

Infrastructure Funding Statement (IFS) 2023/24

Planning

27 December 2024

**Richmond Council Infrastructure Funding Statement
2023/24**

The Council updated the Infrastructure Delivery Plan (IDP) in April 2023, to inform the new Local Plan that is currently being drafted. Further information on how CIL may be spent to support that Plan and development in the area can be found in that document:

https://richmond.gov.uk/media/dhdjoejo/infrastructure_delivery_plan_2023.pdf

All CIL*Includes Strategic, Neighbourhood and Administration Fee***Table 1: Income vs Expenditure**

	up to end March 2023	In 2023/24	Total
CIL Income	19,817,365	1,833,719	21,651,083
CIL Expenditure	13,250,431	901,042	14,151,474
CIL Outstanding Balance	-	-	7,499,610

* Years 1-3 Admin Fee returned to Income section

Table 2: Allocations of CIL up to end of 2023/24

	received up to end March 2023	Received in 2023/24	Total
Allocated			
Strategic	15,850,900	0	15,850,900
NCIL	1,923,285	0	1,923,285
Total	17,774,184	0	17,774,184
Unallocated			
Strategic	382,233	1,463,893	1,846,125
NCIL	1,033,603	278,140	1,311,744
Total	1,415,836	1,742,033	3,157,869

Table 3: Expenditure in 2023/24

Details of Expenditure in 2023/24	
Strategic CIL:	781,650
Neighbourhood CIL	27,706
Administrative Expenses	91,686
Administrative Expenses (as a percentage of 2023/24 income)	5%

Table 4: Demand Notices Issued 2023/24

Total Demand Notices/Invoices issued in 2023/24 <i>(includes NCIL, SCIL, Administration Fee)</i>	1,775,817
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Strategic CIL*(excludes NCIL and Administration Fee)***Table 5: Cumulative Strategic CIL and Expenditure to end of 2023/24**

Cumulative Strategic CIL by Year	Cumulative Income	Cumulative Expenditure	Balance	Retained from previous years	Retained from reported year
2014/15	28,263	0	28,263	0	28,263
2015/16	336,341	0	336,341	28,263	308,079
2016/17	6,185,217	0	6,185,217	336,341	5,848,876
2017/18	8,101,068	5,024,555	3,076,513	1,160,662	1,915,851
2018/19	10,308,080	8,440,246	1,867,834	0	1,867,834
2019/20	12,002,545	8,505,917	3,496,628	1,802,163	1,694,465
2020/21	12,925,399	9,803,939	3,121,459	2,198,606	922,853
2021/22	14,910,714	10,190,384	4,720,330	2,735,014	1,985,315
2022/23	16,233,132	10,786,803	5,446,330	4,123,911	1,322,419
2023/24	17,697,025	11,568,453	6,128,572	4,664,679	1,463,893

*yrs 1-3 admin fee returned to Strategic CIL

Table 6: Strategic CIL Expenditure in 2023/24 by project

Project	Of Which received prior to 2022/23	Of which received in 2022/23
20mph scheme - Phase 2	6,021	0
Automatic Number Plate Recognition Cameras for School Streets enforcement	47,370	0
Hospital Bridge Road - Walking & Cycling improvements	9,456	0
Remote Monitoring of gullies	46,583	0
School Streets (part RCES)	28,006	0
Teddington Suspension Footbridge and Lock Cut Footbridge Essential Maintenance Works	540,000	0
St Mary's School - Traffic Improvements - raised table	204	0
Zebra Crossing, Broad Lane between Nightingale Road and Wensleydale Road	104,012	0
Total	781,650	0

Table 7: Allocations made in 2023/24

Project	Of Which received prior to 2023/24	Of which received in 2023/24
Libraries CCTV Installation	223,000	0
School Streets (part RCES)	270,000	0
Zebra Crossing, Broad Lane between Nightingale Road and Wensleydale Road	40	0
Total	493,040	0

Neighbourhood CIL (NCIL)

NCIL Income

Table 8: Cumulative Neighbourhood CIL Income to end 2023/24

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
East	0	47,150	993,446	1,045,707	1,239,549	1,293,579	1,407,613	1,594,875	1,687,101	1,805,389
West	4,988	12,204	91,610	395,999	612,185	872,219	925,131	1,095,702	1,224,130	1,363,842
Ham and Petersham (Neighborhood Plan Area)	0	0	0	0	0	0	0	6,287	45,658	65,797
Total	4,988	59,354	1,085,055	1,441,706	1,851,734	2,165,798	2,332,744	2,696,864	2,956,888	3,235,028

Table 9: Neighbourhood CIL income in 2023/24

	2023/24
East	118,289
West	139,713
Ham and Petersham (Neighbourhood plan area)	20,139
Total	278,140

NCIL Projects and Expenditure

Table 10: Cumulative Neighbourhood CIL expenditure to end 2023/24

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
East	0	0	0	194,260	401,414	810,360	837,455	1,021,830	1,042,519	1,070,225
West	0	0	0	49,475	252,565	354,638	462,676	785,877	793,766	793,766
Ham and Petersham (Neighborhood Plan Area)	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	243,735	653,979	1,164,998	1,300,132	1,807,707	1,836,285	1,863,991

