

Annual Infrastructure Funding Statement



2023/24 Report

Exeter City Council

Annual Infrastructure Funding Statement

2023/24

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1. Introduction

1.1. Background

- 1.1.1. The Community Infrastructure Levy Regulations, as amended in 2019, require Councils to publish an Annual Infrastructure Funding Statement (AIFS), including information about CIL and Section 106 funding. These statements are required each financial year from 2020. This AIFS covers the financial year 2023/24.

1.2. Contents of the Annual Infrastructure Funding Statement

- 1.2.1. Guidance on contents of the AIFS is set out in the Planning Practice Guidance within the section on the Community Infrastructure Levy¹ (paragraph 75 onwards). The report is required to include:
- 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 CIL (excluding the neighbourhood portion). This is known as the Infrastructure List.
- 1.2.2. This AIFS is divided into the relevant sections above.

¹ Available at: [Community Infrastructure Levy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/community-infrastructure-levy)

2. Community Infrastructure Levy (CIL) reporting

2.1. CIL implementation

2.1.1. Exeter City Council implemented CIL in 2013. Since then, CIL has been charged consistently for the following development types across the city:

- Residential;
- Purpose built student housing; and
- Out of city centre retail.

2.1.2. Section 106 Agreements run in parallel with the charging of CIL.

2.1.3. A revised CIL charging regime was implemented in January 2024. From this point the Council also charges for the following uses but has 'zero rated' flatted development.

- Build to rent; and
- Co-living.

2.2. CIL data

2.2.1. The planning practice guidance sets out in detail what information regarding CIL has to be included in the AIFS. A list of this data is included below:

- The total CIL receipts for the reported year;
- The total CIL expenditure for the reported year;
- Summary details of CIL expenditure during the reported year including:
 - The items of infrastructure which have been funded by CIL;
 - The amount of CIL expenditure on each item;
- The amount of CIL applied to repay money borrowed, including interest, with details of the infrastructure items which that money was used to provide;
- The amount of CIL applied to administrative expenses and that amount expressed as a percentage of CIL collected in that year; and
- The total amount of CIL receipts retained at the end of the reported year.

2.2.2. In advance of the detailed information, the points below summarise the key figures relating to CIL receipts and expenditure over recent years and since CIL was implemented in 2013.

- CIL received as at end of March 2024 since implementation: £31.68m
- CIL provided to administration since implementation: £748,507 (approximately £156,270 in 2023/24).
- CIL provided to neighbourhood projects since implementation: £4.32 m (approximately £553,220 spent on neighbourhood projects in 2023/24).
- CIL provided to habitat mitigation since implementation: £1.35m (£167,672 in 2023/24).
- Total CIL spent or committed to capital infrastructure projects: £14.22m.

2.2.3. The tables on the following pages list the key data for CIL in Exeter for the reporting year 2023/24. The reference numbers relate to the sections of the 2019 CIL Regulations, Schedule 2.

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2.2.4. Table 1 sets out figures relating to the amount of CIL charged and collected.

Reference	Description	Value
1 (a)	The total value of CIL set out in all demand notices issued in the reporting year	£6,298,451.58
1 (b)	The total amount of CIL receipts for the reported year	£4,751,953.96
1 (c)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	£390,611.00
1 (d)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	£1.84m

Table 1: Details regarding CIL charged and collected in 2023/24

2.2.5. Table 2 sets out figures for CIL expenditure.

Reference	Description	Value
1 (e)	The total amount of CIL expenditure for the reported year	£1,283,322.45
1 (f)	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£9,565,313.00
1 (g)	(i) The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item	Total: £573,829 Play Area capital expenditure: £175,086 Northbrook Wild Arboretum £16,096 MRF: £13,500 Habitat mitigation: £167,672 St Thomas Splash Pad: £41,475 Infrastructure maintenance: £160,000.00
	(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)	£0
	(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	£156,270.07 3% total receipts

Table 2: Details of CIL expenditure in 2023/24

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2.2.6. Table 3 sets out figures for how CIL has been allocated (when not spent), including to projects led by other organisations and community groups (the neighbourhood proportion of CIL receipts).

