

Spelthorne Borough Council
Annual Infrastructure Funding Statement
For
Community Infrastructure Levy (CIL) and
Section 106



Reported Year:
01 April 2024 - 31 March 2025

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Introduction

The Infrastructure Funding Statement (IFS) provides a comprehensive summary of Planning Obligations (commonly referred to as Section 106 agreements, developer contributions) and Community Infrastructure Levy (CIL) secured by the Council from new developments for infrastructure over a specified period. This statement is updated and published annually to reflect the summary of obligations and agreements for each monitoring period, which spans from 1 April to 31 March. Legislation requires the Council to publish an IFS by 31 December each year.

Spelthorne Borough Council introduced CIL in April 2015. CIL is chargeable on certain types of residential development, purpose-built student accommodation, and large, out-of-centre retail (full details can be found in the published CIL Charging Schedule).

Between the adoption of CIL in 2015 and 31 March 2025, £12.37m has been collected in CIL receipts. This report will provide further information on CIL funds collected, spent, and committed within the previous financial year ("the reported year").

This IFS will cover the reported year April 2024 – March 2025.

As per requirement 121A of the CIL Regulation, the Annual IFS should include:

- Infrastructure list
- CIL report
- Section 106 report

This report will provide the information required under requirement 121A of the CIL Regulations.

What is CIL and how is it allocated?

CIL is a charge that can be levied on new development in an area, and has been in place in Spelthorne since April 2015. The purpose of CIL is to enable the Council to raise funds from certain forms of new development to support the infrastructure required because of growth and to mitigate the impacts of new development.

There are three elements to CIL: Strategic, Local, and Administrative. The percentage breakdown is as follows;

- Strategic CIL – 80%
- Local CIL – 15%
- Administrative Costs – 5%

The Council aims to work in partnership with infrastructure providers and community organisations to utilise CIL to effectively deliver infrastructure improvements Borough-wide. All CIL funding is allocated through a bid and review process.

Through work on the Local Plan and the Infrastructure Delivery Plan (IDP), officers consult and work with key infrastructure providers, to identify areas where there are, or they foresee funding gaps. Where appropriate, these providers are encouraged to bid for CIL funding. Due to the large scale, strategic nature of projects brought forward by the key infrastructure providers, these bids tend to fall under the Strategic element of CIL. Such providers include (but are not limited to) Surrey Highways, Surrey Education, the Integrated Care Systems

(ICS), the National Health Service (NHS) and Surrey Police. Recent approved strategic CIL funded projects include health centre extensions and improvements, school expansions, a Police engagement electric vehicle and highway improvements.

An annual Strategic CIL Spending Round, with a deadline of 30 June, welcomes applications of the above nature. The CIL Task Group considers the applications received and makes recommendations to the Environment & Sustainability (E&S) Committee, who are the final decision maker.

Local CIL, which accounts for 15% of receipts collected, is also allocated through a competitive bid process. Local CIL can be used towards more localised projects, which are required to be secured in the communities where development has taken place.

Examples of the types of projects Local CIL can be used for are:

- Community centre improvements;
- Play area and sports facilities improvements;
- Bike shelters and;
- Local signage and information.

The Council expect applications to come from statutory infrastructure providers and not-for-profit organisations such as state schools, community groups and registered charities for projects that demonstrate a wider community benefit.

Local CIL is awarded by Local CIL Spending Boards. These Boards will convene once per annum, in the spring/ summer, to consider and decide on bids received prior to 31 March.

The remaining 5% of CIL receipts are retained towards administrative costs, as required by the Regulation.

Infrastructure List

Forming a part of the emerging Local Plan's evidence base, an Infrastructure Delivery Plan (IDP) has been published, identifying areas where additional funding needs have been identified, and may be sought through CIL and/or S106 contributions. This can be found at the following link under 'Infrastructure': [Evidence Base - Spelthorne Takes Shape](#).

Through consultation with key infrastructure providers, evidence was provided to demonstrate the potential funding gaps over the Local Plan 15-year period. Using the figures provided, the IDP Part 2 lists required developer contributions by site, in order to mitigate the funding gap and allow provision for the infrastructure identified and required. Applications for CIL funding will be assessed against the infrastructure needs identified in the IDP.

Strategic CIL

No CIL commitments were made during the reporting period.

Local CIL

The Local CIL Spending Round ran from 1 October 2024 to 31 March 2025. Applications were received from a range of bidders. The decision-making process took place over the summer of 2025, with awards announced in autumn 2025. The projects below are either part, or fully funded by Local CIL (full information on funding is included in the report under the CIL section).

