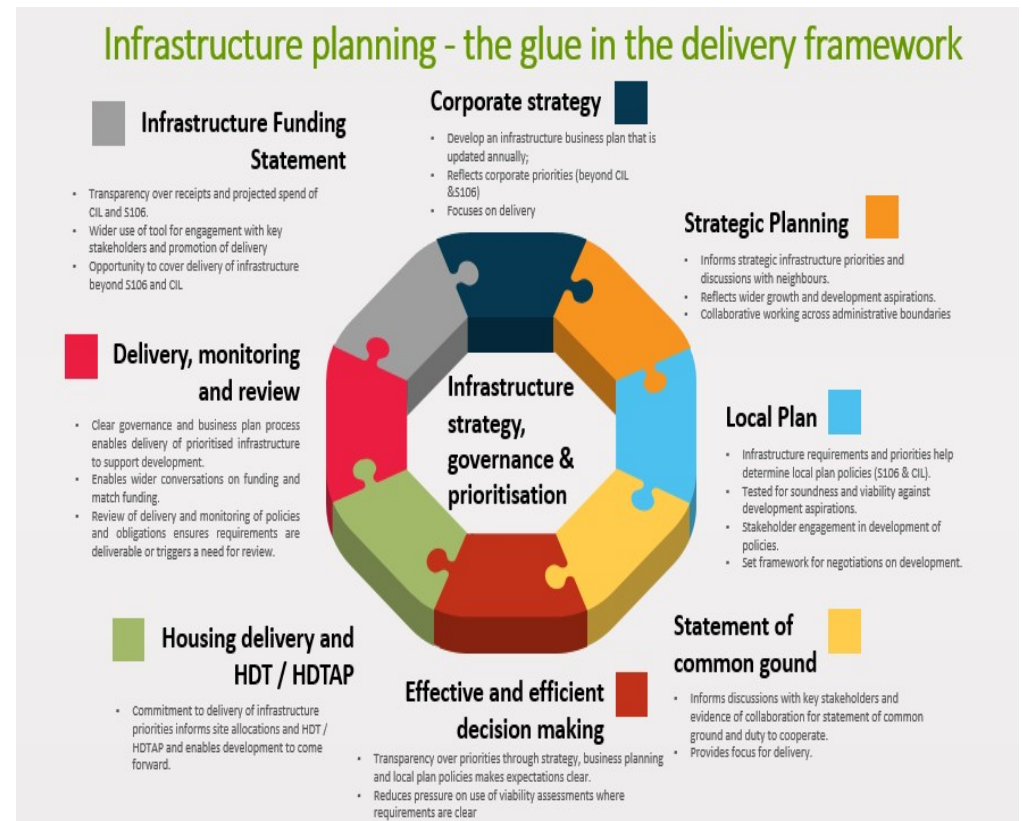
The purpose of the developer contributions is to provide a funding source which will help to deliver necessary infrastructure to accommodate new development across the borough. This necessary infrastructure is identified within the Maidstone Borough Local Plan (2011 - 2031) and the associated Infrastructure Delivery Plan (IDP), also the Council's published CIL regulation 123 List setting out which types of infrastructure not in order of priority, which Maidstone intends may be partly or wholly funded by CIL.

**CIL:** is a non-negotiable financial levy fixed rate charging schedule collected from development but there is no site/spend relationship, and it must be paid once the development commences. CIL is used for strategic borough wide infrastructure.

**S106 Planning Agreements:** are legal agreements which provide for on/off site infrastructure that is required to make a development acceptable, otherwise it is CIL. Contributions collected from a site must be spent in accordance with the legal agreement normally paid at a staggered period over the build out of the development.

**Section 278 Highway Agreements:** are additional legal agreements that can fund infrastructure are Section 278 Agreements (S278). These are legally binding agreements made under the Highways Act 1990 between Local Highways Authorities and Developers. S278 agreements are required to secure alterations or improvements to the highway. The Council will look at the possibility of including information for S278 agreements within future versions of the IFS.

This IFS includes statements of infrastructure projects which Maidstone Borough Council intends to wholly or partially fund from CIL. This in effect replaces the current Maidstone CIL Regulation 123 List of relevant infrastructure which CIL could be used to fund. It also sets out CIL governance arrangements and a CIL spending protocol establishing the process for allocating CIL receipts.