Reference	Description	Value
1 (h)	In relation to CIL receipts, whenever collected, 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	Total: £9,565,313.00 Northbrook Wild Arboretum: £206,519 Play Area capital: £566,904 Heavitree Paddling Pool: £410,000 MRF (Materials Reclamation Facility): £6,464,180 Pinhoe Hub: £1,222,710 Monkerton cycle route: £375,000 Infrastructure Maintenance: £320,000
1 (i)	The amount of CIL passed to:	
	(i) Any parish council under regulation 59A or 59B; and	£0. There are no Parish Councils in Exeter.
	(ii) Any person under regulation 59 (4);	£0.
1 (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 regulations 59E and 59F applied to;	£553,223
	(ii) The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	• Wellbeing Exeter, • CAB, • Voluntary and Community Social Enterprises • Small grants
1 (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;	£0.
	(ii) Any funds not yet recovered from each parish council at the end of the reported year;	There are no Parish Councils in Exeter.

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Reference	Description	Value
1 (l)	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied	£7,499,800
	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied	£3,107,127.69
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	£429,504.00
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£0

Table 3: Details of CIL allocations in 2023/24

3. Section 106 reporting

3.1. Section 106 Agreements

- 3.1.1. Alongside CIL, Exeter City Council also enters into Section 106 agreements with applicants and landowners to ensure that site-specific requirements related to development can be secured. These agreements are negotiated on a case-by-case basis and are used to secure affordable housing, infrastructure and community facilities and services.

3.2. Section 106 data

- 3.2.1. The planning practice guidance is less prescriptive about what level of data is reported related to Section 106 Agreements. However, the Council has taken a consistent approach and reports similar data sets for Section 106 receipts and expenditure as it does for CIL. On this basis it reports on:
- The total value of contributions secured in Section 106 Agreements in the reporting year;
 - The total value of contributions received;
 - Details of expenditure of Section 106 funding;
 - Details of allocations of Section 106 funding; and
 - The amount of Section 106 funding retained.
- 3.2.2. In advance of the detailed information, the points below summarise the key figures relating to CIL receipts and expenditure.
- The total funding to be provided under any planning obligations which were entered into during 2023/24: £861,870.06
 - The total funding under any planning obligations which was received during 2023/24: £1,058,668.60.
 - The total number of affordable housing units which were secured by Section 106s Agreements signed in 2023/24: 24
 - The total funding from planning obligations which was spent by the authority in 2023/24: £2.48m
- 3.2.3. The tables on the following pages list the key data for Section 106 funding in Exeter for the reporting year 2023/24. The reference numbers relate to the sections of the 2019 CIL Regulations, Schedule 2.

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3.2.4. Table 4 sets out figures relating to the amount of Section 106 funding secured and received during 2023/24.

Reference	Description	Value
3 (a)	The total amount of money to be provided under any planning obligations which were entered into during the reported year	£861,870.06
3 (b)	The total amount of money under any planning obligations which was received during the reported year	£1,058,668.6
3 (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	£0
3 (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) In relation to affordable housing, the total number of units which will be provided	24
	(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	See Devon County Council reporting as Local Education Authority

Table 4: Financial information regarding funding secured and collected via Section 106 Agreements: 2023/24

3.2.5. Table 5 sets out details relating to the amount of Section 106 funding allocated and spent during 2023/24

Reference	Description	Value
3 (e)	The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure	£1,044,268.60
3 (f)	The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to	£2,477,596.29
3 (g)	In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item	Total: £1,044,268.60 • Community facilities • Affordable housing • Habitat Mitigation • Health provision • Sports facilities • Open space provision

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3 (h)	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:	Total: £2,477,596.29 Affordable housing: £2,419,094.99 Community facilities £1,250.00 Infrastructure maintenance £57,251.30
	(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)	£0
	(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)	£0
3 (i)	The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums")	£261,838.10

Table 5: Financial information regarding funding allocated and via Section 106 Agreements: 2023/24

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3.2.6. Table 6 sets makes reference to Highway Agreements (note that Highway Agreements are not entered into by the Council).

