

# Bexley Infrastructure Funding Statement 2022/2023

## Bexley's Approach to Securing Contributions from Development December 2023

This Infrastructure Funding Statement has been produced in compliance with Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended).

The London Borough of Bexley's Charging Schedule was approved by the Council on 2 March 2015 and came into effect on 30 April 2015.

Further information on the Community Infrastructure Levy (CIL) is available on the London Borough of Bexley's website: <https://www.bexley.gov.uk/services/planning-and-building-control/community-infrastructure-levy-cil/what-community-infrastructure-levy>

## Introduction

- 1.1. This Bexley Infrastructure Funding Statement 2022/23 sets out the income and expenditure relating to the community infrastructure levy (CIL) and section 106 (S106) agreement contributions that the Council has received for 2022/2023.
- 1.2. Its purpose is to help local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable system.
- 1.3. The Council is required to produce an infrastructure funding statement at least annually, in accordance with the Community Infrastructure Levy Regulations.

## Community Infrastructure Levy – Collection and Expenditure

### Community Infrastructure Levy (CIL)

- 1.4. The Community Infrastructure Levy (CIL) is one mechanism that the Council, as local planning authority, can use to capture funds from new development to deliver infrastructure. The CIL mechanism was established through the Planning Act 2008 and came into force under the Community Infrastructure Levy Regulations 2010. CIL enables Councils to use developer contributions more flexibly (e.g. several developments sharing the cost of a specific piece of infrastructure; or saving funds towards a specific long-term project investment).
- 1.5. The aim of CIL is to reduce uncertainty around the timetable for the planning application process – especially for larger developments – because of the sometimes long and tortuous negotiations associated with s106 agreements. CIL enables a single payment to be made by the developer to cover a range of infrastructure needs; and it allows pooling of contributions over time from different developments towards a single major infrastructure project that no one development could afford on its own.
- 1.6. Bexley's Community Infrastructure Levy (CIL) scheme came into effect from April 2015, replacing elements of the Council's previous policies on developer contributions through s106 agreements.
- 1.7. The Council's allocation of CIL is undertaken as part of the Council's capital programme bidding process. The Council evaluates any bids against strategic priorities, having regard to the CIL regulations.
- 1.8. This process was previously informed by the Council's Regulation 123 List, which specified the sorts of infrastructure the Council would spend CIL receipts on. However, as a result of changes to the regulations this statement effectively replaces the Regulation 123 list. CIL receipts will be allocated on an annual basis to support the delivery of infrastructure projects in line with the borough's capital programme

- 1.9. The need for infrastructure to support development is confirmed in the Council's Local Plan – (<https://www.bexley.gov.uk/services/planning-and-building-control/planning-policy-and-guidance/development-plan>) and infrastructure priorities are set out in the Council's latest Infrastructure Delivery Plan (<https://www.bexley.gov.uk/sites/default/files/2022-01/SD21-infrastructure-delivery-plan-IDP.pdf>), together with the funding gap which justifies the collection of CIL. Infrastructure priorities include the following:
- Transport improvements such as bus priority schemes and enhancements to walking and cycling facilities
  - Education, cultural, health and community facilities such as new library provision and the expansion of primary, secondary and SEN school places
  - Environmental and green infrastructure and public realm improvements such as park enhancements and tree planting programmes
  - Sport and recreational facilities such as new and improved play equipment and sports pitches.
- 1.10. It is currently estimated that over the plan period the total borough CIL receipts would amount to approximately £27m.
- 1.11. Unlike section 106 agreements, the rate of CIL payable is both mandatory and non-negotiable. CIL is charged per square metre (gross floorspace) and must be paid once the development commences. The amount of CIL payable depends on where the development is located within the borough and the type of development.
- 1.12. The Borough's Annual CIL Rate Summary is set out at paragraphs 1.38 to 1.40 below. The Bexley CIL Charging Schedule and map of the charging zones are available to view at: <https://www.bexley.gov.uk/sites/default/files/2020-09/Bexley-CIL-charging-schedule.pdf>.

