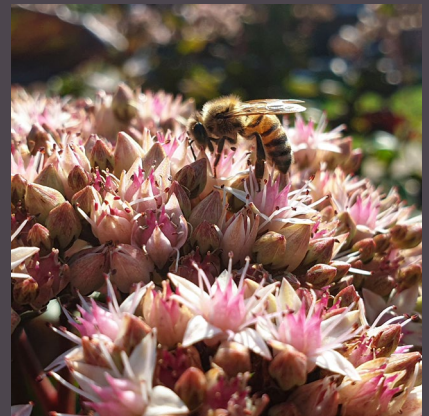


Annual Infrastructure Funding Statement 2024/25



October 2025

Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

You can request this document or information in another format such as large print or language or contact us by:

- **Phone** – 01246 242424
 - **Email** – enquiries@bolsover.gov.uk
 - **BSL Video Call** – a three way video call with us and a BSL interpreter. It is free to call Bolsover District Council with Sign Solutions, you just need wifi or mobile data to make the video call, or call into one of our Contact Centres.
 - **Call with Relay UK** via textphone or app on 0800 500 888 – a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real time conversation with us by text.
 - **Visiting one of our offices** at Clowne, Bolsover, Shirebrook and South Normanton.
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1 Introduction

- 1.1** This Annual Infrastructure Funding Statement sets out information for the period 1st April 2024 to 31st March 2025 relating to the funding of infrastructure by developments through the Community Infrastructure Levy and Planning Obligations / S106 Agreements that are required under the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.
 - 1.2** The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 require local authorities to publish detailed information in a particular format.
 - 1.3** However, in accordance with the Council's Statement of Community Involvement and its aim for the Council's planning service and publications to be accessible by avoiding the use of excessive technical jargon, references to legislation and the use of initials, this statement provides both the key information in the main report, with the information required by the Regulations set out in the Appendix.
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2 Background

- 2.1** The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 introduced new duties on local planning authorities which include a duty to prepare Annual Infrastructure Funding Statements.
- 2.2** In accordance with the regulations, Annual Infrastructure Funding Statements must comprise the following three parts:
- **Part 1.** 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 Community Infrastructure Levy (other than Community Infrastructure Levy to which regulation 59E or 59F applies) (“the infrastructure list”);
 - **Part 2.** A report about Community Infrastructure Levy, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“Community Infrastructure Levy report”);
 - **Part 3.** 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”).
- 2.3** This new duty started formally in the financial year 2019/20 and requires the Council to publish an Annual Infrastructure Funding Statement by 31st December every year thereafter.
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3 Key information

- 3.1** The key information within the Annual Infrastructure Funding Statement 2024/25 is provided below.

Part 1 – The Infrastructure List

- 3.2** Bolsover District Council has not pursued a CIL and therefore provides a ‘nil return’ for this part of the Annual Infrastructure Funding Statement.

Part 2 – The Community Infrastructure Levy Report

- 3.3** Bolsover District Council has not pursued a CIL and therefore provides a ‘nil return’ for this part of the Annual Infrastructure Funding Statement.

Part 3 – The Section 106 Report

- 3.4** Bolsover District Council has a large number of live Section 106 Agreements which inform this Annual Infrastructure Funding Statement and is set out in detail as required by the Regulations in the Appendix to this summary report.
- 3.5** One technical matter to note is that Annual Infrastructure Funding Statements are required to set out where funds have been allocated or not allocated. The term ‘allocated’ is defined in the Planning Practice Guide as meaning “a decision has been made by the local authority to commit funds to a particular item of infrastructure or project” (Paragraph: 033 Reference ID: 23b-033-20190901). This is generally specified in the Section 106 Agreement for one of the above infrastructure types together with the general location of the infrastructure to be provided. On this basis, throughout the Annual Infrastructure Funding Statement the funds are treated as being allocated.
- 3.6** The key information, taken from the financial accounts of the Council for sums held, received and spent between 1st April 2024 and 31st March 2025, is provided below.

