

# **Infrastructure Funding Statement For Community Infrastructure Levy and Section106**

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**Reporting Period: 01 April 2024 – 31 March 2025**

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**West Berkshire**  
C O U N C I L

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# 1. Introduction

In order to accommodate new development within its area, West Berkshire District Council seeks developer contributions in order to fund new infrastructure.

West Berkshire seeks developer contributions through the Community Infrastructure Levy (CIL), which is a flat-rate charge per square metre on certain forms of new development. Please refer to [West Berkshire CIL Charging Schedule](#) (Adopted March 2014) for more details on the forms of development that are charged, and the charges per square metre.

Additionally, where development directly leads to a particular infrastructure requirement, West Berkshire District Council may secure funding for further specific infrastructure improvements through Section 106 agreements (S106).

This report has been provided in accordance with regulation 121A and schedule 2 of the CIL regulations 2010 (as amended). It sets out information on the monetary and non-monetary contributions sought and received from developers to provide infrastructure to support the development of West Berkshire.

The period covered by this report is the financial year 1 April 2024 – 31 March 2025.



CIL Funded Project: Northcroft Lido

## 2. Community Infrastructure Levy (CIL)

The West Berkshire Community Infrastructure Levy (CIL) was implemented on 1 April 2015. It becomes due for payment on commencement of development. West Berkshire District Council operates an instalment policy for amounts greater than £15,000. Please refer to the [West Berkshire CIL instalment policy](#) contained in the West Berkshire CIL Charging Schedule for full details on the instalments available. The instalments policy will not be applied in cases where development commences without a CIL commencement notice being submitted to West Berkshire District Council prior to work starting on site.

When CIL becomes due in connection with a development, West Berkshire District Council issues a CIL demand notice which sets out the amount of CIL payable, and the instalments that apply.

Since West Berkshire District Council's CIL instalment policy allows for up to two years for payment to be made (in the case of the largest CIL obligations) the CIL demand notices issued during a particular year do not equate to the amounts that are received during that same year. Additionally, developments may be altered by additional planning permissions over time, which may result in revised CIL demand notices. In these instances, only the most recently issued demand notices are included in this report.

Headline figures relating to CIL within West Berkshire District Council during the period 1 April 2024 – 31 March 2025 are shown below. Apart from the key figures below, £679.41 of CIL was collected in areas without Parish Councils (CIL Regulations 59F) in 2024/25.

CIL regulation 59 sets out that a CIL spending authority must use its CIL receipts to fund the provision, improvement, replacement, maintenance or operation of infrastructure to support the development of its area.

## Key figures for CIL in West Berkshire in 2024/25

**£3,254,690.41**

CIL invoiced in 2024/25

**£4,406,881.24**

CIL receipts in 2024/25

**£4,092,500.13**

CIL expenditure in 2024/25

**£10,268,340.72**

CIL retained at end of 2024/25

Table 1 below sets out details of those projects which CIL was spent on in 2024/25 to support development in the West Berkshire District Council area.

**Table 1 Infrastructure funded by CIL in 2024/25**

<b>Category</b>	<b>Description</b>	<b>Amount spent</b>
Environment	Accident reduction works	£3,918.56
Environment	Improvements to key walking routes	£10,940.30
Environment	Street Lighting Improvements	£83,080.83
Environment	Imp To Pedestrian	£12,101.37
Environment	Equal Access to the Countryside	£7,282.61
Environment	Bridleway Imp Ped	£27,755.43
Environment	Ridgeway & Thames Path National Trails	£6,665.35
Environment	Improvements for Cyclists & Equestrians	£12,276.79
Environment	Statutory Signing of Rights of Way	£9,903.46
Environment	Future Programme Development	£34,660.22
Environment	School Safety Programme (including School Streets)	£28,115.88
Environment	Robin Hood Roundabout Improvements	£68,342.72
Environment	Public Transport Infrastructure	£28,385.88
Environment	Carriageway improvements	£857,130.42
Environment	Drainage & Flood Risk Projects	£314,326.46
Environment	Community Transport Capital Grant	£26,900.00
Environment	Access Improvements to Commons & Nature Reserves	£55,430.00
Environment	Car Park Improvements	£43,459.75
Environment	Environment Strategy - Minor Projects and Improvements	£41,193.00
Education & SEND	Falkland Primary School - Classroom Replacement	£288,540.90
Education & SEND	Special Education Provision- Primary	£158,635.62
Education & SEND	Thatcham Park Early Years Accommodation	£1,507.67
Education & SEND	iCollege Expansion (Parsons Down)	£4,450.00
Environment	Open Space Improvements	£36,005.44
Environment	Byway Lambourn	£42,025.45
Environment	Byway Winterbourne	£36,593.36
Environment	Speen Moors walk	£982.00
Environment	Canal Bank enhancement	£70,384.04
Environment	Wash Common Circular West Project 1 & 2	£5,119.69
Environment	Playground Equipment Upgrades	£65,941.73
Community Services	Libraries Capital Maintenance - Improvement Works	£41,000.00
Community Services	Newbury Lido	£38,911.35
Environment	Infrastructure Design & Delivery	£160,000.00
Community Services	Members Bids	£52,319.48
RESFIN	CIL Community Infrastructure Funding Bids	£128,694.25
RESFIN	Changing Places Toilet Facilities	£20,129.68
Other	CIL Householder Review Refund	£323,654.54
<b>Total Expenditure</b>		<b>£3,146,764.23</b>