## Bexley CIL Income 2022/23

Table 1.1: CIL Income 2022/23

Financial Year	Borough CIL (80%)	Neighbourhood CIL (15%)	CIL Admin (5%)	Total CIL Collected
2022/23 Qtr. 1	£627,894.44	£117,730.21	£39,243.40	£784,868.05
2022/23 Qtr. 2	£479,203.11	£89,850.58	£29,950.19	£599,003.89
2022/23 Qtr. 3	£272,236.82	£51,044.40	£17,014.80	£340,296.03
2022/23 Qtr. 4	£143,897.66	£26,980.81	£8,993.60	£179,872.07
<b>2022/23 Total</b>	<b>£1,523,232.03</b>	<b>£285,606.01</b>	<b>£95,202.00</b>	<b>£1,904,040.04</b>

1.13. In 2022/23, the largest amount of Bexley CIL received came from the following developments:

- Land At Southmere Village, Binsey Walk, Tavy Bridge, Southmere Drive and Mere Road Adjacent To Harrow Manorway And Yarnton Way, London - £512,373
- The Co-operative Food 124, 124A And 124B Station Road, Sidcup, Kent, DA15 7AB - £399,681
- Lidl 23 Foots Cray High Street And, Harcourt Brace and Co Ltd, Sidcup, Kent, DA14 5HJ - £195,786
- Land Adjacent Nufarm Uk Ltd Crabtree Manorway North, Belvedere, Kent - £132,212
- Select Hire, Church Manorway, Erith, Kent, DA8 1DG - £89,331.

1.14. The total value of CIL set out in all demand notices issued in 22/23 = £895,301.

1.15. Tables 1.2 to 1.6 provide a breakdown of combined Bexley CIL receipts over the last five financial years. The 2018/19 figure represents the highest Bexley CIL income recorded since its adoption.

Table 1.2: CIL Income 2017/18

Financial Year	Borough CIL (80%)	Neighbourhood CIL (15%)	CIL Admin (5%)	Total CIL Collected
2017/18 Qtr. 1	£73,276	£13,739	£4,580	£91,596
2017/18 Qtr. 2	£68,567	£12,856	£4,285	£85,709
2017/18 Qtr. 3	£32,781	£6,146	£2,049	£40,976
2017/18 Qtr. 4	£186,997	£35,062	£11,687	£233,747
<b>2017/18 Total</b>	<b>£361,621</b>	<b>£67,804</b>	<b>£22,601</b>	<b>£452,026</b>

Table 1.3: CIL Income 2018/19

Financial Year	Borough CIL (80%)	Neighbourhood CIL (15%)	CIL Admin (5%)	Total CIL Collected
2018/19 Qtr. 1	£121,885	£22,853	£7,618	£152,356
2018/19 Qtr. 2	£536,622	£100,617	£33,539	£670,777
2018/19 Qtr. 3	£1,555,484	£291,653	£97,218	£1,944,355

2018/19 Qtr. 4	£222,653	£41,748	£13,916	£278,317
<b>2018/19 Total</b>	<b>£2,436,644</b>	<b>£456,871</b>	<b>£152,290</b>	<b>£3,045,805</b>

Table 1.4: CIL Income 2019/20

Financial Year	Borough CIL (80%)	Neighbourhood CIL (15%)	CIL Admin (5%)	Total CIL Collected
2019/20 Qtr. 1	1,497,159	280,717	93,572	1,871,449
2019/20 Qtr. 2	340,526	63,849	21,283	425,658
2019/20 Qtr. 3	234,749	44,015	14,672	293,437
2019/20 Qtr. 4	95,699	17,944	5,981	119,623
<b>2019/20 Total</b>	<b>2,168,133</b>	<b>406,525</b>	<b>135,508</b>	<b>2,710,167</b>

Table 1.5 CIL Income 2020/21

Financial Year	Borough CIL (80%)	Neighbourhood CIL (15%)	CIL Admin (5%)	Total CIL Collected
2020/21 Qtr. 1	107,288	20,116	6,705	134,110
2020/21 Qtr. 2	325,342	61,002	20,334	406,678
2020/21 Qtr. 3	235,341	44,126	14,709	294,176
2020/21 Qtr. 4	500,859	93,911	13,304	626,073
<b>2020/21 Total</b>	<b>1,168,829</b>	<b>219,156</b>	<b>73,052</b>	<b>1,461,037</b>