## Strategic importance of Infrastructure Funding Statement

The key overarching long-term vision and corporate priorities are set out within the Maidstone's Strategic Plan 2019-2045. One of those key priorities, Embracing Growth and Enabling Infrastructure is about focusing on infrastructure planning and delivery across the Borough.

The IFS is an important document linking to our corporate strategy by identifying our critical infrastructure priorities through the Maidstone Infrastructure

Development Plan (IDP), and identify funding sources from CIL and S106 to enable the delivery of infrastructure now and plan ahead into the future.

## 2. Maidstone Borough Council Infrastructure Priorities

Maidstone Borough Council is not a unitary council and so works closely with partners such as Kent County Council to plan, co-ordinate and deliver infrastructure. Kent County Council will be producing it's own IFS. Similarly, parishes are required to report their own CIL expenditure on local infrastructure.

The Local Plan and IDP supported the development of the CIL Regulation 123 List in identifying infrastructure types and/or projects intended to be funded wholly or partly by the CIL.

The IFS is intended to improve monitoring practices and closer monitoring of CIL/S106 through the link with housing monitoring together can improve transparency and accountability. It is the narrative 'behind the numbers' and unites monitoring and strategy.

The Maidstone IDP identifies the Borough's infrastructure requirements considered necessary to support the development proposed in the adopted 2017 Maidstone Borough Local Plan and outlines how and when these will be delivered. The IDP therefore plays a key role in demonstrating that planned growth can be accommodated in a sustainable manner, through the timely and coordinated delivery of critical and strategic infrastructure. It is a vital tool in helping to deliver the priorities identified in the Council's Strategic Plan 2019-2045. Whilst it contributes to the delivery of all four priorities, it is particularly relevant to 'embracing growth and enabling infrastructure'.

Infrastructure projects identified in the IDP will be kept under review as new planning permissions are granted as developer contributions are secured and subsequently paid towards infrastructure delivery; and as strategic CIL funds are allocated to infrastructure schemes.

## 3. Developer Contributions

### a. Overview

The 2017 Maidstone Local Plan ID1 sets out our priorities on planning obligations in the context of negotiations on planning applications and identifies clear funding for our priorities by way of S106 planning agreements and the more recent adoption of the Community Infrastructure Levy. Both funding mechanisms provide a means of collecting money to provide funding sources which will help to deliver necessary infrastructure to accommodate new development across the borough.

When specific on-site infrastructure is needed to make a site acceptable in planning terms or there is a policy requirement for example for open space that cannot be accommodated on the site, this would be provided by S106 agreement.

### b. Community Infrastructure Levy (CIL)

CIL is a tariff-based charge on the development of new floor space levied on each square metre of new floorspace and is measured by the gross internal area (GIA). CIL was introduced in the borough on 1<sup>st</sup> October 2018. The money from new development can be used to fund a wide range of infrastructure (e.g. highways and transportation, education, health, social and community infrastructure, public services, open spaces and flood defences) that is needed to meet the future growth needs of the borough. Exemptions to this charge include social housing, charitable development and self-build housing.

The amount of CIL payable depends on where the development is located within the borough and the type of development

Development Type / Location	CIL Charge (£ per sqm)
Residential (Within the Urban Boundary)	£93
Residential (Outside the Urban Boundary)	£99
Site H1 (11) Springfield, Royal Engineers Road Maidstone	£77
Retirement and extra care housing	£45
Retail - wholly or mainly convenience	£150
Retail - wholly or mainly comparison (Outside the Town Centre Boundary)	£75
All other forms of CIL liable floorspace	£ 0

In Maidstone, CIL is charged for residential development including agricultural buildings and offices converted to new dwellings as well as new build dwellings, additional residential floorspace over 100sqm and some retail development.

CIL rates are based on a financial viability study of the Local Plan and have been tested at an independent examination as part of the Charging Schedule setting exercise. The Maidstone CIL Charging Schedule and map of the charging zones were approved in October 2017 and are available to view from our website at: <http://services.maidstone.gov.uk/docs/October%202017%20Approved%20Community%20Infrastructure%20Levy%20Charging%20Schedule.pdf>. Unlike section 106 agreements, the rate of CIL payable is both mandatory and non-negotiable.

