



A meeting of **EXETER CITY COUNCIL** will be held at the **GUILDHALL, HIGH STREET, EXETER** on **TUESDAY 16 JUNE 2026**, at 6.00 pm, at which you are hereby summoned to attend.

If you have an enquiry regarding any items on this agenda, please contact the Democratic Services Manager - democratic.services@exeter.gov.uk

The following business is proposed to be transacted:

Agenda

17 CIL and S106 Governance Framework and Advisory Forum

To receive the report of the Strategic Director for Place.

(Pages 3 -
20)

Date: 15 June 2026

Bindu Arjoon
Chief Executive

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Annual Infrastructure Funding Statement



2024/25 Report

Exeter City Council Annual Infrastructure Funding Statement

For
Community Infrastructure Levy
and Section 106

Reporting Period
From 01 April 2024 to 31 March 2025

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1. Introduction

1.1. The Community Infrastructure Levy (CIL) Regulations, as amended in 2019, require Councils to publish an Annual Infrastructure Funding Statement including information about CIL and Section 106 funding and infrastructure projects which could be funded from CIL.

1.2. The Annual Infrastructure Funding Statement for 2024 - 2025 sets out information relating to funding secured, received, committed and spent from the Community Infrastructure Levy as well as Section 106 monies in 2024/25. It also includes an Infrastructure List identifying a series of infrastructure types or projects which could benefit from CIL funding in future. It does not however provide financial commitments to any project set out in the Statement.

Infrastructure Funding Statement Format

1.3. This Annual Infrastructure Funding Statement is in a different format from those produced previously. Following internal audit recommendations, this report has been produced by utilising the software used for monitoring CIL and Section 106 - Exacom. This means that the document is produced more directly related to the relevant data and provides a document that is directly comparable with other authorities.

2. Community Infrastructure Levy

- 2.1. The Community Infrastructure Levy (CIL) is a charge that local authorities may apply to new developments to help fund local infrastructure such as community facilities, sport and leisure projects, health care facilities, transport and schools. It generally applies to developments that create 100 square metres or more of new floorspace, or that result in a new dwelling or, in Exeter, new retail over 100 square metres outside of the city centre.
- 2.2. CIL can only be applied where the authority has approved and published a charging schedule following consultation. Exeter initially implemented CIL in 2013 and revised its charging regime in January 2024¹.
- 2.3. Certain developments such as home extensions, annexes, affordable housing or self-build homes may qualify for exemptions, subject to strict eligibility criteria and procedures.
- 2.4. In terms of financial implications, since the CIL was implemented, it has provided over £34m. This income is delivered through the planning process and is a major contributor to delivering the City Council's Corporate Plan, Medium-Term Financial Plan and supporting infrastructure needed to accompany development. However, the funding from CIL receipts will not be sufficient to pay for all the infrastructure Exeter needs to support housing growth and placemaking. The Council works proactively with other organisations to lever additional funding to support the full range of infrastructure projects.
- 2.5. CIL income depends on the level of development activity in the area, which can fluctuate due to economic conditions, changes in the housing market or shifts in planning policy and/or the CIL Charging Schedule. As receipts are tied to new developments, they are contingent on the approval and completion of development.

Community Infrastructure Levy funding details

2.6. A summary of the key details is as follows:

- Total CIL received at the end of March 2025 (since first implemented): £34.06m
- Total CIL spent on infrastructure projects (since first implemented and not including Neighbourhood CIL/Habitat mitigation): £14.59m
- Total CIL committed to infrastructure projects at the end of 2024/25: £9.36m
- Total value of CIL receipts for 2024/25: £2.37m
- Total value of demand notices issued 2024/25: £4,006,535.53.
- Total value of CIL expenditure for 2024/25: £1.1m

¹ Charging Schedule available at:

https://exeter.gov.uk/media/bzuiyzbo/231108_exeter-cil-review-charging-schedule_final-approved-version-2023.pdf

2.7. CIL expenditure in 2024/25 was on the following projects:

- Neighbourhood CIL £495,222.46
- Infrastructure maintenance £160,000.00
- Play areas £126,544.36
- Habitat mitigation £122,200.00
- Administration of CIL £118,658.86
- Northbrook Wild Arboretum £50,916.60
- Materials Reclamation Facility £29,206.00

