

Richmond Council Infrastructure Funding Statement 2024/25

The Council updated the Infrastructure Delivery Plan (IDP) in April 2023, and provided an addendum in January 2024, to inform the new Local Plan that was adopted 7 October 2025. Further information on how CIL may be spent to support that Plan and development in the area can be found in that document:

https://richmond.gov.uk/media/dhdjoejo/infrastructure_delivery_plan_2023.pdf

https://www.richmond.gov.uk/media/husdaa1f/infrastructure_delivery_plan_addendum_2024.pdf

All CIL*Includes Strategic, Neighbourhood and Administration Fee***Table 1: Income vs Expenditure**

	up to end March 2024	In 2024/25	Total
CIL Income	21,651,083	1,950,082	23,601,165
CIL Expenditure	14,151,485	2,789,685	16,941,170
CIL Outstanding Balance	-	-	6,659,995

* Years 1-3 Admin Fee returned to Income section

Table 2: Allocations of CIL up to end of 2024/25

	received up to end March 2024	Received in 2024/25	Total
Allocated			
Strategic	17,697,014	1,552,257	19,249,271
NCIL	2,494,258	0	2,494,258
Total	20,191,272	1,552,257	21,743,529
Unallocated			
Strategic	0	0	0
NCIL	740,771	300,331	1,041,102
Total	740,771	300,331	1,041,102

Table 3: Expenditure in 2024/25

Details of Expenditure in 2024/25	
Strategic CIL:	2,203,977
Neighbourhood CIL	488,205
Administrative Expenses	97,504
Administrative Expenses (as a percentage of 2024/25 income)	5%

Table 4: Demand Notices Issued 2024/25

Total Demand Notices/Invoices issued in 2024/25 <i>(includes NCIL, SCIL, Administration Fee)</i>	5,686,464
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Strategic CIL*(excludes NCIL and Administration Fee)***Table 5: Cumulative Strategic CIL and Expenditure to end of 2024/25**

Cumulative Strategic CIL by Year	Cumulative Income	Cumulative Expenditure	Balance	Retained from previous years	Retained from reported year
2014/15	28,263	0	28,263	0	28,263
2015/16	336,341	0	336,341	28,263	308,079
2016/17	6,185,217	0	6,185,217	336,341	5,848,876
2017/18	8,101,068	5,024,555	3,076,513	1,160,662	1,915,851
2018/19	10,308,080	8,440,246	1,867,834	0	1,867,834
2019/20	12,002,545	8,505,917	3,496,628	1,802,163	1,694,465
2020/21	12,925,399	9,803,939	3,121,459	2,198,606	922,853
2021/22	14,910,714	10,190,384	4,720,330	2,735,014	1,985,315
2022/23	16,233,132	10,786,803	5,446,330	4,123,911	1,322,419
2023/24	17,697,025	11,568,453	6,128,572	4,664,679	1,463,893
2024/25	19,249,271	13,772,430	5,476,842	3,924,595	1,552,246

yrs 1-3 admin fee returned to Strategic CIL*Table 6: Strategic CIL Expenditure in 2024/25 by project**

Project	Of Which received prior to 2024/25	Of which received in 2024/25
20mph scheme - Phase 2	136,383	0
Automatic Number Plate Recognition Cameras for School Streets enforcement	21,402	0
Elleray Hall redevelopment	1,886,111	
Hospital Bridge Road - Walking & Cycling improvements	13,351	0
Kew Towpath Reinstatement	42,730	
Remote Monitoring of gullies	8,011	
School Street enhancement projects	19,118	
School Streets (part RCES)	34,834	0
St Mary's School - Traffic Improvements - raised table	30,037	0
Zebra Crossing Meadway, linking Kneller Gardens and Crane Park	12,000	0
Total	2,203,977	0

