



Runnymede Borough Council
Annual Infrastructure
Funding Statement
For
Community Infrastructure Levy and
Section 106

Reporting Period:
From 01 April 2023 to 31 March 2024

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Introduction

Reporting on developer contributions helps 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.

The Community Infrastructure Levy Regulations 2010 (as amended) ('CIL Regulations'), set out how any authority that receives a contribution from development through CIL or section 106 planning obligations must prepare an 'Infrastructure Funding Statement' (IFS), at least annually, and publish it on the authority's website no later than 31 December. An IFS must cover the previous financial year from 1 April to 31 March.

As per requirements in the CIL Regulations, the IFS must set out:

- a report relating to the previous financial year on the Community Infrastructure Levy;
- a report relating to the previous financial year on section 106 planning obligations;
- a report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).

The following IFS sets out these details for Runnymede Borough Council (RBC) for the reporting year 1 April 2023 – 31 March 2024.

The Council has been collecting CIL since the Charging Schedule came into effect on 1 March 2021, but due to the lag period between adoption and CIL receipts being received, it has taken time for the funds to grow to a meaningful amount. CIL amounts can be viewed online on the Council's CIL Dashboard at: [Runnymede Borough Council PFM - CIL](#).

The Council will use CIL in conjunction with infrastructure providers to deliver improvements borough-wide and at a local level where development takes place. Having adopted Developer Contributions Governance Arrangements in May 2023, the Council intends to run its first CIL Funding Programme in 2025.

To fully understand the figures provided in the following CIL report, the apportionment of CIL receipts is dictated as follows by the regulations:

- 5% of collected CIL revenue will be retained to cover administration costs ('Admin CIL');
- 15% of collected CIL revenue will be retained in a neighbourhood CIL fund to be spent in areas where development is taking place ('Neighbourhood CIL'). This rises to 25% in areas where a Neighbourhood Plan has been adopted.
- 80% (or 70% where a Neighbourhood Plan is in place) of collected CIL revenue is retained in a strategic CIL fund to deliver strategic infrastructure priorities.

Community Infrastructure Levy (CIL) Report

This report is produced in accordance with CIL Regulation 121A which sets out how the IFS must comprise a report about CIL in relation to the previous financial year ('the reported year') which includes the matters specified in paragraph 1 of Schedule 2 ('CIL report'). These matters are addressed under headings a) – l) below.

a) The total value of CIL set out in all demand notices issued in the reported year

The total value of CIL set out in all demand notices issued in the reported year is £3,932,605.32. This value represents demand notices issued within 2023/24 that have not been suspended or superseded by new demand notices outside of the reported period.

Of the total value, the amount from Liability Notices (liable floorspace after any relief that has been granted) is £3,925,898.06. The additional values generated by surcharges imposed due to breaches of the CIL Regulations is £6,401.46, and the additional values generated by late payment interest accrued is £305.80.

b) The total amount of CIL receipts for the reported year

The total amount of CIL collected within the reported period totals £2,530,346.01.

c) The total amount of CIL receipts collected by the authority before the reported year but which have not been allocated

The amount of CIL collected prior to the reported period totals £634,627.54. The following table shows how much of the total was collected in cash, and as land transactions (including payments in kind and infrastructure payments). The table also shows the amount remaining unallocated.

Type	Received	Unallocated
Cash	£634,627.54	£561,627.54
Land Payment	£0.00	£0.00

d) The total amount of CIL receipts collected by the authority before the reported year and which have been allocated in the reported year

The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £1,500.00, and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.

e) The total amount of CIL expenditure for the reported year

The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£1,500.00
Neighbourhood CIL	£0.00
CIL Land Payments	£0.00

Other CIL Cash	£0.00
Total Value	£1,500.00

- f) The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year

The total amount of CIL allocated and not spent during the reported period is shown in the following table. This does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent	Remaining
Admin CIL	£71,500.00	£1,500.00	£70,000.00
Neighbourhood CIL	£0.00	£0.00	£0.00
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£0.00	£0.00	£0.00

- g) In relation to CIL expenditure for the reported year, summary details of the following matters i) – iii)

- i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item:

Infrastructure	Date	Amount	Description
N/A	N/A	Nil	N/A

The table above shows that CIL has not yet been spent on any infrastructure items as the Council is yet to run its first CIL Funding Programme – this is due to take place next year now that the CIL funds have accumulated to a meaningful amount.

Of this expenditure, the number of affordable housing units provisioned via the spend of CIL money is therefore nil. Similarly, there has been no provision for education places:

Education Type	Number of school places
N/A	N/A

- 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) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	Nil	N/A	N/A

- 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:

The amount of CIL collected towards administration expenses for the reported year is £126,517.30. This represents 5% of the total CIL receipts collected (£2,530,346.01) in the reported period, as the Council has a set collection percentage of 5%.

