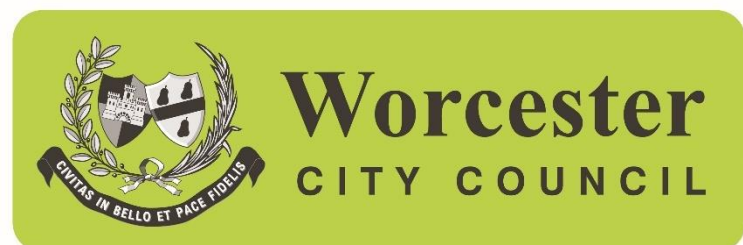


Worcester City Council

Infrastructure Funding Statement 2022/23

**For the Monitoring Period 1 April 2022 – 31 March
2023**

Published January 2024



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1. Introduction

The Infrastructure Funding Statement (IFS) sets out the income and expenditure relating to Community Infrastructure Levy (CIL) and Section 106 (S106) agreements for Worcester City Council.

Legislation changes introduced in 2019¹ require Local authorities to produce an IFS on an annual basis.

CIL and S106 income, referred to as planning obligations or developer contributions, are used to help fund the provision of supporting infrastructure arising from new development and to maximise the benefits and opportunities from growth, whether that is from new housing, employment or other types of specific development.

Section 2 of this report sets out the applications from which CIL has been collected in the city.

Section 3 sets out the S106 agreements entered into during the monitoring period, including the type and financial value of these agreements. Details are provided of the contributions received by the Council along with the money that has been allocated and spent on projects in the city during the monitoring year.

Section 4 explains the process of identifying appropriate projects to allocate S106 contributions to and how the Council will identify spending priorities.

1.1. Key Headlines from the IFS

In 2022/23 the headline figures are as follows:

Community Infrastructure Levy

- £121,104 of CIL was collected by Worcester City Council over the last financial year. To date no CIL has been spent.

Section 106 Agreements

- Worcester City entered into 7 new S106 agreements in 2022/23.
- Worcester City Council received £295,900 of S106 monies from developers in the monitoring period; £146,769 was received as a public art contribution, and £149,131 in public open space contributions.
- £234,107 was spent on improvements to and maintenance of public open space, and improvements to the public realm in the monitoring period. Further details can be seen at paragraph 3.10.

¹ Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019

1.2. Community Infrastructure Levy (CIL) and Section 106 (S106) Agreements

CIL is a tariff-based charge on development of new floorspace and is charged per square metre; the Levy is charged on some, but not all, types of development. The charges for Worcester City are set out in the [Worcester City CIL Charging Schedule](#) (the Charging Schedule) adopted 16 May 2017 and implemented from 4 September 2017.

The decision to introduce CIL was taken by the three south Worcestershire Councils, Malvern Hills District Council, Worcester City Council and Wychavon District Council. It is intended to contribute, in part, towards funding the infrastructure requirements identified in the joint South Worcestershire Development Plan (SWDP) 2016.

Each of the three authorities has adopted its own Charging Schedule and collects CIL by council area, although monies collected will be pooled centrally for the whole of south Worcestershire to be spent on identified priorities. CIL was first implemented in June 2017 in Wychavon and Malvern Hills District Councils and in September 2017 in Worcester City Council. The monies once collected can potentially be used to fund a wide range of infrastructure that is needed to meet the future growth needs of south Worcestershire.

S106 agreements are used to mitigate the impacts of development and are directly linked to a planning application; they are a legal agreement that is entered into to ensure that the planning policy requirements of the SWDP are fully met. S106 obligations include:

- Site-specific financial contributions – these are secured and must be used for the defined purposes, e.g. the provision of education facilities, traffic and transport/highways related works, the provision and maintenance of open space, improvements to the public realm, and the delivery of affordable housing (where accepted in lieu of on-site provision);
- Provision of on-site affordable housing; and
- Non-financial obligations, including requirements such as construction management plans and travel plans, occupancy restrictions for affordable housing, for example to meet a particular need for housing key workers, and protecting city centre retail floorspace from being lost to out of town development.

Over the financial year 2022/23 £121,104 has been collected from CIL contributions and £295,900 of funding has been collected from S106 contributions towards the delivery and maintenance of infrastructure across Worcester City.