Newly Secured Money

- Total amount of Section 106 monies signed up in new legal agreements during 2024/25 **£1,326,714.35**.

Money Received and Held by the Council

- Total amount of Section 106 monies received from developers during 2024/25 **£694,946.32**
- Total amount of Section 106 monies held from previous years **£1,703,002.69**

Money Spent by the Council

- Amount of Section 106 monies spent by the authority on infrastructure (or transferred to another organisation to spend) during 2024/25 **£438,583.59**
 - Amount of Section 106 monies spent by the authority on maintenance **£5,695**
 - Total amount of Section 106 monies spent by the authority **£444,278.59**
-

- 3.7** These headline figures outline the scale of the sums being secured by the Council through Section 106 Agreements. Once received the money is ultimately spent by the Council on infrastructure or transferred to other organisations to deliver infrastructure on our behalf. To help explain what these figures actually mean and how they compare with previous years the following sections provide additional information.

Newly Secured Money

- 3.8** Of the new developments that were granted planning permission between 1st April 2024 and 31st March 2025, four included a S106 Agreement. A further two Agreements signed in the monitoring year were Deeds of Variation to previous S106 Agreements.
- 3.9** One thing to highlight in relation to the figures below is that as Section 106 Agreements are often entered into when granting planning permissions in Outline, the exact sum of money promised within the Section 106 Agreement is not always stated. Instead, the obligation is set out as a financial amount per dwelling that will take effect once the uncertainty over the exact number of dwellings has been resolved with a later, more detailed planning permission. As a result, in these cases the indicative number of dwellings discussed in the Outline planning permission has been used to obtain an exact figure that can be used in the Annual Infrastructure Funding Statement.
- 3.10** One further thing to note is that the figures can include a degree of double counting due to the Annual Infrastructure Funding Statement needing to report on all Section 106 Agreements signed up during the monitoring year. This can lead to situations where a Section 106 Agreement that was entered into in a previous year is superseded by a new Section 106 Agreement changing the financial contributions involved. Whilst this can lead to larger sums being secured, it is more often the case that sums promised at Outline stage can need to be reduced due to the developer pursuing the detailed permission having more detailed and up-to-date viability information than the landowner that secured the outline permission.
- 3.11** Despite these limitations, it is useful to show the relative amounts of money secured through Section 106 Agreements over recent years. The graph below show this figure over the last 3 years.