The percentage taken may differ due to land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and surcharges not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £1,500.00. This represents 0.06% of the total CIL collected within the reported year.

h) In relation to CIL receipts 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

This is set out in the following table:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
N/A	Nil	Nil	N/A

i) The amount of CIL passed to i) any parish under Regulation 59A or 59B and ii) any person under Regulation 59(4)

- i) There are no parish or town councils in any part of Runnymede Borough and therefore no amount of CIL was passed to a parish council under Regulation 59A or 59B. Regulation 59F relates to the use of CIL in an area to which Regulations 59A and 59B do not apply. Under this Regulation, Runnymede Borough Council ringfence 15% (or 25% if a Neighbourhood Plan is in place) of CIL receipts for the 'neighbourhood portion'. This is recorded under specific 'Neighbourhood Zones' and should be spent in the 'relevant local area' in which development occurs.
- ii) The total amount of CIL passed to a third party ('another person, under regulation 59(4)') to spend to the provision, improvement, replacement, operation or maintenance of infrastructure is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	Nil	N/A	N/A

j) Summary details of the receipt and expenditure of CIL to which Regulation 59E or 59F applied during the reported year including i) the total CIL receipts that these regulations applied to; and ii) the items of infrastructure on which CIL has been allocated or spent

- i) The total collected by the Council for the reported year under Regulation 59E (CIL returned to the Charging Authority by a third party after 5 years if not spent) was £0.00. Under Regulation 59F (which prescribes the use of CIL in an area without parish or town councils), CIL collected and retained by the Charging Authority for the neighbourhood portion was £377,396.24.

The amount of CIL allocated during the reported year under Regulation 59E (i.e. neighbourhood CIL returned to the Charging Authority that had been passed to a third party and had not been applied to infrastructure after a 5 year period), during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	Nil	N/A

The amount of CIL spent under Regulation 59E during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	Nil	N/A	N/A

The amount of CIL allocated during the reported year under Regulation 59F (i.e. neighbourhood CIL allocated to be spent in the 'relevant area') during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	Nil	N/A

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	Nil	N/A	N/A

- ii) The neighbourhood portion of CIL has not been allocated or spent on any items of infrastructure in the reported year. The first neighbourhood CIL spending round will take place in 2025.

k) Summary details of any notices served in accordance with Regulation 59E including i) the total value of CIL receipts requested from each parish council and ii) any funds not yet recovered from each parish council at the end of the reported year.

- i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

Neighbourhood Zone	Amount Requested
N/A	Nil

- ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone:

Neighbourhood Zone	Amount Outstanding
N/A	Nil

l) The total amount of CIL receipts for a range of matters i) – iv) as follows

- i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £2,026,432.47.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 March 2021 to the end of the reported year that had not been spent is £2,535,038.41.

- iii) The amount CIL receipts for the reported year to which Regulation 59E or 59F applied (i.e. the neighbourhood CIL portion), and retained at the end of the reported year is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£377,396.24

- iv) The amount of CIL receipts from previous years (i.e. from 01 March 2021) to which Regulation 59E or 59F applied (i.e. the neighbourhood CIL portion), and retained at the end of the reported year is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£471,686.47

Section 106 Report

This report is produced in accordance with CIL Regulation 121A which sets out how the IFS must comprise a report about planning obligations in relation to the previous financial year ('the reported year') which includes the matters specified in paragraph 3 of Schedule 2 ('section 106 report'). These matters are addressed under headings a) – i) below.

The Regulations state that this report may include the matters specified in paragraph 4 of Schedule 2 for each reported year. These matters relate to details of any funding or provision of highways infrastructure during the reported year, under section 278 of the Highways Act 1980. The following report does not cover these matters as Surrey County Council, as Highways Authority, reports on these matters¹.

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

The total amount of money to be provided under any planning obligations which were entered into during the reported year is £1,228,489.74. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

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

The total amount of money received from planning obligations during the reported year was £1,680,366.16.

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

The total amount of money received prior to the reported year that has not been allocated is £0.00.

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) total number of affordable housing units which will be provided and ii) number of educational school places for pupils which will be provided and the category of school at which they will be provided

During the reported year the following non-monetary contributions have been agreed:

- i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 157. The total number of affordable housing units to be provided through off-site through non-monetary planning obligations is 0.
- ii) Surrey County Council as lead education authority is responsible for reporting on the provision of school places through planning obligations¹.

¹ Available here: [Developer contributions - Surrey County Council](#)

e) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure

The total amount of money from planning obligations allocated towards funding infrastructure during the reported year was £4,868,378.13. Of this amount £4,925,190.79 was not spent during the reported year.

