

Report to CABINET

Oldham's Infrastructure Funding Statement 2023-24

Portfolio Holder: Councillor Taylor, Cabinet Member Decent Homes

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Reason for Decision

To approve the publication of Oldham's Infrastructure Funding Statement 2023 - 2024.

Executive Summary

As required under the 2019 revised Community Infrastructure Levy (CIL) Regulations the council has prepared an Infrastructure Funding Statement (IFS). The IFS provides a summary of financial contributions the council has secured through section 106 (s106) agreements from new developments for off-site infrastructure works and affordable housing, in addition to highway works completed as part of new developments through section 278 (s278) agreements. The IFS is attached at Appendix One.

Recommendations

It is recommended to approve the Infrastructure Funding Statement 2023 - 2024 for publication.

Oldham's Infrastructure Funding Statement 2023-24

1 Background

- 1.1 As required under the 2019 revised Community Infrastructure Levy (CIL) Regulations the council has prepared an Infrastructure Funding Statement (IFS). The IFS provides a summary of financial contributions the council has secured through section 106 (s106) agreements from new developments for off-site infrastructure works and affordable housing, in addition to highway works completed as part of new developments through section 278 (s278) agreements.
- 1.2 Oldham's IFS is attached at Appendix One.
- 1.3 The information included in the IFS will be updated annually and published on the council's website. This will ensure the most up to date information on the amount of developer contributions received from new developments, and where these monies have been spent, is readily available to members of the public and other interested parties.

2 Current Position

- 2.1 In summary, the IFS sets out:
- The total amount of money received through s106 during 2023/24 is £1,629,907 (including interest).
 - In total there are £2,964,943 s106 receipts which have been received but have not been allocated – of this £1,335,035 (including interest accrued) was received before the reporting year (prior to 2023/24).
 - A total of ten agreements were signed during 2023 – 2024. The commuted sums negotiated during the year have a combined value of £716,286.80.
 - One of the agreements (no.477) also has an affordable housing obligation for affordable housing units to be provided on site – for which an economic value has not been provided in this report.
 - A further agreement (no.479) also requires that a replacement tree commuted sum payment be calculated no later than submission of a reserved matters application, related to trees lost during development – no economic value is provided for this obligation at present.
 - Non-monetary contributions secured during the reported year:
 - The total number of affordable housing units: 9 units.
 - The number of school places and category of school: none (monetary contributions secured).

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- The total amount of s106 expenditure for the reported year (including transferring it to another person to spend) is £349,735.80.
 - A total of £874,684 of s106 receipts are allocated for infrastructure projects (and/ or maintenance) but are unspent (as of 31 March 2024). Of this, £120,739 was allocated but not spent during 2023/24.
 - It is important to note that there is often a lag of time between receipt and expenditure of s106 contributions, as funds have to be allocated to particular schemes which may take time to deliver, and/or are allocated for maintenance of infrastructure over a long period of time, meaning expenditure is spread over a number of years.
 - The amount of s106 spent on repaying money borrowed, including any interest, was nil.
 - The council does not currently charge for the monitoring of s106 fees, therefore the amount of s106 received/ spent in respect of monitoring is nil.

2 Options/Alternatives

- 3.1 Option 1 – To approve the Infrastructure Funding Statement (IFS) 2023 - 2024 for publication on the council's website and send it to the Ministry of Housing, Communities and Local Government (MHCLG).

(Advantages – approving the IFS meets the requirements of the regulations and is transparent). (Disadvantages – there are no disadvantages to approving the IFS.)

- 3.2 Option 2 – To not approve the Infrastructure Funding Statement (IFS) 2023 – 2024 and not publish it on the council's website and not send it to MHCLG.

(Advantages – there are no advantages in not approving the IFS.) (Disadvantages – not approving the IFS would result in us not meeting the regulations.)

4 Preferred Option

- 4.1 Option 1 – To approve the Infrastructure Funding Statement (IFS) 2023 - 2024 for publication on the council's website and send it to MHCLG.

5 Consultation

- 5.1 N/A. The report is reporting s106 agreements made and is made available for the public to view.

6 Financial Implications

- 6.1 The Oldham's Infrastructure Funding Statement 2023-2024 will be published on the Council Website. Therefore, no additional revenue costs will be charged to the service.

The S106 figures mentioned in the report have been checked and verified.

(Mohammed Hussain)

7 Legal Implications

- 7.1 Under Regulation 121A of the Community Infrastructure Levy Regulations 2010, in each calendar year the Council must publish an annual infrastructure funding statement which comprises specified details about planning obligations entered into during the reported year. The statement may also include summary details of any funding or provision of infrastructure which is to be provided through a section 278 Highways Act agreement which was entered into during the reported year. The Council must publish each annual infrastructure funding statement on its website. (A Evans)

8 Equality Impact, including implications for Children and Young People

- 8.1 An Equality Impact Assessment has been carried out. The IFS scored positive and neutral against the Equality Characteristics, Future Oldham Aims and Corporate Priorities.



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9 Key Decision

- 9.1 Yes

10 Key Decision Reference

- 11.1 ESR-15-24

12 Background Papers

- 12.1 There are no background papers for this report.

13 Appendices

- 13.1 Appendix One: Oldham's Infrastructure Funding Statement 2023-24 (including appendix tables 1-3).