

Infrastructure Funding Statement

Author: Strategic Planning

Version: Reported year 1 April 2024 to 31 March 2025

Contents

1: Introduction.....	4
2: Executive Summary.....	5
3: Community Infrastructure Levy (CIL) contributions for 2024 to 2025.....	6
3.1: CIL Funding Summary	6
3.2: CIL Main fund	7
3.3: CIL Neighbourhood Allocation	8
3.3.1: CIL Local Parish Council Allocation.....	9
3.3.2: CIL Ward Neighbourhood Allocation	9
4: Section 106 (S.106) planning obligation contributions for 2024 to 2025.....	20
4.1: S.106 financial contributions received	20
4.2: S.106 financial contributions spent.....	22
4.3: S.106 financial contributions transferred to other organisations	24
4.4: S.106 financial contributions not required and returned	26
4.5: S.106 financial contributions allocated but not yet spent.....	26
5: Estimated future income from developer contributions	27
5.1: Value of CIL set out in all Demand Notices issued in the reported year	27
5.2: Value of S.106 planning obligations entered into in the reported year ²¹	27
6: Planning for infrastructure expenditure	30
6.1: What do developer contributions deliver?.....	30
6.2: Future spending priorities.....	31
7: Conclusion.....	32

Tables and figures

▼ Summary Table 1: Community Infrastructure Levy (CIL) Funds 2024 to 2025	5
▼ Summary Table 2: Section 106 (S.106) Planning Obligation Funds 2024 to 2025	5
▼ Table 1: Total CIL Summary	6
▼ Table 2: CIL Main Fund	7
▼ Table 3: CIL Neighbourhood Allocation	8
▼ Table 4: CIL Local Parish Council Allocation	9
▼ Table 5: Details of CIL Ward Neighbourhood Allocations	10
▼ Figure 1: CIL Ward Neighbourhood Allocations in Reported Year	19
▼ Table 6: Details of S.106 income received to date in reported year 2024 to 2025 (as of 31 March 2025)	21
▼ Table 7: Details of S.106 expenditure in reported year 2024 to 2025	22
▼ Table 7b: Details of S.106 funds under any planning obligations transferred to other organisations in 2024 to 2025	24
▼ Figure 2: S.106 expenditure in 2024/25	25
▼ Table 8: Details of S.106 financial contributions allocated to projects (but not yet spent) in reported year 2024 to 2025	26
▼ Table 9: Details of planning obligations entered into during the reported year 2024 to 2025	28

1: Introduction

Local authorities are required to publish an annual infrastructure funding statement (IFS) providing details of developer contributions to infrastructure¹ from the Community Infrastructure Levy (CIL)² and Section 106 (S.106) planning obligations³.

Southend-on-Sea City Council became a CIL Charging Authority, and commenced CIL charging, in July 2015; and has been securing developer contributions through planning obligations since the introduction of Section 106 of The Town and Country Planning Act 1990 (as amended).

The Reported Year of this IFS is the financial year from 1 April 2024 to 31 March 2025.

Further information regarding CIL and S.106 planning obligations can be found on the [Council's website](#) or obtained from the [Planning Portal](#) or the Government's online [Planning Practice Guidance](#).

¹ Regulation 121A of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The matters included in this IFS reflect the requirements set out in Schedule 2 of the regulations.

² The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

³ Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as S.106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development.

2: Executive Summary

▼ Summary Table 1: Community Infrastructure Levy (CIL) Funds 2024 to 2025

Reported Year 2024 to 2025	Total value of CIL set out in all Demand Notices issued in the reported year	£724,687.33
	Total amount of CIL receipts carried over from previously reported years	£4,383,976.32
	Total amount of CIL receipts in reported year	£588,377.48
	Total amount of CIL expenditure (including admin expenses) in the reported year	£183,534.33
	Total overpayments returned ⁴ in the reported year	£3,169.05
	Total amount transferred to other organisations in the reported year	£7,808.28
	Total amount of CIL allocated but unspent in the reported year	£2,569,831.61
	Total amount of CIL collected in any year yet to be allocated and remaining to be spent at the end of the reported year	£2,208,010.54

▼ Summary Table 2: Section 106 (S.106) Planning Obligation Funds 2024 to 2025

Reported Year 2024 to 2025	Total amount of money to be provided under any planning obligations which were entered into during reported year ⁶	£ 1,832,291.85
	Total amount of money under any planning obligations carried over from previously reported years which had not been allocated and was available to spend at the start of reported year	£2,163,676.96
	Total amount of money under any planning obligations carried over from previously reported years which was allocated but not spent at the start of the reported year	£333,000.00
	Total amount of money under any planning obligations which was received in reported year	£26,824.80
	Total amount of money under any planning obligations which was spent in reported year	£244,009.50
	Total amount of money under any planning obligations which was returned in reported year	£0.00
	Total amount of money under any planning obligations transferred to other organisations in reported year	£2,264.24
	Total amount of money under any planning obligations which was allocated but not spent at the end of the reported year	£486,432.20
	Total amount of money under any planning obligations yet to be allocated and remaining to be spent at the end of reported year	£1,790,795.82

⁴ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

⁵ Figures correct at time of preparation of this report but may be subject to adjustments.

