

Norwich City Council Community Infrastructure Levy (CIL) & S106 Annual Infrastructure Funding Statement 1 April 2024 to 31 March 2025

The Community Infrastructure Levy Regulations 2010 (as amended)
Reporting Information as required by Schedule 2 of Community Infrastructure Levy
Regulation 121A

Please note: The information statement on pages two and three along with links to the Greater Norwich Growth Board (GNGB) website throughout the report, are provided by the GNGB annually in December of each year. Therefore, this IFS will be updated in December 2025 with the 2024/2025 GNGB CIL income and spend figures; updated information statement and links to the GNGB website and their interactive pages.

Norwich City Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding Statement (IFS) for 1 April 2024 to 31 March 2025

Schedule 2 Regulation 121A, paragraph 1 (b) of The Community Infrastructure Levy Regulations 2010 (as amended) requires a “contribution receiving authority” (Norwich City Council) to prepare a report in relation to the previous financial year which includes the matters specified in paragraph 1 of Schedule 2. A contribution receiving authority is defined as any charging authority which issues a liability notice during the reported year.

The three planning authorities of Norwich City, Broadland and South Norfolk District Councils have a unique partnership arrangement to manage the re-allocation of their Community Infrastructure Levy (CIL) income. Once the amount for neighborhood CIL and an administration fee is deducted, the remaining balance is transferred to a ‘shared pool’ called the Infrastructure Investment Fund (IIF). Together with Norfolk County Council, the four partners oversee the delivery of a joint Greater Norwich growth programme of projects under the direction of the Greater Norwich Growth Board (GNGB).

Since the establishment of the GNGB in 2014, the partnership has allocated over £46m of IIF funding and £54.5m of CIL supported borrowing which has levered in at least an additional £305m to deliver infrastructure projects within the Greater Norwich area.

The GNGB’s partnership working practices, and particularly the pooling arrangements of CIL contributions within the IIF, are considered an ‘exemplar model of working’ by the Planning Advisory Service (PAS). They have also cited the GNGB as a partnership who are pursuing ambitious growth agendas under strong strategic leadership and cross boundary collaboration.

The GNGB have published their project-specific IIF allocations through their joint Five Year Infrastructure Investment Plan on an annual basis since 2016, which is before it became a legislative requirement to publish this information within an Infrastructure Funding Statement (IFS). Unfortunately, Greater Norwich’s unique CIL pooling arrangements does not concur with a requirement to report CIL allocations on a District specific basis, because their partnership approach delivers infrastructure cross boundaries. Therefore, all CIL re-allocation information required within an IFS continues to be publicly reported within the [GNGB’s Five Year Infrastructure Investment Plan](#). Plus, a [new interactive digital version of the data can be found here](#).

The Greater Norwich authorities also report their CIL income and allocations within each [Annual Monitoring Report](#).

Allocations from the IIF are currently restricted to the four infrastructure thematic groups as agreed within the Greater Norwich adopted CIL charging policy. These are Transport, Education, Green Infrastructure and Community (which includes sports). When CIL was initially adopted, local authorities were required to report a Regulation 123 list confirming the infrastructure thematic groups which were considered within their CIL

charging calculations and therefore the groups to which CIL can be reallocated to. The need for this list was withdrawn by legislation from September 2019, but this does not automatically allow other groups to apply to the IIF because the Greater Norwich authorities are still adhering to their locally adopted CIL charging policy. The GNGB understand the funding pressures that other infrastructure thematic groups are experiencing and were planning to undertake a review of CIL alongside the development of the Greater Norwich Local Plan. However, this was put on hold following the publication of the Planning For The Future - White Paper in August 2020, which proposed the cessation of CIL in favour of a new Infrastructure Levy (IL). This change was reconfirmed over subsequent years and a framework for its implementation was included within the Levelling up and Regeneration Act.

More recently, the new Labour governments consultation on the National Planning Policy Framework (Sept 2024) made it clear that it will not be implementing the new IL, but the Government are yet to release any further details. The Greater Norwich partners will work together to carefully consider the timing and approach for conducting a CIL review, but until this is complete the GNGB are required to proceed with their existing adopted CIL charging policy.

