



Sefton Infrastructure Funding Statement 2024-25

1. Introduction

1.1 The Infrastructure Funding Statement (IFS) is an annual report, typically, which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) within Sefton Council for a given financial year.

1.2 Throughout the IFS there will be references to the following definitions:

Agreed – Contributions that have been agreed within a signed legal document. These contributions may not have been collected/ delivered and if the planning applications are not implemented, they will never be received.

Received – Contributions received, either non-monetary or monetary, that have been transferred to Sefton MBC. Payments are made when a “trigger” is met, as specified within the agreement, such as a specific date or an action by the developer / one or more parties to the agreement.

Allocated – Contributions that have been received and allocated to specific projects.

Spent/ Delivered – Monetary or non-monetary contributions that have been spent/ delivered.

This Financial Year - unless stated otherwise, this refers to the period 01/04/2024 – 31/03/2025.

2. Developer Contributions

Section 106 Planning Obligations

2.1 Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development.

2.2 Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.

2.3 S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.

Community Infrastructure Levy (CIL)

2.4 In contrast to S106 obligations, CIL is intended to fund more generalised, strategic infrastructure requirements across an area in order to support new development. It is a mechanism to secure financial contributions from developers on certain viable developments and CIL monies can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area. However, Sefton do not currently have a CIL in place and do not collect contributions through CIL.

Section 278 Highway Agreements

2.5 Additional legal agreements that can fund infrastructure are Section 278 Agreements (S278). These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. S278 agreements are required to secure alterations or improvements to the highway. S278 agreements are not required to be reported in this statement.

Section 106 monitoring

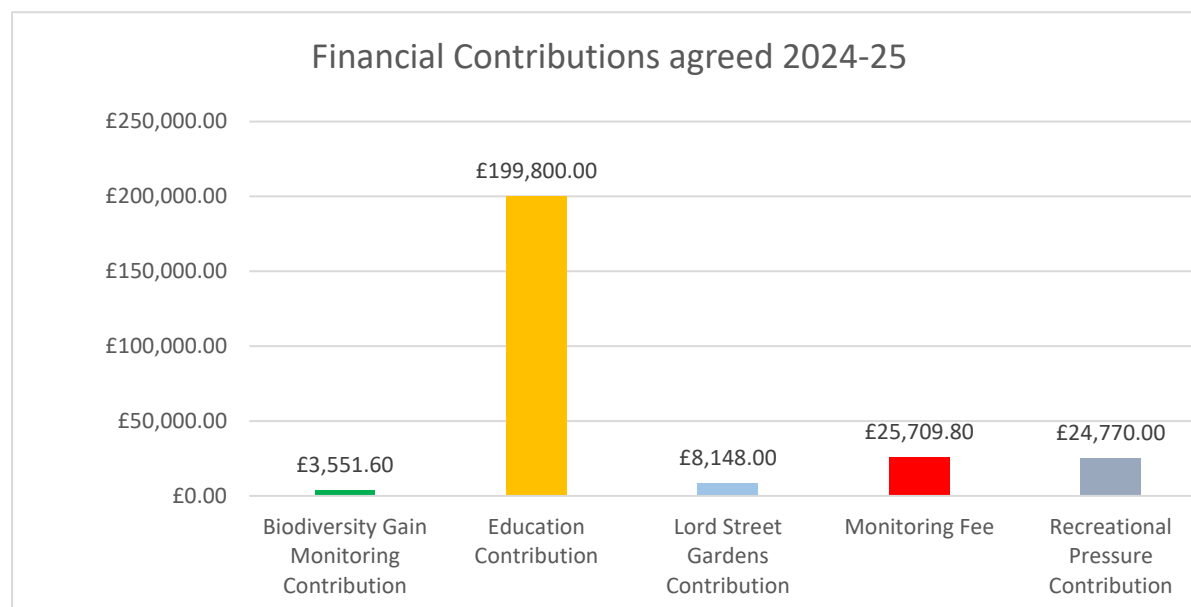
The information required on section 106 contributions is set out in Schedule 2 to the Community Infrastructure Levy regulations 2010 (as inserted by the 2019 regulations).