Table 1.6 CIL Income 2021/22

Financial Year	Borough CIL (80%)	Neighbourhood CIL (15%)	CIL Admin (5%)	Total CIL Collected
2021/22 Qtr. 1	281,686.53	52,527.66	17,590.22	351,804.41
2021/22 Qtr. 2	103,690.94	19,442.05	6,480.68	129,613.67

2021/22 Qtr. 3	690,896.07	129,543.00	43,181.00	863,620.07
2021/22 Qtr. 4	135,583.76	25,421.97	8,473.99	169,479.72
2021/22 Total	1,211,587.30	226,934.68	75,725.89	1,514,247.87

## Mayoral CIL

- 1.16. In addition to local CIL, the Mayor of London also has powers to raise CIL. The Mayor's Community Infrastructure Levy (MCIL1) was introduced in 2012 to help finance Crossrail, the major new rail link that would connect central London to Reading and Heathrow in the West and Shenfield and Abbey Wood in the East. The Mayor adopted a new charging schedule MCIL2 to help pay for Crossrail 1 (the Elizabeth Line) and Crossrail 2; it came into effect on 1 April 2019 and superseded MCIL1.
- 1.17. The Total Mayoral CIL received in 2022/23 = £1,249,224. The largest amount of Mayoral CIL received came from the following developments:
- Land At Southmere Village, Binsey Walk, Tavy Bridge, Southmere Drive and Mere Road Adjacent To Harrow Manorway And Yarnton Way, London - £322,780
  - Land Adjacent Nufarm Uk Ltd Crabtree Manorway North, Belvedere, Kent - £253,800
  - Select Hire, Church Manorway, Erith, Kent, DA8 1DG - £174,602.
  - The Co-operative Food 124, 124A And 124B Station Road, Sidcup, Kent, DA15 7AB - £155,543
  - 1 Church Manorway, Erith, Kent, DA8 1EX - £72,668

## CIL Expenditure for 2022/23

- 1.18. The Regulations state that a Local Planning Authority's CIL receipts should be allocated as follows:
- 80% for large infrastructure projects (Borough CIL or BCIL);
  - 15% for "Neighbourhood CIL" (NCIL) for smaller, more local projects. In other Council areas, this needs to be allocated direct to Neighbourhood Planning Forums or Parish Councils – neither of which applies to Bexley; and
  - up to 5% to offset the costs of administering the scheme.
- 1.19. Up to September 2019 when considering on what infrastructure projects CIL income could be spent, authorities needed to publish a 'Regulation 123 List' with details of the individual projects and project themes for CIL spend. To avoid double-charging, authorities could not seek additional developer contributions through s106 agreements for the projects or project themes on the Reg 123 List. The List applied solely to the 80% BCIL; the 15% NCIL was not subject to the same spending restrictions and could be used for any project benefitting (and supporting development of)

the relevant local area. NCIL may be used to contribute towards BCIL projects, but not the other way around.

- 1.20. For NCIL (but not BCIL), local authorities must consult with the public on priorities for projects in their area that could be paid for through NCIL.
- 1.21. Table 1.7 below sets out the total CIL expenditure on allocated projects for the reporting year and is followed by detail on the nature of these projects.

Table 1.7: CIL Expenditure 2022/23

Project	CIL Expenditure 2022/23
Changing Places	2,810.00
Sidcup Cinema and Library	287,650.00
Flood Risk Programme	109,472.59
Thamesmead Library	1,029,976.33
Playground Improvement Program	176,608.59
Lesnes Abbey Events Space	24,985.00
Cornerstone Special School SEN	45,000.00
Erith Regeneration - Erith High Street	24,484.02
Traffic Count Sensors	91,341.00
Tree Planting	54,878
<b>Total</b>	<b>£1,847,205.53</b>

- 1.22. **Changing Places** - Improvements to changing places facility at Bexleyheath Library
- 1.23. **Sidcup Cinema and Library** - New four storey building on the former Blockbuster store, at the junction of Sidcup High Street and Elm Road, providing 3 screen cinema, studio space, library, cafe and bar as well as 9 residential flats.
- 1.24. **Flood Risk Management Schemes** - Completion of works in Bowness Road, which benefited from a rain garden and an innovative in highway drainage strip. Investigatory and preparatory work have taken place in Erith Road with implementation in the next year to reduce this risk. Working with Thames Water the extent of flood risk near The Oval and Burnt Oak Lane has been reduced with further works planned to happen over the next year. Work has continued in partnership with the

Environment Agency, Network Rail and Thames Water to reduce the risk of flooding at Battle Road and Pembroke Road with various interventions taking place over the course of several years.