CIL receipts collected are allocated towards; Administrative costs (5%); Neighbourhood CIL for Parish Council and non parished areas towards local infrastructure and community projects; Strategic CIL for borough wide infrastructure as identified within Maidstone's IDP and the IFS list of infrastructure

### **CIL Spending Protocol**

- a) The Council and its members are responsible for making the final decision on the allocation of funding raised through CIL. The aim of this Protocol is to ensure that the decision-making process is transparent. Through it the Council will identify and agree priorities for the use of CIL and the allocation of funds on an annual basis.

#### **Strategic CIL monies**

- b) The Council will invite funding bids for the strategic CIL funds from a range of infrastructure delivery organisations and stakeholders. Projects submitted will be assessed against the infrastructure types or projects contained in our Infrastructure List within this IFS and will also be aligned with the priority schemes identified in our current Infrastructure Development Plan.
- c) CIL collected will be used to provide infrastructure to support growth within the Borough. Of this:
- d) 5% will be used to provide a dedicated resource for the annual monitoring and management required by the CIL regulations

- e) Either 15% or 25% of receipts accruing from development within their Parish will be allocated to the relevant Parish Council
- f) Remaining CIL monies (70% or 80%) will be allocated by the Council for investment in infrastructure for the Borough, in accordance with this Spending Protocol

#### **Neighbourhood CIL monies**

- g) Parishes that have a 'made' (adopted) Neighbourhood Development Plan will receive 25% of receipts accruing from development within their parish. Parishes without a 'made' plan including those where a plan is in preparation will receive 15%, capped at £100 per dwelling in accordance with CIL Regulations. It will be for individual parish councils to determine how their portion of CIL receipts is spent.
- h) In accordance with the CIL regulation 59, the Council as the charging authority will make payments to the relevant Parish or Town Council on an annual basis as follows:
  - i) Payment by 28 October in respect of CIL receipts between 1 April and 30 September
  - j) Payment by 28 April in respect of CIL receipts 1 October and 31 March
  - k) Parish are able to spend their portion of CIL receipts on a wider range of things (other than infrastructure) than the rest of the levy, provided that it meets the requirement to 'support the development of the area'.
  - l) Each year when they have received CIL funds, Parish Councils must publish the required information on its website and send a copy to the Council no later than 31 December following the reported year. Where a Parish Council has not received money, they do not have to publish a report but may want to publish some information to this effect in the interests of transparency.
- m) Not all of Maidstone is parished, and in such non-parished areas, the Borough Council will act as spending authority on behalf of the community. It will engage with the local community and agree with them, via the Ward Councillor, how the funds should be best spent.
- n) Some Parish Councils may wish for the Council to hold and spend its CIL funds on its behalf. In such cases, the Council should report this separately.
- o) Monies must be spent by parish councils within 5 years of receipt or the Council can claw back the money and spend it on behalf of the parish.

### c. Section 106 Agreements

S106 agreements are used to mitigate the impacts of development and ensure that Maidstone's strategic planning local policy requirements (as set out in the Local Plan ID1 Infrastructure Delivery priorities on Section 106) are fully met. S106 can either be provided on or off-site and include:

- Site-specific financial contributions - these are secured and must be used for defined purposes; for instance, the provision of education facilities, traffic and transport/highways related works, open space provision, health and affordable housing contributions (where accepted in lieu of on-site provision).
- Non-financial obligations, including the provision of on-site affordable housing, open space and bio-diversity offsetting.

S106 developer contributions are paid over a staggered period or 'trigger points' during the build out of the development. This means there will be intervals in receiving the S106 monies which reflects in a fluctuation of the balance of monies collected. Likewise, the expenditure balances will also be impacted by the timing of the delivery of projects. These are regulated within a S106 clause which allows time for the key infrastructure delivery partners in receipt of S106 money to plan and account for project delivery complexities. The clawback periods are between 5 and 10 years.

Detail of the monetary and non-monetary receipts from s.106 agreements is reflected in the S.106 Report at Appendix 1. The monetary figures are considered in greater detail below. It will be noted that 62 affordable housing units were secured during the report period.

