



Warwick District Council Infrastructure Funding Statement 2023/24

December 2024

Contents

Introduction	3
Section 106.....	4
Obligations entered into	5
S106 sums received	6
S106 sums spent	10
CIL.....	12
CIL demanded	12
CIL collected	12
CIL spent.....	13
CIL receipts retained	14
CIL Passed to Town and Parish Councils	15
CIL Infrastructure List.....	16

Introduction

The Infrastructure Funding Statement (IFS) is a report providing information on the contributions sought and received from developers for the provision of infrastructure, and the subsequent use of those contributions by Warwick District Council. This IFS covers the financial year 1st April 2023 to 31st March 2024.

Warwick District Council seeks developer contributions through the Community Infrastructure Levy (CIL) and Section 106 agreements. There are further developer contributions which relate to Warwick District, but which are administered by Warwickshire County Council – these include further Section 106 contributions, as well as Section 278 contributions (S278 agreements relate to developers carrying out highways works). Details can be found in the separate [IFS published by Warwickshire County Council](#).

Section 106

Infrastructure contributions can be made under Section 106 agreements where they are necessary to make the development acceptable, are directly related to the development, and are fairly and reasonably related in scale and kind to the development.

Many S106 agreements relating to developments in Warwick District have both Warwick District Council and Warwickshire County Council as signatories; sometimes developments close to or straddling the District boundary also have neighbouring authorities as signatories (for example if the necessary infrastructure lies outside of the district). Each Council collects sums for the infrastructure it will deliver, and is responsible for reporting on these sums in its own IFS.

Obligations typically due to Warwick District Council include affordable housing, public open space, Sustainable Drainage Systems (SuDS), and indoor and outdoor sports facilities. Obligations typically due to Warwickshire County Council include biodiversity, education, highways, and libraries.

Warwick District Council also collects S106 sums on behalf of the NHS Coventry and Warwickshire Integrated Care Board (ICB)¹, the South Warwickshire NHS Foundation Trust (SWFT) and the Office of the Police and Crime Commissioner for Warwickshire. These sums are then transferred to each organisation for the provision of health and Police infrastructure.

¹ Prior to 1st April 2021, the organisation responsible for commissioning health and care services in Warwick District was the South Warwickshire Clinical Commissioning Group (CCG). On 1st April 2021 this CCG merged with its neighbours to form the NHS Coventry and Warwickshire CCG. On 20th July 2022 the CCG became the NHS Coventry and Warwickshire Integrated Care Board (ICB).

Obligations entered into

Table 1: Obligations entered into during 2023/24 – financial contributions

Purpose	Value
Environment – Biodiversity Offsetting*	£16,888.00
Health – GP Surgery	£100,937.00
Health – Hospital	£62,841.10
Monitoring Fee	£20,506.40
Open Space – Off-Site Play Area	£11,049.00
Open Space – Offsite Parks, Gardens and Allotments*	£83,655.00
Sports Facilities – Grass Pitch	£169,570.80
Sports Facilities – Indoor	£124,584.40
Sports Facilities – Outdoor	£10,725.20
Total*	£304,880.40

Values agreed are sometimes dependent on currently unknown factors and may be subject to change. For example, some contributions are agreed as ‘per dwelling’ amounts at outline stage, and the number of dwellings sometimes changes in reserved matters applications.

*Note: Further contributions were agreed from W/22/1877 - Land at Warwickshire Police HQ for Biodiversity Offsetting and from that and W/22/1038 - Land at Rosswood Farm for Open Space – Offsite Parks, Gardens and Allotments. However, as the calculations are reliant on information not yet received, we are unable to provide the final amount at this stage. Once this is known an update will be published.

Newly signed agreements also included the following in-kind contributions, i.e., to be provided by the developer on-site:

Table 2: Obligations entered into during 2023/24 – in-kind contributions

Purpose	Details
Affordable Housing	54 units
Public Open Space	2 Schemes

S106 agreements often include other clauses which are neither financial nor in-kind contributions, for example employment and training strategies, travel plans, or restrictions on occupation. Such clauses are not reported here.