- 1.25. **Thamesmead Library** – A new library brought forward as part of the redevelopment of the former Tavey Bridge residential area and adjacent to Southmere Lake.
- 1.26. **Playground Improvement Programme** – rolling programme of renewal and replacement of playground equipment at a number of parks.
- 1.27. **Lesnes Abbey Events Space** creation of a new entrance gates designed by artist Heather Burrell through the Yew hedge into the Monks Garden to provide vehicle access to the lawns which are used for events, including the monthly Farmers Market.
- 1.28. **Cornerstone SEN School** – The provision of a new Special Educational Needs (SEN) Free School on part of the site previously occupied by Woodlands School, Halt Robin Road, Belvedere. The new school provides 90 new places for pupils of secondary school age with high functioning ASD and SEMH needs.
- 1.29. **Erith Regeneration** – the refurbishment of a vacant unit in the shopping centre to provide a new employment and skills facility as well as associated public realm improvements on Erith High Street.
- 1.30. **Traffic Count Sensors** – The erection and operation of a network of traffic count sensors at key junctions and routes across the borough to collect mode split data for statutory returns as well as enabling the monitoring of network performance, journey times and delays.
- 1.31. **Tree Planting** – rolling programme of tree planting across the borough.
- 1.32. Table 1.8 below sets out the amount of CIL receipts which were allocated but not spent in the reporting year. These have subsequently been reprofiled into future years or reallocated to other projects as appropriate.

Table 1.8 CIL Allocation not Spent 2022/23

Project	CIL Allocation 2022/23
Erith Regeneration	£96,516
Playground Improvements	£72,391
Changing Places	£190
Albion Road Surgery Scheme	£100,000
Traffic and Road Safety Improvements	£50,000
Lesnes Events Space	£5,015



<b>Total</b>	<b>£324,112</b>
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## Retained CIL Receipts & Future CIL Expenditure 2022/24

1.33. The total amount of CIL collected before the reported year and allocated to projects within the reported year = £1,502,000. The value of retained CIL receipts at the end of 2022/23 = £961,930 (net of accruals representing receipts owing as of 31/3/23). All of these funds (together with future projected revenue) were allocated to upcoming projects as set out in table 1.9 below. The retained funds incorporate £285,606 collected within the reporting year and retained at the end of the reporting year (all of which is neighbourhood CIL) with the balance from previous years and retained at the end of the reporting year (again all of which is Neighbourhood CIL).

Table 1.9: Forecast Future CIL Expenditure as at March 2023

<b>Project</b>	<b>CIL Spend 2023/24</b>	<b>CIL Spend 2024/25</b>
<b>Flood Risk Management</b>	£220,000	£240,000
<b>Erith Regeneration Programme</b>	£483,000	£300,000
<b>Playground Improvement</b>	£98,000	£0
<b>Albion Road Surgery Extension</b>	£344,000	£0
<b>Traffic Sensors</b>	£35,000	£35,000
<b>Traffic and Road Safety Improvement Schemes</b>	£150,000	£100,000
<b>Carlton Hub</b>	£80,000	£0
<b>Lesnes Abbey Events Space</b>	£5,000	£0
<b>Total</b>	<b>£1,415,000</b>	<b>£675,000</b>

## CIL Administration

1.34. Up to 5% of CIL funds and 4% of Mayoral CIL can be retained annually to cover administrative expenses (as per the CIL Regulations, as amended). The total CIL administrative expenses collected and spent in 22/23 was £145,121 (4.6% of total funds collected in that year).

## Section 106 Collection and Expenditure 2022/23

### Section 106

1.35. Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, is a mechanism which makes a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and CIL. They are negotiated on a site-by-site basis and need to be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. The amounts and uses of s106 are often prescribed by the associated legal agreement although there is sometimes an element of flexibility. The allocation of these monies is integrated with the capital programme process.

