



# **ANNUAL INFRASTRUCTURE FUNDING STATEMENT 1 APRIL 2024-31 MARCH 2025**







# 1. INTRODUCTION

- 1.1. The Community Infrastructure Levy Regulations 2010 (as amended) Regulation 121A requires all local authorities to prepare an annual infrastructure funding statement.
- 1.2. A local authority that has received developer contributions (section 106 planning obligations or Community Infrastructure Levy) must publish online an infrastructure funding statement by 31 December each year covering the previous financial year from 1 April to 31 March.
- 1.3. Section 4 below sets out the annual infrastructure funding statement information in relation to s106 obligations. A planning obligation under section 106 of the Town and Country Planning Act 1990 is a voluntary agreement between the local planning authority and any other body with an interest in land in their area. Its purpose is to restrict and/or regulate the use of land, or to make other such arrangements (such as financial contributions) as the local authority considers to be necessary.
- 1.4. The Community Infrastructure Levy (CIL) is a planning charge that local authorities can use to help deliver infrastructure to support development in their area. Rugby Borough Council introduced CIL charging on 1 April 2024, therefore it was a CIL charging authority for the first time in the year ended 31 March 2025, on which this statement reports.

# 2. INFRASTRUCTURE LIST

- 2.1. The following are the key types of infrastructure which Rugby Borough Council will or may seek to fund (wholly or in part) through CIL. This is not in order of priority:
  - 2.1.1. Transport infrastructure – improvements to the Strategic Highway Network as identified by National Highways and transport schemes outlined by Warwickshire County Council or Rugby Borough Council;
  - 2.1.2. Education – including primary, secondary and special educational needs.
  - 2.1.3. Open space, sporting and recreation facilities – improvements to open space provision, including play provision.
  - 2.1.4. Environment and Biodiversity – CIL funds may be spent on improving the public realm especially the town centre, landscapes and habitats; and improving access to green space;
  - 2.1.5. Health facilities – expansion of/improvements to existing primary/secondary care provision, and/or new primary/secondary care provision;
  - 2.1.6. Other infrastructure – such as flood mitigation and social and community facilities.
- 2.2. The Council is responsible for making the final decision on the allocation of funding raised

through CIL. The Council will identify and agree priorities for the use of CIL and the allocation of funds. CIL collected will be used to provide infrastructure to support growth within the Borough.

- 2.3. 5% of CIL receipts will be used to provide a dedicated resource for the annual monitoring and management required by the CIL regulations;
- 2.4. Either 15% or 25% of receipts accruing from development within their Parish (depending on whether a neighbourhood plan is in place and subject to capping per dwelling) will be allocated to the relevant parish council.
- 2.5. Remaining CIL monies will be allocated by the Council for investment in infrastructure for the Borough.
- 2.6. Table 1 below sets out draft criteria for assessing whether or not a project will be included in the infrastructure list in the Annual Infrastructure Funding Statement (AIFS). Inclusion of a project on the Infrastructure List does not guarantee that the project will receive any CIL funding.

Table 1: Criteria for assessing infrastructure projects

Criteria	Assessment
1. Is the infrastructure essential or important to support the development of the Borough?	The project must be essential or important to be considered for inclusion.
2. Is the infrastructure project consistent with the delivery of the Development Plan?	The project must be consistent with the Development Plan to be considered for inclusion.
3. Does the infrastructure align with other Council strategies and partner investment plans?	The project must have significant or moderate alignment with Council and other partner strategies to be considered for inclusion.
4. Are there any constraints to delivery of the infrastructure?	Projects that have no, minor or moderate constraints will be considered for inclusion.

## 3. COMMUNITY INFRASTRUCTURE LEVY REPORT

- 3.1. Regulation 121A of The Community Infrastructure Levy Regulations 2019 requires the following items to be reported upon:

(a) the total value of CIL set out in all demand notices issued in the reported year:

£52,614.84

(b) the total amount of CIL receipts for the reported year:

£42,455.00

(c) the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated:

£0.00 (N/A, CIL charging introduced 01/04/2024)

(d) the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year:

£0.00 (N/A, CIL charging introduced 01/04/2024)

(e) the total amount of CIL expenditure for the reported year:

£0.00

(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year:

£0.00

(g) in relation to CIL expenditure for the reported year, summary details of

(i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item:

N/A, no CIL spent in 2024/25

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

N/A, no CIL spent in 2024/25

(iii) the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation:

N/A, no CIL spent in 2024/25

(h) in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item:

N/A, no CIL allocated in 2024/25

(i) the amount of CIL passed to:

(i) any parish council under regulation 59A or 59B

£0.00, the CIL receipts that these regulations applied to were received between 1<sup>st</sup> October 2024 & 31<sup>st</sup> March 2025, so no CIL was passed to parish councils until April 2025.

