



Portsmouth
CITY COUNCIL

INFRASTRUCTURE FUNDING STATEMENT 2023/24

October 2024
Portsmouth City Council

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INFRASTRUCTURE FUNDING STATEMENT 2023/24

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1. Introduction

1.1. This report provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Portsmouth, and the subsequent use of those contributions by Portsmouth City Council. The report covers the financial year 1 April 2023 – 31 March 2024.

1.2. Portsmouth seeks developer contributions through the Community Infrastructure Levy (CIL) and Section 106 agreements (also known as “planning obligations”).

CIL

1.3. CIL was introduced in 2010 and has been charged in Portsmouth since April 2012. CIL is a set charge, based on the gross internal area floorspace of buildings, on most new development to help fund the infrastructure needed to address the cumulative impact of development across our area. Our CIL charging schedule, setting out our CIL charging rates, is available on [our website](#).

1.4. Local planning authorities must use CIL to fund ‘the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area’. There is also a neighbourhood portion of CIL – ‘Local CIL’ – which is similarly able to fund infrastructure but can also fund ‘anything else that is concerned with addressing the demands that development places on an area’ following engagement with local communities.

Planning Obligations

1.5. Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development, to make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.

2. Community Infrastructure Levy Report

2.1. Headline Figures

CIL invoiced (set out in Demand Notices) in 2023/24	£675,240.77
CIL receipts received in 2023/24	£1,802,073.61
CIL receipts that CIL regulations 59E and 59F applied to (neighbourhood CIL) in 2023/24	£266,721.36
CIL expenditure in 2023/24	£4,832,538.38

2.2. CIL infrastructure expenditure in 2023/24

2.2.1. Summary details of the items of infrastructure on which CIL (including land payments) has been spent or caused to be spent in 2023/24, and the amount of CIL spent on each item:

Capital Programme	Scheme	Amount
Children, Families & Education Portfolio	Accommodation for Special Education Needs (additional School Places)	£749,565
Children, Families & Education Portfolio	Beechside Outside Space	£2,200
Culture, Leisure & Economic Development Portfolio	Castle Road Phase 2	£7,739
Leader Portfolio	City Centre North Regeneration	£242,609
Leader Portfolio	Tipner Regeneration	£972,213
Community Safety, Leisure & Sport Portfolio	Unauthorised Encampment	£8,000
Community Safety, Leisure & Sport Portfolio	Mountbatten Centre Roofing Project	£962,632
Transport Portfolio	Local Transport Plan & Road Safety 3	£597,177
Transport Portfolio	Full Business Case for Extension to Tipner Park & Ride Multi Story Car Park	£8,489
Transport Portfolio	City Centre Road	£402,062
Transport Portfolio	Local Transport Plan 4	£311,890

2.3. Other CIL expenditure in 2023/24

2.3.1. Total amount of CIL spent in 2023/24 on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part): **£0 (zero)**

2.3.2. Total amount of CIL spend on administrative expenses in 2023/24 and that amount expressed as a percentage of the total CIL received in 2023/24:

CIL spent on Administration	Percentage of total CIL received
£90,103.68	5%

2.3.3. The amount of CIL passed to any parish or town council under CIL regulations 59A and 59B: **£0 (zero)**

2.3.4. The amount of CIL passed to external organisations (other than parish/town councils) under CIL regulation 59(4): **£0 (zero)**.

2.3.5. Summary details of the expenditure of CIL on infrastructure, to which CIL regulations 59E or 59F applied during 2023/24:

