



**Rushcliffe**  
Borough Council

**Annual Infrastructure Funding Statement 2024-25**  
**Published December 2025**

# Contents

## **1. Introduction**

- 1.1 Purpose of Report
- 1.2 CIL Charging Schedule
- 1.3 Use of CIL Funds
- 1.4 Use of S106 Planning Obligations
- 1.5 County Council Obligations

## **2. Community Infrastructure Levy Report**

- 2.1 CIL Instalments
- 2.2 Demand Notices
- 2.3 CIL Receipts
- 2.4 CIL Allocations
- 2.5 CIL Spending
- 2.6 Delivery Programme
- 2.7 Infrastructure List
- 2.8 Interaction between CIL and S106
- 2.9 Future Review of CIL Infrastructure

## **3. Section 106 (Planning Obligations) Report**

- 3.1 Headline Figures
- 3.2 New Obligations
- 3.3 S106 Receipts
- 3.4 S106 Allocations
- 3.5 S106 Spending
- 3.6 Commuted Sums

## **Appendices**

Appendix 1: List of Schedule 2 requirements for the Infrastructure Funding Statement

Appendix 1a: Community Infrastructure Levy

Appendix 1b: Section 106 Planning Obligations

Appendix 2: CIL Delivery Programme

# 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 Rushcliffe, and the subsequent use of those contributions by the Borough Council. The report covers the financial year 1 April 2024 – 31 March 2025. Rushcliffe seeks developer contributions through the Community Infrastructure Levy (CIL) and Section 106 agreements (also known as “planning obligations”).
- 1.2 CIL was adopted by the Council on 7 October 2019. 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. The charging schedule, setting out the CIL rates for different areas and types of development in the Borough, is available on our website [\[link\]](#).
- 1.3 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 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’. CIL Charging authorities must pay 15% of CIL receipts to the Parish Council for the area where a CIL liable development takes place, rising to 25% if the Parish has a Neighbourhood Plan in place. In unparished areas (for Rushcliffe, this includes West Bridgford), the CIL charging authority can spend equivalent amounts in the locality, following engagement with local communities.
- 1.4 Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into planning obligations – legal agreements which 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, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.
- 1.5 Some planning obligations for development within the Borough may also be made with the Nottinghamshire County Council, where those obligations relate to Education, Highways, or other matters for which the County Council are directly responsible. **For the avoidance of doubt, this IFS will report solely on obligations made with the Borough Council.** This document should be read in conjunction with the County Council’s infrastructure funding statement, which can be found on their website [\[link\]](#). The County Council also covers improvements to highway infrastructure under Section 278 of the Highways Act 1980.

## 2. Community Infrastructure Levy Report

*The information below is provided to comply with the requirement to report on CIL collection, allocation, and expenditure within the 2024-25 year.*

- 2.1 A CIL charge is payable either within 60 days of the commencement of a development, or within the terms of the Borough Council's adopted Instalment Policy. For CIL charges under £50,000, a single instalment is due within 90 days; charges between £50,000 and £250,000 are due in two instalments within 300 days; and charges over £250,000 are due in four instalments within 570 days. A full breakdown is available on our website [\[link\]](#).
- 2.2 The CIL Demand Notice sets out the whole sum payable and the instalments required, and therefore CIL Demand Notices issued during a particular year do not necessarily equate to the CIL sums likely to be received during that year. In addition, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices needing to be issued. Re-issued Notices are not double-counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice is included within the figure for CIL invoiced during the year.
- 2.3 A total of **£3,025,768.18** of CIL was collected from commenced developments during the reported year.
- 2.4 Breakdown of Allocations**  
The below tables cover CIL funding that has been allocated to projects by the Borough Council during the 2024-25 period:

Strategic CIL Allocations	
Project	Sum Allocated
Improvements to Cotgrave and Keyworth Leisure Centres*	£780,000.00
<b>Total:</b>	<b>£780,000.00</b>