### d. Other Funding Sources

If funding gaps remain for infrastructure projects, infrastructure providers will need to identify other funding sources to address the gap. Alternative sources of funding from other council sources (i.e. new homes bonus) may be considered where appropriate.

### e. Who are the main infrastructure partners for what types of infrastructure?

- Kent County Council, Highways England, Network Rail, Arriva for highways and transportation
- Kent County Council and Valley Invicta Academy Trust for education, adult and youth services, libraries and community learning
- West Kent CCG and NHS England for health facilities, GP surgeries and outreach services
- Southern Water, South East Water and Southern Gas Networks for utilities
- Maidstone Borough Council for green open spaces and the Environment Agency for river restoration and biodiversity improvements
- Environment Agency, Medway Flood Partnership and Southern Water for Flood prevention and mitigation

## 4. Developer contributions collected in 2019/2020 including opening balance

### a. CIL Collected

In 2019/20, a total of £573,222 was collected from Maidstone's CIL. This figure is broken down as follows: Admin £28,661; Neighbourhood CIL £89,636; and Strategic CIL £454,924. The opening balance was nil as this was the first year CIL was implemented in October 2018. The largest sums of Maidstone CIL were received from the following developments:

- Bentletts Scrap Yard, Yalding, **£227,904**
- Lower Danes, Ashford Road, Harrietsham, **£74,952**
- 9 Sittingbourne Road, Maidstone, **£40,658**
- Land at Fishers Farm, Staplehurst, **£36,534**
- 34A Gabriel's Hill, Maidstone, **£26,049**
- La Rochelle, Church Lane Harrietsham, **£22,931**
- Land Adjacent To 28 Fant Lane, Maidstone, **£19,902**
- Green Court, The Street, Bredhurst, **£17,295**
- Springfield, Roundwell, Bearsted, **£17,245.**

## b. S106 Contributions Collected

In 2019/2020, a total of £7 million was collected in S106 contributions by Maidstone Borough Council. The S106 opening balance at the 1<sup>st</sup> April 2019 was £5.7 million held for allocated future spending projects. Developments with the largest total contributions received in 2019/20:

- Land North of Bicknor Wood, Sutton Road, **£1.7m**
- Hen and Duckhurst Farm, Marden Road, Staplehurst, **£946,370**
- Land at Fishers Farm, Fishers Road, Staplehurst, **£912,945**
- (Hermitage Park), Land to the east of, Hermitage Lane, **£713,106**
- The Parsonage, Land east of Goudhurst Road, Marden, **£713, 532**
- Land south of Sutton Road, Langley, **£ 459,916**
- Grafty Green Garden Centre, Headcorn Road, Grafty Green, **£383,217**
- Bell Farm, North Street, Barming, **£283,389**
- Land north of Headcorn Road, Staplehurst, **£265,862**
- Land south of Vicarage Road, Yalding, **£248,009**
- Land at Stanley Farms, Plain Road, Marden, **£246,379**
- Mayfield Nursery, Ashford Road, Harrietsham, **£171,500**
- Land south of Redwall Lane, Linton, **£128,141**
- Former Horticultural Unit Hadlow College, Tonbridge Road, **£80,556**
- Land at Church Street and Heath Road, Boughton Monchelsea, **£80,060**
- 5 Tonbridge Road, Maidstone, **£69,036**
- Land east of Eyhorne Street, Hollingbourne, **£64,569**
- Land at Langley Park, Sutton Road, **£45,757**
- Land east of Chance Holding, (The Hardwicks), Grigg Lane, **£43,085**

## c. Totals

CIL	RECEIPTS
Admin	£ 28, 661
Neighbourhood CIL for Parish Councils	£ 69, 435
Neighbourhood CIL for Non Parished Areas	£ 20, 201
Strategic CIL	£ 454,924
<b>TOTAL COLLECTED</b>	<b>£ 544,561</b>

S106 INFRASTRUCTURE	S106 RECEIPTS
Education (KCC)	£ 4.3 m
Highways/Transport (KCC)	£ 1 million
Healthcare (NHS/CCG)	£ 699,188
Open Space/Facilities (MBC)	£ 535,664
Communities (KCC)	£ 177,744
Affordable Housing (MBC)	£ 326,836
Public Art (MBC)	£ 25,188
<b>TOTAL COLLECTED (on behalf of KCC and NHS England/CCGs)</b>	<b>£ 7 million</b>