Newly secured money during last three years

2022/2023: £1,063,521.50

2023/24: £0

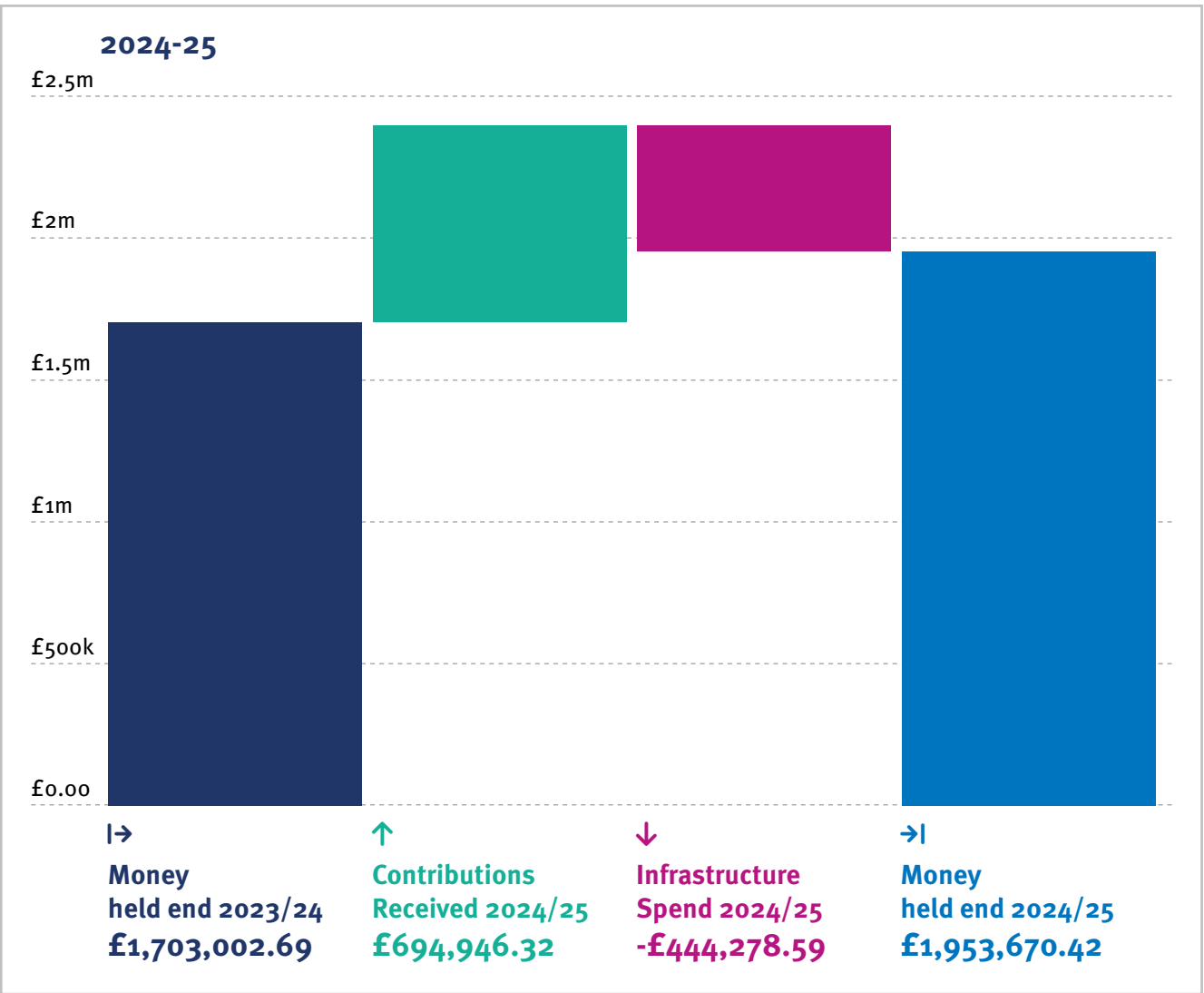
2024/25: £1,326,714.35

S106 Financial Status 2024/25

- 3.12** The key variables in terms of the status of the S106 finances in any given monitoring year are the contributions from previous years that have yet to be spent, the additional contributions received during the monitoring year, the amount spent on infrastructure in that year and with this, the contributions that remain to be spent at the end of the monitoring year.
- 3.13** At the start of the monitoring year £1,703,002.69 of S106 contributions was held by the Council. A further £694,946.32 was received in contributions during the monitoring year. The sums spent totalled £444,278.59. The money held by the Council at the end of the monitoring year was £1,953,670.42.

Monies held during last three years

- 3.14** The following charts show how the money being held by the Council at the end of the last three monitoring years has varied, contingent on on the three variables of starting balance, contributions received and how much has been spent on infrastructure.
- 3.15** It can be seen that the balance that is carried forward from previous monitoring years has been increasing year on year over the last 3 years, due to the contributions received in any one year surpassing the spending on infrastructure.



2023-24

£2m

£1.5m

£1m

£500k

£0.00

↳
Money
held end 2022/23
£1,540,527.53

↑
Contributions
Received 2023/24
£285,194.00

↓
Infrastructure
Spend 2023/24
-£122,718.84

→|
Money
held end 2023/24
£1,703,002.69

2022-23

£2m

£1.5m

£1m

£500k

£0.00

↳
Money
held end 2021/22
£1,466,946.75

↑
Contributions
Received 2022/23
£366,712.81

↓
Infrastructure
Spend 2022/23
-£293,132.03

→|
Money
held end 2022/23
£1,540,527.53

- 3.16** With regard to the current monitoring year, the table below provides a breakdown of how the money held and spent by the Council at 31st March 2025 is split across different infrastructure types:

