



Dacorum Borough Council

Annual Infrastructure Funding Statement

For

Community Infrastructure Levy and Section 106

Reporting Period:
From 01 April 2023 to 31 March 2024

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

- a) The total value of demand notices issued in the reported period is £2,126,092.87. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £2,042,681.54. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £54,433.46 and the total value of the late payment interest accrued is £28,977.87.

- b) The total amount of CIL collected within the reported period totals £2,303,059.99.
- c) The amount of CIL collected prior to the reported period totals £22,433,207.34. 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	£22,397,207.34	£18,172,710.45
Land Payment	£36,000.00	£36,000.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £3,939,541.48 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	£115,153.00
Neighbourhood CIL	£73,194.38
CIL Land Payments	£0.00
Other CIL Cash	£0.00
Total Value	£188,347.38

- 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	£115,153.00	£115,153.00	£0.00
Neighbourhood CIL	£169,802.41	£5,417.00	£164,385.41
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
N/A	N/A	N/A	N/A

Of this money spent within the reported year, the number of affordable housing units provisioned via the spend of CIL money is 0.

Of this money spent within the reported year, the following number of education places have been provisioned:

Education Type	Number of school places
N/A	N/A

- 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
N/A	N/A	N/A	N/A

- iii) The amount of CIL collected towards administration expenses is £115,153.00. This was 5% of the total CIL receipts collected (£2,303,059.99) in the reported period.

Dacorum 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 and Surcharges not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £115,153.00. This was 5% of the total CIL collected within the reported year.

- 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
N/A	N/A	N/A	N/A

- 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
Berkhamsted Town Council	31 March 2024	£72,901.88
Bovingdon Parish Council	31 March 2024	£11,292.76
Chipperfield Parish Council	31 March 2024	£4,276.77

Zone	Date	Amount Passed
Kings Langley Parish Council	31 March 2024	£5,000.00
Markyate Parish Council	31 March 2024	£5,604.63
Nash Mills Parish Council	31 March 2024	£2,137.91
Northchurch Parish Council	31 March 2024	£7,453.63
Tring Rural Parish Council	31 March 2024	£25,483.29
Tring Town Council	31 March 2024	£29,425.54

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
N/A	N/A	N/A	N/A

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
CHRISTMAS EVENT	£1,017.00	07 December 2023	TRANSFER TO COMMUNITY CENTRE
COMMUNITY CENTRE LIGHTING AND HEATING UPGRADE	£4,400.00	27 November 2023	TRANSFER TO COMMUNITY CENTRE
GRAND UNION CANAL TOWPATH IMPROVEMENTS	£25,000	25 May 2023	TRANSFER TO HERTFORDSHIRE COUNTY COUNCIL

j) i) The total collected by Dacorum 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 £166,227.15.

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
N/A	N/A	N/A	N/A

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

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

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

Infrastructure	Neighbourhood Zone	Amount	Date
Community Centre Improvements	Highfield	£809	23 November 2023

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

Ward	Amount	Date	Spend Description
Gadebridge	£4,400	27 November 2023	Community Centre Lighting upgrades
Highfield	£1,017	23 November 2023	Community Christmas Event
Apsley and Corner Hall	£25,000	25 May 2023	Grand Union Canal Towpath Improvement

- k) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

Neighbourhood Zone	Amount Requested
--------------------	------------------

- 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:

Neighbourhood Zone	Amount Outstanding
--------------------	--------------------

- 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 £1,856,274.02.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 July 2015 to the end of the reported year that had not been spent is £19,892,598.17.
- 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
Regulation 59E	£0.00
Regulation 59F	£148,810.15

- iv) The amount of CIL collected from 01 July 2015 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£1,335,192.19

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £4,028,938.30 (including those obligations due to Hertfordshire County Council). Of these total obligations, £3,987,598.30 is due to Dacorum Borough Council¹. 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 £2,459,615.39.
- c) The total amount of money received prior to the reported year that has not been allocated is £1,085,442.18.
- 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 as on-site provision agreed under planning obligations is 38.

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Deed Date	Planning Application
Public Open Space	14/02/2024	23/02178/MFA, Molyneaux Avenue, Bovingdon
Affordable housing units x17	14/02/2024	23/02178/MFA, Molyneaux Avenue, Bovingdon
Biodiversity net gain of at least 10% across site over 30-year period	06/07/2023	22/01258/MFA, Land at Marchmont farm, Hemel (DBC site)
Affordable housing units x21	09/02/2024	4/02680/18/MOA, Bobsleigh Inn, Bovingdon

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £1,069,832.52. Of this amount £1,016,162.47 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £82,851.95. Of this amount £8,000 was spent by a third party on behalf of Dacorum Borough Council.