Reference	Description	Value
4 (a)	Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year	See Devon County Council reporting as Highway Authority
4 (b)	Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	See Devon County Council reporting as Highway Authority

Table 6: Financial information regarding Highway Agreements: 2023/24

4. Future CIL receipts

- 4.1 It is anticipated that CIL receipts will average £3.1m per year if development continues at the same pace as has occurred in recent years. This has been calculated based upon the average build out rates over 15 years i.e. 2006 – 2020 (most recent full evidence) and then taking the standard size of a dwelling and multiplying this by the CIL rate. We have then discounted the calculated sum by 35% as affordable housing is granted relief from being liable for CIL payments. This gives us an indicative amount to base our income projections on.

Therefore, the projected CIL income is as follows:

- Neighbourhood projects: £471k
- Administration: £157k
- Habitat Mitigation: £164k
- Strategic Infrastructure: £2.35m.

- 4.2 These figures are broad estimates based on an average floor area for new dwellings and affordable housing provided at 35%; the amount of affordable is to be considered by the Exeter Plan in future.
- 4.3 CIL receipts will be affected by a number of other factors which are more difficult to forecast, such as pace of development, CIL relief for self-build dwellings and windfall development. In addition, the revised Charging Schedule no longer charges for flatted development (although now charges for Build to Rent and Co-living) and this may impact receipts. Any new charging rate will take some time to implement and flow through into receipts or impact on development proposals.

5. Infrastructure List

5.1. Introduction

- 5.1.1. This section of the Annual Infrastructure Statement explains how CIL receipts may be spent. In doing so, it includes the Council's Infrastructure List.
- 5.1.2. The Infrastructure List sets out the infrastructure projects/types which the Council could fund using CIL. It does not provide a level of commitment to this expenditure but provides a direction of travel to assist in planning infrastructure delivery.

5.2. CIL expenditure

- 5.2.1. Given the flexibility over how CIL can be spent, specific percentages of the CIL receipts are allocated to defined purposes in addition to more strategic infrastructure projects. Elements of CIL funding is allocated as follows (these are set by legislation and legal requirements to ensure development does not have inappropriate impacts on protected wildlife habitats):
- Neighbourhood funding (generally 15%) - Used to fund a range of community projects
 - Administration (up to 5%) - Used to fund CIL monitoring, collection and review of CIL rates
 - Habitat mitigation (% varies) – Used to contribute to mitigation measures to protect designated protected habitats. The Council works with East Devon and Teignbridge District Councils on a joint mitigation strategy.
- 5.2.2. Beyond the allocations above, the Council has already approved commitments to, and spent CIL on, a series of capital projects from the CIL received. These projects are identified in Table 7.

Infrastructure project	Amount (£)
St Sidwell's Point	8,000,000
Marsh Barton railway station	1,300,000
Sandy Park junction reconfiguration	837,831
Monkerton to city centre cycle route (E4)	375,000
Salmonpool Swingbridge/Clapperbrook Lane realignment	30,000
Northbrook Arboretum	222,615
Play Areas capital	774,996
Heavitree Paddling Pool	410,000
St Thomas Splash Pad	41,475
Pinhoe Community Hub	1,222,710
MRF	644,680
Total	13,859,307

Table 7: Infrastructure commitments for CIL expenditure

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- 5.2.3. These projects are at various stages of progression. Going forward, there is a need to consider further strategic infrastructure projects which could be funded from CIL. These projects are included in the Infrastructure List which is included in the next section.