3. Section 106 (planning obligations)

- 3.1. A Section 106 agreement (also known as a planning obligation) is a legal agreement between a developer and the local planning authority. It is used to make a development proposal acceptable in planning terms when it would not otherwise be. Section 106 agreements run in parallel with the charging of Community Infrastructure Levy.
- 3.2. These agreements are made under Section 106 of the Town and Country Planning Act 1990 and are used to secure measures such as affordable housing, local infrastructure improvements or contributions towards community facilities and services.
- 3.3. The obligations are specific to the development and are legally binding on both the land and the developer.

Section 106 (planning obligations) funding details

3.4. A summary of some of the key details is below:

- The total funding to be provided under planning obligations which were entered into in 2024/25: £304,497.69.
- The total funding under planning obligations which was received during 2024/25: £464,530.87.
- The total number of affordable homes secured by Section 106 Agreements signed in 2024/25: 182
- The total funding from planning obligations which was spent by the authority in 2024/25: £115,797.89

3.5. The Section 106 expenditure was on the following projects:

- | | |
|--|------------|
| • Public open space | £87,269.56 |
| • Affordable housing | £18,778.33 |
| • Transferred to Devon County Council highways | £9,750.00 |

3.6. This statement does not report on Devon County Council responsibilities. There is a requirement for Devon County Council to provide their own report annually. This would particularly cover education and transportation infrastructure.

4. Detailed Community Infrastructure Levy Matters

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

- a) The total value of demand notices issued in the reported period is £4,006,535.53. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Above is comprised of the following. The total value from Liability Notices (liable floorspace after any relief that has been granted) is £3,712,089.77. The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £159,962.95 and the total value of the late payment interest accrued is £134,482.81.

- b) The total amount of CIL collected within the reported period totals £2,373,177.20. This includes surcharges and interest.
- c) The amount of CIL collected prior to the reported period totals £31,682,998.14. Of this total the following amount was collected in cash and as land transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£31,682,998.14	£390,611.00
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £390,611.00 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£118,658.86
Neighbourhood CIL	£495,222.46
CIL Land Payments	£0.00
Other CIL Cash (Strategic CIL)	£488,967.46
Total Value	£1,102,848.78

- f) The total amount of CIL allocated and not spent during the reported period is as follows. This does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent (from previous allocations)	Remaining
Admin CIL	£118,658.86	£118,658.86	£0.00
Neighbourhood CIL	£355,976.58	£495,222.46	£0.00
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash (Strategic CIL)	£170,699.61	£488,967.46	£2,364,610.13

The above section details the total of unspent allocations from 24/25 receipts, at the end of the financial year. It also shows spend from previous allocations.

- g) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Infrastructure	Date	Amount	Description
N/A	N/A	N/A	N/A

There has been no CIL expenditure on infrastructure in the reported year. This table does not show any non-infrastructure spend of the Strategic CIL.

- ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

- iii) The amount of CIL collected towards administration expenses is £118,658.86. This was 5% of the total CIL receipts collected (£2,373,177.20) in the reported period. This is standard practice, permissible and limited to 5.00% by the CIL Regulations.

- h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
N/A	N/A	N/A	N/A

No CIL strategic CIL receipts have been allocated in 2024/25.

- i) Regulation 59A, 59B, 59E and 59F relate to monies received and spent during the reported year from Neighbourhood CIL. In the absence of a town or parish council, communities still benefit from the neighbourhood portion of CIL. The charging authority retains the levy receipts and allocates across the city in line with community engagement. Neighbourhood CIL has been spent on the following items.

Type	Amount £
Wellbeing Exeter	£403,503.00
Grants	£87,871.00
Staff costs	£5,848.86

- j) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL administration, for the reported year and that had not been spent is £1,898,541.76
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL administration, from 01 December 2013 to the end of the reported year that had not been spent is £12,101,605.99
- iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
Regulation 59E	£290,258.99
Regulation 59F	£0.00

This is the amount of Neighbourhood CIL retained for the reported financial year. This will be rolled forward to spend in the next financial year.