⁶ This figure relates to either development that has yet to commence or implemented schemes for which the due date for contributions has not yet been reached i.e. the contributions have not been received and cannot be guaranteed to be received.

3: Community Infrastructure Levy (CIL) contributions for 2024 to 2025

3.1: CIL Funding Summary

Table 1 sets out the CIL financial summary for 2024 to 2025 for the period from 1 April 2024 to 31 March 2025.

▼ Table 1: Total CIL Summary

Total CIL receipts carried over from previously reported years⁷	£4,383,976.32
Total CIL receipts⁸ in reported year including:	£588,377.48
CIL receipts in CIL Main Fund in reported year	£501,357.85
CIL receipts in CIL Neighbourhood Allocation in reported year (15% of total receipts less surcharges)	£87,019.64
CIL received for administrative expenses in reported year (5% of reported year total)	£30,967.24
Total CIL receipts carried over from previously reported years and received in reported year	£4,972,353.80
Total overpayments returned in reported year ⁹	£3,169.05
Balance of CIL receipts after overpayments returned	£4,969,184.75
Total amount of CIL applied to administrative expenses in the reported year	£30,967.24
Total expenditure from CIL Ward Neighbourhood Allocation in reported year ¹⁰	£76,485.91
Main Fund expenditure for the reported year	£76,081.18
Total amount of CIL transferred to Leigh Town Council (LTC) from the reported year (Local Council Neighbourhood Allocation)	£7,808.28
Total CIL receipts in CIL Main Fund and CIL Ward Neighbourhood Allocation unspent at the end of the reported year¹¹	£4,777,842.15
Total CIL Main Fund amount allocated but unspent in the reported year	£2,355,235.77
Total CIL Ward Neighbourhood Allocation amount allocated but unspent in the reported year ¹²	£214,595.84
Total CIL receipts in CIL Main Fund and CIL Ward Neighbourhood Allocation yet to be allocated and remaining available to spend at the end of the reported year	£2,208,010.54

⁷ This includes all unspent receipts within the CIL Main Fund and CIL Ward Neighbourhood Allocation.

⁸ This figure comprises total funds received in reported year 2024 to 2025 only i.e. does not include the value of any unpaid invoices raised in the reported year. In addition, CIL receipts include the value of land payments and infrastructure payments made in respect of CIL charges.

⁹ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

¹⁰ See Table 5 for a detailed breakdown.

¹¹ This figure can include the value of acquired land on which development consistent with a relevant purpose has not commenced or the acquired land has been used or disposed of for a purpose other than the relevant purposes and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent and the value of infrastructure if the infrastructure has not been provided.

¹² See Table 5 for a detailed breakdown.

3.2: CIL Main fund

The CIL Main Fund is to be spent on strategic infrastructure that is considered essential to deliver the growth identified in the City's Local Development Plan. This infrastructure was initially identified in the CIL Infrastructure Delivery Plan 2015 ('IDP') but is under review as part of the Southend new Local Plan preparation.

▼ Table 2: CIL Main Fund

▼ CIL Main Fund (summary)	
Main Fund carried over from previously reported years	£3,940,450.51
Main Fund receipts for the reported year	£501,357.85
Total overpayments returned in the reported year ¹³	£2,790.46
Main Fund expenditure (including admin expenses) for the reported year	£107,048.42
Total CIL Main Fund unspent at the end of the reported year	£4,331,969.48
Total CIL Main Fund amount allocated but unspent in the reported year including: <ul style="list-style-type: none">£846,600.00 towards Enhancing Children's Play Provision in Public Parks£918,635.77 towards Cycle Infrastructure Improvement Programme£590,000.00 towards East Beach Inclusive Playground	£2,355,235.77
Total CIL Main Fund yet to be allocated and remaining to spend at the end of the reported year	£1,976,733.71

¹³ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

3.3: CIL Neighbourhood Allocation

▼ Table 3: CIL Neighbourhood Allocation

▼ Neighbourhood Allocation (summary)	
Neighbourhood Allocation carried over by Southend-on-Sea City Council from previously reported years	£443,525.81
Total Neighbourhood Allocation receipts for the reported year including funds to be transferred to LTC	£87,019.64
Total CIL receipts to be transferred to LTC for the reported year	£7,808.28
Total overpayments returned in the reported year ¹⁴	£378.59
Neighbourhood Allocation expenditure for the reported year excluding funds transferred to LTC	£76,485.91
Total CIL Ward Neighbourhood Allocation unspent at the end of the reported year	£445,872.67
Total CIL Ward Neighbourhood Allocation amount allocated but unspent in the reported year ¹⁵	£ 214,595.84
Total CIL Ward Neighbourhood Allocation yet to be allocated and remaining to spend at the end of the reported year	£231,276.83

¹⁴ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

¹⁵ See Table 5 for a detailed breakdown.