Table 11: Neighbourhood CIL Expenditure by project in 2023/24

	£
East	27,706
<i>Richmond Town Centre Improvements</i>	4,047
<i>Barnes High Street Improvements</i>	23,659
West	0
<i>No expenditure in year.</i>	0
Ham and Petersham Neighbourhood Forum Area	0
<i>No expenditure in year.</i>	0
Total	27,706

Table 12: Neighbourhood CIL retained at end 2023/24

	£	Of Which received prior to 2023/24	Of which received in 2023/24
East	735,165	616,876	118,289
West	570,076	430,364	139,713
Ham and Petersham Neighbourhood Forum Area	65,797	45,658	20,139
Total	1,371,038	1,092,897	278,140

Table 13: Neighbourhood CIL allocated to projects in 2023/24

	£
East	0
<i>No allocations in year.</i>	0
West	0
<i>No allocations in year.</i>	0
Ham and Petersham Neighbourhood Forum Area	0
<i>No allocations in year.</i>	0
Total	0

Section 106

Table 14: S106 Income vs Expenditure

	End of 2023/24
S106 Income	3,750,337.39
S106 Expenditure	1,353,313.79
S106 Outstanding Balance	22,856,190.23

Table 15: S106 Financial Contributions secured, allocated or unallocated

	End of 2023/24
Total secured through S106 agreements signed in year	2,569,120.51
Total allocated contributions unspent at end of year	22,856,190.23
S106 contributions unallocated from previous years	0.00
Unspent S106 allocated for longer term maintenance (commuted Sums)	0.00

Table 16 : Expenditure in 2023/24, summary of projects:

	End of 2023/24
<i>Affordable Housing Acquisitions Programme</i>	406,010
<i>AH Development Team Service Costs 2023/24</i>	72,588
<i>Affordable Housing refund as the planning permission expired</i>	15,233
<i>Affordable Housing refund as an overpayment was made in error</i>	450
<i>Borough Tree planting 2023</i>	87,178
<i>Burtons Road Local Transport Improvement Scheme</i>	50,046
<i>CO Programme 2021/22 - 42 York Street ASHP Upgrade</i>	389
<i>CO Programme 2021/22 - 42 York Street LED Lighting</i>	22,568
<i>CO Programme 2021/22 - Central Depot Heating Controls</i>	2,588
<i>CO Programme 2021/22 - Hampton YC Controls Upgrade</i>	700
<i>CO Programme 2021/22 - Heatham House YC Heat Pump</i>	60,632
<i>CO Programme 2021/22 - OH Gallery Stables Heat Pump</i>	1,275
<i>CO Programme 2021/22 - OH Gallery Zonal Controls</i>	5,285
<i>CO Programme 2021/22 - Richmond Library Glazing</i>	3,411
<i>CO Programme 2021/22 - Twickenham Library Glazing</i>	3,832
<i>CO Programme 2022/23 - Central Depot LED Lighting</i>	765
<i>CO Programme 2023/24 - Vyrld Sch LED Lighting</i>	5,550
<i>East Twickenham CPZ</i>	78,487
<i>Heathfield Nature Park</i>	61,002
<i>Holly Road Recreation Ground Outdoor Gym</i>	14,669
<i>Monitoring Fee refund as the planning permission expired</i>	923
<i>Old Deer Park Car Park</i>	8,879
<i>Richmond Royal Hospital CPZ Review</i>	37,714
<i>S106 Monitoring 2023/24</i>	55,161
<i>Salaries 2023/24 - AH Planning Data Officer</i>	41,393
<i>Salaries 2023/24 - Empty Property Officer</i>	51,280
<i>Salaries 2023/24 - Planning Viability Consultants</i>	20,500
<i>Salaries 2023/24 - Planning Viability Officers</i>	51,000
<i>Twickenham Innovation Hub</i>	133,670
<i>Twickenham RFU Tree Removal</i>	9,777
<i>Westerley Ware Play Upgrade</i>	50,358
Total	1,353,314

Table 17: Allocations Summary

	End of 2023/24
Bonds	4,000.00
Education	528,432.61
Environment	2,987,095.79
Health	352,247.44
Housing	18,633,969.26
Legal Fees	35,153.36
Monitoring	315,291.77
Total	22,856,190.23

Table 18: Non Financial Contributions secured in 2023/24

Total number of affordable housing units to be provided	0
Number of school places and in what category of school	0
Other non-financial obligations:	
<i>Access</i>	2
<i>Affordable Housing On Site</i>	6
<i>Car Club</i>	4
<i>Community Use of Facilities</i>	2
<i>Controlled Parking Zone</i>	44
<i>Council Covenant(s)</i>	5
<i>Highway Works</i>	2
<i>Highways S278 / S38 Agreement</i>	1
<i>Interests in the Property</i>	2
<i>Local Employment</i>	12
<i>Submission of Notices</i>	97
Planning Miscellaneous	5
<i>Supported Housing / Care Facilities</i>	1
<i>Travel Plan</i>	7
<i>Trees</i>	1
<i>Viability Appraisal</i>	4
<i>Wheelchair Accessible Units</i>	1
Total	196