CIL TYPES	CIL RECEIVED	CIL PASSED	CIL BALANCE
Neighbourhood CIL	£89,636.79	£5,895.98	£83, 740.81
Strategic CIL	£454,924.30	NIL	£454,924.30

## 5. Developer contributions spent in 2019/2020 including closing balances

### a. Neighbourhood CIL

Councils have a duty to pass on a proportion of CIL receipts to local neighbourhoods (this is known as the neighbourhood portion) and will be spent in the local area to 'support the development of the area'. In 2019/2020, £5,898 was passed to parish councils for the first neighbourhood CIL payment. Some of the projects that Parish Councils have spent their CIL funds on in 2019/2020:

- Loose, **£1,084** *Repairs to open space recreation equipment*
- Boughton Monchelsea, **£1,549** *Designing a village 20 mph zone*
- Bredhurst, **£2,594** *Gates for a car park & Maintenance of hedgerows*
- Lenham, **£668** *Unallocated*

### b. Strategic CIL

In 2019/20, £454,924 was collected for Strategic CIL. This funding will contribute either wholly or partly with S106 funding and/or other sources of funding towards delivering infrastructure projects across Maidstone Borough.

### c. S106

In 2019/20, £2 million was spent towards infrastructure. As a result of the income and expenditure, there is a balance of £10.7 million as of 31<sup>st</sup> March 2020. Of this balance, the majority is formally committed to specific projects identified within the individual S106 agreements (see d. Table 3).

### d. Totals and Balance

**Table 1**

**Table 2**

S106 INFRASTRUCTURE	S106 SPEND	TOWARDS
Adult Social Services (KCC)	£ 1,300	provision of Adult Social Services
Community Learning (KCC)	£ 2,341	provision of Community Learning Facilities
Libraries (KCC)	£ 8,966	Provision of additional book stock and facilities
Highway and Transportation (KCC)	£ 618,382	A20 scheme; Linton Crossroads; Hermitage Lane/Heath Road Junction
Primary and Secondary Schools (KCC)	£ 837,256	Schools within Maidstone
Youth Services	£ 296	the provision by Infozone Youth Hub
Healthcare Facilities	£ 96,383	Upgrade facilities at Shepway Medical Centre; Wallis Avenue Surgery; Vine Medical Centre. Grove Park Surgery. Greensands Surgery
Parks and Recreation Facilities	£ 365,304	Skate park/open space in Harrietsham; Millenium Green; Gatland Lane Rec; Church Street play area; Mote Park; Marden Playing Field
Town Centre	£ 100,000	Town Centre public realm phase 3
<b>TOTAL</b>	<b>£ 2,030,228</b>	



**Table 3**

<b>INFRASTRUCTURE TYPE</b>	<b>S106 BALANCE AMOUNT</b>
<b>Affordable Housing</b>	<b>£962,899.29</b>
<b>Community Learning (KCC)</b>	<b>£51,378.45</b>
<b>Cycle Parking at Marden Station</b>	<b>£35,811.34</b>
<b>Education (KCC)</b>	<b>£3,471,136.44</b>
<b>Healthcare (NHS)</b>	<b>£2,061,871.34</b>
<b>Highways and Transportation (KCC)</b>	<b>£1,411,571.08</b>
<b>Libraries (KCC)</b>	<b>£27,263.47</b>
<b>Open Spaces</b>	<b>£1,747,227.74</b>
<b>Public Art</b>	<b>£25,188.54</b>
<b>Public Rights of Way (KCC)</b>	<b>£32,126.48</b>
<b>Public Transport (KCC)</b>	<b>£821,620.25</b>
<b>Social Care (KCC)</b>	<b>£13,313.83</b>
<b>Town Centre</b>	<b>£21,453.67</b>
<b>Youth Services (KCC)</b>	<b>£36,936.34</b>
<b>TOTAL</b>	<b>£10,719,798.26</b>

The balance contains a mix of contributions which were collected at different periods and may have differing spend by dates on each contribution to allow time for the key infrastructure delivery partners to account and plan for project delivery complexities.