## CIL Administrative Expenses

During 2024/25, West Berkshire District Council spent no CIL receipts on repaying money borrowed, including any interest on that borrowing.

Listed below the amount of CIL spent on administrative expenses in 2024/25, and the percentage this represents of the total CIL received in 2024/25.

Total Amount of CIL receipts in 2024/25	£4,406,881.24
Amount of CIL receipts spent on Administration	£220,344.06
Percentage of CIL spent on Administration	5%

Table 2 sets out the amounts of CIL passed to parish and town councils during the period 1 April 2024 – 31 March 2025.

**Table 2 CIL transferred to parish and town councils in 2024/25**

<b>Parish or Town Council</b>	<b>Amount of CIL transferred</b>
Aldworth	£1,817.53
Basildon	£9,554.43
Bradfield	£1,525.30
Brimpton	£13,997.63
Burghfield	£155,270.84
Cold Ash	£70,803.36
East Ilsley	£2,539.94
Enborne	£1,329.17
Englefield	£687.77
Hamstead Marshall	£453.16
Hermitage	£5,609.62
Hungerford Town Council	£6,782.51
Lambourn	£8,138.30
Newbury Town Council	£54,113.45
Peasemore	£3,514.06
Purley on Thames	£839.40
Speen	£44,738.04
Stratfield Mortimer	£173,294.70
Streatley	£1,125.00
Sulhamstead	£1,875.69
Thatcham Town Council	£65,148.63
Theale	£97,730.11
Tidmarsh	£1,697.20
Yattendon	£2,126.62
<b>Total amount transferred to Parish/ Town Councils</b>	<b>£725,391.84</b>

Table 3 sets out the amount of CIL awarded to external organisations (other than parish/town councils) in 2024/25 to fund the provision, improvement, replacement, operation or maintenance of infrastructure as a part of West Berkshire District Council's CIL Community Infrastructure Funding Bid programme. Not all funds were released in 2024/25 financial year.

**Table 3 CIL awarded to external organisations in 2024/25**

External Organisation	Project	Funding Awarded
Brimpton Village Hall	Installation of Solar Panels at Brimpton Village Hall	£6,605.00
Trustees of East Garston Village Hall	Installation of additional solar panels to the roof of the Village Hall	£6,899.00
Town & Manor of Hungerford	Kennet Valley Wetland Reserve - creation of 40-acre Wetland nature reserve	£100,000.00
Churches Conservation Trust	Replacement of roof at St Bartholomew's Church	£20,000.00
Bucklebury Memorial Hall	Improvement of the disabled facilities and access	£6,000.00
Gladstone Memorial Recreation Ground Trust	Kintbury Children's playground Refurbishment and additional equipment	£65,000.00
Burghfield Parish Council	Burghfield Skatepark Replacement	£100,000.00
Holybrook Parish Council	Community Kiosk/Café - Conversion of storage facility to refreshment kiosk	£9,000.00
Tilehurst Parish Council	Big Rig at Calcot recreation ground	£10,478.50
Pangbourne Parish Council	Installation of new path at Pangbourne Recreation Ground	£41,700.00
Croft Hall Charity Trustees	The Croft Hall Structural repairs and Access & Facility improvements	£67,477.00
Corn Exchange Trust	Redevelopment of the Old Library in Newbury	£50,000.00
<b>Total amount awarded to external organisations</b>		<b>£483,159.50</b>

During 2024/25, no CIL was spent in an area without a Parish / Town Council (regulation 59F). Additionally, in 2024/25, West Berkshire District Council did not hold any funds paid back by Parish Councils (regulation 59E).

Table 4 below sets out some headline details of the CIL receipts which were retained (not spent) on 31 March 2025.

**Table 4 Summary details of CIL receipts retained on 31 March 2025**

Description	Amount
CIL receipts received before 1 April 2024 which have been allocated to projects but were not spent on 31 March 2025.	£12,719,223.66
CIL receipts received before 1 April 2024 which have not been allocated to projects by 31 March 2025.	£0
All CIL receipts collected up to and including 31 March 2024 which have been allocated to projects but were unspent on 31 March 2025.	£11,329,600.00

CIL Funded Projects (Left to Right): Road Signage, EV Charge Points, Cycle Path Improvements



Table 5 sets out summary details of projects to which CIL funds were allocated at the end of 2024/25, and the amounts allocated to each project. These allocations cover the financial years 2025-26, 2026-27, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33, 2033-34, 2034-35.