Neighbourhood CIL Allocations (to which regulation 59E or 59F applies)	
Project	Sum Allocated
Delivery of workshop sessions for Lady Bay Arts (West Bridgford Neighbourhood CIL Allocation)	£7,000.00
Delivery of security gates and equipment store and improvements to clubhouse heating at Lady Bay Tennis Club (West Bridgford Neighbourhood CIL Allocation)	£9,000.00
Remedial works for the felling and replanting of trees affected by ash dieback at Stonepit Wood Scout Campsite, Gotham (West Bridgford Neighbourhood CIL Allocation)	£16,000.00
Delivery of Open Voices group at St Luke's Church, Leahurst Road (West Bridgford Neighbourhood CIL Allocation)*	£3,000.00
<b>Total:</b>	<b>£35,000.00</b>

\*Note that these project allocations are not included within the reporting criteria in Appendix 1a(f), as the allocated funds were also spent within the reported year.

## 2.5 Breakdown of Spend

The below tables cover CIL funding that has been spent on projects during the 2024-25 period.

<b>Strategic CIL Spending</b>	
<b>Project</b>	<b>Sum Released</b>
Improvements to Cotgrave and Keyworth Leisure Centres*	£780,000.00
Works to Bridge Field entrance to improve parking provision and general arrangement at Bridge Field, West Bridgford	£25,000.00
Enhanced programme of maintenance and pitch configuration at Alford Road Playing Field, West Bridgford	£23,018.80
<b>Total:</b>	<b>£828,018.80</b>

<b>Neighbourhood CIL Spending (to which regulation 59E or 59F applies)</b>	
<b>Project</b>	<b>Sum Released</b>
Establishment of NHS Social Prescribing Service at West Bridgford Young People's Centre (West Bridgford Neighbourhood CIL Allocation)	£25,000.00
Delivery of workshop sessions at Nottingham Bikeworks, Trent Boulevard, Lady Bay (West Bridgford Neighbourhood CIL Allocation)	£12,000.00
Footpath improvements at Church of the Holy Rood, Edwalton (West Bridgford Neighbourhood CIL Allocation)	£5,000.00
Renovation of toilet facilities at Eilerslie Cricket Club, West Bridgford (West Bridgford Neighbourhood CIL Allocation)	£4,015.00
Café, office and CCTV viewing facilities at Notts Gymnastics Academy, West Bridgford (West Bridgford Neighbourhood CIL Allocation)	£25,000.00
Commemorative Mosaics and Tree Planting at Lady Bay Scouts Hall (West Bridgford Neighbourhood CIL Allocation)	£2,489.00
Wildlife Pond Restoration at The Hook Local Nature Reserve (West Bridgford Neighbourhood CIL Allocation)	£7,800.00
Purchase of community minibus and training for volunteers at St. Paul's Community and Wellbeing Hub, West Bridgford (West Bridgford Neighbourhood CIL Allocation)	£20,000.00
Delivery of Open Voices group at St Luke's Church, Lehurst Road (West Bridgford Neighbourhood CIL Allocation)	£3,000.00
<b>Total:</b>	<b>£104,304.00</b>

2.6 Regulation 121A(1)(a) requires the Infrastructure Funding Statement to include details 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).

- 2.7 Whilst the infrastructure list included in previous Infrastructure Funding Statements (below) is still relevant in identifying the primary infrastructure categories the Borough Council intends to fund through the levy, the Delivery Programme included in Appendix B identifies a more specific list projects to which strategic funding may be applied, as well as their respective priorities.

Infrastructure that may be wholly or partly funded by CIL
Provision of Park and Ride along the A52 corridor and bus priority measures in West Bridgford.
Provision of or improvements to playing pitches and ancillary facilities.
Provision of or improvements to indoor leisure provision.
Provision of additional secondary school places across the Borough through new provision or extension to existing provision.
Provision of health facilities across the Borough through new provision or extension to existing provision.

