

Bexley Infrastructure Funding Statement 2023/2024

Bexley's approach to securing
contributions from development

December 2024

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

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: 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 2023/2024 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 2023/2024.
- 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 Council’s capital programme.
- 1.9 The need for infrastructure to support development is confirmed in the [Bexley Local Plan](#) and infrastructure priorities are set out in the Council’s latest [Infrastructure Delivery Plan](#), which

together with the funding gap, justifies the collection of CIL. Infrastructure priorities include the following:

- a. Transport improvements such as bus priority schemes and enhancements to walking and cycling facilities
- b. Education, cultural, health and community facilities such as new library provision and the expansion of primary, secondary and SEN school places
- c. Environmental and green infrastructure and public realm improvements such as park enhancements and tree planting programmes
- d. 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 of the Bexley Local Plan, the total borough CIL receipts would amount to approximately £27m.
- 1.11 Unlike s106 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 Council's annual CIL Rate summary is set out at paragraphs 1.41 to 1.43 below. The Bexley CIL Charging Schedule and map of the charging zones are available to view at:
www.bexley.gov.uk/sites/default/files/2020-09/Bexley-CIL-charging-schedule.pdf

Bexley CIL income 2023/2024

Financial Year	Borough CIL (80%)	Neighbourhood CIL (15%)	CIL Admin (5%)	Total CIL Collected
2023/24 Qtr. 1	£631,939	£118,490	£39,496	£789,925
2023/24 Qtr. 2	£121,911	£22,858	£7,619	£152,388
2023/24 Qtr. 3	£761,618	£142,803	£47,601	£952,022
2023/24 Qtr. 4	£53,987	£10,123	£3,374	£67,484
2023/24 Total	£1,569,455	£294,274	£98,090	£1,961,819

Table 1: Bexley CIL income for 2023/2024 (figures rounded to the nearest pound)

- 1.13 In 2023/2024, the largest amount of Bexley CIL received came from the following developments:
- Land at Binsey Walk, adjacent to Harrow Manorway, London - £948,317
 - Lidl UK GmbH, Fishers Way, Belvedere - £225,528
 - Land at the Junction of Macarthur Close and West Street, Erith - £139,385
 - Part of Erith Quarry Site, Fraser Road, Erith - £132,259
 - 152,152A, 154, 156 and 160 Crayford Road, Crayford - £123,563
- 1.14 The total value of CIL set out in all demand notices issued in 2023/2024 = £2,273,611.

1.15 Tables 2 to 6 provide a breakdown of combined Bexley CIL receipts over the last five financial years (figures have been rounded to the nearest pound). The 2018/2019 figure represents the highest Bexley CIL income recorded since its adoption.

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	£1,555,484	£41,748	£13,916	£278,317
2018/19 Total	£2,436,644	£456,871	£152,290	£3,045,805

Table 2: Bexley CIL income 2018/2019

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	£44,015.00	£14,672.00	£293,437.00
2019/20 Qtr. 4	£95,699	£17,944	£5,981	£119,623
2019/20 Total	£2,168,133	£406,525	£135,508	£2,710,167

Table 3: Bexley CIL income 2019/2020

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
2020/21 Total	£1,168,829	£219,156	£73,052	£1,461,037

Table 4: Bexley CIL income 2020/2021

Financial Year	Borough CIL (80%)	Neighbourhood CIL (15%)	CIL Admin (5%)	Total CIL Collected
2021/22 Qtr. 1	£281,686	£52,527	£17,590	£351,804
2021/22 Qtr. 2	£103,691	£19,442	£6,480	£129,614
2021/22 Qtr. 3	£690,896	£129,543	£43,181	£863,620

Financial Year	Borough CIL (80%)	Neighbourhood CIL (15%)	CIL Admin (5%)	Total CIL Collected
2021/22 Qtr. 4	£135,584	£25,422	£8,474	£169,479
2021/22 Total	£1,211,857	£226,934	£75,725	£1,514,517

Table 5: Bexley CIL income 2021/2022

Financial Year	Borough CIL (80%)	Neighbourhood CIL (15%)	CIL Admin (5%)	Total CIL Collected
2022/23 Qtr. 1	£627,894	£117,730	£39,243	£784,86
2022/23 Qtr. 2	£479,203	£89,851	£29,950	£599,004
2022/23 Qtr. 3	£272,237	£51,044	£17,015	£340,296
2022/23 Qtr. 4	£143,898	£26,981	£8,994	£179,873
2022/23 Total	£1,523,232	£285,606	£95,202	£1,904,040

Table 6: Bexley CIL income 2022/2023

Mayoral CIL

1.16 In addition to local CIL, the Mayor of London also has powers to raise CIL. The [Mayoral 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 2023/2024 = £1,207,509. The largest amount of Mayoral CIL received came from the following developments:

- Land at Binsey Walk, adjacent to Harrow Manorway, London - £463,382
- Lidl UK GmbH, Fishers Way, Belvedere - £440,805
- Land at the Junction of Macarthur Close and West Street, Erith - £66,892
- Part of Erith Quarry Site, Fraser Road, Erith - £64,626
- 152,152A, 154, 156 and 160 Crayford Road, Crayford - £45,106

CIL expenditure for 2023/2024

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 local planning authority 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 Regulation 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 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 (figures in some instances have been rounded to the nearest £1,000).

