

London Borough of Croydon

Community Infrastructure Levy Charging Schedule Review

Infrastructure Funding Gap Statement

April 2025

1. Purpose

- 1.1 This Infrastructure Funding Gap Statement has been produced to provide evidence in support of the London Borough of Croydon's (Council) proposed Community Infrastructure Levy (CIL) Draft Charging Schedule 2025.
- 1.2 The Statement collates the aggregate funding gap identified in the Croydon Infrastructure Delivery Plan 2025 (IDP) and demonstrates the amount of additional funding needed to deliver the local infrastructure identified for the borough.

2. Introduction

- 2.1 CIL is a charge that may be levied by local authorities on development in the area. Croydon Council has been operating a CIL since 2013¹ and gets indexed annually in accordance with the rates published by BCIS (Building Cost Information Service).
- 2.2 CIL is one source of income that Council collects to contribute towards the delivery of infrastructure, facilities and services required to support the growth and needs identified in the Croydon Local Plan 2018 and emerging Croydon Local Plan Partial Review 2024, as set out in the IDP.
- 2.3 The IDP covers the infrastructure needed for the next 20 years (2020 to 2040), aligned to the plan period. The Council undertakes annual consultation with internal and external partners to ensure that it continues to support the Local Plan. Each infrastructure type is accompanied by a detailed infrastructure delivery schedule with an itemised list of projects and programmes, including estimated costs and committed funding sources, priority and indicative delivery timeline.
- 2.4 The first iteration of the IDP document formed part of the supporting evidence of the Croydon Core Strategy 2013 and subsequent iterations in the 2018 Local Plan partial review, which were considered by an independent inspector during public examination. This Statement provides evidence to acknowledge the current funding gap to support the justification for CIL and proposed changes to the charging schedule. In accordance with the National Planning Policy Guidance, the IDP is not intended to be re-examined as part of the proposed changes to the CIL charging schedule².

3. Funding Gap Outcomes

- 3.1 Table 1 summarises the total cost, available or future committed funding and associated aggregate infrastructure funding gap, tabulated for each infrastructure type as derived from the IDP 2025.
- 3.2 The IDP indicates that an estimated £21.5m additional funding is required to deliver the infrastructure needed for the borough. Approximately £13.7m of the identified funding gap relates to critical infrastructure required for development to come forward. This justifies the need for Council to continue its implementation of CIL and additionally supports the increased rates proposed in the CIL Draft Charging Schedule.

¹ [Croydon Community Infrastructure Charging Schedule 2013](#)

² [Community Infrastructure Levy Guidance, paragraph 18](#)

- 3.3 Due to the long-term delivery nature of the IDP, not all costs for infrastructure have been fully identified and some total costings for project and programmes have been provided as estimated figures based on the information available at the time, where known. These details get updated as part of the annual review process.
- 3.4 There will still remain a shortfall in funding. The Council will proactively seek additional funding opportunities where they become available with the aim of reducing the funding gap and prioritise the delivery of infrastructure that is critical to mitigate the growth outlined in the Local Plan 2018 and Local Plan Partial Review 2024.

Table 1 Summary of Total Estimated Infrastructure Cost, Available Funding and Funding Gap (IDP 2025)³

Infrastructure Type	Total Cost	Available/Committed Funding	Funding Gap
Education	£7,443,606	£7,343,606	£100,000
Transport	£1,500,000	TBD	£1,500,000
Technology	£4,560,000	£4,062,000	£498,000
Green Grid	£1,395,000	£1,395,000	TBD
Sports & Leisure	£3,555,000	£3,215,000	£340,000
Utilities	£1,361,327	£1,332,720	£28,607
Health	£32,550,000	£26,100,000	£6,450,000
Emergency Services	TBD	TBD	TBD
Public Realm & Masterplans	£16,148,945	£3,598,945	£12,550,000
Miscellaneous	TBD	TBD	-
Total	£68,513,878	£47,047,271	£21,466,607

³ As noted in Paragraph 3.3, this estimate is based only on a selection of infrastructure projects where the likely costs are known. In reality the estimated funding gaps are likely to be much larger.

Table 2 Summary of Estimated Critical Infrastructure Cost, Available Funding and Funding Gap (IDP 2025)⁴

Infrastructure Type	Total Cost	Available/Committed Funding	Funding Gap
Education	£6,223,606	£6,223,606	-
Transport	£1,500,000	TBD	£1,500,000
Technology	-	-	-
Green Grid	£1,295,000	£1,295,000	-
Sports & Leisure	£1,350,000	£1,350,000	-
Utilities	TBD	TBD	TBD
Health	£33,800,000	£31,500,000	£2,300,000
Emergency Services	TBD	TBD	TBD
Public Realm & Masterplans	£10,338,298	£388,298	£9,950,000
Miscellaneous	-	-	-
Total	£54,506,904	£40,756,904	£13,750,000

⁴ As noted in Paragraph 3.3, this estimate is based only on a selection of critical infrastructure projects where the likely costs are known. In reality the estimated funding gaps are likely to be much larger.