- 2.8 The inclusion of a project or type of infrastructure on this list does not signify a commitment from the Council to fund (either in whole or in part) the listed project or type of infrastructure through CIL, nor does the ordering of the table imply any preference for expenditure. In some circumstances, there will also still be a legitimate role in using S106 planning obligations to secure funding towards items which may be covered by CIL.
- 2.9 The Council began a review of the CIL Delivery Programme in March 2025. Any future changes to the Delivery Programme or updates to the infrastructure list will be included in subsequent publications of the Infrastructure Funding Statement.

### 3. Section 106 Report

*The information below is provided to comply with the requirement to report on S106 collection, allocation, and expenditure within the 2024-25 year, as well as details of non-financial obligations. Copies of any of the S106 agreements referenced below can be found by searching the associated reference number on our Planning Online webpage [\[link\]](#).*

#### 3.1 Headline Figures

The table below gives an overview of the sums held, received and spent during the 2024-25 period. A further breakdown of each item is included in later sections of the report.

<b>S106 Movement: 2024-25</b>	
Opening Balance (01/04/2024)	£46,302,035.52
Contributions Received	£3,009,627.39
Contributions Spent	£10,444,510.06
Interest Accrued	£2,225,795.41
Closing Balance (31/03/2025)	£41,082,995.43

#### 3.2 New Obligations

The total amount of money expected to be provided under any planning obligations which were entered into during the reported year is **£338,946.65**. Note that in some instances, it is not possible to give precise figures until the exact number/mix of houses on a particular development has been agreed, or where contributions may be payable as an alternative to expected on-site delivery of infrastructure or affordable housing. The figure above is therefore a baseline figure and the eventual amount collected may be higher than reported. A full breakdown of the financial and non-financial contributions for each agreement entered into in 2024-25 is set out in the tables below:

**Former Bunny Brickworks, Gotham Lane, Bunny**  
**21/02109/OUT – Unilateral Undertaking dated 10/05/2024**

Contribution	Amount	Details
Monitoring Sum	£546.00	Towards the cost of monitoring compliance with the Borough Council's obligations contained in this Deed
First Homes Administration Sum	£150.00 per First Home (£1,200.00 Expected)	Towards the Borough Council's costs incurred in connection with the performance of their obligations in relation to First Homes under this Deed
Affordable Housing Provision	Non-Financial	30% (Expected 33 Units): 27% Affordable Rent (9 Units), 19% Social Rent (6 Units), 25% First Homes (8 Units), 29% Other (10 Units)
Open Space	Non-Financial	Open Space Scheme
<b>(Potential)</b> First Homes Contribution	To be agreed	Optional contribution where a First Home is disposed of other than as a First Home
<b>(Potential)</b> Affordable Housing Commuted Sum	To be agreed	Optional contribution where the Owner is unable to transfer any of the Affordable Housing units to a Registered Provider
<b>Total (Expected):</b>	<b>£1,746.00</b>	

**Land South Of Butt Lane, East Bridgford**  
**23/01709/FUL – S106 Agreement dated 13/08/2024**

Contribution	Amount	Details
Monitoring Sum	£2,000.00	For the purpose of monitoring compliance with the obligations in this Deed
NHS Contribution	£37,360.00	Towards healthcare provision
Affordable Housing Provision	Non-Financial	30% (13 Units): 15% Intermediate (2 Units), 31% Affordable Rent (4 Units), 23% Social Rent (3 Units), 31% First Homes (4 Units)
Open Space	Non-Financial	Open Space Scheme
Medical Centre Car Park Land	Non-Financial	Transfer of land and to provide a car park extension for the Medical Centre in accordance with the Medical Centre Car Park Land Scheme
<b>(Potential)</b> First Homes Contribution	To be agreed	Optional contribution where a First Home is disposed of other than as a First Home
<b>(Potential)</b> Affordable Housing Commuted Sum	To be agreed	Optional contribution where the Owner is unable to transfer any of the Affordable Housing units to a Registered Provider
<b>Total (Expected):</b>	<b>£39,360.00</b>	