For those projects with a spend by date, the developer can clawback any unspent S106 contributions not allocated after the period for unspent contributions which are generally 5 or 10 years after receipt of the money depending on the complexity of the project. Maidstone Borough Council holds the contributions until the projects have been identified and funds are requested to be drawn down. The spend by dates are monitored by the council to safeguard from developer clawback.

## **6. Infrastructure planned or prioritised for delivery in 2020/2021**

This section sets out a forward look to the next year how CIL and S106 income will be spent and prioritised over the next reporting period (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 factors such as the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development. 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.

Longer term forecasting will be dependent on the work in progress of the future review of the Maidstone CIL Charging Schedule. The charging rates set out in the schedule may need to be reviewed in the future to take account of changing market conditions (e.g. rising house prices and land values) and the infrastructure needs arising from the borough's future growth set out in the Local Plan 2013 viability assessment.

Any changes to the charging schedule will need to be subject to one round of public consultation in line with the current CIL regulations.

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.

## a. Maidstone CIL

### Strategic CIL

In 2020/2021, the strategic CIL receipts collected are expected to reach more than £2 million. This funding will be used to help fund the delivery of our local development plan priorities against our infrastructure list. As a result of the recent changes to the regulations, CIL is no longer restricted to strategic infrastructure projects identified in the Regulation 123 List (2019 CIL Regulations 121A).

The list below of infrastructure projects that Maidstone Borough Council intends will be, or may be, wholly or partly funded by Community Infrastructure Levy (CIL) funds are set out below. Inclusion of a project on the Infrastructure List does in no way guarantee that the project will receive any CIL funding as projects will be subject to allocation criteria as set out within the CIL Spending Protocol.

Highways and Transportation	Public Services Infrastructure
Transport infrastructure including highway improvement schemes, walking and cycling (including public realm) and public transport infrastructure and improvements.	Public services infrastructure including police, fire and ambulance service infrastructure and strategic waste management infrastructure
Education Provision	Green and blue infrastructure
Education infrastructure including primary and secondary education infrastructure and improvements.	Strategic green and blue infrastructure measures and improvements
Health Provision	Flood prevention and mitigation
Health infrastructure including primary healthcare infrastructure and improvements.	Strategic flood prevention and mitigation infrastructure measures and improvements.
Social and Community infrastructure	
Social and community infrastructure including social care infrastructure, libraries and community facilities.	

### Neighbourhood CIL

In 2020/2021, over £200,000 of Neighbourhood funding is expected to become available to spend on local community projects.

### b. Section 106 Agreements

Details of planned S106 expenditure across each main spend area are set out below. Much of our planned spending is focussed on smaller-scale improvement works to directly mitigate the impact of development, for example:

- **£512,106** towards 14 affordable houses at the Brunswick Street development
- **£360,042** towards affordable housing at the King Street Car Park development
- **£90,000** Staplehurst Health Centre capacity improvement scheme; and school expansion schemes that will serve borough-wide needs including Headcorn, Harrietsham and Platts Heath primary schools, The Cornwallis Academy, and The Maplesden Noakes secondary schools
- **£15,500** sports facilities improvements at Barming Heath and Gatland Lane
- **£10,000** heritage restoration around Rocky Hill allotments and Scrubbs Lane
- **£2,758.41** on additional book stock at Headcorn Library
- **£2,125.54** book stock at Allington library
- **£1763.46** on Adult Education classes and equipment in Headcorn village
- **£ 168,600** Barming Heath Play facilities
- **£ 5,000** -Refurbishment of Play facilities at Clare Park
- **£37,000**-Shaw Close Play Area new equipment
- **£350,000**-Springfield and Ringlestone Community Centre
- **£22,301** Midley Close Play Area
- **£62,000** Construction of a footpath network around Oakwood Cemetery

Maidstone is undergoing significant growth and physical changes. CIL and S106 receipts are expected to increase over the coming years in response to rising levels of development. Spending levels will need to be closely monitored to take account of changing priorities and the phasing requirements of development.

In response, Maidstone Borough Council has introduced a new governance and decision making structure and a CIL spending protocol to ensure funding from CIL and S106 can facilitate the delivery of infrastructure and associated community benefits.