**Table 5 Projects to which CIL funds have been allocated**

Project	Description	Amount
Falkland Primary School - Classroom Replacement	To replace the 8 classrooms and associated support spaces that are currently in old prefabricated modular accommodation	£1,259,200.00
Thatcham Park Early Years Accommodation	Thatcham Park Early Years Accommodation - works	£635,970.00
Special Education Needs & Disabilities Infrastructure Delivery	To fulfil the requirement for a strategic response to increase sufficiency to support Priority 4 to address increasing demand for tailored, cost-effective SEND provision (Special Education Needs & Disabilities Infrastructure Delivery)	£12,988,520.00
Kennet PDR - Expansion - New Project (Personal Development & Relationships)	To expand and remodel the existing PDR (Personal Development & Relationships) unit at The Kennet School to provide suitable and sufficient space to meet the changing needs of the pupils	£984,020.00
Car Park Enhancements	Capital budget dedicated for car parking infrastructure - to ensure the parking machines are kept up to date and enhance the car parking infrastructure	£1,550,000.00
Access Improvements to Commons & Nature Reserves	Upgrades and improvements to Accessibility of Commons and Nature Reserves and visitor facilities	£472,580.00
Speed Restriction changes (including 20mph projects)	DfT Grant and CIL funding to deliver the annual Network Management Programme.	£1,660,390.00
Accident reduction works	DfT Grant and CIL funding to deliver the annual Network Management Programme.	£836,190.00
Footway Improvements	To provide funding to improve the Highway network in line with statutory responsibilities and Member and public expectations	£2,040,570.00
Improvements to key walking routes	To deliver general Public Rights Of Way improvements.	£333,360.00
Street Lighting Improvements	To provide funding to improve the Highway network in line with statutory responsibilities and Member and public expectations	£954,910.00
Traffic Signal Upgrades	DfT Grant and CIL funding to deliver the annual Network Management Programme.	£616,130.00
Active Travel Infrastructure	To create and upgrade active travel infrastructure - including cycle tracks, cycle lanes, footways, shared routes and related facilities.	£4,710,000.00
Rights of Way Volunteer Resource	To deliver general Public Rights of Way improvements.	£20,000.00
Equal Access to the Countryside	To deliver general Public Rights of Way improvements.	£56,000.00

Project	Description	Amount
Ridgeway & Thames Path National Trails	To deliver general Public Rights of Way improvements (pedestrians, cyclists, equestrians, etc. including users with mobility problems)	£104,000.00
Improvements for Cyclists & Equestrians	To deliver general Public Rights of Way improvements.	£111,040.00
Capital Drainage Upgrades & Maintenance	To secure funding for a proactive approach to maintenance which would include enhancing the capacity to cope with the impact of development	£3,710,253.00
School Safety Programme (including School Streets)	Annual improvements through Network Management Programme	£844,980.00
Public Transport Infrastructure	Real Time Passenger Information and other public transport infrastructure	£50,000.00
Electric Vehicle Charge Points	Plan and deliver infrastructure for zero-emission vehicles	£1,517,360.00
Signs & Road Markings Upgrades	To provide funding to improve the Highway network in line with statutory responsibilities and Member and public expectations	£2,009,810.00
Drainage & Flood Risk Projects	To secure funding for a series of major highway drainage upgrades and flood risk improvements	£3,500,000.00
Open Space Improvements	For the ongoing replacement of built assets, sports facilities, children's playgrounds, visitor facilities	£272,000.00
Playground Equipment Upgrades	For the ongoing replacement and upkeep of Equipment assets in children's playgrounds	£1,260,000.00
Infrastructure Design & Delivery	Annual salaries for Projects Team - part funded by S106	£1,837,354.61
Sewerage Treatment Plants	To secure funding for a proactive approach to enhance the capacity to cope with the impact of development	£477,435.00
Breamore Road Thatcham - Rising Bollard Replacement	Annual improvements through Network Management Programme	£50,000.00
Theale Primary School – Expansion	To provide sufficient places for primary children from developments in the catchment area of Theale Primary School	£2,700,890.00
Robin Hood Roundabout Improvements	Annual improvements through Network Management Programme	£620,000.00
Improvements to Byways LAMB	Improve and upgrade the byway surfaces to be accessible to all.	£44,000.00

By 31 March 2025, no notices have been served in accordance with CIL regulation 59E required a parish or town council to repay any CIL receipts passed to them.