3.3.1: CIL Local Parish Council Allocation

▼ Table 4: CIL Local Parish Council Allocation

▼ Local parish council: Leigh Town Council (LTC)	
Total CIL receipts allocated to LTC for the reported year	£7,878.95
Ward breakdown:	
• CIL receipts within Belfairs (within LTC boundary)	£1,405.33
• CIL receipts within Blenheim Park (within LTC boundary)	£0.00
• CIL receipts within Leigh	£3,721.36
• CIL receipts within West Leigh	£2,752.27
Deductions ¹⁶ from allocated amount in reported year	£70.68
Details of requests for repayment of CIL receipts from LTC that have not been applied to support the development of its area within 5 years of receipt:	
• Total value of CIL receipts requested to be returned from LTC	£0.00
• Total value of CIL receipts yet to be recovered from LTC for the reported year	£0.00
Total CIL receipts to be transferred to LTC for the reported year	£7,808.28

Leigh-on-Sea Town Council's CIL Annual Reports, setting out details of expenditure, are published on the Parish Council's website:

<http://www.leighonseatowncouncil.gov.uk>

3.3.2: CIL Ward Neighbourhood Allocation

The CIL Ward Neighbourhood Allocation must be spent on schemes that will help support development of the ward area by funding either: a) the provision, improvement, replacement, operation or maintenance of infrastructure; or b) anything else that is concerned with addressing the demands that development places on an area.

Details relating to expenditure of the Neighbourhood Allocation within Southend-on-Sea City Council Wards in the reported year are set out in Table 5 below.

¹⁶ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

▼ Table 5: Details of CIL Ward Neighbourhood Allocations

Wards not including LTC	Receipts in 2024 to 2025 (£)	Funds carried over from previously reported years (£)	Over payments returns for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Unspent funds returned to Ward Fund	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Chalkwell Speedwatch	799.00	799.00	-		-	-	-
				Chalkwell Bowling Club Pétanque Project	1,000.00	-	1,000.00		-	-	-
				Tree planting	2,000.00	955.00	-		-	1,045.00	-
				Sir David Amess & City Celebration Display	3,000.00		237.10		-	2,762.90	
Chalkwell	31,911.62	29,175.16	-				1,237.10	-	59,849.68	3,807.90	56,041.78
				Tree planting between Eastwood and Oakwood parks (project complete under budget)	2,191.20	661.00	-	1,530.20	-		-
				Rochford Corner power connection (project complete under budget)	1,394.93	1,354.87	-	40.06	-		-
				Rayleigh Road Planters	3,421.74	-	3,421.74		-	-	-

Wards not including LTC	Receipts in 2024 to 2025 (£)	Funds carried over from previously reported years (£)	Over payments returns for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Unspent funds returned to Ward Fund	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Dandies Park Trees	1,530.20	-	-		-	1,530.20	-
				Renovation of the outside of the Park Pavilion in Oakwood Park	951.66		-		-	951.66	
Eastwood Park	2,657.51	6,867.82	210.53				3,421.74	-	5,893.06	2,481.86	3,411.20
				Southchurch Hall Gardens information boards	7,800.00	-	-		-	7,800.00	-
Kursaal	1,264.37	13,701.66					-	-	14,966.03	7,800.00	7,166.03
				Milton Park improvements	5,000.00	3,549.56			-	1,450.44	-
				Park Street replacement bollards	2,856.54	1,517.31	-		-	1,339.23	-
				Milton railway bridge artwork	3,779.03	3,779.03	-		-	-	-
				Whitegate Play Space (project complete under budget)	15,000.00	8,436.13	-	6,563.87	-		-
				Milton railway bridge artwork (phase 2)	16,554.69	16,554.69	-		-	-	-

Wards not including LTC	Receipts in 2024 to 2025 (£)	Funds carried over from previously reported years (£)	Over payments returns for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Unspent funds returned to Ward Fund	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Clifton Cliffs and Holland Road steps (project complete under budget)	10,000.00	-	2,963.80	7,036.20	-	-	
				Installation of goalposts and fitness equipment near and around Warrior Square and seafront.	24,903.21		24,903.21			-	
				Installation of half basketball court and signage	5,200.00					5,200.00	
				Warrior Square Play/sports equipment upgrade	8,500.00					8,500.00	
				Westcliff Station Welcome Mural	8,827.00					8,827.00	
Milton	13,687.25	69,042.36	23.87				27,867.01		54,838.73	25,316.67	29,522.06
				Priory Park fountains restoration (project	25,000.00	16,636.52	2,640.00	5,723.48	-	-	-

Wards not including LTC	Receipts in 2024 to 2025 (£)	Funds carried over from previously reported years (£)	Over payments returns for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Unspent funds returned to Ward Fund	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				complete under budget)							
				Gainsborough Park Woodland and Orchard Project	5,500.00	-	2,250.00		-	3,250.00	-
				Gainsborough Park Woodland and Orchard Project (Installation of fencing)	5,000.00		4,297.84			702.16	
				Prittle Brook Greenway Enhancement	10,000.00					10,000.00	
Prittlewell	324.94	29,242.53	-				9,187.84		20,379.63	13,952.16	6,427.47
				Resurfacing Shoebury High Street	8,418.39	-	-		-	8,418.39	-
				East Beach improvements	4,289.19	-	-		-	4,289.19	-
				East Beach Play Equipment and Friars Park Play Equipment	36,613.85					36,613.85	
Shoeburyness	8,496.54	57,157.19	-		49,321.43		-	-	65,653.73	49,321.43	16,332.30