Land South And East Of Hollygate Lane, Cotgrave 21/00231/OUT – S106 Agreement dated 03/09/2024		
Contribution	Amount	Details
Monitoring Sum	£1,515.00	Towards the cost of monitoring compliance with the obligations and the administrative costs of the Borough Council's obligations in relation to First Homes
Play Area Contribution	£25,155.00	Secured to serve the Development as part of the neighbouring residential development of land south of Hollygate Lane and north of Colston Gate Cotgrave (pursuant to planning application reference 21/01203/OUT)
A52 Contribution	£43,011.90	For onward payment to National Highways to be applied towards the provision of infrastructure improvements required to support growth on the A52 trunk road
Affordable Housing Provision	Non-Financial	10% (Expected 4 Units): 50% Affordable Rent (2 Units), 25% Social Rent (1 Unit), 25% First Homes (1 Unit)
Open Space	Non-Financial	Open Space Scheme
<b>(Potential)</b> First Homes Contribution	To be agreed	Optional contribution where a First Home is disposed of other than as a First Home
<b>(Potential)</b> Affordable Housing Commuted Sum	To be agreed	Optional contribution where the Owner is unable to transfer any of the Affordable Housing units to a Registered Provider
<b>(Potential)</b> Off Site Highway Improvements Contribution	To be agreed	Optional contribution payable in the event that the Off Site Highway Improvements and/or the Junction Works (in whole or in part) are commenced and completed by one or all of the Neighbouring Developments
<b>(Potential)</b> Junction Works Contribution	To be agreed	Optional contribution payable in the event that the Off Site Highway Improvements and/or the Junction Works (in whole or in part) are commenced and completed by one or all of the Neighbouring Developments
<b>(Potential)</b> Off Site Highways Improvements	Non-Financial	Optional obligation to deliver the Off Site Highway Improvements unless secured in connection with the earlier delivery by one or all of the Neighbouring Development(s)
<b>Total (Expected):</b>	<b>£69,681.90</b>	

Land East of Gypsum Way, Gotham 19/02915/FUL – S106 Agreement dated 09/09/2024		
Contribution	Amount	Details
Monitoring Sum	£546.00	For the purpose of monitoring compliance with the obligations in this Deed
First Homes Administration Sum	£300.00	Towards the Council's costs incurred in connection with the performance of their obligations in relation to First Homes under this Deed
Affordable Housing Provision	Non-Financial	10% (Expected 9 Units): 19% Social Rent, 27% Affordable Rent, 25% First Homes, 29% Other
Open Space	Non-Financial	Open Space Scheme
Green Infrastructure Provision	Non-Financial	Habitat Maintenance and Monitoring Plan
<b>(Potential)</b> First Homes Contribution	To be agreed	Optional contribution where a First Home is disposed of other than as a First Home
<b>(Potential)</b> Affordable Housing Commuted Sum	To be agreed	Optional contribution where the Owner is unable to transfer any of the Affordable Housing units to a Registered Provider
<b>Total (Expected):</b>	<b>£846.00</b>	