Project	CIL Expenditure 2023/2024
Flood Risk Management	£37,000
Playground Improvement Programme	£39,000
Erith Regeneration Programme	£209,000
Albion Road Surgery Scheme	£338,000
Parking improvements in Felixstowe Road	£235,000
Bexleyheath signage	£7,000
Sidcup signage	£3,000
Traffic Count Sensors	£35,000
Total	£903,000

Table 7: Bexley CIL expenditure 2023/2024

- 1.22 **Flood Risk Management Schemes** - further works to enhance the efficacy of the rain garden in Bowness Road, which benefited from a rain garden and an innovative in highway drainage strip. Investigatory and preparatory work in Erith Road, Eastern Way and Danson Road. Working with Thames Water the extent of flood risk near The Oval and Burnt Oak Lane has been reduced. Continuation of work in partnership with the Environment Agency, Network Rail and Thames Water to reduce the risk of flooding at Battle Road and Pembroke Road.
- 1.23 **Playground Improvement Programme** - rolling programme of renewal and replacement of playground equipment at a number of parks.
- 1.24 **Erith Regeneration** - Erith High Street public realm improvements including new paving, improved crossing points and better bus stop waiting area. Riverside Gardens improvement works including

the provision of a new playground, adult fitness equipment and a ramp providing an accessible route between the gardens and the Thames Path.

- 1.25 **Abion Road Surgery scheme** – the provision of additional consulting rooms within the existing building to cater for an increase in demand from surrounding sites.
- 1.26 **Parking improvements in Felixstowe Road** – re-opening of Felixstowe Road car park following use as a construction compound for the Crossrail works.
- 1.27 **Bexleyheath signage** – replacement Legible London totem sign panel.
- 1.28 **Sidcup signage** – replacement Legible London map outside Sidcup Station to update features.
- 1.29 **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.
- 1.30 Table 8 below sets out the amount of CIL receipts which were allocated but not spent in the reporting year (figures in some instances have been rounded to the nearest £1,000). These have subsequently been reprofiled into future years or reallocated to other projects as appropriate.

Project	CIL Allocation 2023/2024
Flood Risk Management	£183,000
Erith Regeneration Programme	£274,000
Playground Improvement Programme	£59,000
Traffic and Road Safety Improvement Schemes	£150,000
Carlton Hub	£80,000
Lesnes Abbey Events Space	£5,000
Tree Planting	£54,000
Total	£805,000

Table 8: Bexley CIL allocation not spent

Retained CIL receipts and future CIL expenditure 2023/2024

- 1.31 The total amount of CIL collected before the reported year and allocated to projects within the reported year = £1,112,923. The value of retained CIL receipts at the end of 2023/2024 = £2,465,059 (net of accruals representing receipts owing as of 31/3/24 and includes a correction for misattributed spend and miscoding in previous years that has resulted in an uplift of available CIL by £670,000). All but £517,059 was allocated to upcoming projects in the following two financial years as set out in table 9 below (figures in some instances have been rounded to the nearest £1,000). The retained funds incorporate £1,863,727 collected within the reporting year and retained at the end

of the reporting year, £1,569,455 of which is BCIL and £294,272 is NCIL, with the balance from previous years and retained at the end of the reporting year (all of which is Neighbourhood CIL).

Project	CIL Spend 2024/25	CIL Spend 2025/26
Changing Places	£34,000	£0
Erith Regeneration Programme	£300,000	£274,000
Flood Risk Management (rolling programme)	£223,000	£500,000
Traffic and Road Safety Improvement Schemes	£0	£350,000
Playground Improvement Programme	£76,000	£0
Roundabout Improvements	£66,000	£0
Tree Planting	£54,000	£0
Traffic Sensors	£35,000	£36,000
Total	£788,000	£1,160,000

Table 9: Forecast future CIL expenditure as at March 2024

CIL administration

1.32 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 2023/2024 was £145,817 (4.6% of total funds collected in that year).

Section 106 agreements signed in 2023/2024

Section 106

1.33 Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, is a mechanism that makes a development proposal acceptable in planning terms that would not otherwise be acceptable. The mechanism is 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 must 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.