Wards not including LTC	Receipts in 2024 to 2025 (£)	Funds carried over from previously reported years (£)	Over payments returns for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Unspent funds returned to Ward Fund	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Southchurch Speedwatch	444.35	-	-		-	444.35	-
				Branscombe Square (project complete under budget)	4,750.91		1,065.00	3,685.91		-	
Southchurch	92.99	5,539.67	-				1,065.00		4,567.66	444.35	4,123.31
				St Laurence whip hedge planting	174.90	120.00	-		-	54.90	-
				Eastwood Community Centre replacement water heaters	1,975.00	1,975.00	-		-	-	-
				Eastwood Community Centre LED lighting project	4,032.00	4,032.00			-	-	-
				Eastwood Community Youth Club equipment	1,000.00	1,000.00			-	-	-
				Manners Way play area equipment	3,854.75	2,000.00	465.00		-	1,389.75	-
				Manners Way play area equipment additional funds	144.49	144.49				-	

Wards not including LTC	Receipts in 2024 to 2025 (£)	Funds carried over from previously reported years (£)	Over payments returns for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Unspent funds returned to Ward Fund	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Planting beds	3,500.00	-	-		-	3,500.00	-
				Sidmouth play area path/ramp (project complete under budget)	2,000.00	-	-	2,000.00	-	-	-
				St Laurence Park benches	2,500.00	2,075.60			-	424.40	-
				St Laurence Ward various Parks improvements	10,000.00					10,000.00	
St Laurence	-	17,834.05	-				465.00		17,369.05	15,369.05	2,000.00
				Cluny Square Park Improvement Scheme	3,282.46					3,282.46	
St Lukes	2,576.11	3,872.73	73.51				-	-	6,375.33	3,282.46	3,092.87
				Southchurch Bowls Club Irrigation System	8,500.00	8,500.00			-	-	-
				Southchurch Park Safety Rail (project complete under budget)	10,000.00	9,995.50		4.50	-	-	-
				Speed bumps in Southchurch Park Car Park	3,398.94		3,398.94			-	

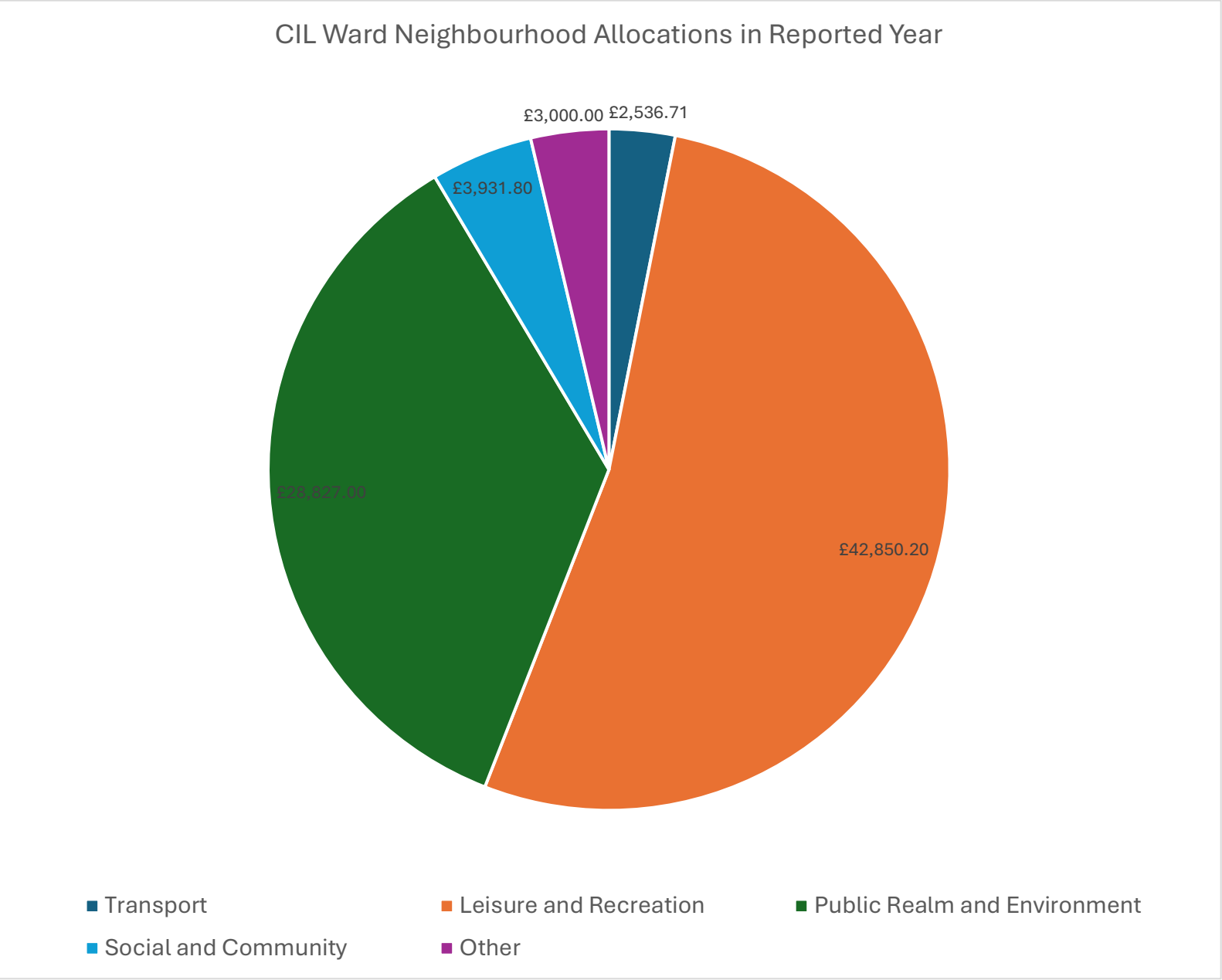
Wards not including LTC	Receipts in 2024 to 2025 (£)	Funds carried over from previously reported years (£)	Over payments returns for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Unspent funds returned to Ward Fund	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Southchurch Park retaining wall (project complete under budget)	2,500.00		2,054.93	435.19		9.88	
Thorpe	5,289.24	6,478.10	-				5,453.87		6,313.47	9.88	6,303.59
				Balmoral Community Centre Garden	1,250.00	1,250.00			-	-	-
				Churchill Gardens	50,000.00	-	-		-	50,000.00	-
				Patchwork Orchard Project	5,000.00	5,000.00				-	
				Balmoral Bin Storage	4,500.00		4,500.00			-	
				Balmoral Community Centre replacement of tables	3,931.80		3,931.80			-	
Victoria	4,527.76	124,524.10	-				8,431.80	-	120,620.06	50,000.00	70,620.06
				Enhancement of children's play equipment within the Ward	13,144.83		-			13,144.83	
				Yellow lines on Watson Close	2,536.71		908.77			1,627.94	
West Shoebury	1,009.13	15,681.54	-				908.77	-	15,781.90	14,772.77	1,009.13