Reg	Description	Ward	Amount
59F	Toilet facilities within North End Baptist Church	Baffins	£3,333.33
59F	Shelving for Baffins Pantry	Baffins	£3,618.00
59F	Directional road signs	Charles Dickens	£2,106.60
59F	Toilet facilities within North End Baptist Church	Charles Dickens	£3,333.34
59F	Paint festival (LOOK UP Portsmouth)	Charles Dickens	£10,000.00
59F	Lighting infrastructure project at John Pounds Centre	Charles Dickens	£10,000.00
59F	New flooring at the Buckland Community Centre	Charles Dickens	£10,018.56
59F	Community café (St Luke's Church)	Charles Dickens	£34,454.00
59F	Repair and enhancement of Christmas lights infrastructure across the city	City Wide	£122,000.00
59F	Public Realm Improvements	City Wide	£131,758.00
59F	CIL Transformation Fund (CTF) - Community Kettle	Cosham	£5,000.00
59F	Movable heating system at 62 High Street - Community Kettle	Cosham	£20,988.69
59F	Public artwork mural located at 7 Kirkstall Mews	Eastney & Craneswater	£537.20
59F	Covered shelter and installation of LED festoon lighting at Canoe Lake	Eastney & Craneswater	£12,895.00
59F	Polycarbonate greenhouse at Manor Infant and Nursery School	Fratton	£1,787.97
59F	Directional road signs	Fratton	£2,106.60

Reg	Description	Ward	Amount
59F	Toilet facilities within North End Baptist Church	Fratton	£3,333.33
59F	Public artwork mural located on the train building within Bransbury Park	Milton	£969.86
59F	1no. Defibrillator located at the White House, 38 Priory Crescent	Milton	£2,438.00
59F	Outdoor learning project located at Meon Infant and Junior School	Milton	£5,000.00
59F	Refurbishment of 1-3 Angerstein Road (social housing units)	Nelson	£3,000.00
59F	Refurbishment of a space to support people with autism, neurodivergence and learning disabilities	Nelson	£4,120.00
59F	Refurbishment of North End Library	Nelson	£10,000.00
59F	New flooring at the Buckland Community Centre	Nelson	£10,018.56
59F	Polytunnel and benching within the grounds of Beacon View School	Paulsgrove	£2,000.00
59F	Public artwork mural located on the corner of Marsden Road and Allaway Avenue	Paulsgrove	£12,500.00
59F	Implementation of a one-way system within Beverston Road	Paulsgrove	£29,482.49
59F	CIL Transformation Fund (CTF) Crowdfunder: Southsea Infant School greening project	St Jude	£1,500.00
59F	Refurbishment of Southsea Community Cinema building	St Jude	£10,000.00
59F	Memorial interpretation panel	St Thomas	£500.00
59F	Somerstown Community Garden	St Thomas	£2,500.00
59F	Planting and wildlife schemes at Gloucester Terrace, Ockenden Block & Grosvenor Road	St Thomas	£6,559.17

2.4. CIL receipts retained (allocated and unallocated)

2.4.1. The total amount of CIL receipts, received prior to 2023/24, which have been allocated (to an infrastructure project or item) in 2023/24: **£359,582.96**

2.4.2. The total amount of CIL receipts, received prior to 2023/24, which have not been allocated (to an infrastructure project or item) by the end of 2023/24: **£872,216.36**

2.4.3. The total amount of CIL receipts, whenever collected including 2023/24, which were allocated (whether allocated prior to or during 2023/24) but not spent during 2023/24: **£6,624,705.09**

2.4.4. Summary details of the infrastructure projects or items to which CIL receipts, whenever collected including 2023/24, have been allocated (but not spent) and the amount allocated to each item:

As part of the rolling 5 year Capital Programme approved by Cabinet and Full Council, CIL receipts are allocated to appropriate infrastructure schemes. The following table shows allocation for 2024/29 and includes projected CIL income for 2024/25.

The full details can be found on the [Full Council Meeting 13 February 2024 webpage](#).

Capital Programme	Scheme	Amount
Children, Families & Education Portfolio	Accommodation for Special Education Needs (additional School Places)	£1,563,135
Children, Families & Education Portfolio	Beechside Outside Space	£18,800
Culture, Leisure & Economic Development Portfolio	Southsea Coastal Flood Defence	£4,800,000
Culture, Leisure & Economic Development Portfolio	Castle Road Phase 2	£92,261
Culture, Leisure & Economic Development Portfolio	Canoe Lake De-Silting	£25,000
Culture, Leisure & Economic Development Portfolio	Museum Store Phase 1	£44,100
Community Safety, Leisure & Sport Portfolio	Unauthorised Encampment	£62,000
Community Safety, Leisure & Sport Portfolio	Mountbatten Centre Roofing Project	£837,368
Transport Portfolio	Local Transport Plan & Road Safety 3	£102,323
Transport Portfolio	Non PFI Asset Management	£50,000
Transport Portfolio	City Centre Road	£922,932
Transport Portfolio	Local Transport Plan 4	£1,024,032
Transport Portfolio	Cycle Improvements in the City	£105,000
Transport Portfolio	Full Business Case for Extension to Tipner Park & Ride Multi Story Car Park	£459
Transport Portfolio	Transport Hub at Tipner (Phase 1)	£100,000