2. Community Infrastructure Levy

The adopted [Charging Schedule](#) sets out the rates that are charged for different types of development in the City along with any exemptions to the levy. CIL liable development within Worcester City is applicable to:

- Retail warehouse and food retail (supermarket) development which is charged at a rate of £60² per square metre; and
- Student accommodation which is charged at a rate of £100³ per square metre.

The charge is calculated on the measurement in square metres of the Gross Internal Area of new development and is payable (unless exempt, e.g., self-build) once the development commences.

The level of the tariff is based on the viability evidence undertaken for development across south Worcestershire as a whole and is further justified by the needs identified in the South Worcestershire Infrastructure Delivery Plan (SWIDP).

2.1. CIL Income in Worcester City

The Levy is non-negotiable and is payable to the charging authority on commencement of development or, for large developments, over an agreed phased period as set out in the instalments policy at appendix E of the Charging Schedule.

There are some exemptions to the Levy, CIL regulations state that affordable housing and charitable developments (development by a registered charity for charitable purposes), as well as self-build residential properties, are exempt from CIL.

There have been four CIL liable planning approvals since the introduction of CIL in the City, two of these were approved during 2020/21 and two during 2018/19. However, only three are required to pay CIL, as a site at the University of Worcester (ref P18J0124) is exempt from the Levy as it is being developed by, and for, a registered charity.

During the monitoring period 1 April 2022 to 31 March 2023, £121,104 of CIL receipts were collected in the City.

² This figure excludes the annual indexation of the levy. In order to ensure the charging schedule stays responsive to market conditions, indexing of the charging schedule will be applied at the beginning of each year on 1 January by the south Worcestershire Councils based on the index figure of 1 November of the preceding year.

³ As footnote 1 this figure excludes the annual indexation and is for indicative purposes.

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Table 1: CIL Receipts from 2021-2022 and 2022-2023

App Ref	Address	Amount	Commence ment Date	Amounts Received	Dates Received	Outstanding
P17J0577	YMCA Hostel Henwick Rd WR2 5NS	£222,680	28/06/2021	£111,340 £111,340	2 instalments on 25/08/2021 15/12/2021	£0
19/00851/ FUL	JVM Castings Site, Droitwich Road, WR3 7JX	£127,387	21/06/2021	£63,694 £63,694	2 instalments on 18/08/2021 06/12/2021	£0
19/00247/ FUL	Images Club 19 The Butts WR1 3PA	£242,208	08/11/2021	£121,104 £121,104	2 instalments on 18/02/2022 09/05/2022	£0
Total	N/A	N/A	N/A	£592,276	N/A	£0

Once collected, a proportion of CIL from liable development in a charging area is required to be transferred to local communities via a neighbourhood portion. In Worcester City this will be given to the parish council where the development is taking place at 15% of that collected, or if an area has an adopted neighbourhood plan at 25%. In un-parished areas the neighbourhood portion of the levy receipts will be held by the charging authority, who will then engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding.

To date the CIL funds in the City have been collected from sites that are located in unparished areas, therefore, 15% of the total sum collected, £88,841 will be available for neighbourhood funding. At the time of drafting, officers are developing a procedure for engaging with the relevant communities to identify how the neighbourhood portion will be allocated. The S106 Programme Board will be the internal body that oversees this process.

2.2. CIL Income in South Worcestershire

Malvern Hills and Wychavon District Councils have different charging schedules to the City Council and a number of CIL liable developments have commenced in the two districts since the introduction of CIL in June 2017.

Between 2017 and 2023 a total of £4,899,050 in CIL receipts have been collected in South Worcestershire. £818,801 of this has been transferred to the relevant Parish Councils in Wychavon District and Malvern Hills

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District as their neighbourhood portion and a further £88,841 will be allocated to projects in Worcester City once a procedure for allocating neighbourhood funding in unparished areas has been formally established.