Table 7: Strategic CIL Allocations made in 2024/25 unspent in year

Project	Allocated and unspent in 2024/25
Day Centre Improvements	281,000
Elleray Hall redevelopment	57,000
Family Hubs - Heatham House	723,000
Footbridges	600,000
Hampton Sports & Fitness Centre Pitch Replacement	350,000
Highways & Pavements Additional	500,000
Kew Towpath Reinstatement	3,000,000
Orlean House Gallery Public Toilet Improvements	60,000
POTP & Teddington Pools Undercroft Repair	1,716,000
School Streets (part RCES)	9,000
Towpath Improvements	1,000,000
Traffic Improvements	30,000
Tree Repair Sites & Tree Planting	1,000,000
Zebra Crossing Meadway, linking Kneller Gardens and Crane Park	350
Total	9,326,350

**Table 7 includes allocations of Strategic CIL to create a pipeline of projects once additional CIL has been received*

Neighbourhood CIL (NCIL)

NCIL Income

Table 8: Cumulative Neighbourhood CIL Income to end 2024/25

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
East	0	47,150	993,446	1,045,707	1,239,549	1,293,579	1,407,613	1,594,875	1,687,101	1,805,389	1,906,506
West	4,988	12,204	91,610	395,999	612,185	872,219	925,131	1,095,702	1,224,130	1,363,842	1,519,777
Ham and Petersham (Neighborhood Plan Area)	0	0	0	0	0	0	0	6,287	45,658	65,797	109,077
Total	4,988	59,354	1,085,055	1,441,706	1,851,734	2,165,798	2,332,744	2,696,864	2,956,888	3,235,028	3,535,360

Table 9: Neighbourhood CIL income in 2024/25

	2024/25
East	101,117
West	155,934
Ham and Petersham (Neighbourhood plan area)	43,280
Total	300,331

NCIL Projects and Expenditure

Table 10: Cumulative Neighbourhood CIL expenditure to end 2024/25

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
East	0.00	0.00	0.00	194,260.00	401,413.75	810,359.57	837,455.41	1,030,829.67	1,042,518.59	1,070,224.59	1,381,229.24
West	0.00	0.00	0.00	49,475.00	252,565.43	354,638.02	462,676.19	776,876.83	793,766.10	793,766.10	970,966.10
Ham and Petersham (Neighborhood Plan Area)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	243,735.00	653,979.18	1,164,997.59	1,300,131.60	1,807,706.50	1,836,284.69	1,863,990.69	2,352,195.34

Table 11: Neighbourhood CIL Expenditure by project in 2024/25

	£
East	311,005
<i>Barnes High Street Improvements</i>	8,681
<i>BHAS Accessible Allotments</i>	24,715
<i>Barnes OSO Theatre and café upgrade</i>	21,617
<i>Cambrian Community Kitchen Improvements</i>	57,999
<i>Mortlake Hall Refurbishment</i>	130,260
<i>St Elizabeth's Church Crypt refit</i>	27,733
<i>St Luke's House Toilets Refurb</i>	40,000
West	177,200
<i>Hampton Pool Entrance and Gates</i>	66,000
<i>Landmark Arts Centre - Flooring and Toilet improvements</i>	20,000
<i>Whitton Community Main Hall and Toilet Reurb</i>	91,200
Ham and Petersham Neighbourhood Forum Area	0
<i>No expenditure in year.</i>	0
Total	488,205

Table 12: Neighbourhood CIL retained at end 2024/25

	£	Of Which received prior to 2024/25	Of which received in 2024/25
East	525,277	424,160	101,117
West	548,811	392,876	155,934
Ham and Petersham Neighbourhood Forum Area	109,077	65,797	43,280
Total	1,183,164	882,833	300,331

Table 13: Neighbourhood CIL allocated to projects in 2024/25

	£
East	320,067
<i>Barnes OSO Theatre and café upgrade</i>	21,617
<i>BHAS Accessible Allotments</i>	24,715
<i>Cambrian Community Kitchen Improvements</i>	60,742
<i>Mortlake Hall Refurbishment</i>	130,260
<i>Richmond Town Centre Improvements</i>	15,000
<i>St Elizabeth's Church Crypt refit</i>	27,733
<i>St Luke's House Toilets Refurb</i>	40,000
West	272,200
<i>Hampton Pool Entrance and Gates</i>	66,000
<i>Landmark Arts Centre - Flooring and Toilet improvements</i>	40,000
<i>Twickenham Sea Cadets Roof Replacement</i>	75,000
<i>Whitton Community Main Hall and Toilet Reurb</i>	91,200
Ham and Petersham Neighbourhood Forum Area	0
<i>No allocations in year.</i>	0
Total	592,267