S106 sums received

Table 3: S106 sums received during 2023/24

Purpose	Value
Affordable Housing – Offsite Contribution	£177,708.59
Country Park	£196,852.66
Education – KMAT Secondary School Forward Funding	£132,180.66
Education – KMAT Land contribution	£505,548.70
Environment – Air Quality	£428,842.37
Environment – Biodiversity	£59,607.00
Health – GP Surgery	£1,031,750.35
Health – Hospital	£1,390,497.98
Monitoring Fee	£112,451.20
Open Space – Offsite Parks, Gardens and Allotments	£10,873.27
Police	£195,921.70
Signage	£21,390.86
Sports Facilities Indoors	£474,991.73
Sports Facilities Outdoors	£37,013.72
Total	£4,775,630.79

The following table shows sums which were received before the reported year, but which were not allocated by 31st March of the reported year.

Table 4: S106 sums received prior to 2023/24 and not allocated by the end of the reported year

Purpose	Value
Accommodation for adults with learning disabilities	£540,000.00
Affordable housing	£202,013.17
Environment - Air Quality	£1,068,925.14
Open Space – Off-Site Parks and Gardens	£93,129.43
Signage	£21,390.86
Sports Facilities – Grass Pitches	£142,682.48
Sports Facilities - Indoor	£537,122.59
Sports Facilities - Outdoor	£86,604.08
Total	£2,691,867.75

The following table shows sums, whenever received, which were allocated by 31st March in the reported year, but which were not spent by 31st March in the reported year.

Table 5: S106 sums allocated but not spent during 2023/24

Purpose	Value
Affordable Housing offsite	£98,206.26
<i>Leper Hospital redevelopment</i>	£98,206.26
Canal and Towpath	£41,742.31
<i>Canal and towpath improvements adjacent to Althorpe Street</i>	£31,742.31
<i>Upgrading canal access point at Tower Street</i>	£10,000.00
Country Park	£3,687,879.25
<i>Tachbrook Country Park</i>	£3,687,879.25
Education – KMAT Forward Funding	£132,180.66
<i>Kenilworth School Forward Funding</i>	£132,180.66
Education – KMAT Land Contribution	£505,548.70
<i>Kenilworth School Land Purchase</i>	£505,548.70
Environmental Improvements – Biodiversity	£444,898.12
<i>Country Park</i>	£270,137.92
<i>Eagle Rec</i>	£28,883.90
<i>Leamington Cemetery</i>	£28,883.91
<i>Country Park – Skylarks contribution</i>	£116,992.39
Environment – Air Quality	£314,394.00
<i>AQAP</i>	£12,246.00
<i>Clean Air Day Kenilworth</i>	£1,198.00
<i>LS Sensors</i>	£950.00
<i>ZEBRA Bid</i>	£300,000.00
Monitoring Fee	£152,135.33
Open Space – Off-Site Parks and Gardens	£999,620.52
<i>St Nicholas park skate park</i>	£28,556.76
<i>Saltisford Common and Warwick Cemetery</i>	£56,233.76
<i>Eagle Rec.</i>	£40,323.97
<i>Mill Gardens</i>	£100,439.00
<i>Abbey Fields</i>	£51,575.71
<i>Country Park Allotments</i>	£152,148.96
<i>Country Park Open Space Projects</i>	£435,644.13
<i>Newbold Skate and Play</i>	£46,906.55
<i>Radford Semele Parish Council</i>	£62,350.21
<i>Kenilworth Parish Council Allotments</i>	£10,873.27
<i>Budbrook Parish Council Allotments</i>	£10,701.97
<i>Sabin Drive Park</i>	£3,866.23
Open Space – Offsite Play Areas	£193,535.73
<i>Country Park Play Area</i>	£183,708.53
<i>Budbrooke Parish Council</i>	£9,827.20
Open Space – Maintenance Sum (commuted sum)	£1,034,130.23