### Section 106 Agreements Signed in 2022/23

1.36. Developments with notable S106 agreements signed in 2022/23 include:

- 2, 4, 6 And 8 Danson Road, Bexleyheath, Kent, DA6 8HB - £203,367
- Land At The Junction of MacArthur Close And West Street, Erith, DA8 1AF - £124,757
- BETHS Grammar School, Hartford Road, Bexley, Kent, DA5 1NE - £30,153

1.37. The total amount of money to be provided under all planning obligations entered into during 2022/23 = £383,277

### Section 106 Financial Contributions Received 2022/23

1.38. Total receipts in 2022/23 came from 1 site and totalled £677,012 as set out in Table 1.10 below:

Table 1.10: Total s106 Receipts 2022/23

Application No.	Site Address	Receipt Date	Amount (£)
18/01214/FULM	The Co-operative Food 124 , 124A And 124B Station Road, Sidcup, Kent, DA15 7AB	22/08/2022	£677,012

### Non-Monetary Contributions Received in 2022/23

1.39. The non-monetary contributions to be provided under planning obligations that were entered into in 2022/23 are summarised in Table 1.11 below.

Table 1.11: Non-Monetary s106 Contributions 2022/23

Application No.	Site Address	Non-Financial Contribution	No. of Affordable Units
21/03790/FULM	Lidl Uk Gmbh, Fishers Way, Belvedere, Kent, DA17 6BS	Highway works, Travel Plan	0
19/03072/FULM	2, 4, 6 And 8 Danson Road, Bexleyheath, Kent, DA6 8HB	Highway works	0
20/03051/OUTM	Land East Of Junction Of Yarnton Way And, Picardy Manorway, Belvedere, Kent	Affordable Housing, Travel Plan, Car club, Carbon offset	28
22/01586/FULM	Land Rear Of 32 - 38, Alers Road, Bexleyheath, Kent, DA6 8HS	Affordable Housing	6

## Section 106 Expenditure 2022/23

Table 1.12: s106 Expenditure 2022/23

Project	S106 Spend 22/23
Erith Regeneration – Erith Riverside Centre, Erith Links and Riverside Gardens	£250,972
Highway Improvements Rolling Programme	£116,852
<b>Total</b>	<b>£367,824</b>

1.40. There was no expenditure of s106 money during 2022/23 on monitoring activity.

## Section 106 Balance at the end of 2022/23

1.41. The balance of S106 remaining at the end of 2022/23 = £6,059,924.

1.42. The future allocations for this balance are set out in Table 1.13 below. A small proportion of the balance, some 15.5%, remains unallocated pending identification of suitable future projects. All monies received prior to the reporting year have been allocated.

Table 1.13 Future s106 Allocations as at March 2023

Category	Balance at end of 2022/23	Allocated	Unallocated
Transport	£1,833,722	£1,833,722	0
Public Realm	£67,248	£67,248	0
Health	0	0	0
Open Spaces	£85,691	£35,691	£50,000
Community	0	0	0

Sports	£32,458	£32,458	0
Employment	£44,909	£24,498	£20,411
Education	0	0	0
Affordable Housing	£3,279,897	£2,752,000	£527,897
Carbon Offset	£341,328	0	£341,328
Other	£374,670	£374,670	0
<b>Total</b>	<b>£6,059,923</b>	<b>£5,120,287</b>	<b>£939,636 (15.5%)</b>

## London Borough of Bexley Annual CIL Rate Summary 2022/23

1.38 The London Borough of Bexley's current CIL Charging Schedule took effect on 30<sup>th</sup> April 2015. The relevant rates and the nature of development to which they apply, together with the latest indexation is set out in Table 1.14 below.

Table 1.14: London Borough of Bexley CIL Rates

Development Type	CIL Rate (£/m <sup>2</sup> )	Indexed Rate
Residential, Hotel and Student Housing Zone 1	£40	£54.83
Residential, Hotel and Student Housing Zone 2	£60	£82.24
Supermarket and superstore and retail warehouse development (over 280m <sup>2</sup> )	£100	£137.07
All other uses	£10	£13.71
Medical, health and emergency services which are publicly funded	Nil	Nil
Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education	Nil	Nil

1.39 The index figure for the calendar year in which the charging schedule containing rate R took effect = 259. The index figure for the calendar year 2023 = 355. The resulting indexed rate is shown in the final column of the above table.

1.40 The Mayoral CIL rate covers the entire borough and is set at £25/m<sup>2</sup> or £26.89 with indexation.