**Land North East Of Lees Barn Road, Radcliffe On Trent**  
**23/00444/OUT – S106 Agreement dated 23/09/2024**

Contribution	Amount	Details
Monitoring Sum	£1,485.00	Towards the cost of monitoring compliance with the Council's obligations contained in this Deed
First Homes Administration Sum	£150.00 per First Home (Up to £1,950.00)	Towards the Council's costs incurred in connection with the performance of their obligations in relation to First Homes under this Deed
A52/A606 Improvement Strategy Contribution	£1,461.28 per Dwelling (Up to £109,596.00)	Contribution pursuant to the Council's A52/A606 Improvement Package Developer Contributions Strategy
Waste Contribution	£68.13 per Dwelling (Up to £5,109.75)	Towards the provision of a new/improved waste management facility in the vicinity of the Land
Affordable Housing Provision	Non-Financial	30% (Expected 23 Units): 26% Social Rent (6 Units), 17% Affordable Rent (4 Units), 57% First Homes/AHS (13 Units)
Open Space	Non-Financial	Open Space Scheme
<b>(Potential)</b> First Homes Contribution	To be agreed	Optional contribution where a First Home is disposed of other than as a First Home
<b>(Potential)</b> Affordable Housing Commuted Sum	To be agreed	Optional contribution where the Owner is unable to transfer any of the Affordable Housing units to a Registered Provider
<b>(Potential)</b> Allotments Contribution	£73.00 per Dwelling (Up to £5,475.00)	Optional contribution payable where the reserved matters approval issued pursuant to the Reserved Matters Application does not show the provision of Allotments on the Land
<b>Total (Expected):</b>	<b>£118,140.75</b>	

**Spire Nottingham Hospital, Tollerton Lane, Tollerton**  
**22/02019/OUT – Unilateral Undertaking dated 24/09/2024f**

Contribution	Amount	Details
Monitoring Sum	£273.00	Towards the cost of monitoring compliance with the Council's obligations contained in this Deed
Health Contribution	£600 per Care Home bedroom (Up to £48,000.00) + £920 for each Extra Care Unit (Up to £25,760.00)	Towards the Council's costs incurred in connection with the performance of their obligations in relation to First Homes under this Deed
<b>Total (Expected):</b>	<b>£74,033.00</b>	

**211 Loughborough Road, Ruddington**  
**23/00385/FUL – S106 Agreement dated 03/10/2024**

Contribution	Amount	Details
Monitoring Sum	£819.00	Towards the cost of monitoring compliance with the Council's obligations contained in this Deed
Health Contribution	£33,120.00	Towards improvements to the Ruddington Medical Centre or increasing capacity at neighbouring practices
Affordable Housing Provision	Non-Financial	30% (11 Units): 36% Affordable Rent (4 Units), 18% Social Rent (2 Units), 46% Shared Ownership (5 Units)
Open Space	Non-Financial	Open Space Scheme
<b>(Potential)</b> Affordable Housing Commuted Sum	To be agreed	Optional contribution where the Owner is unable to transfer any of the Affordable Housing units to a Registered Provider
<b>Total (Expected):</b>	<b>£33,939.00</b>	

**Land Off Shelford Road (Shelford Road Farm), Radcliffe On Trent**  
**13/02329/OUT – Deed of Variation dated 29/01/2025**

Contribution	Amount	Details
First Homes Administration Sum	£150.00 per First Home (£1,200.00 Expected)	Towards the Council's costs incurred in connection with the performance of their obligations in relation to First Homes under this Deed
<b>(Potential)</b> First Homes Contribution	To be agreed	Optional contribution where a First Home is disposed of other than as a First Home
<b>Total (Expected):</b>	<b>£1,200.00</b>	

### 3.3 Breakdown of Receipts

The below table covers contributions received from development sites within the Borough during the 2024-25 period. In some instances, further contributions may be due at later stages of development, and additional contributions may have already been collected in previous years.

<b>S106 Receipts</b>	
<b>Site</b>	<b>Sum Collected</b>
Land East & West of Chapel Lane, Bingham (10/01692/OUT)	£156,907.56
Zone 4 – Land at Sharphill Wood, Edwalton (17/00941/OUT)	£2,473,792.80
Land off Lantern Lane, East Leake (17/02292/OUT)	£259,597.62
Church Farm Nursing Home Ltd, Skylarks, Adbolton Lane, Holme Pierrepont (18/01073/FUL)	£345.45
Land North of Nottingham Road, Radcliffe On Trent (18/02821/FUL)	£3,208.97
Land East of Loughborough Road, Ruddington (19/00535/OUT)	£17,723.23
Land North of Grantham Road, Radcliffe On Trent (19/01353/OUT)	£7,968.54
Green Land – Land West of Melton Road, Edwalton (19/02068/FUL)	£26,528.00
Land Rear Of Mill Hill Lane/The Old Park, Cotgrave (20/03248/OUT)	£2,827.84
5 - 27 Loughborough Road, West Bridgford (21/01465/FUL)	£50,207.04
2 Bunny Lane, Keyworth (22/01182/FUL)	£567.51
<b>Total:</b>	<b>£2,999,674.56</b>