Table 6 sets out the details of CIL funds retained at the end of the 2024/25 financial year.

**Table 6 Summary details of CIL receipts retained on 31 March 2025**

<b>Description</b>	<b>Amount</b>
CIL receipts received in 2024/25, retained at the end of 2024/25 <sup>1</sup>	£314,381.10
CIL receipts received prior to 1 April 2024 retained at the end of 2024/25 <sup>2</sup>	£12,719,223.66
CIL receipts received in 2024/25 which CIL regulation 59E or 59F applies to which were retained at the end of 2024/25	£679.41
CIL receipts received prior to 1 April 2024 which CIL regulation 59E or 59F applies to which were retained at the end of 2024/25	£15,462.16

<sup>1</sup> Excluding receipts to which CIL regulation 59E and 59F applies.

<sup>2</sup> Excluding receipts to which CIL regulation 59E and 59F applies.



CIL Funded Project: Northcroft Lido

<sup>1</sup> Excluding receipts to which CIL regulation 59E and 59F applies.

<sup>2</sup> Excluding receipts to which CIL regulation 59E and 59F applies.

### 3. CIL Infrastructure List

This section sets out a statement of infrastructure projects, or types of infrastructure, that West Berkshire District Council intends to wholly or partly fund from CIL receipts. It relates to spending proposed for the 2025-26, 2026-27, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33, 2033-34 and 2034-35 financial years.

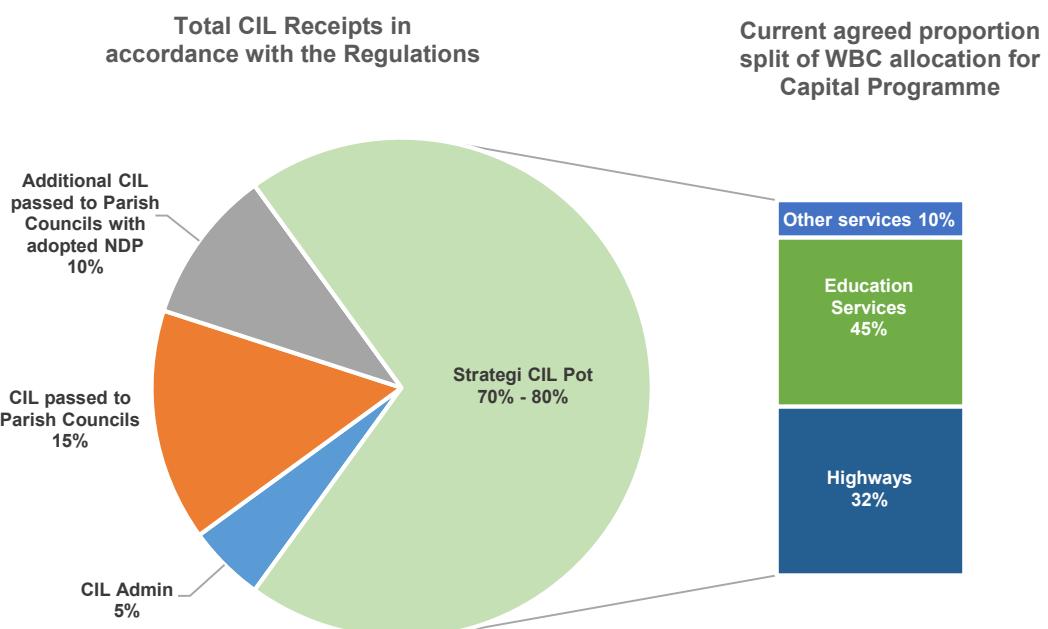
In line with the CIL regulations, West Berkshire District Council applies up to 5% of the CIL it receives to cover the administration of CIL. 15% of the CIL receipts are passed to Parish or Town Councils, increasing to 25% where a Neighbourhood Development Plan has been adopted. The remaining portion of CIL receipts, known as the “strategic CIL pot”, is administered directly by West Berkshire District Council and applied to infrastructure projects.

During this reporting period, four Parishes in West Berkshire have an adopted Neighbourhood Development Plan:

- The Stratfield Mortimer Neighbourhood Development Plan was adopted in June 2017.
- The Compton Neighbourhood Development Plan was adopted in February 2022.
- The Cold Ash Neighbourhood Development Plan was adopted in May 2024.
- The Hermitage Neighbourhood Development Plan was adopted in May 2024.

West Berkshire District Council has agreed a broad allocation of the CIL receipts it manages. This is shown in figure 1 below.

**Figure 1: CIL ALLOCATION & PROPORTIONAL SPLITS**



Broadly, West Berkshire District Council uses 90% of the strategic CIL pot for education and highways infrastructure improvements (split roughly equally between education and highways) with the remaining 10% of CIL receipts applied to “other” infrastructure, such as libraries, community facilities, and environmental improvements. West Berkshire District Council may also use this 10% to support external bodies in delivering infrastructure improvements.