Purpose	Value
<i>Shrubland Park</i>	<i>£4,716.00</i>
<i>Gog Brook Farm</i>	<i>£74,059.41</i>
<i>Millpool Meadows</i>	<i>£29,725.97</i>
<i>Frank Whittle Gardens</i>	<i>£5,235.23</i>
<i>Chesterton Gardens</i>	<i>£145,430.35</i>
<i>Myton Green</i>	<i>£452,184.50</i>
<i>Woodmills</i>	<i>£26,282.10</i>
<i>Portobello</i>	<i>£60,893.20</i>
<i>Tournament Fields</i>	<i>£190,603.47</i>
<i>Administration</i>	<i>£45,000</i>
Open Space – Play Area Equipment	£8,471.20
<i>Play area at Land South of Fieldgate Lane</i>	<i>£244.40</i>
<i>Play area at Seven Acre Close</i>	<i>£8,226.80</i>
Sports Facilities – Indoor	£579,137.72
<i>Abbey Fields Leisure Centre</i>	<i>£375,464.38</i>
<i>Cliff Cleaver Pavilion</i>	<i>£49,617.68</i>
<i>Central Ajax Football Club</i>	<i>£98,180.40</i>
<i>Newbold Comyn Leisure Centre</i>	<i>£55,875.26</i>
Sports Facilities – Outdoor	£127,860.76
<i>Oakley School Pitches</i>	<i>£10,586.18</i>
<i>Castle Farm Recreation Centre</i>	<i>£10,551.31</i>
<i>Cubbington Recreation Ground</i>	<i>£8,493.32</i>
<i>St Nicholas Park artificial pitch</i>	<i>£292.97</i>
<i>Harbury Lane playing fields</i>	<i>£31,724.05</i>
<i>Victoria Park tennis courts</i>	<i>£1,046.17</i>
<i>Lapworth Parish Council</i>	<i>£44.69</i>
<i>Newbold Cycle Hub</i>	<i>£65,122.07</i>
Total	£8,319,740.79

When S106 sums have been collected on behalf of third parties during the financial year but were not transferred to the recipient organisation by the end of the financial year, they are considered “allocated” for IFS purposes.

The following table shows S106 sums, whenever received, which were retained at the end of the reported year. Note that S106 income is often pooled from multiple sources to pay for large pieces of infrastructure, which can only be spent when all the relevant sums have been collected. Some S106 sums are used to pay for the long-term maintenance of infrastructure, and as such are held for long periods.

Table 6: S106 sums held at the end of 2023/24

Purpose	Value
Affordable Housing	£300,219.43
Affordable Housing – Accommodation for Adults with Learning Difficulties	£540,000.00
Affordable Housing – First Homes Fees	£4,650.00
Canal and Towpath	£41,742.31
Country Park	£3,503,305.64
Education – KMAT Land Purchase	£505,548.70
Education – KMAT Forward Funding	£132,180.66
Environment -Skylarks	£116,992.39
Environment – Air Quality	£1,383,319.94
Environment – Biodiversity Offsetting	£57,767.81
Environment – Biodiversity Contribution	£270,137.92
Monitoring Fee	£152,135.33
Open Space – Offsite Parks, Gardens & Allotments	£1,092,749.95
Open Space Maintenance Sum (commuted sum)	£1,034,130.23
Open Space – Play Area Offsite	£193,535.73
Open Space – Play Equipment	£8,471.20
Signage	£21,390.86
Sports Facilities – Grass Pitch	£3,983.00
Sports Facilities – Indoor	£1,254,959.79
Sports Facilities – Outdoor	£200,614.45
Total	£10,817,835.34