Table 2: South Worcestershire CIL Receipts 2017-2023

Year	Wychavon	Malvern Hills	Worcester City
2017-2018	£61,492	£8,381	£0
2018-2019	£217,895	£512,913	£0
2019-2020	£371,635	£505,505	£0
2020-2021	£432,689	£467,895	£0
2021-2022	£390,349	£164,675	£471,171
2022-2023	£735,212	£438,134	£121,104

2.3. CIL Expenditure

Despite income being accrued from CIL in all three Charging Authorities, no CIL monies have been spent on identified infrastructure projects to-date. Overall, the amount of CIL estimated to be collected from development in accordance with the adopted SWDP was judged to be approximately £6 million over the entire plan period.

The 2021/22 IFS included a statement to the effect that any identification of infrastructure projects for CIL monies was dependent on the accumulation of CIL reserves to a minimum of £500,000 for Worcester City Council. As this sum has now been exceeded the three Councils are in the process of formulating governance and spending arrangements for CIL. It is anticipated that these arrangements will be reported to the Council's Place and Economic Development Committee, for approval later this year. As projects are identified to benefit from CIL funding they will be published as an addendum to this IFS as soon as is practicable.

3. Section 106 Agreements, Collection and Expenditure 2022/23

The SWDP sets out policy requirements for planning obligations in the context of negotiations on planning applications. A high priority is given to securing affordable housing, highway/transport improvements, education and securing appropriate levels of open space provision.

Further details on the implementation of this approach is set out in the 2018 [South Worcestershire Developer Contributions SPD](#).

3.1. Notable S106 Agreements Signed

During the last financial year seven S106 agreements were entered into with developers and/or landowners. Not all of the S106 agreements have financial obligations associated with them, some include the provision of affordable housing.

During the period 2022/23 the following notable S106 agreements were signed:

- **42 Foregate Street, Worcester** (21/00470/FUL) mixed-use refurbishment retaining commercial use (Class E) with 13 studios.

The S106 agreement establishes that the development will provide an open space contribution of £32,817.63 for the provision of and enhancement to amenity green space, equipped green space, civic space, allotments and formal pitches in the vicinity of the development.

- **Brickfields Road, Worcester** (21/00558/OUT). Outline application for up to 24 affordable dwellings with access.

The S106 agreement establishes that the development will provide 20% Social Rent Housing Units and 80% Shared Ownership Affordable Housing Units.

The Developer shall also pay to the City Council an open space contribution calculated in accordance with Table 5 of the [South Worcestershire Developer Contributions Supplementary Planning Document](#).

- **Citation House, 39 Foregate Street, Worcester** (P18D0107) Conversion and extension of building to form 38 dwellings, office (B1) and ancillary assembly and leisure uses.

Due to viability constraints, the developer was unable to provide the 30% affordable housing as required under the City Council's planning policies.

- **Victoria House, 63-66 Foregate Street, Worcester** (22/00049/FUL) Change of use from office (Use Class E) at first, second and third floor levels to residential C3 in the form of 14 self-contained residential apartments and associated works.

The S106 agreement establishes that the development will provide an open space contribution of £42,802.25 for the provision of and enhancement to amenity green space, equipped green space, civic space, allotments and formal pitches in the vicinity of the development.

- **International House, 3 Pierpoint Street, Worcester** (20/00167/FUL) Conversion of a disused building into 15 one-bedroom flats.

The S106 agreement establishes that the development will provide an open space contribution of £18,181.80 for the provision of and enhancement to amenity green space, equipped play space, civic space, allotments and formal play pitches in the vicinity of the development.

3.2. Overview of Signed S106 Agreements

Table 3 sets out the type of infrastructure the S106 agreements signed in the monitoring period are expected to contribute toward if they proceed. There are a total of five financial contributions toward open space amounting to £208,296.78, these are to be spent on open space provision and enhancements within the vicinity of the developments. There are no financial contributions towards off-site affordable housing provision, however, two agreements have secured the delivery of a total of 56 affordable units on-site.