2.4.5. Summary details of the allocation of CIL on infrastructure, to which CIL regulations 59E or 59F applied but has not yet been expended:

Reg	Description	Ward	Amount
59F	Outdoor learning project located at Moorings Way School	Baffins	£2,500.00
59F	Lighting infrastructure at Shore Avenue	Baffins	£4,593.14
59F	Guildhall basement	Charles Dickens	£10,000.00
59F	Cornwallis Community Orchard	Charles Dickens	£15,000.00
59F	Six M Camden bike stands	Copnor	£988.35
59F	Second redeployable CCTV camera	Cosham	£9,485.00
59F	2 no. VAS signs within each road: Highbury Grove, Chatsworth Avenue and Hawthorn Crescent	Cosham	£38,000.00
59F	CCTV camera Horsea Lane	Hilsea	£5,000.00
59F	Gatcombe Park Play area	Hilsea	£7,500.00
59F	M Camden bike stands (Locksway Road)	Milton	£806.85
59F	2 no. VAS signs on Port Way	Paulsgrove	£12,601.00
59F	7 Manchester style bollards to be located on Nobbs Lane, Old Portsmouth	St Thomas	£3,479.75

2.4.6. Summary details of any Notices served in accordance with regulation 59E (to recover CIL previously passed to a parish or town council) and whether sums had been recovered by end of 2023/24: **£0 (zero)**

2.4.7. CIL receipts received in 2023/24 retained at the end of 2023/24 (other than those to which CIL regulation 59E and 59F applied): **£1,445,248.57**

2.4.8. CIL receipts received before 2023/24 retained at the end of 2023/24 (other than those to which CIL regulation 59E and 59F applied):
£5,069,502.43

2.4.9. CIL receipts received in 2023/24 to which CIL regulation 59E or 59F applied, retained at the end of 2023/24: **£266,721.36**

2.4.10. CIL receipts received prior to 2023/24 to which CIL regulation 59E or 59F applied, retained at the end of 2023/24: **£982,170.45**

2.5. The (CIL) Infrastructure List

2.5.1. Regulation 121A(1)(a) requires the infrastructure funding statement to include:

“a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”)”

This Infrastructure List replaces the previous Regulation 123 list (see appendix A).

Infrastructure which may be wholly or partly funded by CIL:

- Transport (including road networks, transport interchanges and park & ride)
- Flood Defences (including Portsea Island Coastal Defence Strategy)
- Schools (including academies and free schools)
- Hospitals (including healthcare and social care facilities)
- Green Infrastructure (including play areas, open spaces and parks)
- Recreational Facilities (including cultural and sports facilities)
- Community Safety Facilities (including police stations).

2.6. Narrative

The Portsmouth City Council five year rolling Capital Programme which is approved at Cabinet and Full Council includes details of infrastructure to be funded by CIL. The flexibility afforded by the infrastructure list will allow CIL income to be directed/redirected to the most needed supporting infrastructure in the event of changing priorities. Updates on spending and allocations will be provided in the annual infrastructure funding statement.

The cost of infrastructure needed to support the development of Portsmouth continues to outstrip income received from developer contributions and a significant funding gap exists. After publication of the new Portsmouth Plan, it is anticipated that a CIL charging schedule review will be undertaken to ensure an appropriate charging rate is set.