5.3. The Infrastructure List

- 5.3.1. Looking ahead, Exeter must accommodate significant growth. On this basis the Council has embarked on the preparation of a new Local Plan (the Exeter Plan) to provide for the housing, jobs, infrastructure and environmental improvements required over the next 20 years.
- 5.3.2. A significant part of this growth agenda is meeting the housing need set by Government – approximately 13,000 over twenty years. The Council's Liveable Exeter initiative is working alongside the Exeter Plan to deliver development in a way which maximises development quality and meets other corporate priorities.
- 5.3.3. The corporate priorities are articulated in the Council's Corporate Plan and are as follows:
- Prosperous local economy
 - Healthy and active city
 - Housing and building great neighbourhoods and communities
 - Net zero carbon city
 - Thriving culture and heritage
 - Leading a well-run Council
- 5.3.4. The first five of these priorities relate to development and infrastructure provision and therefore future investment decisions for CIL will need to play a role in delivering against these themes.
- 5.3.5. More detailed infrastructure planning work will be undertaken as the Exeter Plan and the Liveable Exeter initiative progress. However, it is expected that Community Infrastructure Levy receipts will be used to support the projects included in the Infrastructure List on page 16 onwards.
- 5.3.6. It should be noted that there remains scope to secure contributions for the same infrastructure projects and types through the Section 106 mechanism. The Council will seek such contributions where circumstances provide for this.
- 5.3.7. It should also be noted that while this Infrastructure List is a statement of the Council's intentions, it is subject to annual review and does not commit to funding a particular project. Budget commitments regarding how CIL is spent are made via the capital programme which is determined by the Full Council.

Infrastructure List

This Infrastructure List does not include all the smaller projects which would be funded from the neighbourhood proportion of CIL and which are considered through the Grants Programme and Exeter Grants Panel. The Council will continue to consider school funding requirements although education projects are generally anticipated to be funded through the Section 106 regime.

Development project	Infrastructure projects / types of infrastructure
Wonford Integrated Health and Wellbeing Hub	Redevelopment of existing sports, community centre and NHS primary care centre into a single integrated health and wellbeing hub, to include: • Multipurpose community and leisure facilities; • Community kitchen and garden • Integrated primary care centre • Potential mixed development including housing
Community Sports Village (Exeter Arena and ISCA Centre Site)	Development of the existing site to include: • Recreational and sporting cycle hub for the city • Community swimming pool to replace the Northbrook Swimming Pool • New leisure centre to include sports hall, fitness suite, studios, soft play, martial arts centre, and multi-purpose community spaces • Multi-use club house • Playing pitch and play area improvements
Water Lane and Quayside/Canal Basin	• Strategic flood mitigation and access and egress measures. • Relocation of electricity bulk supply point. • Truncation of high pressure gas main. • Community facilities (potentially including managed workspace) • Sustainable transport measures, including mobility hub, Clapperbrook Lane highway improvements, and walking and cycling bridge over the canal.

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	• Public realm improvements. • Land acquisition (for any of the purposes above)
Red Cow	• Strategic flood mitigation and access and egress measures. • Public realm improvements and walking and cycling route between St. David's Station and city centre. • Managed workspace. • Land acquisition (for any or all of the purposes above)
East Gate	• Public realm improvements including Heavitree Road corridor improvements • Sustainable transport measures. • Managed workspace. • Land acquisition (for any or all of the purposes above)
South Gate	• Sustainable transport and highway measures and public realm improvements
North Gate	• Sustainable transport measures
Marsh Barton	• Strategic flood mitigation and access and egress measures. • Sustainable transport measures. • Land acquisition (for business relocation and any other requisite purposes) • Utilities rationalisation, reinforcement and enhancement • Heat network infrastructure • Community and sports facilities
West Gate	• Strategic flood mitigation measures. • Sustainable transport measures and public realm improvements
Sandy Gate (Junction 30 of M5)	• Sustainable transport measures

Additional infrastructure projects may also be supported with CIL funding:

- Green infrastructure and habitats mitigation in the Valley Parks, Northbrook and other locations as necessary.
- Net zero carbon infrastructure including District Heating.
- Emergency access and egress arrangements relating to flood risk.
- Sustainable waste management Infrastructure.
- Cycle routes and associated infrastructure provision to encourage walking and cycling.
- Investment in cultural projects including in the city centre such as at the Corn Exchange.
- City centre infrastructure including environmental enhancements.
- Infrastructure maintenance such as at leisure centres, parks and play areas.
- Improvements to sports provision at King George V Playing Field.
- Community infrastructure including Pinhoe Community Hub.
- Additional cemetery provision

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