Wards not including LTC	Receipts in 2024 to 2025 (£)	Funds carried over from previously reported years (£)	Over payments returns for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Unspent funds returned to Ward Fund	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Westborough Signposting (project not proceeded with)	1,151.36	-	-	1,151.36	-		-
				Improvements to Fairfax Drive Children's Play Area	26,650.20					26,650.20	
Westborough	628.30	26,650.20	-				-	-	27,278.50	26,650.20	628.30
				Belfairs Memorial Bench (project complete under budget)	1,810.00	915.00		895.00	-		-
Belfairs (outside LTC boundary)	5,871.33	7,572.80	-				-	-	13,444.13	-	13,444.13
				Mendip Wildlife Garden	3,500.00	3,500.00	-		-	-	-
				Blenheim Park 'Makeover'	5,000.00	3,671.58	1,041.31		-	287.11	-
				Blenheim Park Gym and Games Equipment (project complete under budget)	20,210.38	-	16,121.47	4,088.91	-	-	

Wards not including LTC	Receipts in 2024 to 2025 (£)	Funds carried over from previously reported years (£)	Over payments returns for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Unspent funds returned to Ward Fund	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				St Cedd's Community Kitchen refurbishment	2,000.00	2,000.00			-	-	-
				Blenheim Park bench (project complete under budget)	1,800.00	-	1,285.00	515.00	-	-	-
				Litter bin (London Road)	1,100.00	-	-		-	1,100.00	-
Blenheim Park (outside LTC boundary)	803.60	30,185.89	-				18,447.78		12,541.71	1,387.11	11,154.60
TOTAL	79,140.68	443,525.80	307.91				76,485.91		445,872.67	214,595.84	231,276.83

Figure 1 below shows the contribution that the 2024/25 Neighbourhood Allocations make towards infrastructure to support the development and growth in the city, extracted from column 6 ('Total budget allocated to each itemised project (£)') of Table 5 above.

▼ Figure 1: CIL Ward Neighbourhood Allocations in Reported Year



4: Section 106 (S.106) planning obligation contributions for 2024 to 2025

The total amount of money under any planning obligations carried over from previously reported years, which had not been allocated and was available to spend at the start of the reported year was ££2,163,676.96¹⁸.

The total amount of money received through planning obligations, agreed in any year, retained at the end of the reported year (less £486,432.20 allocated funds) was £1,790,795.82¹⁹.

4.1: S.106 financial contributions received

Income received during the reported year 2024 to 2025 amounted to £26,824.80.

¹⁸ Correct at time of preparation of this report but may be subject to adjustments.

¹⁹ Correct at time of preparation of this report but may be subject to adjustments.