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Table 3: Monies and Affordable Housing Agreed in Signed S106 Agreements 2022/23

Application Ref	Location	Number of Affordable Units	Affordable Housing Contribution (£)	Open Space and Leisure Contribution (£)
P12G0199 (19/00693/REM , 19/00694/RM)	Land at Sherriff Street	N/A	N/A	N/A
21/00470/FUL	42 Foregate Street, Worcester, WR1 1EE	N/A	N/A	32,817.63
21/00558/OUT	Brickfields Road, Worcester, WR4 9WN	24	N/A	*4,626 (per dwelling)
P18D0107	Citation House, 39 Foregate Street, Worcester, WR1 1DJ	N/A	N/A	37,009.60
22/00049/FUL	Victoria House, 63-66 Foregate Street, Worcester	N/A	N/A	42,802.25
20/00167/FUL	International House, 13 Pierpoint Street, Worcester, WR1 1YD	N/A	N/A	18,181.80
P98E0205	Dickinson Court, Bilford Road,	32	N/A	N/A

*Contributions are reduced by 25% for 2-bed dwellings, and 50% for 1-bed dwellings. The proposed development (ref. 21/00558/OUT) is anticipated to deliver 11 units of 1 bed-2 person apartments, 3 units of 2 bed-4 person apartments, 2 units of 1 bed-2 person houses, 5 units of 3 bed-4 person houses, 2 units of 3 bed-5 person houses, and 1 unit of a 4 bed-6 person house. With the aforementioned discount applied, the estimated total open space contribution for this development is £77,485.50).

One of the agreements signed in 2021/22 includes a contribution toward infrastructure provided by Worcestershire County Council. This is set out in Table 4 and if development proceeds will be paid directly to the County Council who will produce their own IFS report.

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Table 4: Monies Agreed in Signed S106 Agreements 2021/22 for Infrastructure Provided by Worcestershire County Council

App Ref	Location	Education (Primary) Contribution (£)	Education (Secondary) Contribution (£)	Highways Contribution (£)	Transport and Travel Contribution (£)
20/00775/ FUL	Land at Ketch Field to the north of Taylors Lane	N/A	N/A	N/A	£13,500.00

Please note that no further monies have been agreed during this monitoring year (2022/23) to be paid to the County Council.

It should be noted that until a trigger for the S106 agreement has been made there is no certainty that these monies or non-financial contributions will be collected by the Council. Should these permissions remain unimplemented and/or subsequently expire there would be no requirement for the owner or developer to make the financial or non-financial contribution.

3.3. S106 Contributions Received 2022/23

In 2022/2023 a total of £295,900 was received in S106 contributions in Worcester City.

Table 5 sets out the S106 income and expenditure for the last five financial years. Income can fluctuate each year depending on how many new agreements have been signed, the type of agreement and when trigger points are met within them, resulting in contributions becoming due. This year's income has returned to average levels in line with preceding years.

Spend has increased slightly but remains lower than 2016 to 2019. We would expect expenditure levels to increase in future years due to more pro-active project management now being carried out and quicker execution of projects as a result.

There was **£1,627,044** available for S106 projects as at the end of 2022/23.

Table 5: Worcester City Council S106 Income and Expenditure Since 2016

Year	Received in Year (£)	Expenditure in Year (£)
2016/17	378,730	583,285 ⁴
2017/18	1,738	628,656 ⁵
2018/19	153,999	440,236 ⁵
2019/20	392,777	114,244
2020/21	108,444	105,904
2021/22	791,146	123,849
2022/23	295,900	234,107

The income in 2022/23 came from five development sites. The majority of the contributions were towards open space.

- The largest sum was a public art contribution of **£146,768** received from the redevelopment of the Royal Worcester Porcelain works for a mixed-use scheme comprising the retention of part of the existing porcelain works and its associated activities; the construction of 356 dwellings comprising 317 apartments and 39 houses (P05D0432). This was due prior to the occupation of the 100th dwelling on the development, however, was paid late. Therefore, inflation and interest have been added as per the agreement. The sum can be used on any of the following:
 - a scheme for the parapet of Sidbury Canal Bridge replacing brickwork with Iron railings
 - enhancement of the five open public areas on the development
 - the interpretation of the history of the site

The Council is currently in the process of finalising projects.

- **£42,802** was received from the Victoria House, 63-66 Foregate Street development (22/00049/FUL) as an Open Space contribution. This is to be used towards provision or enhancement of amenity green space, civic space, equipped play space, allotments, or formal pitches in the vicinity of the development. This has been earmarked for spend on the Arches project and/or Future High Streets public realm.
- **£38,362** was received from the Citation House, 39 Foregate Street development (P18D0107) as an Open Space contribution. This is to be used towards the provision or enhancement and future maintenance of amenity green space, equipped play space, civic space, allotments or formal pitches in the vicinity of the development.