Reporting Information as required by Schedule 2 of Community Infrastructure Levy Regulation 121A for the financial year 1 April 2024 to 31 March 2025 for Norwich City Council

The information below sets out the CIL details as required by CIL Regulation 121A (1)

| Paragraph | Description | Amount |
|-----------|---|--|
| 1 (a) | The total value of CIL set out in all demand notices issued in the reported year | £864,698.65 |
| 1 (b) | The total amount of CIL receipts for the reported year | £715,370.27 |
| 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 | See GNGB website for details Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board |
| 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 | See GNGB website for details Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board |
| 1 (e) | The total amount of CIL expenditure for the reported year | £825,601.71 (Passed to GNGB, NCIL spend & Admin) |
| 1 (f) | The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year | See GNGB website for details Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board |
| 1 (g) | In relation to CIL expenditure for the reported year, summary details of: | - |
| 1 (g) (i) | (i) The items of infrastructure on which CIL (including land payments) has been spent and the amount of CIL spent on each item | See appendix 1 for Neighbourhood CIL (NCIL) below and GNGB website for details Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board |

| Paragraph | Description | Amount |
|-------------|--|--|
| 1 (g) (ii) | (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) | NIL for NCIL. See GNGB website for details Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board |
| 1 (g) (iii) | (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 the regulations | £35,768.52 (5% of total CIL collected) |
| 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. | See GNGB website for details Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board |
| 1 (i) | The amount of CIL passed to: (i) Any parish council under regulation 59A or 59B (ii) Any person under regulation 59 (4) | N/A £572,296.19 passed to the GNGB |
| 1 (j) | Summary details of the receipt and expenditure of CIL receipts to which regulations 59E (Parish Councils) or 59F (NCIL) applied during the reported year including: (i) The total CIL receipts that regulations 59E (N/A) and 59F (Neighbourhood CIL) applied to (ii) (The items of infrastructure to which the CIL receipts to which regulations 59E (N/A) and 59F (NCIL) applied have been allocated or spent, and the amount of expenditure allocated or spent on each item | £107,305.56 NCIL £217,537.00 See appendix 1 NCIL below |
| 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 (ii) Any funds not yet recovered from each parish council at the end of the reported year | N/A N/A |

| Paragraph | Description | Amount |
|-------------|---|--|
| 1 (l) (i) | <p>The total amount of:</p> <p>(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:</p> | See GNGB website for details Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board |
| 1 (l) (ii) | <p>(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied</p> | See GNGB website for details Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board |
| 1 (l) (iii) | <p>(iii) CIL receipts for the reported year to which regulation 59E (N/A) or 59F (NCIL) applied retained at the end of the reported year</p> | £107,305.56 See appendix 1 NCIL below |
| 1 (l) (iv) | <p>(iv) CIL receipts from previous years to which regulation 59E (N/A) or 59F (NCIL) applied retained at the end of the reported year</p> | £317,110.98 |

Appendix 1: Neighbourhood CIL (NCIL) Expenditure from 1 April 2024 to 31 March 2025 NCIL funding 2024/2025

| Project | Description | Route | Amount |
|--|---|------------------|--------------------|
| Norwich Door to Door | Purchase of two new minibuses to provide accessible transport across Norwich | NCIL application | £94,000.00 |
| Mousehold South Allotments (Pledge Norwich) | Installation of compostable toilet on allotment site | Pledge Norwich | £1,820.00 |
| Catton Grove Community Centre (Pledge Norwich) | Contribution towards improvements to second room | Pledge Norwich | £5,000.00 |
| Friends of Waterloo Park (Pledge Norwich) | Refurbish a number of beds throughout the park, creating new sensory beds and seating | Pledge Norwich | £4,745.00 |
| MXPEG (Pledge Norwich) | Creation of a community garden on Burges Road | Pledge Norwich | £5,000.00 |
| Norwich Unity Hub | Year one of three and a half year funding to establish new VCSE hub in Carrow House | NCIL application | £106,972.00 |
| Total | - | - | £217,537.00 |

Totals for financial year 1 April 2024 to 31 March 2025

| | |
|---|-----------------|
| Total CIL receipts received by Norwich CC | £715,370.27 |
| Total passed to the GNGB (80%) | £572,296.19 |
| Total amount for Neighbourhood CIL (15%) | £107,305.56 |
| Total for administration (5%) | £35,768.52 |
| Total of NCIL spent on Neighbourhood projects | £217,537.00 |
| Total retained by Norwich CC (unspent NCIL) | £107,305.56 |