Infrastructure Type	Money Carried Forward 2024/25	Money Received 2024/25	Money Spent 2024/25	Balance at monitoring year end
Outdoor Sports	£580,321.03	£280,507.13	£342,082	£518,746.16
Green Space	£343,320.62	£55,220.07	£5,695	£392,827.69
Health	£168,243.05	£64,472.65	£96,141.59	£136,574.11
Highways	£569,000	£0	£0	£569,000
Public Art	£34,106.03	£99,328.11	£360	£133,074.14
Biodiversity	£8,029.96	£0	£0	£8,029.96
Affordable Housing	£0	£195,418.36	£0	£195,418.36
TOTAL	£1,703,002.69	£694,946.32	£444,278.59	£1,953,670.42

- 3.17** This breakdown shows that significant sums were being held at the start of the monitoring year for Outdoor Sport, Highways and Green Space infrastructure. The main focus on spending in the monitoring year was on Outdoor Sports and Health infrastructure.
- 3.18** With spending on infrastructure being in excess of the sums received for both Outdoor Sport and Health Infrastructure, there was an overall reduction in the contributions held for these two infrastructure areas at the close of the monitoring year. The key additional developer contribution was for Affordable Housing.
- 3.19** Large sums are not yet spent and so are being held for Highways and Outdoor Sports infrastructure.

Case Study 1

Project: Bolsover Skate Park, Hornscroft Park



Summary

The District Council has been working with Old Bolsover Town Council for a number of years to develop a skate park in Bolsover, following ongoing requests from groups of local riders and skateboarders. During this time Bolsover District Council was delivering activities to young people under its' Extreme Wheels banner, with the mobile skatepark being the most popular and most requested activity.

Old Bolsover Town Council carried out a survey of local young people's needs and wants in 2019 and a wider survey in the early 2020s. The surveys confirmed the level of support for the development of a skatepark which led to the Town Council agreeing to provide the majority of the funding for an iconic facility in Hornscroft Park, the nearest park to the town centre.

Maverick Industries were contracted to design and build an in situ spray concrete skatepark adjacent to the existing multi-use games area (MUGA) at Hornscroft Park to accommodate BMX riders, scooter riders and skateboarders.

Maverick carried out consultation with local riders, the general public, local schools and the online community after which the design was tweaked a number of times before the submission of a planning application.

Works were carried out in Spring 2024 and were completed in time for the 2024 school summer holidays. An official launch event / skate jam was held in May 2025.

Application reference

15/00076/OUT, 20/00238/FUL and
21/00640/FUL

Site name

Oxcroft Lane, Bolsover

Developer

Jones Homes (Yorkshire) and Stancliffe
Homes

Permissions granted / Section 106's signed

15/00076/OUT: May 2016

20/00238/FUL: August 2021

21/00640/FUL: February 2022

Amount secured in Section 106

£136,000

Development started

Jones Homes March 2020

Stancliffe Homes March 2022

Money received

15/00076/OUT: March 2020

21/00640/FUL: June 2023

Work ordered

2024

Infrastructure delivered

July 2024

Case Study 2

Project: Teenage Play Equipment, Shetland Road Recreation Ground, Tibshelf



Summary

Bolsover District Council worked with Tibshelf Parish Council to provide additional facilities for teenagers on Shetland Road Recreation Ground, the main area of public open space in the parish.

Following a competitive tendering exercise HAGS were appointed to install a range of teenage focussed play equipment including a multi-use games area (MUGA), a zip line, large net climber, overhead spinner and an accessible roundabout.

In addition, new equipment was installed in the existing junior play area and access to the play area was improved with a new access path and a resurfaced link path to the main entrance.

Works were carried out in autumn 2024 with an official handover in October.