⁴ This sum differs from previous editions of IFS as it previously excluded commuted sums.

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This has been earmarked to be used towards public open space around 56 Foregate Street/Arches project.

- **£35,648** was received from the former Ice Works, Bromyard Road development (P15C0371) as an Open Space contribution. This was due in two parts. The first sum of £27,605.43 was received previously on 7th December 2020. It is to be used for boundary treatment and other works to the Laugherne Brook pasture and meadow. No detailed plan on how to spend the contribution has yet been developed.
- **£32,319** was received from the 4 Mayfield Road development (20/00246/FUL) as an Open Space contribution. This is to be used for the provision or enhancement of amenity green space, equipped play space or allotments in the vicinity of the development. £8,982 of the funding has allocated to projects. £4,822 for landscaping works at Gillam Street and Green Lane. £4,160 for re-lining of the MUGA court, 3 new cycles stands, natural seating and creation of a wildflower area. The remaining funds have yet to be allocated.

None of the money received in 2022/23 has been spent in this financial year. There is a standard 10-year timeframe within agreements which the Council has to spend funds from the date of receipt, therefore projects can take several years to be decided upon and developed. However, some of the funds collected in the monitoring period already have a specified project or projects outlined in the agreements as described above. At the time of writing the Council has yet to finalise and sign off all the individual projects, where necessary they will be presented to the Council's S106 Programme Board for approval, prior to any work taking place.

Funds that have been collected where no project has been specified in the S106 agreement will be considered alongside member priorities to identify where this money can be spent in accordance with the wording of the S106 agreements.

Table 6 provides an overview of the income received in 2022/2023, whether they have been allocated to a project, remain unallocated, or have been spent in the monitoring year.

Table 6: Worcester City Council S106 Income 2022/23, Includes Allocations, Expenditure and Unallocated Balance

App Ref	Location	Financial Contribution	Received	Allocated Monies Not Spent	Project Funds Allocation	Spent	Unallocated Balance Remaining
P05D0432	Severn Street and Portland Walk	£146,768	07/11/2022	£0	Defined in S106 but detail to be finalised	£0	£146,768
22/00049/ FUL	Victoria House, 63-66 Foregate Street	£42,803	14/10/2022	£42,803	Arches project / Future High Streets Public Realm projects	£0	£0
P18D0107	Citation House, 39 Foregate Street	£38,362	31/03/2023	£38,362	Arches project / Public Realm around 56 Foregate Street	£0	£0
P15C0371	Ice Works, Bromyard Road	£35,648	31/03/2023	£0	Defined in S106 but detail to be finalised	£0	£35,648
20/00246/ FUL	4 Mayfield Road	£32,319	15/03/2023	£8,982	£4,822 for landscaping works at Gillam Street. £4,160 for re-lining of MUGA, 3 cycle stands and wildflower area. Remaining established in S106 but detail to be finalised.	£0	£23,337
Total	N/A	£295,900	N/A	£90,147	N/A	£0	£205,753

3.4. S106 Contributions Carried Forward from Previous Years

In addition to money received in 2022/23, the Council had a balance of S106 monies carried forward from previous years. As at the 1st April 2022 the Council carried forward £1,565,251 of previously collected S106 contributions which included £53,714 set aside for long term maintenance. £223,432 was subsequently spent in the monitoring year on infrastructure projects and £10,675 on longer term maintenance. See tables 7 and 8 overleaf for a breakdown.

£701,598⁵ of the money that was carried forward at 1 April 2022 has been allocated to a range of projects in the City. The largest being as follows:

- £289,244 towards Active travel projects between Diglis and Carrington Bridge
- £85,000 refurbishing the MUGA and youth shelter at Horizon HUB Community Centre
- £72,524 St Andrews Gardens project
- £50,811 toward improvements to play equipment and landscaping at Hollymount School. A proposal is being worked up by the school
- £35,561 Perdiswell allotment improvements
- £28,675 Old Northwick Lane allotment improvements
- £27,605 toward works to the pasture and meadow adjoining Laugherne Brook
- £26,384 Hillborough allotment improvements

At the end of the monitoring period £586,507 of the money carried forward at the start of the financial year remained unallocated.