Local CIL Commitments – Reporting Period April 2024 to March 2025			
Area	Applicant	Project	Funding Awarded
Ashford	4 th Ashford Scout Group	Roof replacement	£11,540.00
Staines	4 th Ashford Scout Group	Roof replacement	£11,540.00
Staines	Staines Swimming Club	Refurbishment of Matthew Arnold School, including disabled access and energy efficiency improvements.	£22,500.00
Shepperton, Laleham & Charlton Village	Paxmead Riverside Base, Girl Guides	Solar panels	£ 17,436.00

CIL Report

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

Below are the details of the CIL monies collected and spent during the reported year as per the regulations. The details include the CIL requested (demand notices) but not necessarily received (receipts) within the reported year from development, as well as the funds carried over from previous years to be used to fund infrastructure.

For ease, the first table provides a summary of CIL Receipts and Commitments ahead of the full report under Regulation 121A.

Summary of CIL Receipts and Commitments	
Total CIL Receipts (previous years)	£10,168,299.76
Administration (5%)	£508,414.99
Local (15%)	£1,525,244.96
Strategic (80%)	£8,134,639.81
Total CIL Receipts (reporting period 1 Apr 2024 – 31 Mar 2025)	£1,801,317.38
Administration (5%)	£90,065.87
Local (15%)	£270,197.61
Strategic (80%)	£1,441,053.90
Strategic CIL Funding Committed (previous years)	£8,166,548.92
Strategic CIL Funding Committed (reporting period)	£0.00
Local CIL Funding Committed (previous years)	£543,951.97
Local CIL Funding Committed (reporting period)	£63,016.00
Administration CIL Funding Committed (previous years)	£508,414.99
Administration CIL Funding Committed (reporting period)	£90,065.87

106 Regulatory Requirements under Regulation 121A	Period 2023-2024
A) The total value of CIL set out in all demand notices issued in the reported year;	£1,024,763.56
(i) Of this amount, the total amount imposed by surcharges;	£9,711.47
(ii) Of this amount, the total amount of late payment interest accrued;	£2,351.84
B) The total amount of CIL receipts for the reported year;	£1,801,317.38
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;	£24,863.85
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;	£63,016.00
E) The total amount of CIL expenditure for the reported year;	£924,020.96
F) The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;*	£2,431,797.11
G) In relation to CIL expenditure for the reported year, summary details of -	
(i) The items of infrastructure on which CIL has been spent, and the amount of CIL spent on each item;	
➤ Surrey County Council Highways Improvement Scheme - A308 Package	£2,076,007.14 ¹
➤ Visit Staines & Surrey Police – 3 x ANPR cameras in Staines	£22,123.16
➤ Littleton Church of England School Community Centred Outdoor Playground Enhancements	£16,564.91
➤ St Hilda's Church, Ashford – Church Hall roof replacement	£48,000.00
➤ Ashford Town Football Club – Community 3G pitch project	£43,348.99
➤ Kenyngton Manor Park MUGA (Multi-Use Games Area)	£40,786.93
(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);	N/A

¹ This includes £468,504.95 payment made 04/04/2025, reported in error in the IFS 2023/24.

(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;	£90,065.87 (5%)
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 has been allocated, and the amount of CIL allocated to each item;	
➤ 'A New Museum for Spelthorne'	£150,000.00
➤ Sunbury Cross Skate Park	£11,500.00
➤ Kenyngton Manor Park MUGA (Multi-Use Games Area) Upgrade	£19,352.00
➤ Paxmead Riverside Base, Girl Guides – Solar Panels	£17,436.00
➤ Staines Swimming Club – Refurbishment of Matthew Arnold Pool	£22,500.00
➤ 4 th Ashford Scout Group – roof replacement (50% funded from Staines and Ashford CIL areas)	£23,080.00
➤ Surrey County Council Highways Improvement Scheme - A308 Package	£507,972.00
➤ Spelthorne BC Bollards Staines High Street –project not proceeding, funds returned to Strategic CIL pot (2025-26).	£110,000.00
➤ NHS Staines Health Centre improvements (complete)	£71,760.00
➤ NHS Sunbury Health Centre improvements	£811,525.00
➤ NHS Studholme Medical Centre extension	£627,061.00
➤ Bishop David Wand school expansion	£400,000.00
➤ Spelthorne BC Football Playing Pitch Improvements ²	£68,050.00
➤ Surrey Police –Community Engagement Electric Vehicle	£59,963.00
➤ Visit Staines & Surrey Police – 3 ANPR cameras to be installed around Staines ³	£21,066.00
I) The amount of CIL passed to -	
(i) any parish council under regulation 59 A or 59 B	N/A (See Note 1)
(ii) any person under regulation 59	N/A (See Note 1)

² Updated project approved at the Council's Environment and Sustainability Committee, 17 November 2025 (<https://democracy.spelthorne.gov.uk/ieListDocuments.aspx?CId=297&MId=4892&Ver=4>).