### 3.4 Breakdown of Allocations

The below table covers contributions that have been allocated to projects during the 2024-25 period. Though there is usually a definition for what certain contributions under a S106 agreement can be used for, allocation represents a firm commitment of the use of particular funds for a specific purpose.

<b>S106 Allocations</b>	
<b>Project</b>	<b>Sum Allocated</b>
Replacement of existing all-weather pitch surface and surrounding fencing and upgrades to existing floodlights at Bingham Road Playing Fields, Radcliffe on Trent	£226,233.32
Delivery of zebra crossing at Gotham Road, East Leake	£37,150.02
Delivery of traffic calming measures along Main Street and Wellington Avenue, Newton	£129,257.25
Biodiversity improvements at Gresham Marsh Local Wildlife Site	£45,000.00
Delivery of Bus Service to serve development at Chapel Lane, Bingham (Year 1)*	£156,907.56
Improvements to the current allotment site at Fern Road, Cropwell Bishop*	£8,173.78
Refurbishment of the youth centre based at Cotgrave Leisure Centre*	£35,000.00
Metropolitan Thames Valley Housing Phase 2A – 38 Affordable Housing Units*	£26,400.00
<b>Total:</b>	<b>£664,121.93</b>

\*Note that these project allocations are not included (or only included in part) within the reporting criteria in Appendix 1b(g), as some (or all) of the committed funds were also spent within the reported year.

### 3.5 Breakdown of Spend

The below table covers contributions that have been spent on projects during the 2024-25 period. Most often this will be the transfer of funds to the body who has carried out and completed the work, so as to ensure the money has been spent in accordance with the S106 Agreement, though there may be situations (particularly with larger infrastructure items) where payments may be phased/provided in advance in order to assist with cash flow.

<b>S106 Spending – Infrastructure Projects</b>	
<b>Project</b>	<b>Sum Released</b>
Delivery of Nottsbus EConnect 33 service to serve the Hollygate Park development, Cotgrave	£450,032.37
Creation of new 1.5 form entry (315 place) Primary School (Millside Spencer Academy), East Leake	£1,513,355.45
Increase to library stock levels, East Leake	£7,756.83
Biodiversity improvements at Gresham Marsh Local Wildlife Site, West Bridgford	£3,190.00
Construction of two-class foundation unit and three-class modular building at Radcliffe on Trent Infant and Junior School	£1,506,203.13
Construction of a two-storey teaching block to accommodate an additional 150 students at South Nottinghamshire Academy, Radcliffe on Trent	£1,503,176.04
New three-lane cricket net facility and existing wicket resurfacing at Platt Lane Sports Facility, Keyworth	£69,060.00
3G Pitch Maintenance at Platt Lane Sports Facility, Keyworth	£8,058.80
Construction of new 1 Form Entry primary school, with capacity to expand to 1.5 Form Entry at Chapel Lane, Bingham	£4,902,793.42
Upgrades to existing bus stops and cycle network signage within Bingham	£92,958.11
Installation of dropped kerbs and tactile paving at Brookside Road and Camelot Street, Ruddington (Historic)	£14,804.82
Installation of zebra crossing at Gotham Road, East Leake	£37,150.02
Widening of footpath through Meadow Park, between Nixon Walk and Manor Farm Meadow, East Leake	£48,000.00
Upgrade to two bus stops at Bakers Close/Plumtree Road, Cotgrave	£10,841.83
Delivery of Bus Service to serve development at Chapel Lane, Bingham (Year 1)	£156,907.56
Improvements to the current allotment site at Fern Road, Cropwell Bishop	£8,173.78
Refurbishment of the youth centre based at Cotgrave Leisure Centre	£35,000.00
Metropolitan Thames Valley Housing Phase 2A – 38 Affordable Housing Units	£26,400.00