Other infrastructure projects identified within our IDP that will be prioritised over the next financial year (2020/2021) include:

- Traffic signalisation of the M20 J7 roundabout, widening of the coast bound off-slip and creation of a new signal-controlled pedestrian route through the junction
- Capacity improvements at the junction of Fountain Lane and the A26/Tonbridge Road; and
- Linton Crossroads junction improvements

In terms of the unallocated remaining balance, careful consideration will be given as to how to allocate monies according to the legal definition within the corresponding S106 agreements as well as the wider funding and policy context.

## **7. Conclusion**

Maidstone Borough Council is committed to working with the local community and other stakeholders to ensure that planning contributions are used in a fair and transparent way to maximise the benefits and opportunities arising from development, and aims to work with infrastructure providers to deliver infrastructure such as new affordable homes, community infrastructure, and highway and environmental improvements needed to support planned growth across the borough of Maidstone.

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

## APPENDIX: Community Infrastructure Levy Matters 2019/2020

### 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 £803,807.04.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £796,940.61. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £6,866.43 and the total value of the late payment interest accrued is £0.00.

- b) The total amount of CIL collected within the reported period totals £573,222.21.

- c) The amount of CIL collected prior to the reported period totals £0.00. 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:

Type	Received	Unallocated
Cash	£0.00	£0.00
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £0.00 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.

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

Type	Expenditure
Admin CIL	£0.00
Neighbourhood CIL	£5,895.98
CIL Land Payments	£0.00
Other CIL Cash	£0.00
<b>Total Value</b>	<b>£5,895.98</b>

- f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent	Remaining
Admin CIL	£0.00	£0.00	£28,661.12
Neighbourhood CIL	£5,895.98	£5,895.98	£83,740.81
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£0.00	£0.00	£0.00

- g) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Infrastructure	Date	Amount	Description
NIL			

- ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
NIL			

- iii) The amount of CIL collected towards administration expenses is £28,661.12. This was 5% of the total CIL receipts collected (£573,222.21) in the reported period.

Maidstone Borough Council has set a collection percentage of 5.00%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses, Surcharges and Late Payment Interest not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £0.00.

- h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
NIL			

- i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

Zone	Date	Amount Passed
<b>BOUGHTON MONCHELSEA</b>	15 October 2019	£1,549.32
<b>BREDHURST</b>	28 October 2019	£2,594.36
<b>LENHAM</b>	15 October 2019	£668.25
<b>LOOSE</b>	15 October 2019	£1,084.05

The following amounts were allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year:

Zone	Amount	Date	Re-allocated from
NIL			

ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

Infrastructure	Amount	Date	Spend Description
<b>CIL LENHAM PC 18/504947/MLN/1 5</b>	£668.25	28 October 2019	No spend yet
<b>CIL LOOSE PC 18/504169/MLO/ 15</b>	£1,084.05	29 October 2019	Repairs to basket swing in the recreation ground King George V Playing Field, Loose
<b>CIL BREDHURST PC 19/500682/MBT/1 5</b>	£2,594.36	28 October 2019	Gates for car park: we have a new community building called Blacksmiths Barn in Blacksmiths Court. It has a small private car park - Hedge cutting throughout the village - Kemsley Street, Hurstwood Road, Forge Lane, The Street and Dunn Street
<b>CIL BOUGHTON MONCHELSEA PC 18/506172/MBC/ 15</b>	£1,549.32	28 October 2019	Highway Consultants design fees for village 20mph zone £720 + £829.32

j) i) The total collected by Maidstone Borough Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0.00.

ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5 year period, during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
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Infrastructure	Neighbourhood Zone	Amount	Date
NIL			

The amount of CIL spent under Regulation 59E during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
NIL			

The amount of CIL allocated during the reported year under Regulation 59F during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
NIL			

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
NIL			

- k) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone: £0.00
- ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone: £0.00
- l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £454,924.30.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 October 2018 to the end of the reported year that had not been spent is £454,924.30.
- iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
<b>Regulation 59E</b>	£0.00
<b>Regulation 59F</b>	£0.00

- iv) The amount of CIL collected from 01 October 2018 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
<b>Regulation 59E</b>	£0.00
<b>Regulation 59F</b>	£0.00

## Section 106 Matters 2019/2020

### 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 S106 agreements which were entered into during the reported year is £369,924.82. 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 £7,064,620
- c) The total amount of money received prior to the reported year that has not been allocated is £4,932,043.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
- i) The total number of affordable housing units to be provided is 62.