Application reference

13/00182/OUTMAJ

Site name

Mansfield Road, Tibshelf

Developer

Keepmoat Homes

Permissions granted / Section 106's signed

October 2014

Amount secured in Section 106

£160,000

Development started

March 2016

Money received

December 2019

Work ordered

September 2024

Infrastructure delivered

October 2024

4 Conclusions

- 4.1** Overall, the Annual Infrastructure Funding Statement highlights the significant sums involved in Section 106 Agreements and how they lead to local infrastructure provision and ultimately show one of the benefits of new development.
 - 4.2** This monitoring snapshot also currently shows that, notwithstanding the significant spending on infrastructure in the monitoring year, the contributions received are such that the money held by the Council at the close of the monitoring year increased from last year, to stand at just under two million pounds at the close of the year.
 - 4.3** This accumulation of money demonstrates a strong need to have effective delivery and monitoring systems in place to ensure the planned local infrastructure is delivered and that the full benefits of new development are achieved.
 - 4.4** Behind this covering report, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 require local authorities to publish detailed information in a certain format and the information required is set out in the Appendix to this report.
 - 4.5** Finally, it is worth noting that Derbyshire County Council are also obliged under the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 to produce their own the Annual Infrastructure Funding Statement each year. These statements will set out how monies transferred to them by the District Council and that are thus treated as spent in the District Council's Annual Infrastructure Funding Statement, or that go to them directly from the developer, have been spent.
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Appendix: Annual Infrastructure Funding Statement 2024/25

- a) the total amount of money to be provided under any planning obligations which were entered into during the reported year including Variations to previous Agreements.

Infrastructure Purpose	Money breakdown
Sports Provision	£208,656
Green Space	£93,970
Education	£623,705.94
Health	£166,328.50
Highways	£150,815.09
Public Art	£0
Biodiversity	£50,000
Affordable Housing	£0
Community Facilities	£11,400
Travel Plans	£16,246
Monitoring Compliance	£5,592.82
TOTAL	£1,326,714.35

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

Infrastructure Purpose	Money breakdown
Sports Provision	£280,507.13
Green Space	£55,220.07
Health	£64,472.65
Public Art	£99,328.11
Affordable Housing	£195,418.36
TOTAL	£694,946.32

- 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: **none**.

- 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—
- in relation to affordable housing, the total number of units which will be provided:
74
 - 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:
Numbers of places not set out in the S106 Agreements. The sums are; £115,534.21 Infant Education, £101,406.57 Junior Education, £287,448.23 Secondary Education and £119,316.42 SEND.
 - Biodiversity: **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:
£1,953,670.42
- f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another organisation to spend);

Infrastructure Purpose	Money breakdown
Sports Provision	£342,082
Green Space	£5,695
Health	£96,141.59
Public Art	£360
TOTAL	£444,278.59

- 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

Infrastructure Purpose	Money breakdown
Affordable Housing	£195,418.36
Art	£133,074.14
Outdoor Sport	£518,746.16
Open Space	£392,827.69
Highway	£569,000.00
Health	£136,574.11
Biodiversity	£8,029.96
TOTAL	£1,953,670.42

- 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;

Sports Provision

Infrastructure Items	Money breakdown
New play equipment at Shetland Road Recreation Ground, Tibshelf	£160,088
Repairs to Lincoln Street Play Area, Tibshelf	£2,500
Bolsover Skate Park (contribution)	£136,000
Equipment for Bolsover Cricket Ground	£11,300
Replacement fence to Bowling Green at Castle Leisure Park, Bolsover	£11,918
Pitch and pavilion works at Broadmeadows / Common Meadows, South Normanton	£17,571
Glapwell Cricket Ground (contribution)	£810
Shirebrook Model Village Sports Ground (valuation)	£1,895
TOTAL	£342.082

Public Art

Infrastructure Item	Cost
Contribution towards Community Arts celebration event	£360
TOTAL	£360

Health

Infrastructure Item	Cost
Project to expand GP capacity, Alfreton Surgery	£80,141.59
Project to increase clinical space at the Langwith Practice	£16,000
TOTAL	£96,141.59

- 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): **None**.
- 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: **None**.

- 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.

Retained for longer term maintenance / commuted sums

Maintenance Purpose	Money breakdown
Hazelmere Park, Creswell	£960
The Brambles, Doe Lea	£4,735
TOTAL	£5,695