S106 sums spent

Table 7: S106 sums spent during 2023/24

Purpose	Value
Affordable Housing – Offsite	£695,987.05
<i>Crewe Lane</i>	£114,756.43
<i>Severn Acre Close</i>	£255,544.00
<i>Leper Hospital Development</i>	£325,686.62
Country Park	£100,043.78
<i>Tachbrook Country Park</i>	£100,043.78
Health – GP Surgery (transferred to CCG) ²	£323,190.59
<i>Improvement, extension of Budbrooke Medical Centre</i>	£125,448.39
<i>Development of a GP Practice to serve “The Asps”</i>	£197,742.20
Health – Hospital (transferred to SWFT) ³	£1,749,847.95
<i>Hospital infrastructure at Warwick and Leamington hospital sites</i>	£1,749,847.95
Monitoring Fee	£52,742.14
Open Space maintenance sum (commuted sum)	£108,695.00
<i>Shrubland Park</i>	£2,358.00
<i>Gog Brook Farm</i>	£18,514.84
<i>Millpool Meadows</i>	£5,945.19
<i>Frank Whittle Gardens</i>	£747.89
<i>Chesterton Gardens</i>	£14,543.03
<i>Myton Green</i>	£45,218.45
<i>Portabello</i>	£4,684.09
<i>Tournament fields</i>	£14,661.81
<i>Woodmills Meadow</i>	£2,021.70
Open Space – Offsite Parks and Gardens	£116,269.41
<i>Eagle Rec</i>	£9,895.06
<i>Sabin Drive Park</i>	£57,871.38
<i>All Saints Churchyard</i>	£13,600.00
<i>Victoria Park</i>	£34,902.97
Open Space – Play Equipment	£70,369.69
<i>Seven Acre Close</i>	£70,369.69
Police (Transferred to Office of the Police and Crime Commissioner) ⁴	£199,146.70
<i>Police Infrastructure in Warwick District</i>	£50,817.72
<i>Warwick Rural East Safer Neighbourhood Team</i>	£36,341.82

² Regarding sums collected on behalf of third parties – from the point that these sums are transferred, responsibility for reporting on S106 spend lies with each recipient organisation. Where such sums are shown in this table, it shows the amount transferred and its intended purpose, rather than the amount spent by each organization.

³ See previous footnote.

⁴ See previous footnote.

Purpose	Value
<i>Equipment, Vehicles or Premises in the vicinity of "Hazelwood", Cubbington</i>	<i>£3,225.00</i>
<i>The provision, fitting out and equipping of a police office to serve the locality of "The Asps"</i>	<i>£108,762.16</i>
Sports Facilities – Indoor	£1,381,700.29
<i>Abbey Fields Leisure Centre</i>	<i>£1,373,714.09</i>
<i>Ajax Football Club</i>	<i>£7,986.20</i>
Sports Facilities – Outdoor	£9,149.30
<i>Newbold 3G preliminary</i>	<i>£424.10</i>
<i>Racing Club Warwick</i>	<i>£8,725.20</i>
Total	£4,807,141.90

CIL

The Community Infrastructure Levy (CIL) is a tariff charged on the gross internal floor space of a proposed development, at a locally set rate, to fund infrastructure needs arising from new development. This can include transport schemes; flood defences; schools; health & social care facilities; parks & green spaces; cultural & sports facilities. Warwick District Council introduced its charging schedule on 18th December 2017.

In Warwick District, charges are applied to residential developments, some retail development and student housing. Other uses (such as offices, hotels, industrial and warehousing) are zero rated. Exemptions and reliefs apply in certain specific circumstances including where the proceeds of development are used for charitable purposes, social housing, self-build housing and most residential extensions.

CIL demanded

Table 8: CIL demanded during 2023/24

Item	Value
Demand notices issued	£231,567.85

CIL collected

Table 9: CIL collected during 2023/24

Item	Value
CIL receipts (CIL income)	£2,449,291.57
Collected before the reported year but not allocated	£0.00
Collected before the reported year which was allocated during the reported year	£0.00
Allocated during the reported year but not spent	£0.00

Table 10: Items of infrastructure for which CIL was allocated 2023/24

Infrastructure	Value
Kenilworth Leisure Phase II: Castle Farm Recreation Centre	£375,000
Medical facilities - North Leamington (Cubbington / Lillington)	£900,000
CIL Admin charge	£73,000.00
Total allocated during the reported year (inc. Admin charge)	£1,348,000

This table excludes any CIL allocated to projects from the Neighbourhood Portion of CIL.