S106 agreements signed in 2023/2024

1.34 Developments with notable s106 agreements signed in 2023/2024 include:

- Former Electrobases/Wheatsheaf Works Site, Maxim Road, Crayford - £1,738,885

- Sidcup Library, 2A Hadlow Road, Sidcup - £546,038
- 176 Slade Green Road, Erith - £113,202

1.35 The total amount of money to be provided under all planning obligations entered into during 2023/2024 = £2,596,536.

S106 financial contributions received 2023/2024

1.36 Total receipts in 2023/2024 came from seven sites and totalled £1,188,786 as set out in Table 10 below.

Application No.	Site Address	Receipt Date	Amount (£)
16/01251/FULM	Binsey Walk, Tavy Bridge, Southmere Drive and Mere Road, adjacent to Harrow Manorway and Yarnton Way, London	14/02/2024	£20,000
19/01828/FULM	Former Lamorbey Swimming Centre, 157 Station Road, Sidcup	31/07/2023	£903,579
19/02645/FULM	Land at the Junction of Macarthur Close And West Street, Erith	26/05/2023	£52,944
20/00775/OUTM	Erith Quarry, Fraser Road, Erith	01/09/2023	£76,223
20/02454/FULM	BETHS Grammar School, Hartford Road, Bexley	28/06/2023	£32,241
22/02072/FUL	Woodside School, Halt Robin Road, Belvedere	11/03/2024	£6,480
22/02447/FULM	16A St Johns Road, Sidcup	09/01/2024	£97,319
		Total	£1,188,786

Table 10: Total s106 receipts for 2023/2024

Non-monetary contributions received in 2023/2024

1.37 The non-monetary contributions to be provided under planning obligations that were entered into in 2023/2024 are summarised in Table 11 below.

Application No.	Site Address	Non-Financial Contribution	No. of Affordable Units
21/03340/FULM	Sidcup Library, 2A Hadlow Road, Sidcup	Parking permit, Car Club	0
22/01564/FULM	Former Electrobase/Wheatsheaf Works Site, Maxim Road, Crayford	Affordable Housing, open spaces, Car Club, Travel Plan, Carbon offset, biodiversity, public realm works, employment and skills	240
22/02989/FULM	Fraser House, Europa Trading Estate, Fraser Road, Erith	Carbon offset, highway works	0

Application No.	Site Address	Non-Financial Contribution	No. of Affordable Units
23/01307/FULM	176 Slade Green Road, Erith	Public realm works, local employment scheme, Car Club, Travel Plan	0
		Total	240

Table 11: Non-monetary s106 contributions for 2023/2024

S106 expenditure 2023/2024

Project	S106 spend 2023/2024
Erith Regeneration – Erith Links and Riverside Gardens	£9,214
Bronze Age Way culvert works	£82,474
Employment database skills and training	£20,370
Total	£112,058

Table 12: S106 expenditure for 2023/2024

1.38 There was no expenditure of s106 money during 2023/2024 on monitoring activity.

S106 balance at the end of 2023/2024

1.39 The balance of s106 monies remaining at the end of 2023/2024 = £6,493,927.

1.40 The future allocations for this balance are set out in Table 13 below. A small proportion of the balance, some 0.8%, remains unallocated pending identification of suitable future projects. All monies received prior to the reporting year have been allocated.

Category	Balance at end of 2023/2024	Allocated	Unallocated
Transport	£1,823,722	£1,823,722	£0
Public Realm	£58,033	£58,033	£0
Health	0	0	£0
Open Spaces	£85,691	£35,691	£50,000
Community	0	0	£0
Sports	£32,458	£32,458	£0
Employment	£24,539	£24,539	£0
Education	0	0	£0

Category	Balance at end of 2023/2024	Allocated	Unallocated
Affordable Housing	£3,637,425	£3,637,425	£0
Carbon Offset	£436,650	£436,650	£0
Monitoring	£103,214	£103,214	£0
Other	£292,195	£292,195	£0
Total	£6,493,927	£6,443, 927	£50,000 (0.8%)

Table 13: Future s106 allocations as at March 2024

London Borough of Bexley annual CIL rate summary 2023/2024

1.41 London Borough of Bexley's current CIL [Charging Schedule](#) took effect on 30 April 2015. The relevant rates and the nature of development to which they apply, together with the latest indexation is set out in Table 14 below.

Development Type	CIL Rate (£/m ²)	Indexed Rate
Residential, Hotel and Student Housing Zone 1	£40	£58.84
Residential, Hotel and Student Housing Zone 2	£60	£88.26
Supermarket and superstore and retail warehouse development (over 280m ²)	£100	£147.10
All other uses	£10	£14.71
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

Table 14: London Borough of Bexley CIL rates

1.42 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 2024 = 381. The resulting indexed rate is shown in the final column of the above table.

1.43 The Mayoral CIL rate covers the entire borough and is set at £25/m² or £28.87 with indexation.