(ii) any person under regulation 59(4)

£0.00

(j) summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including

(i) the total CIL receipts that regulations 59E and 59F applied to:

£0.00

(ii) the 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, no CIL allocated or spent in 2024/25

(k) summary details of any notices served in accordance with regulation 59E, including

(i) the total value of CIL receipts requested from each parish council

£0.00

(ii) any funds not yet recovered from each parish council at the end of the reported year:

£0.00

(l) the total amount of

(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied:

£42,455.00

(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied:

£0.00 (N/A, CIL charging introduced 01/04/2024)

(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year:

£0.00

(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year:

£0.00 (N/A, CIL charging introduced 01/04/2024)

## 4. SECTION 106 REPORT

4.1. The regulations require the following items to be reported upon:

(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year:

£841,107.10

(b) the total amount of money under any planning obligations which was received during the reported year:

£1,087,302.93

(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.

£0

(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—

(i) in relation to affordable housing, the total number of units which will be provided:

Site address	Number of units
Binley Woods Service Centre, 64 Rugby Road, Binley Woods	6

(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided.

**Warwickshire County Council** also spend s106 money on delivering infrastructure in the Borough of Rugby, (Education, Highways, Biodiversity Offsetting and Rugby Library). The following link provides information on their expenditure by year: <https://www.warwickshire.gov.uk/developer-contributions/annual-infrastructure-statement/1>

(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure.

£7,644,080.26

(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend).

£601,472.41
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(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item.

<b>Total</b>	<b>£7,644,080.26</b>
Open Space Facilities & Maintenance	£4,654,245.02
Riverside / Canal Enhancement	£22.67
Community / Leisure Facilities	£426,831.41
Cemeteries	£142,512.83
Outdoor Sports Facilities & Maintenance	£1,902,701.17
Indoor Sports Facilities / Maintenance	£380,953.26
Waste Management & Recycling	£88,892.15
Healthcare	£9,796.52
Heritage	£16,042.00
Monitoring	£22,083.23

(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of:

(h)(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item.

<b>Total</b>	<b>£601,472.41</b>	<b>%</b>
Open Space Facilities / Maintenance	£288,592.60	48%
Riverside / Canal Enhancement	£51,334.60	8.5%
Community / Leisure Facilities	£39,545.80	6.5%
Outdoor Sports Facilities / Maintenance	£92,160.09	15%
Indoor Sports Facilities /Maintenance	Nil	0%
Police Contributions	Nil	0%
Waste Management	£106,764.00	18%
Library Facilities	£7,325.32	1%
Health Care (inc. ICB)	Nil	0%
Monitoring	£15,750.00	3%

<b>Open Space Facilities /Maintenance</b>	<b>£288,592.60</b>
Cawston Grange Original Site - phase 4	£29,478.76
St Peters Road, Rugby	£212.75
Coton Park	£4,067.07
Bilton Road / Johnson Avenue	£471.68
Kilsby Lane Habitat Park	£2,458.24
Coton Park Balancing Pond	£4,545.81
Newbold Farm	£1,770.00
Coton Park East	£6,074.59
Gateway R1	£9,984.00



Garage Court, Nelson Way	£11,220.27
Rugby Gateway	£1,691.60
Former Sidings & Ballast Pits	£34,406.07
Cawston Extension	£2,705.14
Cawston Lane (Helical)	£1,172.00
Former Conservative Club, 59 Avenue Road	£190.39
Grange Farm Cottage, Cawston	£7,364.91
Ashlawn Ridgeway, Ridgeway Farm	£34,888.94
Williams Field, Cawston	£1,045.00
26 Lawford Lane, Bilton	£3,823.07
73 Oxford Street	£6,704.26
Ashlawn Road West	£27,788.38
Land South of Coventry Road & North of Lime Tree Avenue	£9,215.00
Cattle Market Site	£74,665.06
Land at Stretton Road, Wolston	£11,587.53
The Imperial Hotel, 165 Oxford Street (Caldecott Park)	£1,062.08
<b>Riverside / Canal Enhancement</b>	<b>£51,334.60</b>
Leicester Road	£51,334.60
<b>Community / Leisure Facilities</b>	<b>£39,545.80</b>
Rugby Gateway	£39,545.80
<b>Outdoor Sports Facilities / Maintenance</b>	<b>£92,160.09</b>
Cawston Lane (Helical)	£29,875.54
Land South of Back Lane, Long Lawford	£10,348.80
Cattle Market Site	£32,000.00
Land off Long Hassocks	£19,935.75
<b>Waste Management</b>	<b>£106,764.00</b>
Rugby Radio Station	£106,764.00
<b>Library Facilities</b>	<b>£7,325.32</b>
Land South of Coventry Road & North of Lime Tree Avenue	£7,325.32
<b>Monitoring</b>	<b>£15,750.00</b>
Rugby Radio Station (Houlton)	£15,000.00
Land off Long Hassocks	£750.00

(h)(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part).

£ 0
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(h)(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.