Table 7 below sets out the projects, or types of infrastructure, that West Berkshire District Council intends to wholly or partly fund from CIL.

**Table 7 Infrastructure Projects proposed to be funded by CIL in 2025-35**

Category	Project	Description
Education & SEND	Falkland Primary School - Classroom Replacement	To replace the 8 classrooms and associated support spaces that are currently in old prefabricated modular accommodation
Education & SEND	Thatcham Park Early Years Accommodation	Thatcham Park Early Years Accommodation - works
Education & SEND	Special Education Needs & Disabilities Infrastructure Delivery	To fulfil the requirement for a strategic response to increase sufficiency to support Priority 4 to address increasing demand for tailored, cost-effective SEND provision (Special Education Needs & Disabilities Infrastructure Delivery)
Education & SEND	Kennet PDR - Expansion - New Project (Personal Development & Relationships)	To expand and remodel the existing PDR (Personal Development & Relationships) unit at The Kennet School to provide suitable and sufficient space to meet the changing needs of the pupils
Environment	Car Park Maintenance	Capital budget dedicated for car parking infrastructure.
Environment	Access Improvements to Commons & Nature Reserves	Upgrades and improvements to Accessibility of Commons and Nature Reserves and visitor facilities
Environment	Speed Restriction changes (including 20mph projects)	DfT Grant and CIL funding to deliver the annual Network Management Programme improvement works.
Environment	Accident reduction works	DfT Grant and CIL funding to deliver the annual Network Management Programme improvement works.
Environment	Footway Improvements	To provide funding to improve the Highway network
Environment	Improvements to key walking routes	To deliver general Public Rights Of Way improvements (pedestrians,

Category	Project	Description
		cyclists, equestrians, etc. including users with mobility problems)
Environment	Street Lighting Improvements	To provide funding to improve the Highway network
Environment	Traffic Signal Upgrades	DfT Grant and CIL funding to deliver the annual Network Management Programme improvement works.
Environment	Active Travel Infrastructure	To create and upgrade active travel infrastructure - including cycle tracks, cycle lanes, footways, shared routes and related facilities
Environment	Rights of Way Volunteer Resource	To deliver general Public Rights of Way improvements (pedestrians, cyclists, equestrians, etc. including users with mobility problems)
Environment	Equal Access to the Countryside	To deliver general Public Rights of Way improvements (pedestrians, cyclists, equestrians, etc. including users with mobility problems)
Environment	Ridgeway & Thames Path National Trails	To deliver general Public Rights of Way improvements (pedestrians, cyclists, equestrians, etc. including users with mobility problems)
Environment	Improvements for Cyclists & Equestrians	To deliver general Public Rights of Way improvements (pedestrians, cyclists, equestrians, etc. including users with mobility problems)
Environment	Capital Drainage Upgrades & Maintenance	To secure funding for a proactive approach to enhance the capacity to cope with the impact of development
Environment	School Safety Programme (including School Streets)	DfT Grant and CIL funding to deliver the annual Network Management Programme improvement works
Environment	Public Transport Infrastructure	Real Time Passenger Information and other public transport infrastructure
Environment	Electric Vehicle Charge Points	Plan and deliver infrastructure for zero-emission vehicles
Environment	Signs & Road Markings Upgrades	To provide funding to improve the Highway network in line with statutory responsibilities
Environment	Drainage & Flood Risk Projects	To secure funding for a series of major highway drainage upgrades and flood risk improvements
Environment	Open Space Improvements	For the ongoing replacement of built assets, sports facilities, children's playgrounds, visitor facilities

Category	Project	Description
Environment	Playground Equipment Upgrades	For the ongoing replacement and upkeep of Equipment assets in children's playgrounds
Environment	Infrastructure Design & Delivery	Annual salaries for Projects Team - part funded by S106
Environment	Sewerage Treatment Plants	To secure funding for a proactive approach to enhance the capacity to cope with the impact of development
Environment	Braemore Road Thatcham - Rising Bollard Replacement	DfT Grant and CIL funding to deliver the annual Network Management Programme enhancement works
Education & SEND	Theale Primary School – Expansion	To provide sufficient places for primary children from developments in the catchment area of Theale Primary School
Environment	Robin Hood Roundabout Improvements	DfT Grant and CIL funding to deliver the annual Network Management Programme improvement works.
Environment	Improvements to Byways LAMB/45	Improve and upgrade the byway surfaces to be accessible to all

To further help to ensure that CIL funds support local communities, West Berkshire District Council has allocated £500,000 of CIL receipts to support local projects for financial year 2024-25.

