

London Borough of Croydon

Community Infrastructure Levy Charging Schedule Review

Infrastructure Funding Gap Statement

Post Hearing Update

March 2026

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1. Post-Hearing Update

- 1.1 A public hearing to examine the Croydon CIL Draft Charging Schedule was held on Thursday, 26 February 2026. During the hearing, the appointed Examiner, Mr Derek Stebbing, requested that the Council review its Infrastructure Funding Gap Statement against the Infrastructure Delivery Plan 2025 (IDP) to ensure that the total estimated infrastructure costs and associated funding gaps are accurate as best as possible, where information is known.
- 1.2 An audit of the IDP Delivery Schedules has been undertaken which has resulted in several amendments to the Infrastructure Funding Gap Statement, indicated in **bold red text** in the proceeding sections. A summary of amendments is as follows:
 - **Education:** addressed a discrepancy relating to Electric House.
 - **Technology:** removed LSBU REACT Innovation Centre which was already included in the Education section.
 - **Health:** Jannette Wallace House added and a discrepancy relating to the cost of the East Croydon New Health and Wellbeing Centre addressed.
 - **Emergency Services:** London ambulance infrastructure costs added.
 - **Public Realm & Masterplans:** corrected numbers to address editorial and tabulation discrepancies.

2. Purpose

- 2.1 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.
- 2.2 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.

3. Introduction

- 3.1 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).

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

- 3.2 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.
- 3.3 The IDP 2025 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.
- 3.4 The Council will be revising the plan period to 2026-2041 to address the Inspector's requirements arising from the Examination in Public as part of a main modification to the Local Plan Partial Review. Following, the Council will publish an updated IDP, identifying short-to-term infrastructure delivery aligned with the revised timeframes.**
- 3.5 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 **CIL National Planning Policy Guidance paragraph 018 (2019)**, the **projects or types of infrastructure in the** IDP is not intended to be re-examined as part of the proposed changes to the CIL charging schedule².

4. Funding Gap Outcomes

- 4.1 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.
- 4.2 The IDP indicates that an estimated **£54.4m** additional funding is required to deliver the infrastructure needed for the borough **that have costs at this stage. Of those with costs**, approximately **£15.2m** 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.
- 4.3 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

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

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. **On this basis, the costs outlined are always only going to be the minimum funding gap and the actual will be far in excess of the figures stated.**

4.4 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 | £6,845,606 | £ 598,000 |
| Transport | £1,500,000 | TBD | £1,500,000 |
| Technology | £3,760,000 | £3,760,000 | - |
| 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 | £38,250,000 | £30,500,000 | £7,750,000 |
| Emergency Services | £29,500,000 | TBD | TBD |
| Public Realm & Masterplans | £46,342,980 | £31,592,980 | £14,750,000 |
| Miscellaneous | TBD | TBD | - |
| Total | £ 133,107,914 | £ 78,641,308 | £54,466,607 |

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 | £ 7,023,606 | £6,525,606 | £498,000 |
| 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 | £30,500,000 | £3,300,000 |
| Emergency Services | TBD | TBD | TBD |
| Public Realm & Masterplans | £12,471,333 | £2,521,333 | £9,950,000 |
| Miscellaneous | - | - | - |
| Total | £57,439,940 | £42,191,940 | £15,248,000 |

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.