£43,039 will be carried forward for longer term maintenance on range of facilities including statues and sculptures, grounds maintenance and the upkeep of open space facilities at various locations in the City and maintenance of the wetlands at Offerton Lane Nature Reserve.

⁵ This total excludes sums that were carried over at the start of the financial year and subsequently spent within the monitoring year.

Table 7: Worcester City Council S106 Monies Carried Forward 1 April 2022 Summary of Transactions 2022/23

Application Ref	Development	Balance at 1 April 2022	Spent in 2022/23	Spent on	Monies Allocated	Project Allocation	Remains Unallocated 31 March 2023
P03L0182	Diglis Basin	£118,456	£0	N/A	£118,456	Active travel corridor projects	£0
P03L0182	Diglis Basin	£5,978	£0	N/A	£5,978	Foxwell St allotments	£0
P05D0432	Royal Worcester	£170,788	£0	N/A	£170,788	Active travel corridor projects	£0
P12Q0232	Ronkswood Hospital site	£54,988	£54,988	Replacement pitches at Brickfield Park	£0	N/A	£0
P13N0461	Brickfields	£7,290	£7,290	Replacement pitches at Brickfield Park	£0	N/A	£0
P13D0385	St Peter's Street	£728	£0	N/A	£728	Sidbury Public Realm	£0
P06D0292	Christian Meeting Room, Diglis Lane	£19,906	£0	N/A	£9,825	St Peters/Battenhall Park Pump Track	£10,081
P15G0315	Lichfield Avenue	£10,112	£0	N/A	£10,112	New pathways at Newtown Green	£0
P15D0423	Butlers Gym, Farrier Street	£5,226	£0	N/A	£5,226	Entrance improvements at Pitchcroft as part of Riverside project	£0

Application Ref	Development	Balance at 1 April 2022	Spent in 2022/23	Spent on	Monies Allocated	Project Allocation	Remains Unallocated 31 March 2023
P15D0146	Rose Bank, London Street	£24,123	£24,123	Fort Royal Park boundary wall repairs	£0	N/A	£0
P16G0178	Government Buildings, Whittington Road	£3,006	£0	N/A	£3,006	Whittington Road and island landscaping	£0
P18Q0226	Land South of Leopard Hill	£114,341	£80,346	Brecon Avenue MUGA	£5,292	Brecon Avenue MUGA	£28,703
P17G0258	Crown Packaging Site, Perrywood Walk	£502,472	£576	Hillborough allotments	£111,384	Hillborough allotments £26,384 / Refurbished MUGA and youth shelter at Horizon HUB £85,000	£390,512
P18C0175	Oak View Way	£7,568	£0	N/A	£7,568	Open space near Oak View Way	£0
P18G0322	Govt. Buildings, Whittington Road – Phase 2	£27,098	£27,098	Cromwell Crescent Park improvements	£0	N/A	£0
P19D0025	Diglis Marina, Diglis Basin	£25,974	£0	N/A	£0	N/A	£25,974
19/00458/FUL	Unit 2 Pope Iron Road	£18,248	£319	Landscaping at Gillam Street/Green Lane	£17,929	Landscaping at Gillam Street/Green Lane	£0

Application Ref	Development	Balance at 1 April 2022	Spent in 2022/23	Spent on	Monies Allocated	Project Allocation	Remains Unallocated 31 March 2023
P15B0288	Former NAGLO Sports Ground Battenhall Rd	£30,027	£0	N/A	£0	N/A	£30,027
P18K0195	Hopton Street	£11,665	£8,665	MECO Memorial Park	£3,000	MECO Memorial Park	£0
21/00094/FUL	Former Fire Station, Copenhagen St	£112,679	£0	N/A	£72,524	St Andrews Gardens project	£40,155
P19E0021	Old Northwick Farm	£141,417	£20,027	Landscaping at Perdiswell £10,000 / Northwick Rd allotments £417 / Northwick Manor Heritage Trail £9,610	£81,366	Northwick Road allotments £17,130 / Perdiswell allotments £35,561 / Old Northwick Lane allotments £28,675	£40,024
P15K0271	18 St Johns	£9,634	£0	N/A	£0	N/A	£9,634
20/00579/FUL	Mayfield, 282 Malvern Rd	£11,397	£0	N/A	£0	N/A	£11,397
P18H0280	Rose Avenue	£50,811	£0	N/A	£50,811	Project being worked up by Hollymount School for improvements to play equipment and landscaping	£0