3. Section 106 (Planning Obligations) Report

3.1. Headline Figures

Monetary Contributions

Total money to be provided through planning obligations agreed in 2023/24	£3,637,193
Total money received through planning obligations (whenever agreed) in 2023/24	£637,373
Total money, received through planning obligations (whenever agreed), spent in 2023/24	£923,661
Total money, received through planning obligations (whenever agreed), retained at the end of 2023/24 (excluding “commuted sums” for longer term maintenance)	£931,586
Total money, received through planning obligations (whenever agreed), retained at the end of 2023/24 as “commuted sums” for longer term maintenance	£625,911

Non-Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2023/24	None
Total number of school places for pupils to be provided / were provided through planning obligations in 2023/24	None

App Ref	Site	Obligation	Details
20/00204/FUL	St James Hospital	Public Open Space and Cyclepath Scheme	Ensure maintenance and management of Public Open Space and Cyclepath Scheme
20/00204/FUL	St James Hospital	Chapel Use	Ensure Chapel is marketed for Community Use for 12 months
20/00407/OUT	Post Office Slindon Street	Employment & Skills Plan	Measures aimed at improving the training skills and employability of the workforce

3.2. Summary details of the items of infrastructure on which money received through planning obligations (whenever received) has been spent in 2023/24, and the amount of money, received through planning obligations, spent on each item:

Invest in Football Facilities	£7,522
Southsea Enhancement Design	£7,052
Renewal of Skate Ramps (Milton)	£25,000
Highbury Community Centre - Heat Pump Technology	£5,000
CCTV Upgrades	£17,703
Local Transport Plan 3 and specific obligations	£53,490
Grants to Registered Social Landlords	£149,840
Housing Revenue Account	£597,904
Open space maintenance and specific obligations	£57,930

3.3. Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2023/24 on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide: **£0 (zero)**

3.4. Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2023/24 in respect of monitoring (including the preparation of the section 106 report for this Infrastructure Funding Statement) in relation to the delivery of planning obligations: **£2,220**

3.5. **Section 106 receipts retained (allocated and unallocated)**

3.5.1. The total amount of money, received through planning obligations prior to 2023/24, which had not been allocated (to an infrastructure project or item) by the end of 2023/24: **£0 (zero)**

3.5.2. The total amount of money, received under any planning obligation in any year, which had been allocated (to an infrastructure project or type) for spending by the end of 2023/24 but which had not been spent: **£0 (zero)**

3.5.3. Summary details of the infrastructure items to which receipts from planning obligations, whenever collected including 2023/24, have been allocated (but not spent) and the amount allocated to each item:

Infrastructure Type	Planning Obligation receipts allocated
Affordable Housing	£461,103
Open Space	£782,897
Highways / Travel	£310,205
Project Management	£3,292
	£1,557,497

End

APPENDIX A - REPLACED REGULATION 123 LIST

Regulation 123 list is valid from 1 April 2012.

Regulation 123 of the Community Infrastructure Levy Regulations 2010 restricts the use of planning obligations for infrastructure that will be funded in whole or in part by the Community Infrastructure Levy, to ensure no duplication between the two types of developer contributions*. A CIL charging authority is expected to publish a list of infrastructure that will benefit from CIL on its website.

The list below sets out those infrastructure projects that Portsmouth City Council intends will be, or may be, wholly or partly funded by CIL. In accordance with Regulation 123, developer contributions to the projects listed will not be sought through planning obligations.

The city council will review this list at least once a year, as part of its monitoring of CIL collection and spend.

NB inclusion of infrastructure types in this list does not signify a commitment from the city council to fund all the projects listed, or the entirety of any one project through CIL. The order in the table does not imply any order of preference for spend.

Infrastructure projects to be funded at least in part by the CIL
Flood Risk Management Infrastructure to protect Flood Cell 1 of the Portsea Island Coastal Defence Strategy
Flood Risk Management Infrastructure to protect Flood Cell 4 of the Portsea Island Coastal Defence Strategy
School Places (primary and secondary schools)
Improvements to Southsea Common and the Seafront
Improved City Centre road network
Horsea Island Country Park
Bridge Link Tipner to Horsea Island
M275 Junction at Tipner
Park & Ride at Tipner
The Hard Transport Interchange
Station Square Transport Interchange
City Centre Public Realm Improvements

* Regulation 123(2) of the Community Infrastructure Levy Regulation 2010 states that 'A planning obligation may not constitute a reason for granting planning permission for the development to the extent that the obligation provides for the funding or provision of relevant infrastructure.'