Bids totalling £483,159.50 were awarded for projects taking place in the 2024-25 financial year (see Table 3), and a total of £128,694.25 was paid to community groups in 2024-25 to support local projects.

Community-led projects supported to date have included the provision of new play areas and new multi-use sports areas, the creation of sensory gardens to serve local communities, the maintenance, refurbishment, and replacement of community buildings including village halls, and improvements to local ecology including wildlife habitat enhancements.

## CIL Funding Awards 2024



## 4. Section 106 Agreements

Section 106 of the Town and Country Planning Act (1990) gives local authorities and developers the ability to enter into a binding legal agreement to mitigate the impacts of proposed development.

West Berkshire District Council may sometimes decide to seek developer contributions under a Section 106 agreement (S106) to make a proposed development acceptable in planning terms.

These agreements can include a requirement for developers to pay financial sums toward the provision of new infrastructure or the improvement of existing infrastructure within the vicinity of a development. Alternatively, s106 agreements can secure the provision of new infrastructure, such as affordable housing or public open spaces.

Table 8 sets out the headline figures relating to S106 within West Berkshire during the period 1 April 2024 – 31 March 2025.

**Table 8 Key figures for s106 in West Berkshire in 2024/25**

Description	Amount
Total of financial obligations agreed through S106 agreements signed in 2024/25	£5,903,390.50
Total money received as a result of S106 agreements in 2024/25	£1,100,900.62
Total of S106 funds spent in 2024/25	£1,745,677.26
Total of unspent S106 funds retained at 31 March 2025 (excluding commuted sums for long term maintenance)	£6,841,822.74
Total of sums for long term maintenance unspent at 31 March 2025	£0

Table 9 sets out a breakdown of the infrastructure types that have been secured through financial obligations that were signed in 2024/25.

**Table 9 Financial obligations agreed through s106 agreements signed in 2024/25**

Purpose	Amount
Bus Service	£500,000.00
Education	£1,570,000.00
Travel Plan	£142,910.00
Healthcare	£255,756.00
Highway	£3,063,820.38
Leisure	£400,000.00
Playing Pitch/ Public Open Space	£113,634.00
Sports Club	£7,000.00
Ecology	£10,725.00
<b>Total</b>	<b>£ 6,063,845.38</b>

Table 10 sets out a breakdown of the infrastructure types funded through funds received as a result of S106 agreements in 2024/25.

**Table 10 Total money received as a result of S106 agreements in 2024/25**

<b>Purpose</b>	<b>Amount</b>
Adult Social Care	£33,108.80
Affordable Housing	£502,934.37
Bus Service	£252,617.57
Public Rights of Way	£132,718.83
Ecology	£193,334.67
Car Club Contribution	£5,270.71
<b>Total</b>	<b>£1,119,984.95</b>

Table 11 sets out key information on the amount of affordable housing and school places provided through planning obligations in 2024/25. There was no S106 agreement signed in 2024/25 that required direct provision of school places. No school places were provided as a direct result of S106 agreements in 2024/25. Projects funded by S106 financial contributions are listed in Table 16 on page 23.

**Table 11 Key information on affordable housing and education places in S106 agreements in 2024/25**

<b>Description</b>	<b>Amount</b>
Total number of affordable housing units secured in S106 agreements agreed in 2024/25	152
Total number of affordable housing units provided as a result of S106 agreements during 2024/25	191
Total number of school places to be provided through S106 agreements agreed in 2024/25	0
Total number of school places provided as a result of S106 agreements during 2024/25	0

Table 12 sets out a breakdown of the affordable housing tenures secured through S106 agreements in 2024/25.

**Table 12 Breakdown of tenures of affordable housing secured through S106 agreements signed in 2024/25**

Purpose	Amount
Social Rented	105
Shared Ownership/ Shared Equity	9
Affordable Rent	0
First Homes	38
<b>Total</b>	<b>152</b>

Table 13 sets out a breakdown of the infrastructure types funded through funds received as a result of S106 agreements in 2024/25.

**Table 13 Breakdown of tenures of affordable housing delivered as a result of S106 agreements in 2024/25**

Purpose	Amount
Social Rented	101
Shared Ownership	90
Affordable Rent	0
<b>Total</b>	<b>191</b>

Table 14 sets out details of other non-financial contributions agreed in S106 agreements signed in 2024/25

**Table 14 Non-financial contributions secured by S106 agreements signed in 2024/25**

Application	Infrastructure
22/02302/FULMAJ Weston Court, Lambourn Road, Weston, Newbury, RG20 8JE	<ul style="list-style-type: none"> <li>Planting in accordance with the Planting Scheme</li> </ul>
23/01699/FULMAJ Travellers Friend, Crookham Common Road, Crookham Common, Thatcham, RG19 8EA	<ul style="list-style-type: none"> <li>Residential Units to be used for those in need of care as currently described in Town &amp; Country Planning (Use Clauses) Order 1987 (as amended) as C3(b).</li> </ul>

Table 15 sets out details of infrastructure projects which were funded by money received through S106 agreements in 2024/25, and the amount of expenditure on each project.