▼ Table 6: Details of S.106 income received to date in reported year 2024 to 2025 (as of 31 March 2025)

Site Address	Application no.	Date of S.106 agreement	Amount received (£)	Date received	Service area	Purpose
Land At Fossetts Farm	20/00337/OUTM	30/09/2022	£9,985.12	22/04/2024	Parks and Open Spaces	Management of Scheduled Ancient Monument contributions
Nazareth House	22/01118/FULM	15/08/2023	£9,995.46	18/11/2024	Planning	RAMS
Nazareth House	22/01118/FULM	15/08/2023	£1,920.00	18/11/2024	Planning	S106 monitoring
Laburnums, 20 Chalkwell Avenue	22/01151/FULM	14/06/2023	£4,424.22	07/11/2024	Planning	RAMS
Laburnums, 20 Chalkwell Avenue	22/01151/FULM	14/06/2023	£500.00	07/11/2024	Planning	S106 monitoring
Total			£26,824.80			

4.2: S.106 financial contributions spent

The total amount of money under any planning obligations which was spent in the reported year 2024 to 2025 was £244,009.50 .

▼ Table 7: Details of S.106 expenditure in reported year 2024 to 2025

Site Address	Application no.	Date of S.106 agreement	Amount spent (£)	Service area	Purpose
Ajax Works, Station Avenue SOS	03/00130/FUL	05/05/2004	330.00	Parks and Open Spaces	Landscaping maintenance
Former Municipal College Playing Fields Lifstan Way	00/00273/OUT	17/10/2002	11,433.49	Parks and Open Spaces	Open Space maintenance contribution
Vacant Land Adj Asda,North Shoebury Road, Shoeburyness	03/01504/OUT	20/12/2004	26,000.00	Parks and Open Spaces	Maintenance contribution
Avenue Works Southchurch Avenue	14/01968/AMDT	05/03/2015	1,394.93	Culture	Public art
Nirvana (now known as The Shore) 22 The Leas	07/00820/FULM	24/05/2012	20,615.40	Traffic/ transport	Improved Bus Service Contribution
Hinguar Primary School	14/01672/BC4M	23/04/2015	4,266.49	Traffic/ transport	TRO contribution
32 - 36 Valkyrie Road	14/00914/FULM	03/07/2015	605.07	Culture	Public art contribution
Former College Building Carnarvon Road	15/00803/BC4M	30/09/2015	8,403.05	Traffic/ transport	Parking Survey Contribution
175 London Road	11/00307/FULM	01/06/2011	9,000.34	Traffic/ transport	Highway contribution

Site Address	Application no.	Date of S.106 agreement	Amount spent (£)	Service area	Purpose
The Esplanade	17/02266/FULM	05/09/2018	15,212.87	Traffic/ transport	Highway Works Contribution
Cantel Medical Ltd Campfield Road	23/00030/FULM	01/09/2023	3,910.00	Traffic/ transport	Traffic Regulation Order
257-285 Sutton Rd	11/01727/DOV		46,804.12	Strategic Housing	Passive House Pilot
1043 London Rd	15/01545/FULM		96,033.74	Strategic Housing	Housing Construction Scheme - Land Assembly Fund (S106)
Total			244,009.50		

4.3: S.106 financial contributions transferred to other organisations

Southend is one of twelve partner local authorities who are working together, along with Natural England, to implement the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). The RAMS seeks to avoid and mitigate recreational disturbance on European designated sites along the Essex Coast, from an increasing residential population arising from new housebuilding throughout the County.