³ Use of the remaining funds approved at the Council's Environment and Sustainability Committee, 17 November 2025 (<https://democracy.spelthorne.gov.uk/ieListDocuments.aspx?CId=297&MId=4892&Ver=4>).

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 regulation 59E and 59F applied to (Local CIL);	£330,301.00
(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;	
➤ 4 th Ashford Scout Group roof replacement (50% funded from Staines and Ashford CIL areas)	£23,080.00
➤ Staines Swimming Club – Refurbishment of Matthew Arnold Pool	£22,500.00
➤ Paxmead Riverside Base, Girl Guides – solar panels	£17,436.00
➤ Littleton Church of England School Community Centred Outdoor Playground Enhancements	£16,564.91
➤ St Hilda's Church, Ashford – Church Hall roof replacement	£48,000.00
➤ Ashford Town Football Club – Community 3G pitch project	£43,348.99
➤ Kenyngton Manor Park MUGA (Multi-Use Games Area) Joint application between Friends of Kenyngton Manor Park and Spelthorne BC	£40,786.93
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	N/A (See Note 1)
(ii) any funds not yet recovered from each parish council at the end of the reported year	N/A (See Note 1)
L) The total amount of -	
(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; This includes Strategic & Admin CIL unspent but allocated and committed.	£0.00
(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied; This includes Strategic & Admin CIL unspent but allocated and committed.	£2,360,901.79

(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year; This includes Local CIL unspent but allocated and committed.	£207,181.61.00
(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year. This includes Local CIL unspent but allocated and committed.	£70,895.32

*Spelthorne Borough Council allocates Community Infrastructure Levy (CIL) funds through its CIL Spending Boards. While some projects receive immediate CIL funding, the majority require the execution of a legal agreement or may be subject to specific conditions imposed by the CIL Spending Boards. Consequently, not all allocated funds will be expended within the same fiscal year they are awarded. In addition, payments are often either phased or paid on project completion.

“Retained” is defined as ‘held and carried forward’.

Note 1 – Parish Councils

As defined in sections 59A and 59B the CIL Regulations, ‘Application of CIL’ a local council means a parish council. As Spelthorne does not have any parish councils, Local CIL is allocated in accordance with regulation 59F.

Section 106 report

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

Below are the details of the planning obligation, also known as section 106 (S106), monies collected and spent during the reported year as per the regulations. The details include the S106 funds requested (entered into) but not necessarily received within the reported year from development, as well as the funds carried over from previous years to be used to fund the items or infrastructure specified.

Regulation requirement	2024-2025
A) The total amount of money to be provided under any planning obligations which were entered into during the reported year;	£6,501,000.00
B) The total amount of money under any planning obligations which was received during the reported year;	£0.00
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;	£0.00

D) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year	
(i) in relation to affordable housing, the total number of units which will be provided;	34 units
(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;	N/A
(iii) all other non-monetary contributions; <ul style="list-style-type: none"> ➤ Occupancy and Use ➤ Care Services ➤ Village Transport ➤ Clinical Space ➤ Travel Plan 	
E) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£0.00
F) The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£223,238.18
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;	
i. Hazlewood Golf Club Leisure - Transportation of Children	£23,871.86
ii. Air Quality London Irish	£2,035.41
iii. Costco Development, Sunbury S106 Receipts Air Quality	£6,032.86
iv. Stanwell New Start P3 Open Space S106	£50,303.67
v. Stanwell New Start P2 – P4 S106	£30,889.50
vi. Shepperton Studios Play Area Contribution	£80,913.84
vii. Brooklands College, Travel Plan Contribution	£6,898.13
viii. Stanwell New Start P4 Open Space Contribution	£56,644.84
ix. Old Masonic Lodge Play Area Contribution	£75,291.05
x. Jewsons Children Play Area Contribution	£34,702.11
xi. Eden Grove EV Contribution	£10,054.45
xii. Eden Grove Parking Restriction Contribution	£24,374.42

xiii. Eden Grove Travel Plan Contribution	£7,495.13
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 -	
I) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	
➤ River Ash park maintenance – Shepperton Studios	£10,903.47
➤ Open Space – Stanwell New Start P3	£3,365.55
➤ Shepperton Studios – Play Areas	£121,889.00
➤ Jewsons Off-Site Affordable HSE	£80,471.88
➤ Hithermoor S106	£6,608.28
(i) 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);	£0.00
(ii) 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;	£1,850.00
J) 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”), also identify separately the total amount of commuted sums held;	
i. River Ash park maintenance – Shepperton Studios	£7,896.53