<b>S106 Spending (cont.) – Commuted Sums/Monitoring</b>	
<b>Project</b>	<b>Sum Released</b>
Commuted Sum – Open Space Maintenance, Grantham Road, Radcliffe on Trent	£2,272.68
Commuted Sum – Open Space Maintenance, Rectory Road, Sutton Bonington	£555.16
Commuted Sum – Open Space Maintenance, Ludlow Hill Road, West Bridgford	£1,867.87
Commuted Sum – Open Space Maintenance, Plumtree Road, Cotgrave	£235.11
Commuted Sum – Open Space Maintenance, Mill Hill, Bingham	£14,165.96
Commuted Sum – Open Space Maintenance, Woodroffe Way, East Leake	£2,573.99
Commuted Sum – Open Space Maintenance, Gotham Road, East Leake	£1,416.67
Commuted Sum – Open Space Maintenance, Clifton Road, Ruddington	£1,016.73
Section 106 Monitoring – See Appendix 1b (h)(iii)	£26,543.73
<b>Total:</b>	<b>£10,444,510.06</b>

### 3.6 Commuted Sums

The below table details the value of commuted sums that the Borough Council held at the end of the 2024-25 period. Commuted sums are intended to cover the long-term maintenance of certain items of infrastructure, and will be gradually spent over the course of a particular period of time.

<b>S106 Commuted Sums</b>	
<b>Purpose</b>	<b>Sum Retained</b>
Open Space Maintenance, Grantham Road, Radcliffe on Trent	£2,272.68
Open Space Maintenance, Rectory Road, Sutton Bonington	£3,886.10
Open Space Maintenance, Ludlow Hill Road, West Bridgford	£13,075.09
Open Space Maintenance, Plumtree Road, Cotgrave	£1,645.79
Open Space Maintenance, Mill Hill, Bingham	£184,157.51
Open Space Maintenance, Woodroffe Way, East Leake	£23,165.91
Open Space Maintenance, Gotham Road, East Leake	£14,166.69
Open Space Maintenance, Clifton Road, Ruddington	£13,217.50
<b>Total:</b>	<b>£255,587.27</b>

## Appendix 1a: CIL Reporting Figures

(a) the total value of CIL set out in all demand notices issued in the reported year;	<b>£2,939,123.75</b>
(b) the total amount of CIL receipts for the reported year;	<b>£3,025,768.18</b>
(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;	<b>£2,768,950.57</b>
(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;	<b>£815,000.00</b>
(e) the total amount of CIL expenditure for the reported year;	<b>£932,322.80</b>
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	<b>£32,000.00</b>
(g) in relation to CIL expenditure for the reported year, summary details of—	
<i>(i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;</i>	See Section 2.5
<i>(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);</i>	<b>£0</b>
<i>(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;</i>	<b>£151,288.41 (5%)</b>
(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;	See Section 2.4
(i) the amount of CIL passed to—	
<i>(i) any parish council under regulation 59A or 59B; and</i>	<b>£171,291.61</b>
<i>(ii) any person under regulation 59(4);</i>	<b>£104,304.00</b>
(j) summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	
<i>(i) the total CIL receipts that regulations 59E and 59F applied to;</i>	<b>£518,313.20</b>
<i>(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;</i>	See Sections 2.4 and 2.5
(k) summary details of any notices served in accordance with regulation 59E, including—	
<i>(i) the total value of CIL receipts requested from each parish council;</i>	<b>£0</b>
<i>(ii) any funds not yet recovered from each parish council at the end of the reported year;</i>	<b>£0</b>

## Appendix 1a: CIL Reporting Figures (Continued)

(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;	<b>£2,356,166.57</b>
(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	<b>£3,599,620.55</b>
(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	<b>£361,747.22</b>
(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	<b>£86,187.64</b>