Application Ref	Development	Balance at 1 April 2022	Spent in 2022/23	Spent on	Monies Allocated	Project Allocation	Remains Unallocated 31 March 2023
P15C0371	Former Ice Works, Bromyard Road	£27,605	£0	N/A	£27,605	Works to the adjoining Laugherne Brook pasture and meadow – detail to be finalised	£0
Total⁶	N/A	£1,511,537	£223,432	N/A	£701,598	N/A	£586,507

Table 8: Worcester City Council S106 Commuted Sums Allocated for Maintenance

Area of Maintenance	Balance at 1 April 2022	Spent in 2022/23	Balance 31 March 2023
Artwork: statues/sculptures	£6,759	£675	£6,084
Open Space: grounds maintenance, recreation facilities, pitches and wetlands maintenance	£46,955	£10,000	£36,955
Total	£53,714	£10,675	£43,039

⁶ May not sum exactly due to rounding

3.5. S106 Contributions Transferred

The City Council has not transferred any funding to other bodies in the monitoring period.

Where other bodies provide the infrastructure for example Worcestershire County Council, they are involved in the S106 negotiations and generally receive contributions directly rather than being collected by the City and transferred. The County Council are responsible for producing their own IFS.

3.6. S106 Contributions Returned to Developers

Most Section 106 agreements include a clause to require money received by the City Council and not spent within a specified time limit (usually ten years) to be returned to the developer with interest.

There was no money refunded to developers in the monitoring period.

3.7. S106 Contributions Monitoring Fees

The City Council has collected S106 monitoring fees in the 2022/23 monitoring period. The charge was introduced by the City Council in the 2019/20 monitoring period. During the period 2022/23 the Council has collected £4,550 from 7 new signed agreements.

3.8. Non-financial S106 contributions: Affordable Housing

The SWDP requires all new residential development (including conversions) of 10 or more units and on sites of over 0.5 hectares to contribute toward the provision of affordable housing. The final number, size, type, and tenure of affordable dwellings provided on any scheme is subject to negotiation dependent on recognised local housing need, specific site and location factors and development viability.

The following thresholds are set for delivering affordable housing in the City (see the South Worcestershire Councils' [Position Statement](#) June 2019):

- On sites of 15 or more dwellings, on greenfield land, 40% of the units should be affordable and provided on site.
- On sites of 15 or more dwellings, on brownfield land 30% of the units should be affordable and provided on site.
- On sites of 10-14 dwellings, 30% of units should be affordable and provided on site.
- On sites of 9 dwellings or less and where the site area is less than 0.5ha, no affordable housing contributions will be sought.

Affordable housing should be provided on-site in the first instance, although where a robust justification exists off-site contributions (or an in-lieu payment) will be allowed.

As highlighted in Section 3.2 and at Table 3, seven new S106 planning agreements have been entered into in the monitoring period that will potentially deliver 56 affordable homes in the City if the developments go ahead. There have been no financial contributions committed in new s106 agreements signed this monitoring year that will go towards provision of off-site affordable housing.

Within the monitoring period 2022-23, 3 sites where S106 agreements had previously been entered into delivered 78 affordable homes.

Table 9: Affordable Housing Completions 2022/23 on Sites with S106 Agreements

Application Ref	Location	Date Agreement Signed	Number of Units Completed
P18H0280	112-118 and 155-161 and land adjoining Rose Avenue, Tolladine	26/06/2019	11
20/00352/FUL	Former Tolladine Golf Course, Worcester	19/03/2021	5
P19E0021	Old Northwick Farm	25/11/2019	62

3.9. Financial S106 contributions: Affordable Housing

No financial contributions were collected for affordable housing during 2022/23.