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

The total amount of money from planning obligations spent during the reported year was £469,031.70. Of this amount, £463,327.64 was spent by a third party on behalf of Runnymede Borough Council.

g) Summary details of items of infrastructure on which money has been allocated but not spent during the reported year, and the amount of money allocated to each item

The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Suitable Alternative Natural Greenspace (SANG)² endowment	£569,414.00	24 April 2023 to 28 March 2024	£569,414.00
Community Centre Bittams Lane, Chertsey	£59,830.72	24 July 2023	£59,830.72
Strategic Access Management and Monitoring (SAMM)	£3,018.06	March 24	Sent to Hampshire Country Council ³ in 2024/25 financial year

h) Summary details of i) items of infrastructure on which money was spent during the reported year and amount spent on each item; ii) amount of money spent on repaying money borrowed and details of infrastructure items provided by that money and iii) amount of money spent on monitoring delivery of planning obligations

i) The items of infrastructure that planning obligation money has been spent on in the reported year and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
CCTV and Crime and Disorder	£2,704.06	03 August 2023	Upgrade the current CCTV asset at Chertsey Bridge

² A combination of two avoidance and mitigation measures are in place to protect the Thames Basin Heaths from the impacts of new development: the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures.

³ Hampshire County Council acts as the Administrative Body and delivery is managed by Natural England.

Infrastructure	Spent	Date Spent	Spend Description
SAMM 2023/2024	£429,756.29	10 July 2023 to 22 March 2024	Sent to Hampshire County Council

- ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

- iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £3,000.

- i) The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, identifying separately the total amount of commuted sums held

The total amount of money retained at the end of the reported year is £4,868,378.13. Of this amount retained, £1,640,482.77 has been retained for longer term maintenance ('commuted sums').

The Infrastructure List

This section of the IFS sets out the infrastructure projects or types of infrastructure that the authority intends will be, or may be, wholly or partly funded by CIL (excluding the neighbourhood portion). Government guidance also recommends that, as well as future spending priorities on infrastructure, the IFS sets out future spending priorities on affordable housing in line with up-to-date or emerging plan policies.

The Council has an adopted [2030 Local Plan](#). Policy SD5 on Infrastructure Provision & Timing sets out how the Council will support infrastructure projects which deliver the spatial development strategy and allocated development sites as identified within the Plan; as well as infrastructure projects required to support the spatial development strategy identified within the Infrastructure Delivery Plan (IDP) and its accompanying Infrastructure Delivery Schedules (IDS). The IDS is a living document and is updated regularly to ensure project information remains up to date, and can be found here: [2030 Local Plan Evidence Base documents – Runnymede Borough Council](#).

Policy SD5 sets out how infrastructure identified within the IDP (and its accompanying IDS) or through negotiations with individual planning applications will be delivered through on-site provision, or financial contributions secured through CIL, section 106, section 278 or licensing agreements. Given the funding gap identified by the IDP (in the region of £289m without the River Thames Scheme), delivering all infrastructure needed in the area will be challenging and is unlikely to be met through developer contributions alone, so other sources of funding will be required to complement those generated by developer contributions.

The Council has adopted an [Infrastructure & Prioritisation Supplementary Planning Document \(SPD\)](#) to assist with the implementation of Policy SD5. It summarises the types of infrastructure that should be provided to support growth, and a hierarchy of prioritisation to help with the coordination and prioritisation of infrastructure delivery.

Community Infrastructure Levy

The IDP and SPD set out how Runnymede Borough Council will seek to fund the provision of or improvement to the following infrastructure types and projects through the use of CIL, subject to the availability of funds:

- **Transport:** highway mitigation and/or improvement projects, and active and sustainable travel projects;
- **Education:** new and/or improved education infrastructure projects;
- **Health:** health-related infrastructure projects;
- **Flood Defence & Drainage:** flood defence/mitigation and drainage infrastructure;
- **Green & Blue Infrastructure** projects including playspace, indoor and outdoor sports, parks and gardens, amenity green space, allotments, biodiversity improvements/habitat restoration (not SANG), and blue infrastructure projects;
- **Community Infrastructure:** new and/or improved community space (including public realm, community centres/hubs, and libraries), emergency service infrastructure and waste/recycling services infrastructure;
- **Utilities:** communications and wastewater infrastructure.

Section 106 Planning Obligations

CIL is now the key vehicle to deliver infrastructure improvements in the Borough, except for the following which will continue to be secured through planning obligations (including S278 Agreements):

- Physical provision of infrastructure in order to ensure that development is acceptable in planning terms (including allocated sites);
- Measures to secure mitigation/avoidance of harm to the Thames Basin Heaths SPA through:
 - Strategic Access Management and Monitoring (SAMM); and
 - Contributions towards the management and maintenance of existing Suitable Alternative Natural Greenspace (SANG)
- Financial contributions towards improvements to junctions and links on the A320 Corridor and M25 Junction 11;
- Physical and/or financial contributions towards infrastructure at Longcross Garden Village, where delivery will be solely through S106/S278.

Affordable housing is not defined as infrastructure, but the Council will continue to secure delivery of affordable housing through Section 106 planning obligations in accordance with the requirements of Policy SL20 of the 2030 Local Plan.