The affordable housing units were secured as follows:

Covenant Type/Service	Dwelling Numbers	Deed Signed	Planning Application
<b>Affordable Housing</b>	21	30/08/2019	18/506657/FULL
<b>Affordable Housing</b>	4	09/10/2019	18/504207/FULL
<b>Affordable Housing</b>	20	05/12/2019	13/1823
<b>Affordable Housing</b>	6	12/12/2019	19/503652/FULL
<b>Affordable Housing/</b>	6	17/02/2020	18/506389/FULL
<b>Affordable Housing</b>	5	18/02/2020	17/506541

- ii) This report does not report on educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided as this is a County Council competence. The monetary contributions that have been secured for the report period by s.106 agreements for primary and secondary schools is set out below.
- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £5,034,392.
- f) The total amount of money from planning obligations spent during the reported year was £2,030,228. Of this amount £1,564,924 was spent by a third party on behalf of Maidstone Borough Council.
- g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Youth Services	£33,341.62	28 May 2019	£33,341.62
Travel Plan Monitoring Cost	£14,412.96	12 April 2019	£14,412.96
KCC Services	£268,461.52	08 May 2019 to 01 July 2019	£268,461.52
Open Space & Healthcare	£25,680.98	21 June 2019	£25,680.98
Healthcare	£7,009.62	16 August 2019	£7,009.62



Infrastructure	Allocated	Date Allocated	Unspent
Open Space & Healthcare	£34,722.93	08 November 2019	£34,722.93
Community Learning	£1,982.49	09 August 2019	£1,982.49
KCC Services	£94,402.23	12 April 2019	£94,402.23
KCC Highways	£30,621.71	10 June 2019	£30,621.71
Healthcare	£79,404.16	24 May 2019 to 28 June 2019	£79,404.16
KCC Services Open Space & Healthcare	£43,085.90	10 July 2019 to 11 September 2019	£43,085.90
Open Space & Healthcare	£77,964.12	02 September 2019	£68,236.82
Public Art	£25,188.54	02 October 2019	£25,188.54
KCC Services	£11,154.55	10 October 2019	£11,154.55
KCC Services	£8,741.32	16 September 2019	£8,741.32

h) In relation to money which was spent by Maidstone 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:

Infrastructure	Spent	Date Spent	Spend Description
Adult Social Services (KCC)	£ 1,300	01 April 2019-31 March 2020	provision of Adult Social Services
Community Learning (KCC)	£ 2,341	01 April 2019-31 March 2020	provision of Community Learning Facilities
Libraries (KCC)	£ 8,966	01 April 2019-31 March 2020	Provision of additional book stock and facilities
Highway and Transportation (KCC)	£ 618,382	01 April 2019-31 March 2020	A20 scheme; Linton Crossroads; Hermitage Lane/Heath Road Junction
Primary and Secondary Schools (KCC)	£ 837,256	01 April 2019-31 March 2020	Schools within Maidstone
Youth Services	£ 296	01 April 2019-31 March 2020	the provision by Infozone Youth Hub
Healthcare Facilities	£ 96,383	01 April 2019-31 March 2020	Upgrade facilities at Shepway Medical Centre; Wallis Avenue Surgery; Vine Medical Centre. Grove Park Surgery. Greensands Surgery

Infrastructure	Spent	Date Spent	Spend Description
Parks and Recreation Facilities	£ 365,304	01 April 2019-31 March 2020	Skate park/open space in Harrietsham; Millenium Green; Gatland Lane Rec; Church Street play area; Mote Park; Marden Playing Field
Town Centre	£ 100,000	01 April 2019-31 March 2020	Town Centre public realm phase 3

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:

Date	Amount Used	Loan/Interest	Infrastructure Funded
NIL			

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.

i) The total amount of money retained at the end of the reported year is £10,700,000. Of this amount retained an amount of £0.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
<b>Total collected for long term maintenance</b>	£0.00
<b>Total allocated towards maintenance</b>	£0.00
<b>Total spent on maintenance</b>	£0.00