Note the total allocated includes some amounts which were both allocated and spent in the reported year.

Further details of each of the above projects can be found in the CIL Infrastructure List which follows later in this report.

CIL spent

Table 11: CIL spent during 2023/24

Item	Value
CIL spent (inc.Admin charge)	£8,848,000
<i>Kenilworth Leisure Phase II: Castle Farm Recreation Centre</i>	<i>£6,000,000</i>
<i>Medical facilities – North Leamington (Cubbington / Lillington)</i>	<i>£2,740,000</i>
<i>Wayfinding in Kenilworth</i>	<i>£35,000</i>
<i>CIL Admin Charge</i>	<i>£73,000.00</i>
CIL Admin Charge as percentage of reported year receipts	2.98%

This table excludes any CIL spent on projects from the Neighbourhood Portion of CIL.

CIL receipts retained

Table 12: CIL retained 2023/24

Item	Value
CIL receipts for the reported year retained at the end of the reported year other than those recovered from a parish council under Regulations 59E and 59F	£0.00
CIL receipts from previous years retained at the end of the reported year other than those recovered from a parish council under Regulations 59E and 59F	£0.00
CIL receipts recovered from a parish council during the reported year which were retained at the end of the reported year	N/A
CIL receipts recovered from a parish council in previous years retained at the end of the reported year	N/A
The total value of CIL receipts that Regulations 59E or 59F applied to	£0.00
Items of infrastructure to which the CIL receipts to which Regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item	N/A

Regulation 59E allows Councils to reclaim money passed to Town or Parish Councils if it has not been spent appropriately or within the 5-year timeframe.

Regulation 59F relates to areas not covered by a Town or Parish Council and the amount of CIL that would have been passed to the Town or Parish Council had one existed.

CIL Passed to Town and Parish Councils

A proportion of the CIL money collected is distributed to the Parish or Town Council in which the development falls. This proportion must be spent to support the impact of developments on local communities, and Parish / Town Councils must in turn report on their levy income and spending.

WDC are required to pass 15% of CIL receipts to relevant Parish / Town Councils who do not have a Neighbourhood Plan in place arising from developments in their areas. Payments will be capped to £100 per Council Tax dwelling per year. For example, a Parish / Town Council with 500 dwellings cannot receive more than £50,000 of CIL receipts per year.

The levy contribution will increase to 25% for Parish / Town Councils with an adopted Neighbourhood Plan; there is no cap on the amount paid if a Neighbourhood Plan is in place. For this to apply, the Neighbourhood Plan must have been made before a relevant planning permission first permits development (as amended by the 2011 and 2014 Regulations).

Table 13: CIL passed to Town and Parish Councils during 2023/24

Item	Value
Passed to Town and Parish Councils	£508,649.34
<i>Beausale, Haseley and Honiley</i>	£1,409.85
<i>Bishop's Tachbrook</i>	£2,636.57
<i>Burton Green</i>	£51,670.93
<i>Hatton</i>	£88,100.00
<i>Kenilworth</i>	£244,031.77
<i>Old Milverton & Blackdown</i>	£13,699.69
<i>Lapworth</i>	£16,238.11
<i>Leamington Spa</i>	£59,106.98
<i>Warwick</i>	£12,602.96
<i>Whitnash</i>	£19,152.48
Passed to another person for that person to apply to funding infrastructure	£0.00
Notices served to recover unspent CIL from a Parish Council	N/A

CIL Infrastructure List

The CIL Infrastructure List shows the infrastructure projects or types which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL in regard to regulations 59E and 59F).