The total amount of money to be provided under any planning obligations which were entered during the reported year.

Table 1 outlines the financial contributions that have been agreed through signed S106 agreements during 2024-25.

Planning Application Ref.	Site	Date Signed	Contribution Type	Monies Agreed
DC/2023/00888	Former Garrick Theatre, Lord Street, Southport	25/04/2024	S106 Monitoring Fee Recreation Pressure Contribution	£1,039.50 £4,176.00
DC/2021/02494	Maryland, 5-7 School Lane, Formby	29/04/2024	S106 Monitoring Fee Recreational Pressure Contribution	£901.00 £4,176.00
DC/2024/00443	Former Johnson's Cleaners, Stanley Road	20/06/2024	S106 Monitoring Fee	£700.00
DC/2024/00159	12 Northway, Maghull	16/07/2024	S106 Monitoring Fee	£1,000.00
DC/2023/01621	Land at Rakes Park, Lydiat Lane	05/09/2024	S106 Monitoring Fee	£4,877.85
DC/2023/02130	21B Stanley Street, Southport	18/09/2024	S106 Monitoring Fee Lord Street Gardens Contribution	£700.00 £8,148.00
DC/2024/00147	18 Wills Avenue, Maghull	15/10/2024	S106 Monitoring Fee	£1,000.00
DC/2023/02111	Residential Care Home, Poverty Lane, Maghull	15/10/2024	S106 Monitoring Fee Recreational Pressure Contribution	£3,490.00 £3,192.00
DC/2024/00170	55 Kendal Drive, Maghull	24/10/2024	S106 Monitoring Fee	£700.00
DC/2024/00751	Salesian Academy, Netherton Way, Bootle	07/11/2024	S106 Monitoring Fee Biodiversity Gain Monitoring Contribution	£5,327.40 £3,551.60
DC/2021/00015	Land to South of Deyes Lane, Maghull	13/11/2024	S106 Monitoring Fee Recreational Pressure Contribution Education Contribution	£4,008.45 £5,624.00 £199,800.00
DC/2023/02195	Land off 2 Well Lane Bootle	02/12/2024	S106 Monitoring Fee	£1,965.60

Figure 1 displays the financial contributions that have been agreed through signed S106 agreements during 2024-25.



The total amount of money under any planning obligations which was received during the reported year.

During 2024-25 a total of **£3,594,120.86** was received under planning obligations.

Table 2 outlines the financial contributions that have been received during 2024-25.

Canal Contribution	£196,208.53
Coast Mitigation Contribution	£9,780.90
Education Contribution	£2,746,635.61
Habitat Contribution	£295,365.40
Highways Contribution	£295,069.13
Monitoring Fee	£19,965.29
Recreational Pressure Contribution	£31,096.00

The total amount of money under any planning obligations, which was received before the reported year, which has not yet been assigned to a specific project within the broad purpose for which it was secured by the authority.

The Council has received **£7,568,767.78** under planning obligations prior to 2024-25 that has yet to be spent. Regardless of whether money has not been allocated to a specific project, the planning obligation which secured the payment will set out the type of infrastructure that this money was secured for and how it must be spent. In this respect 'unallocated' or 'unassigned' does not mean available for general infrastructure provision.

Work is progressing of a number of key projects that will see much of this money spent in coming years, including primary schools' expansion in Maghull and Thornton, health provision in Maghull and canal towpath improvements. The Council will often have to collect and retain financial contributions in phases until it has enough to deliver a specific project.

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) in relation to affordable housing, the total number of units which will be provided;

(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;

Table 3 summarises the non-monetary contributions that were agreed through S106 agreements in the financial year 2024-25.