£15,750.00
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(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

<b>Total</b>	<b>£7,644,080.26</b>
Open Space Facilities / Maintenance	£4,654,245.02
Riverside / Canal Enhancement	£22.67
Community / Leisure Facilities	£426,831.41
Cemeteries	£142,512.83
Outdoor Sports Facilities / Maintenance	£1,902,701.17
Indoor Sports Facilities /Maintenance	£380,953.26
Waste Management	£88,892.15
Healthcare	£9,796.52
Heritage	£16,042.00
Monitoring	£22,083.23
<b>Open Space Facilities / Maintenance</b>	<b>£4,654,245.02</b>
Land at Leamington Road, Ryton on Dunsmore	£43,483.20
Former Wolston High School Site	£15,565.99
Cawston Grange Phase 4	£182,616.12
Churchover BG Transco	£7,655.25
St Peters Road, Rugby	£898.73
Clifton Links	£6,786.32
Coton Park	£77,305.08
Coton Park Land Acquisition	£110,135.97
Bilton Road/Johnson Avenue	£75,534.20
Kilsby Lane Habitat Park	£3,759.05
Smiths Industries Site	£2.89
Valley Park, Land off Cosford Lane	£15,654.01
Willans Works	£68,204.07
Land at Lawford Lane	£27,018.82
Harris School	£7,037.85
Coton Park (Balancing Pond)	£43,564.20
Newbold Farm	£36,005.20
Coton Park East	£171,107.33
Gateway R1 & R2 & R4	£129,190.37
Garage Courts, Nelson Way	£6.27
Former Sidings and Ballast Pits	£41,170.15
Cawston Extension Site	£213,069.38
Rugby Ambulance Station	£11,851.29
Cawston Lane	£217.65
Warwickshire College	£32,206.13
Former Conservative Club, 59 Avenue Road	£8,799.51
Church Farm, London Road, Ryton	£14,967.34
Ashlawn Ridgeway, Ridgeway Farm	£692,616.39

Former Bilton Social Club	£2,450.94
Williams Field, Cawston	£262,573.45
73 Oxford Street, Rugby	£8,489.22
Land at Old Hall, Clifton on Dunsmore	£7,695.77
Webb Ellis Business Park	£56,559.42
15 Parkfield Road	£29,635.46
Ashlawn Road West	£1,039,870.04
Wharf Farm	£13,324.13
Land South of Coventry Road & North of Lime Tree Avenue	£234,718.15
Gorse Farm, Ashlawn Road	£11,153.76
15-27 Townsend Lane, Long Lawford	£32,266.96
Land at St Peters Road	£10,531.81
Shaw School of Dancing, Jubilee Street	£21,937.22
Land South of Technology Drive	£6,345.43
Bell House, Lawford Road	£35,935.62
Former Oakfield Recreation Site	£198,414.70
Cattle Market Site	£7,932.30
Land at Stretton Road, Wolston	£49,227.31
The Imperial Hotel, 165 Oxford Street	£26,064.55
Land North of Coventry Road, Long Lawford	£17,122.92
Land off Long Hassocks, Coton Park	£468,757.29
Land at Wolvey Campus	£76,809.81
<b>Riverside / Canal Enhancements</b>	<b>£22.67</b>
Wharf Farm	£22.67
<b>Community / Leisure facilities</b>	<b>£426,831.41</b>
Rugby Gateway R2	£70,047.39
Gateway R4	£35,229.81
Cawston Extension	£396.80
Wharf Farm	£321,157.41
<b>Cemeteries / Maintenance</b>	<b>£142,512.83</b>
Rugby Gateway	£142,512.83
<b>Outdoor Sports Facilities / Maintenance</b>	<b>£1,902,701.17</b>
Cawston Lane	£296,314.52
Back Lane South, Long Lawford	£86,075.39
Ashlawn Road West	£563,444.35
Wharf Farm	£512,066.65
Land South of Coventry Road, North of Lime Tree Avenue	£197,679.26
Former Oakfield Recreation Site	£145,270.27
Cattle Market Site	£37,067.26
Land off Long Hassocks	£50,399.74
Land at Wolvey Campus	£14,383.73
<b>Indoor Sports Facilities / Maintenance</b>	<b>£380,953.26</b>
Coton House	£20,636.92
Williams Field	£3,687.23
Ashlawn Road West	£272,242.30
Land South of Coventry Road, North of Lime Tree Avenue	£84,386.81

<b>Waste Management &amp; Recycling</b>	<b>£88,892.15</b>
Rugby Radio Station	£88,892.15
<b>Healthcare</b>	<b>£9,796.52</b>
Land South East of Brownsover Lane	£9,796.52
<b>Heritage</b>	<b>£16,042.00</b>
Rugby MSA	£16,042.00
<b>Monitoring</b>	<b>£22,083.23</b>
Junction of Coventry Road & Pipers End, Wolvey	£22,083.23