Section 106

Table 14: S106 Income vs Expenditure

	End of 2024/25
S106 Income	4,134,067
S106 Expenditure	3,353,141
S106 Outstanding Balance	23,637,117

Table 15: S106 Financial Contributions secured, allocated or unallocated

	End of 2024/25
Total secured through S106 agreements signed in year	3,763,683.20
Total allocated contributions unspent at end of year	23,637,117.07
S106 contributions unallocated from previous years	0.00
Unspent S106 allocated for longer term maintenace (commuted Sums)	0.00

Table 16 : Expenditure in 2024/25, summary of projects:

	End of 2024/25
<i>Affordable Housing Acquisitions Rd1 Programme</i>	595,122
<i>Affordable Housing Acquisitions Rd2 Programme</i>	1,528,881
<i>AH Development Team Service Costs 2024/25</i>	84,040
<i>Barn Elms Southside Gym</i>	27,304
<i>Borough-wide Tree Planting 2024/25</i>	87,942
<i>Bus Services Contribution - Transfer to TFL</i>	100,000
<i>CO Programme 2021/22 - Central Depot Heating Controls</i>	3,157
<i>CO Programme 2021/22 - Heatham House YC Heat Pump</i>	12,686
<i>CO Programme 2021/22 - OH Gallery Stables Heat Pump</i>	575
<i>CO Programme 2021/22 - OH Gallery Zonal Controls</i>	1,660
<i>CO Programme 2021/22 - Pools on the Park Insulation</i>	2,200
<i>CO Programme 2023/24 - Hampton YP Electrification</i>	147,573
<i>CO Programme 2023/24 - Vyrld Sch LED Lighting</i>	148,585
<i>CO Programme 2021/22 - Refinanced Funds to new CO projects</i>	-75,821
<i>Heathfield Nature Park</i>	78,944
<i>Kings Field Sand Pit</i>	16,626
<i>Kneller Gardens and Mereway River Restoration</i>	9,533
<i>Kneller Gardens Play Area Improvements</i>	35,000
<i>Little Park (River Crane) - Establishment of Water Voles</i>	20,000
<i>Lower Crane Restoration</i>	7,570
<i>River Crane Restoration</i>	52,591
<i>S106 Monitoring 2024/25</i>	124,359
<i>Salaries 2024/25 - CIL/S106 Officer</i>	54,280
<i>Salaries 2024/25 - Planning Policy Officers</i>	64,924
<i>Salaries 2024/25 - Planning Viability Consultants</i>	36,879
<i>Salaries 2024/25 - Senior Enforcement Officer</i>	68,531
<i>Transfer to TfL for Hospital Bridge Roundabout</i>	120,000
Total	3,353,141

Table 17: Allocations Summary

	End of 2024/25
Bonds	24,000
Education	528,433
Environment	3,012,794
Health	402,751
Housing	19,268,615
Legal Fees	0
Monitoring	400,524
Total	23,637,117

Table 18: Non Financial Contributions secured in 2024/25

Total number of affordable housing units to be provided	235
Number of school places and in what category of school	0
Other non-financial obligations:	
Access	1
Affordable Housing On Site	40
Affordable/Managed Workspace	3
Bus Stops / Shelters	2
Car Club	16
Carbon Off-Set Contribution with Review	3
Construction / Demolition Plan	1
Controlled Parking Zone	27
Council Covenant(s)	3
Cycle Facilities	4
Footpaths	1
Highway Works	3
Highways S278 / S38 Agreement	6
Joint / Simultaneous Implementation of Devt	4
Local Employment	19
Notices	97
Parking	7
Planning Misc	13
Play Areas	1
Public Realm	4
S106 Miscellaneous	1
Transport Contribution	6
Travel Plan	6
Viability Appraisal	16
Wheelchair Accessible Units (non AH)	2
Total	286