The table below sets out affordable housing contributions for the previous monitoring period.

Table 10: Affordable Housing Contributions 2021/22

Application Ref	Location	Payment Received	Contribution (£)
21/00094/FUL	Former Fire Station, Copenhagen Street	15/11/2021	£20,155

3.10. S106 Spending

As has been demonstrated in earlier sections the expenditure of S106 funds in 2022/23 totalled £234,107. This has been spent on a range of open space projects.

Table 11: S106 Expenditure 2022/23

Application Ref	Location	Spent 2022/23	Project Funds Allocation
P18Q0226	Land North of Newtown Road	£80,346	MUGA at Brecon Avenue
P12Q0232	Ronkswood Hospital Site	£62,278	All-weather pitch at King George V
P18G0322	Whittington Road	£27,098	Cromwell Crescent park
P15D0146	Rosebank, London Road	£24,123	Fort Royal Park boundary wall
P19E0021	Old Northwick Farm	£19,610	£10,000 Landscaping at Perdiswell / £9,610 Northwick Manor Heritage Trail
P18K0195	Hopton Street	£8,665	Meco Memorial Park
Various	Hillborough and Northwick Road	£1,987	Allotment improvements
Various	Multiple sites in Warndon	£10,000	Open Space: grounds and wetlands maintenance
Total	N/A	£234,107	N/A

4. Governance Arrangements and Spending Priorities

Worcester City 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, including affordable housing, community infrastructure, jobs and environment improvements.

4.1. CIL Governance and Spending Priorities

It is acknowledged that the 2019 regulations require the IFS to set out identified projects and prioritise them for CIL spending.

The three south Worcestershire authorities are in the process of identifying and prioritising CIL expenditure in 2023, therefore, an update will be provided in 2024 when this process has been agreed. Please note that over the following year, a primary focus for allocation of the Council's CIL monies will likely be but is not limited to the delivery of the Worcester City Play Plan⁷.

4.2. S106 Governance and Spending Priorities

The Council has a S106 Programme Board comprising senior officers from Legal, Finance, Planning, Economic Development, Property Services, Project Management, and Environmental Operations Management. The Board meets quarterly to review the collection and spending of developer contributions and acts as a decision-making body to oversee the allocation of funds to projects and to monitor their progress. Where appropriate, decisions are taken to the Corporate Leadership Team (for example expenditure over £50,000) or Place and Economic Development Committee, as required.

The type of use a S106 contribution must be spent on is established in the S106 agreement itself, and very often the location in which it is to be spent is also detailed. Where the location is not specified it is normal for S106 agreements to require them to be spent within the vicinity of the development. It is important that a S106 agreement is flexible enough to adapt to changing requirements particularly where it may be some time before a development commences and triggers for contributions are met. The Programme Board consider project proposals that are presented to the Board to ensure that they meet the requirements of the S106 before finally allocating the funding. Progress against each project and the balance

⁷ [PED report July- Appendix 1- Worcester Play Plan FinalDraft.pdf](#)

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remaining in S106 agreements is reviewed at each meeting; any remaining funds that are close to reaching their specified time limit will be prioritised.

As has been presented in tables 6 and 7 in Section 3, money has been allocated to a range of projects and these will be prioritised and progress against these will be monitored during the next financial year. These include but are not limited to the Council's active travel corridor projects, refurbishment of the MUGA and youth shelter at Horizon Community Centre, St Andrews Gardens project and improvements to various allotments sites at Perdiswell, Hillborough and Old Northwick Lane.

In addition to S106 funds the Council holds, it is important that the Council knows what it would spend developer contributions on before development proposals become planning applications. This ensures the determination of applications is not delayed, contributions are matched to the Council's infrastructure priorities and there is a reduced chance legal agreements will have to be re-negotiated via a deed of variation to match the developer contributions with a deliverable infrastructure project.

Worcester City Councillors are asked to suggest projects to be funded from potential developer contributions to help inform officer negotiations with developers if appropriate applications should be received. These suggestions are reviewed by the Programme Board and kept on a database to assist with identifying future spending priorities and where appropriate project proposals are developed.