No money secured through S106 agreements was used to repay borrowing in 2024/25. The amount collected on the monitoring of S106 agreements in 2024/25 was £17,062.50.

**Table 15 Infrastructure funded by S106 in 2024/25**

Infrastructure project	Amount spent
Speed Restriction changes (including 20mph projects)	£11,230.34
Footway Improvements	£124,965.50
Street Lighting Improvements	£62,056.28
Active Travel Infrastructure	£158,502.59
Rights Of Way Volunteer Resource	£343.52
Equal Access to the Countryside	£8,000.00
Bridleway Imp Ped	£8,000.00
Highway Improved Programme	£871,363.83
Aldermaston Footways	£28,689.19
Local S106 Highway Improvements	£7,292.08
Separate Food Waste	£6,140.00
Education Assets Project Management, Design & Delivery	£2,498.35
Falkland Primary School - Classroom Replacement	£40,710.00
Thatcham Park Early Years Accommodation	£43,930.00
Berks, Bucks & Oxon Wildlife Trust Capital Projects (BBOWT)	£105,204.75
Henwick Sports Pavillion	£52,700.26
Playground Equipment Upgrades	£49,680.00
Shaw House Capital Maintenance	£112,830.88
Henwick Worthy Sports Facility	£30,000.00
Infrastructure Design & Delivery	£1,539.69
Changing Places Toilet Facilities	£20,000.00
<b>Total Expenditure</b>	<b>£1,745,677.26</b>

Table 16 sets out the details of money received through S106 agreements which had not been allocated to specific projects by 31 March 2025, and those funds committed to be spent on specific projects which have not been spent by 31 March 2025.

**Table 16 S106 funds unspent by 31 March 2025**

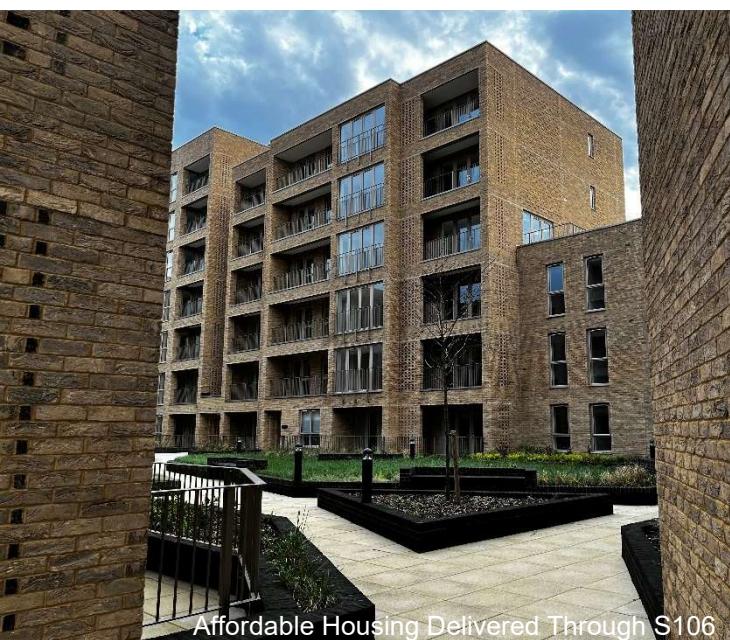
Description	Amount
Total amount received before 1 April 2024 which was not allocated by 31 March 2025	£7,420,229.54
Total amount received in any year which was allocated to a project by 31 March 2025 but has not been spent	£1,405,740.00

Table 17 sets out summary details of projects to which S106 funds were allocated at the end of 2024/25, and the amounts allocated to each project. These allocations cover the financial years 2025-26, 2026-2027, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33, 2033-34 and 2034-35.