Planning Application Ref.	Application Type	Site	Non-monetary Contribution
DC/2025/00347	S106A Variation of Planning Obligation	40 Wynnstay Avenue, Lydiate	Remove restriction limiting occupation to only Sefton children
DC/2021/00015	Full application - major	Land to the south of Deyes Lane, Maghull	19 units Affordable Housing of 74 homes
DC/2024/00751	Public Infrastructure Project	The Salesian Academy of St John Bosco	Biodiversity Net Gain Plan Travel Plan
DC/2024/00170	Full application	55 Kendal Drive, Maghull	To use the site solely for residential accommodation by a maximum of 3 children
DC/2023/02111	Full application - major	Residential Care Home, Poverty Lane	Travel Plan
DC/2024/00147	Full application	18 Wills Avenue, Maghull	To use the Site solely for residential accommodation by a maximum of 3 children

DC/2023/02125	Variation of Condition	Land west of Damfield Lane, Maghull	Revised Landscape Layout Plan
DC/2024/00159	Full application	12 Northway, Maghull	To use the Site solely for residential accommodation by a maximum of 3 children and to fill all vacancies with local children.

The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)

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;

(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);

(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;

During 2024-25 the Council spent **£626,853.51** of money received under any planning obligation.

This money was spent on trees, greenspace and other local environmental improvements.

The Council did not spend any money repaying money borrowed, including any interest during 2024-25.

During 2024-25 the Council spent **£20,367.28** on monitoring of the delivery of s106 obligations

As of 31 March 2025, the Council held **£9,631.02** for the long-term maintenance of trees and greenspace.

Section 106 contributions explained

Canal Contributions

Developments being constructed close to the Leeds-Liverpool Canal may be required to pay a Canal Contribution to help with the costs of upgrading/maintenance of towpaths and improving signage to alternative leisure routes. The Sefton stretch of the Leeds-Liverpool Canal weaves its way through Bootle, Litherland, Netherton, Aintree, Melling and Maghull.

Coast / Recreation Pressure Mitigation Contributions

As more houses are built in the Borough, the local population will increase, and this will lead to an increase in people visiting the Sefton Coast. Developments across the borough will see an increase in people visiting the natural habitats, such as the beach, dunes, pinewoods and coastal paths. This will put added pressure on these assets meaning they will require increased management and maintenance in order to protect the valuable habitats for nature. Funds can be used to employ extra rangers, for management and maintenance and the provision of new bins, signage etc.

Education Contributions

New housing developments in an area can create the need for new school places and/or upgraded school facilities and in some instances the opening of a new school. Education Contributions are agreed to help ease these pressures on local schools and ensure the area can provide education for its residents.

Habitat Compensation Contributions

In a few cases new or enhanced habitat is required to replace (compensate for) important habitats lost or degraded due to development. This loss may also impact on some rare species. This funding is sought to secure, manage and maintain new or enhanced habitats into the future.

Health Contributions

Monies obtained through Health Contributions can be used towards the cost of a new Health Centre or GP Surgery, in a newly developed area, to ease the strain that would otherwise be put upon existing surgeries.

Highways Improvement and Road Management Contributions

These are sought to mitigate the impact a development will have on the road infrastructure in an area. With the expansion of residential areas comes increased traffic, pedestrians and cyclists. The money obtained could be used to install new cycle lanes, pedestrian crossings or road junctions, or to improve road markings, signage, or signal control software.

Monitoring Fees

Ensuring that the provisions of a section 106 planning obligation are being implemented fully, correctly, and on time can have significant resource implications for the Council. To assist with this the Council employs a Section 106 Monitoring Officer to undertake this work. This is funded through the implementation of a section 106 monitoring fee attached to each agreement. This is allowed through the recent section 106 regulations.

Recreational Open Space / Pitch Contributions

Contributions are sought where it is necessary to provide new or enhanced pitches, bowling greens or tennis courts to replace (compensate for) such outdoor sports facilities lost due to development. Other contributions are to provide additional, new or enhanced recreation or open space provision away from the development site.