¹ It should be noted that Section 106 agreements with financial obligations are almost always linked to planning applications – but not all sites granted planning permission are developed immediately or indeed at all, and there may be multiple planning applications for the same site. Therefore this represents a maximum figure which is greater than will be received in reality.

g) The total amount of money from planning obligations to mitigate the recreational impact of residential development on the Chilterns Beechwoods Special Area of Conservation are:

i. Strategic Access Management and Monitoring (SAMM) contributions

Description	Amount	Details
Total collected in year	£306,149.80	
Total allocated in year	£71,881.19	SAMM Officer role and SAMM Contingency fund
Total spent in year	£23,633.75	SAMM Officer role

The SAMM Officer has been working pro-actively with the National Trust on a programme of works at the Ashridge Commons and Woods SSSI. Works that have begun or are programmed at the site include projects to protect veteran trees, enhanced signage and waymarking, path maintenance and the hiring of a Delivery Officer to oversee works. In the 2024/25 financial year the SAMM funds will start to be transferred over to the National Trust to fund these works to provide mitigation for a period of 80 years. The SAMM activities and costings are listed in the Mitigation Strategy in Appendix A:

<https://democracy.dacorum.gov.uk/documents/s36836/Appendix%20A%20-%20Draft%20Mitigation%20Strategy%202.pdf>

Further details from the National Trust can be found here:

<https://www.nationaltrust.org.uk/visit/essex-bedfordshire-hertfordshire/ashridge-estate/protecting-the-future-of-ashridge-estate>

ii. Suitable Alternative Natural Green Space (SANG) contributions

Description	Amount	Details
Total collected in year	£1,424,322.85	
Total allocated in year	£676,021.89	Bunkers Park and Chipperfield Woods programme of works; SANG Officer role
Total spent in year	£3,550.20	Habitat survey and installation of new bench at Bunkers Park

A SANG Officer will be recruited in the 2024/25 financial year to deliver the programme of works agreed with Natural England on the Council's Strategic SANG sites. The approved SANG management plans for the two Council Strategic SANG sites at Bunkers Park and Chipperfield Woods are available to view here: [https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/chilterns-beechwoods-special-area-of-conservation/chilterns-beechwoods-special-area-of-conservation-\(sac\)---mitigation-strategy](https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/chilterns-beechwoods-special-area-of-conservation/chilterns-beechwoods-special-area-of-conservation-(sac)---mitigation-strategy)

h) The following items also had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Coronation Fields MUGA	£271,339.86	February 2024	£268,189.86
Berkhamsted Cycle Improvements	£26,648.50	March 2024	£26,648.50

i) In relation to money which was spent by Dacorum 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
Chaulden Pitch Improvements	£15,422.09	March 2024	Upgrades to the multi-purpose floodlit sports pitch at Chaulden Adventure Playground
Canal towpath upgrade	£8,000.00	April 2023	Funds transferred to HCC for towpath upgrade from Kings Langley border to Red Lion Lane Bridge
Wilstone Affordable Housing	£23,650.62	March 2024	Partial funding of 6 new homes for social rent
Coronation Fields Multi-use Games Area	£3,150.00	March 2024	Producing masterplan
Spencers Park Phase 1, Three Cherry Trees Lane – Security & Safety	£3,049.08	March 2024	CCTV monitoring funding (year 4 of 10)
Markyate cycle/pedestrian access to school	£1,295.05	March 2024	Replacement of damaged slabs following original upgrade works in 2017

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
N/A	N/A	N/A	N/A

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 £32,004.46.

j) The total amount of money retained at the end of the reported year (includes unspent funds from both this year and previous years) is:

	Amount
S106 infrastructure funds	£2,099,776.73
SAMM funds	£297,864.73
SANG funds	£1,497,303.43
TOTAL	£3,894,944.89

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A

The Infrastructure List

A statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL.

A report to Cabinet in November 2016 detailed the following themes that the Infrastructure Advisory Group identified as priorities for funding:

- Transport Infrastructure
- Infrastructure for East Hemel Hempstead

Dacorum Borough Council's Regulation 19 Local Plan was approved by full Council in October 2024 and the public consultation took place between 04 November 2024 and 17 December 2024. It is expected that the Local Plan be submitted to the planning inspectorate in early 2025.

A draft Infrastructure Delivery Plan (IDP) <https://letstalk.dacorum.gov.uk/local-plan-to-2041-and-evidence> has been developed and is being consulted on alongside the Regulation 19 Local Plan. A draft IDP will be included in the examination in public. As the examination process moves forward further clarity on infrastructure priorities will emerge and a CIL Spending Strategy will be finalised.

S106/SAMM/SANG

The SAMM Officer has been working pro-actively with the National Trust on a programme of works at the Ashridge Commons and Woods SSSI. Works that have begun or are programmed at the site include projects to protect veteran trees, enhanced signage and waymarking, path maintenance and the hiring of a Delivery Officer to oversee works. In the 2024/25 financial year the SAMM funds will start to be transferred over to the National Trust to fund these works to provide mitigation for a period of 80 years. The SAMM activities and costings are listed in the Mitigation Strategy in Appendix A:

<https://democracy.dacorum.gov.uk/documents/s36836/Appendix%20A%20-%20Draft%20Mitigation%20Strategy%202.pdf>

Further details from the National Trust can be found here:

<https://www.nationaltrust.org.uk/visit/essex-bedfordshire-hertfordshire/ashridge-estate/protecting-the-future-of-ashridge-estate>

A SANG Officer will be recruited in the 2024/25 financial year to deliver the programme of works agreed with Natural England on the Council's Strategic SANG sites. The approved SANG management plans for the two Council Strategic SANG sites at Bunkers Park and Chipperfield Woods are available to view here: [https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/chilterns-beechwoods-special-area-of-conservation/chilterns-beechwoods-special-area-of-conservation-\(sac\)---mitigation-strategy](https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/chilterns-beechwoods-special-area-of-conservation/chilterns-beechwoods-special-area-of-conservation-(sac)---mitigation-strategy)