**Table 17 Projects to which S106 funds have been allocated**

Project	Description	Amount
Thatcham Park Early Years Accommodation	Thatcham Park Early Years Accommodation - works	£22,850.00
Footway Improvements	To provide funding to maintain and improve the Highway network in line with statutory responsibilities and Member and public expectations	£800,000.00
Active Travel Infrastructure	To create and upgrade active travel infrastructure - including cycle tracks, cycle lanes, footways, shared routes and related facilities	£600,000.00
Electric Vehicle Charge Points	Plan and deliver infrastructure for zero-emission vehicles	£286,500.00
Open Space Improvements	For the ongoing replacement and upkeep of built assets, sports facilities, children's playgrounds, visitor facilities	£50,000.00
Infrastructure Design & Delivery	Annual salaries for Projects Team - part funded by S106	£1,236,741.31
Developing Natural Carbon Reductions on Council Land	Programme of works containing multiple projects to deliver natural carbon reduction measures	£70,000.00
Henwick Sports Pavillion	For the ongoing replacement and upkeep of built assets & sports facilities	£60,000.00
Transport Model Update	To update the Council's transport modelling tools so they remain fit for purpose	£180,000.00
Henwick Worthy Sports Facility	For the ongoing replacement and upkeep of built assets & sports facilities	£72,000.00
North Newbury - New primary school	Provision of a 1FE (Form Entry) primary school at the North Newbury housing development site (Donnington Heights)	£5,115,410.00
Sandleford Park Development – Secondary (Park House)	To expand Park House School to provide sufficient places for secondary children from the Sandleford development	£11,198,480.00
Sandleford Park Development – Primary	To provide sufficient places for primary age children from the Sandleford development	£7,984,420.00
North East Thatcham Primary	To provide sufficient places for primary children from the North-East Thatcham development	£9,991,120.00
North East Thatcham Secondary	To provide sufficient places for secondary school children from the development	£33,862,640.00
The Diamond Greenham - Changing facilities improvement.	For the ongoing replacement and upkeep of built assets and sports facilities	£120,000.00

Project	Description	Amount
Robin Hood Roundabout Improvements	DfT (Department for Transport) Grant and CIL (Community Infrastructure Levy) funding to deliver the annual Network Management Programme of works (under the Highways and Traffic Management Acts)	£1,189,160.00
Mortimer & Burghfield Footways	DfT (Department for Transport) Grant and CIL (Community Infrastructure Levy) funding to deliver the annual Network Management Programme of works (under the Highways and Traffic Management Acts)	£120,000.00
Newbury Town Centre Variable Message Signing	Ongoing replacement and upkeep of variable message signing systems	£500,000.00



Affordable Housing Delivered Through S106



S106 funded Public Open Space Maintenance

## Appendix A

### Regulatory background for Infrastructure Funding Statements

- A-1. Infrastructure Funding Statements are a new form of reporting introduced in the September 2019 amendment to the CIL regulations.
- A-2. Regulation 121A of the CIL regulations (as amended) requires any authority that receives developer contributions to prepare an Infrastructure Funding Statement (this report) detailing the amount of funds received, and how those funds are spent.
- A-3. For clarity, CIL regulation 121A is reproduced below:

121A (1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document ("the annual infrastructure funding statement") which comprises the following—  
(a) 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");  
(b) a report about CIL, in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 ("CIL report");  
(c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("section 106 report").  
(2) The first annual infrastructure funding statement must be published by 31st December 2021.  
(3) A contribution receiving authority must publish each annual infrastructure funding statement on its website.

## Appendix B:

### List of Schedule 2 requirements for the Infrastructure Funding Statement

#### The Community Infrastructure Levy (CIL) report

Requirement		Amount
1.	The matters to be included in the CIL report are—	
a	the total value of CIL set out in all demand notices issued in the reported year;	£3,254,690.41
b	the total amount of CIL receipts for the reported year;	£4,406,881.24
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
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;	£3,074,600.00
e	the total amount of CIL expenditure for the reported year;	£4,092,500.136
f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£11,329,600.00
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;	Please see Table 1 on page 4 of the main report
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);	£0.00
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;	£220,344.06 (5%)
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;	Please see Table 5 on page 9 of the main report

Requirement			Amount
i	the amount of CIL passed to—		
	i	any parish council under regulation 59A or 59B; and	Please see Table 2 on page 6 of the main report for a breakdown of Parish / Town Councils and the amounts passed
	ii	any person under regulation 59(4)	Please see Table 3 on page 7 of the main report
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;	£679.41
	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;	£0.00
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;	£314,381.10
	ii	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£12,719,223.66
	iii	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£679.41
	iv	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£15,462.16

## The Section 106 (S106) Obligations Report

Requirement		Amount
3	The matters to be included in the section 106 report for each reported year are—	
a	the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£5,903,390.50
b	the total amount of money under any planning obligations which was received during the reported year;	£1,100,900.62
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;	£7,420,229.54
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—	See Table 14 on page 19 for details of non-monetary contributions secured by agreements entered into in 2024/25 (excluding affordable housing and education which are reported separately)
i	in relation to affordable housing, the total number of units which will be provided;	152
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;	None
e	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£1,405,740.00
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);	£1,745,677.26
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;	Please see Table 17 on page 21 of the main report.

Requirement		Amount
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—	
	i the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	Please see Table 15 on page 20 of the main report
	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
	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;	£17,062.50
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.	The total amount retained at the end of 2024/25 was £6,841,822.74 Of this, £0 were commuted sums for the purpose of longer-term maintenance.