This list was approved by Warwick District Council as the CIL Projects List for 2023/24 in February 2024.

Table 14: CIL Infrastructure List

Infrastructure Project	Project Description
Bath Street Improvement Scheme*	The Bath Street Improvement Scheme also known as the Bath Street Gyrotory Scheme is a transport infrastructure proposal that delivers a host of much-needed highway and transport improvements in the Bath Street area of Leamington Spa. The proposed infrastructure is fundamental to alleviating the Bath Street area's known air quality issue (which is an Air Quality Management Area (AQMA)); it provides better accessibility to Leamington Spa's railway station and Leamington South, for all modes of transport, and gives vitality to this area of Leamington.
Emscote Road Multi Modal Corridor Improvements	Multi modal improvements, including improved cycle infrastructure, improvements to Portobello Bridge, carriageway improvements and junction improvements to the following: St Johns / Coventry Road, Emscote Rd / Greville Road, Rugby Road / Warwick New Road & Princes Drive / Warwick New Road.
Kenilworth Leisure (Phase 2): Castle Farm Recreation Centre	The Council is committed to improving leisure facilities in Kenilworth including the facilities at Castle Farm as part of Phase II of its Leisure Development Programme.
Medical facilities - North Leamington (Cubbington / Lillington)	New GP surgery in North Leamington Spa (Cubbington / Lillington) / new health hub (incorporating primary medical care and community services) in North Leamington Spa (Cubbington / Lillington).
Wayfinding in Warwick	Review and replacement of pedestrian / cycle signage and way marking in Warwick town centre.
Newbold Comyn*	Improvements to Newbold Comyn Park.
Myton footpath/cycleway link	A cycle / pedestrian path from the Stadium (Fusiliers Way) through to Myton Road.
Relocation of athletics facility and creation of Commonwealth/Elizabeth Park*	Relocation of the athletics facility from Edmondscote Road to new location by proposed Community Stadium. Edmondscote Road to be used as public open space (Commonwealth/Elizabeth Park).
Riverside Walk Bridge*	A new footpath / cycleway bridge connecting the north & south side of River Leam at Victoria Park.

Infrastructure Project	Project Description
Relocation of Kenilworth Wardens	To purchase land, enable site access and essential supporting site infrastructure thereby enabling Kenilworth Wardens Cricket Club to relocate from its current site.
Community Stadium*	To support the delivery of a new community stadium on land off Fusiliers Way, Warwick.
Elizabeth Park*	To support the delivery of a new park on land at Edmonscote, Leamington Spa

Note: The projects marked with an Asterisk * on the CIL Projects List are not identified for funding in 23/24 but are indicated on the list to demonstrate ongoing support for the projects as it is likely that funding will be available to support them in subsequent years.

Some of the projects listed in tables 10 and 11 were on earlier iterations of the CIL Infrastructure List, but do not appear in the current list. These are shown in table 15 below.

Table 15: CIL projects for which money has been allocated or spent, which are not in the current CIL Infrastructure List

Infrastructure Project	Project Description
Leamington Spa Station Forecourt Enhancement	Improvements to the station forecourt which will create an enhanced public realm space at the station forecourt including new waiting areas for buses and taxis, improved existing pedestrian and cycle infrastructure, refurbishment of the station underpass and provision of new wayfinding signs within the public realm space.
Warwick Gates Community Centre	Reconfiguration of the centre and addition of a function room to increase capacity of building.
Wayfinding in Warwick, Kenilworth and Leamington	Review and replacement of pedestrian / cycle signage and way marking in Warwick, Kenilworth and Leamington town centres.
Whitnash Civic Centre & Library	The Civic Centre and Library will see the delivery of modern leisure facilities in Whitnash town.
Warwick Town Centre Improvement Works	The improvement works for Warwick town centre include revised traffic flows through the town centre, junction enhancements and improved pedestrian and cycle connectivity
St Mary's Land, Warwick	A range of measures to support the delivery of the St Mary's Land masterplan approved in 2017.