## Appendix 1b: S106 Reporting Figures

(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	<b>£338,946.65</b>
(b) the total amount of money under any planning obligations which was received during the reported year;	<b>£3,009,627.39</b>
(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;	<b>£29,909,138.22</b>
(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	
<i>(i) in relation to affordable housing, the total number of units which will be provided;</i>	See Section 3.2
<i>(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;</i>	
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	<b>£437,640.59</b>
(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);	<b>£10,444,510.06</b>
(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;	See Section 3.4
(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>(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;</i>	See Section 3.5
<i>(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);</i>	<b>£0</b>
<i>(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;</i>	<b>£26,543.73</b>
(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.	See Section 3.6

## Appendix 2: CIL Delivery Programme (As at 31 March 2025)

Project Ref	Infrastructure Requirements	Lead Provider	Supported Policies/Objectives	Dependencies/Constraints	Estimated Cost	Identified Funding Sources	Strategic Importance	Project Status	Delivery Timeframe	Proposed Priority Allocation
HC1	New Medical Centre in East Leake	CCG		Currently exploring potential sites for new Medical Centre; focus on one preferred site	9.7 million	CIL, S106, Central Government Levelling Up Funding Bid	Critical	Emerging	Short-Term (1-5 Years)	High
PP1	Costock Road Playing Fields – New and Refurbished Pavilion	Parish Council / FA			£855,164.00 (Actual Cost)	£225,000 CIL; £278,226.45 S106	Complete	Complete	Complete	Complete
PP8	Ellerslie Cricket Club, West Bridgford – Cricket Ball Strike Nets	Cricket Club / ECB			£92,452.00 (Actual Cost)	£47,484 CIL	Complete	Complete	Complete	Complete
SE1	Provision of secondary School places in West Bridgford Planning Area	NCC			£3,500,000 / £5,600,000	CIL	Critical	Emerging	Short-Term (1-5 Years)	High
PP3	Normanton Playing Fields - Development of Platt Lane Sports Facility	Sports Club / ECB / FA			TBC	S106, CIL, FA Funding	Ongoing	Ongoing	Ongoing	Ongoing
HC2	Improvements to Healthcare facilities in Radcliffe on Trent	CCG		Currently exploring potential sites for new Medical Centre	TBC	S106	Critical	Emerging	Short-Term (1-5 Years)	Medium/High
IL1	Cotgrave Leisure Centre	RBC			£2,050,000	CIL (£390,000)	Complete	Complete	Complete	Complete
IL3	Keyworth Leisure Centre	RBC			£2,050,000	CIL (£390,000)	Complete	Complete	Complete	Complete
PP4	New Hockey Club Facility	RBC	Rushcliffe Playing Pitch Strategy	Landowner has delivered alternative use on site - progress has been limited	TBC	None	Important	Aspirational	Long-term (10+ Years)	Low
PP5	Bingham Leisure Centre – New ATP and Pavilion	Toot Hill School / England Athletics			TBC	£200,000	Important	Aspirational	Medium-Term (5-10 Years)	Medium
PP2	Bingham RFC - New Community Hub and Sports Facility	Sports Club / RFU / Town Council			TBC		Desirable	Deliverable	Short-Term (1-5 Years)	Medium/Low
IL2	East Leake Leisure Centre	RBC			TBC	£200,000	Important	Aspirational	Short-Term (1-5 Years)	Low
PP6	Nottinghamshire Sports Club	Sports Club / RFU			TBC		Desirable	Aspirational	Short-Term (1-5 Years)	Low
PP7	Arthur Ridley Sports Ground	Town Council			TBC		Desirable	Aspirational	Short-Term (1-5 Years)	Low
BP1	Park & Ride along the A52 corridor and Bus Priority Measures in West Bridgford	NCC	Identified as Critical Infrastructure in Local Plan Part 2 IDP		£3,500,000	CIL, potential S106	Critical	Aspirational	Long-Term (10+ Years)	Low