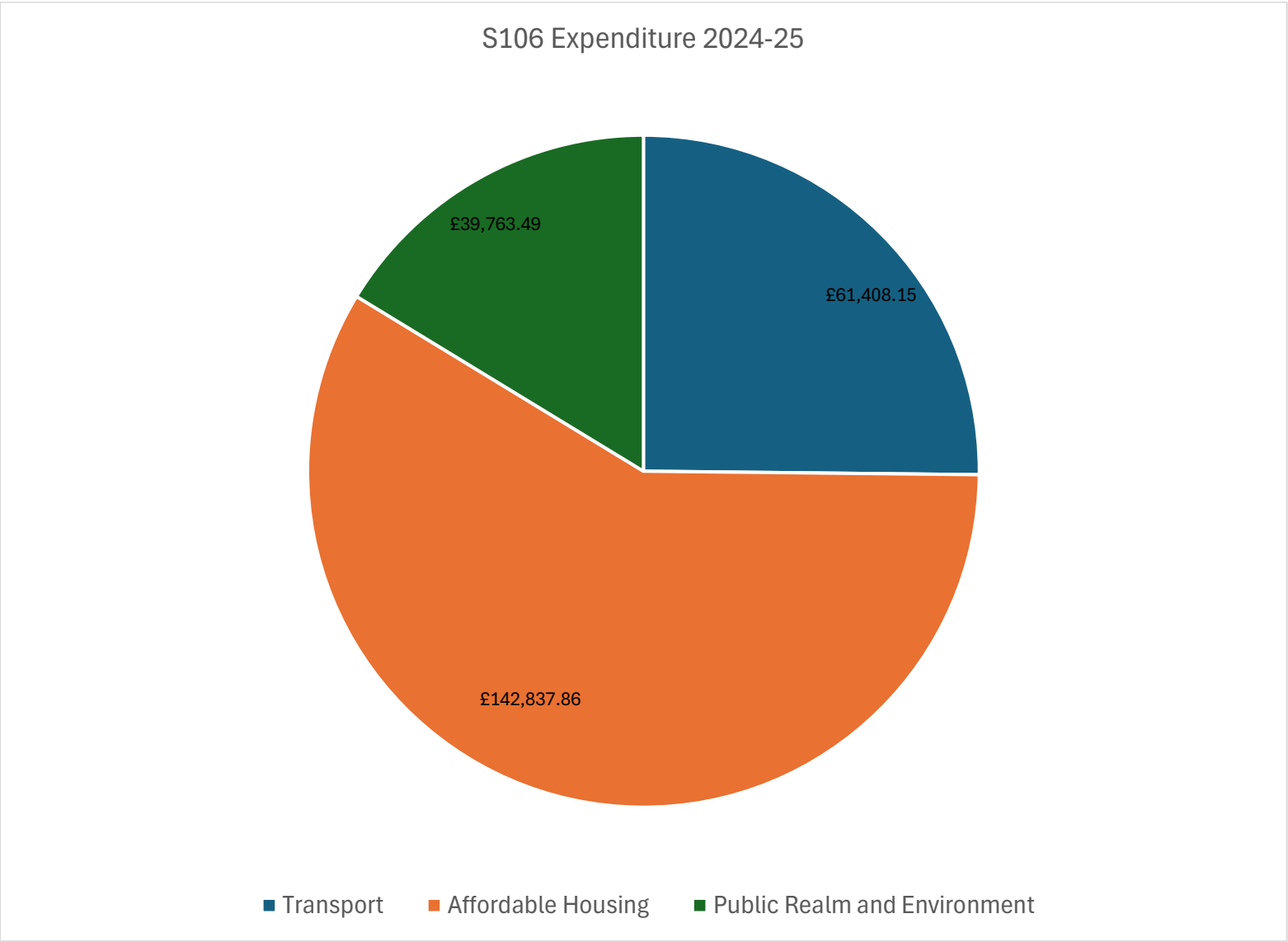
Projects funded via RAMS contributions include a Project Delivery Officer and Coastal Rangers, providing education and information, installing signage and interpretation boards, new habitat creation and project monitoring. The total amount of money under any planning obligations which was transferred to ECC to deliver the RAMS project in the reported year 2024 to 2025 was ££2,264.24.

▼ Table 7b: Details of S.106 funds under any planning obligations transferred to other organisations in 2024 to 2025

Site Address	Application no.	Date of S.106 agreement	Amount spent (£)	Transferred to	Purpose
427 Sutton Road	22/00611/FULM	22/12/2022	£2,264.24	ECC	Essex Coast RAMS
Total			£2,264.24		

Figure 2 below shows the expenditure of S.106 income during the reported year 2024 to 2025

▼ Figure 2: S.106 expenditure in 2024/25



4.4: S.106 financial contributions not required and returned

It is confirmed that in reported year 2024 to 2025 there were no S.106 financial contributions returned as a consequence of not being required.

4.5: S.106 financial contributions allocated but not yet spent

The funds set out in Table 8 have been allocated to projects but not yet spent. All the S.106 contributions set out in Table 8 have been allocated to either the Strategic Housing or Education service areas.

Total amount of money under any planning obligations which was allocated but not spent at the end of the reported year was £486,432.20 .

▼ Table 8: Details of S.106 financial contributions allocated to projects (but not yet spent) in reported year 2024 to 2025

Site Address	Application no.	Date of S.106 agreement	Date received	Amount allocated (£)	Service area	Purpose
1307 London Road	17/01426/DOV5	03/03/2020	05/05/2021	85,088.00	Strategic Housing	Passive House Pilot
The Esplanade, Western Esplanade, Southend-On-Sea	17/02266/FULM	05/09/2018	26/04/2023	401,344.20	Strategic Housing	Passive House Pilot
				486,432.20		

5: Estimated future income from developer contributions

5.1: Value of CIL set out in all Demand Notices issued in the reported year

The total value of CIL set out in all Demand Notices issued in the reported year (i.e. between 1 April 2024 and 31 March 2025) was £724,687.33.

5.2: Value of S.106 planning obligations entered into in the reported year²¹

Table 9 below sets out the details of the planning obligations that were entered into during the reported year (i.e. between 1 April 2024 and 31 March 2025). The total amount of money to be provided under planning obligations, which were entered into in the reported year, is £1,832,291.85

It should be noted that there is no guarantee that the developer contributions set out in this section of the report will be delivered as they may relate to either development that has yet to commence or implemented schemes for which the due date for contributions has not yet been reached.