Total CIL income and NCIL since adoption of CIL 15 July 2013 to 31 March 2025

Total CIL income received at Norwich City Council from 15 July 2013 to 31 March 2025: £8,657,678.48

15% of total CIL income amount for Neighbourhood CIL as at 31 March 2025: £1,298,651.79

Total of Neighbourhood CIL spent as at 31 March 2025: £1,091,772.25

Total of unspent Neighbourhood CIL as at 31 March 2025: £206,879.54

The information below sets out the S106 details as required by CIL Regulation 121A (3)

- (a) the total amount of money to be provided under any planning obligations which were entered into during the reported year into during the reported year £606,753.05

| Date of S106 | Address | Application number | Type of Contribution | Amount due | Number of affordable houses to be provided |
|---------------------|---|---------------------------|-----------------------------|---------------------------|---|
| 04/04/2024 | Garage Site Adjacent To 133 Netherwood Green | 23/00790/F | RAMS NN | £1,686.72 £27,740.70 | 0 |
| 04/04/2024 | Garage Site Adjacent To 99 To 105, Netherwood Green | 23/00843/F | RAMS NN | £843.36 £13,870.35 | 0 |
| 02/07/2024 | Site Of 238A Dereham Road, Norwich | 22/01471/F | RAMS NN | £1,673.37 £35,039.86 | 0 |
| 17/07/2024 | Land At Mousehold Lane, NR7 8HE | 23/01287/F | RAMS | £3,795.12 | 0 |
| 16/08/2024 | Phase 4 Three Score Site Land South Of Clover Hill Road | 24/00070/RM | RAMS NN | £19,684.13 £345,607.50 | 0 |
| 03/09/2024 | 20 Old Laundry Court, NR2 4GZ | 23/01548/F | RAMS | £442.34 | 0 |
| 14/11/2024 | Land And Buildings Including 70 - 72 Sussex Street & Land North Side Of 148 Oak Street, Norwich NR3 3DE | 22/00762/F | NN | £114,681.39 | 0 |
| 29/11/2024 | Former Mile Cross Depot, Mile Cross Road NR3 2DY | 24/00134/NF3 | RAMS NN | £14,818.39 £26,869.82 | 22 |

RAMS: Recreational impact Avoidance Mitigation Strategy
NN: Nutrient Neutrality credit

- (b) the total amount of money under any obligation which was received during the reported year £167,665.60

- (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 £4,726,123.86
- (d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including the details of:
- i. in relation to affordable housing, the total number of units which will be provided 22
 - 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 NIL
- (e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure £2,928,674.50
- (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) £549,951.10
- (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 See table below

| | Total Allocated Funds: Capital Projects | Total Allocated Funds: Replacement/ Maintenance Projects |
|--------------------|--|---|
| - | | |
| Affordable Housing | £1,102,887 | |
| General | £57,304 | £43,753 |
| Transport | £291,507 | |
| Open Spaces | £193,972 | £92,829 |
| Play | £80,063 | £1,065,063 |
| Trees | £1,297 | |
| Totals | £1,727,030 | £1,201,644 |

(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 £549,951.10

| Planning Reference | Site Address | Purpose of Spend | Amount | Items of infrastructure money spent on |
|--------------------|---|------------------|-------------|--|
| Various | Park Play Equipment Refurbishment | Play Maintenance | £202,162.27 | Play equipment |
| Various | S106 funding Bowthorpe Southern Park | Open Space | £3,998.39 | Bowthorpe Southern Park |
| Various | Hay Hill Public Realm TF | Open Space | £31,644.00 | Hay Hill |
| 12/00703/O | Three Score Site Land South of Clover Hill Road | Transport | £44,855.82 | Bowthorpe to Clover Hill Access |
| 12/02003/F | Former Bally Shoe Factory Ltd, Hall Road, NR4 6DP | Transport | £27,710.88 | Highway and footway upgrades |
| Various | King Street traffic enforcement cameras | Transport | £125,852.13 | Traffic enforcement cameras |
| Various | Various | Play Maintenance | £113,727.61 | Maintenance annual recharges |

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) NIL

iii. the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulations 121A) in relation to the delivery of planning obligations NIL

(i) the total amount of money (received under any planning obligations) during any year which has been retained at the end of the reported year and where any retained money has been allocated for the purposes of longer-term maintenance (commuted sums) also identified separately the total amount of commuted sums held. £4,176,172.70
(This figure includes commuted sums)