²¹ *These amounts include some contributions that are stated in Section 106 agreements as a maximum and are subject to agreement between the parties depending on final cost of infrastructure provision required; and also exclude some contributions that are subject to viability assessment or final costing post-commencement.*

▼ Table 9: Details of planning obligations entered into during the reported year 2024 to 2025

Site Address	Planning Ref No	Date of agreement	Obligation	£ contribution agreed
1285 London Road Leigh-on-sea Essex SS9 2AD	22/01827/FULM	30/04/2024	Affordable housing contribution	£131,955.00
1285 London Road Leigh-on-sea Essex SS9 2AD	22/01827/FULM	30/04/2024	Education Contribution	£23,547.98
1285 London Road Leigh-on-sea Essex SS9 2AD	22/01827/FULM	30/04/2024	RAMS	£2,664.92
1285 London Road Leigh-on-sea Essex SS9 2AD	22/01827/FULM	30/04/2024	S106 Monitoring Contribution	£7,775.15
1285 London Road Leigh-on-sea Essex SS9 2AD	22/01827/FULM	30/04/2024	Travel Plan	Prior to Commencement of the Development the Owner shall submit the draft Travel Plan and draft Travel Information Pack to the Council
1285 London Road Leigh-on-sea Essex SS9 2AD	22/01827/FULM	30/04/2024	Travel Plan Monitoring Contribution	£2,500.00
Cantel Medical Ltd Campfield Road Shoeburyness Essex SS3 9BX	23/02046/DOV	01/08/2024	First Affordable Housing Contribution in lieu of 16 AH units following activation of clause 5.2.3	£1,646,700.00

Site Address	Planning Ref No	Date of agreement	Obligation	£ contribution agreed
Cantel Medical Ltd Campfield Road Shoeburyness Essex SS3 9BX	23/02046/DOV	01/08/2024	Second Affordable Housing Contribution in lieu of 5 AH units if clause 5.2.4 is activated	tbc
209 - 223 West Road Westcliff-on-sea Essex SS0 9DE	23/01599/FULM	20/08/2024	Education	£14,505.55
209 - 223 West Road Westcliff-on-sea Essex SS0 9DE	23/01599/FULM	20/08/2024	Highway Works	Prior to occupation the developer shall complete the highway works. Works required on the highway as shown on plan KPCL2203222-06
209 - 223 West Road Westcliff-on-sea Essex SS0 9DE	23/01599/FULM	20/08/2024	S106 Monitoring contribution	£1,475.28
The Old Vienna Restaurant 162 Eastwood Road Leigh-On-Sea Essex SS9 3AG	24/01558/AMDT	06/03/2025	S106 monitoring fee	£1,167.97
Total Financial Contributions Agreed during the reported year				£1,832,291.85

All S.106 agreements completed can be viewed on the Council's [Public Access for Planning](#) system available on our website.

6: Planning for infrastructure expenditure

6.1: What do developer contributions deliver?

Developer contributions, secured through CIL and S.106 planning obligations, provide strategic and site-specific infrastructure to support development and growth in the city. The projects that will be funded, wholly or partly by developer contributions fall within the following infrastructure and affordable housing categories:

- education
- health and social wellbeing
- coastal flood protection
- social and community
- leisure and recreation
- public realm and environment
- transport
- affordable housing

6.2: Future spending priorities

The categories listed in paragraph 6.1 above reflect the infrastructure needs identified in the Council's [Infrastructure Delivery Plan \(February 2015\)](#) as identified for the Development Plan period. A review is underway of the current Southend Development Plan as part of the new [Southend Local Plan](#). A draft Infrastructure Delivery Plan (2024) has been prepared as part of this process, which will be finalised upon the completion of the Local Plan. The timetable for preparing the Local Plan is available here: [Local Development Scheme | Southend Local Plan](#)¹.

More detail will be provided in subsequent infrastructure funding statements regarding what infrastructure will be delivered, including when and where once the new Local Plan is adopted. The current CIL Main Fund (as at the end of the reported year 2024 to 2025) is therefore carried forward and it is proposed that its spending will be prioritised as part of the Development Plan review, which will identify essential infrastructure required to deliver growth set out in the new Southend Local Plan. S.106 planning obligations will continue to meet the statutory tests in [regulation 122](#) of the CIL Regulations 2010 (as amended) and as policy tests in the National Planning Policy Framework. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

In accordance with the CIL Regulations 2010 (as amended), the Council will continue to allocate 5% of total CIL receipts to administrative expenses associated with CIL; and 15% of total CIL receipts (less surcharges) to localised neighbourhood projects.

Details relating to the governance arrangements (including spending and reporting arrangements) for CIL can be found in the [CIL Governance Framework](#).

Decisions relating to S.106 planning obligation requirements are made by the Development Control Committee. Further details in relation to the Council's approach and priorities in respect of seeking planning obligations when considering planning applications can be found in the Supplementary Planning Document ['Planning Obligations: A Guide to Section 106 and Developer Contributions 2015'](#).

¹ <https://localplan.southend.gov.uk/local-development-scheme>

7: Conclusion

Southend-on-Sea City Council is committed to working with its partners to ensure that CIL and S.106 developer contributions are used in a fair and transparent way to maximise the benefits and opportunities arising from development, such as new affordable homes, community infrastructure and environmental improvements.

If you have any further queries or comments about this statement, please do not hesitate to contact us via email:
S106andCILadministration@southend.gov.uk

This document is published by Southend-on-Sea City Council. A summary can be provided in alternative formats such as Braille, audio- tape or in large print.

Translations of this document in alternative languages are also available upon request.

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