- iv) The amount of CIL collected from 01 December 2013 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	£290,258.99
Regulation 59F	£0.00

This is the amount of Neighbourhood CIL retained since the charging schedule came into effect.

5. Detailed Section 106 Matters

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

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £304,497.69. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during the reported year was £464,530.87.
- c) The total amount of money received prior to the reported year that has not been allocated is £0.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
- i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 182.
- ii) The total number of affordable housing units to be provided by S106 off-site funding allocations made within the reported period is 0.

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Deed Date	Clause	Planning Application
Community and Leisure Facilities City Council Obligations/S106 Monitoring Affordable Housing	08/10/2024	Sch 1. 4.5, Sch 1. 4.6 Clause 16 Sch 2 Sch 1	23/0490/FUL
Highways - Works/Highways and Transport City Council Obligations/S106 Monitoring Footpaths and Cycle paths/Highways and Transport Affordable Housing Public Open Space	18/12/2024	Sch 6 Sch 7 Sch 6 Sch 1 Sch 3	23/1320/OUT
City Council Obligations/S106 Monitoring	06/03/2025	Sch 3 - 4	23/0736/FUL
City Council Obligations/S106 Monitoring Habitat Mitigation Contribution/Habitats Mitigation Affordable Housing Public Open Space		Sch 1. 5 Sch 1. 2 Sch 2 Sch 1. 4	18/0598/FUL

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £463,708.43. Of this amount £405,161.84 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £115,797.89. Of this amount £0.00 was spent by a third party on behalf of Exeter City Council.
- g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Affordable housing	158,690.33	12/03/2025	158,690.33
Health provision	138,720.45	13/02/2025	138,720.45
Habitat mitigation	99,423.25	25/02/2025	99,423.25
Public open space	50,026.26	17/05/2024	23,161.05
Landscape buffer	16,848.14	25/11/2024	16,848.14
Monitoring	822.44	06/05/2024	822.44

- h) In relation to money which was spent by Exeter City Council during the reported year:
- i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
Public Open Space, Topsham	£26,865.21	Sept-24 to Feb-25	Parks infrastructure
Public Open Space Station Road, Pinhoe	£ 3,153.05	Oct-24 to Mar-25	Pinhoe playing fields upgrade
Affordable Housing	£18,778.33	Apr-24 to Mar-25	Local Authority Housing Fund towards purchase of properties
Public Open Space Maintenance	£57,251.30	Apr-24 to Mar-25	Maintenance sum
DCC Highways	£ 9,750.00	Oct-24	Contribution transferred to DCC

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

iii) The amount of planning obligation money spent in respect of staff costs relating to the administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £0.00.

- i) The total amount of money retained at the end of the reported year is £5,109,540.44. Of this amount retained, an amount of £204,587.51 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total retained for long term maintenance	£204,587.71
Total allocated towards maintenance	£204,587.71
Total spent on maintenance in last financial year	£57,251.30

6. The Infrastructure List

- 6.1. Looking ahead, Exeter must accommodate significant development. On this basis the Council is preparing a new Local Plan (the Exeter Plan) to provide for the housing, jobs, infrastructure and environmental improvements required over the next 20 years.
- 6.2. A significant part of this growth agenda is meeting the housing need set by Government – approximately 14,000 over twenty years. The Council's Liveable Exeter initiative is working alongside the Exeter Plan to deliver development in a way which maximises development quality and meets other corporate priorities. A range of infrastructure will be required to support the development needs of the city and some of these projects will be funded from CIL as identified by the Infrastructure List.
- 6.3. Infrastructure will also play a role in delivering on the Council's corporate priorities. These are articulated in the Council's Corporate Plan and are as follows:
- Local economy
 - Homes
 - People
 - Sustainable environment
- 6.4. CIL may need to play a role in delivering against all of these themes. A full range of infrastructure types could be funded from CIL including green infrastructure, net zero projects, transport infrastructure, flood risk management, utilities, health care facilities, cultural projects, environmental enhancement, community infrastructure and key maintenance. The list is not exhaustive and there will not be sufficient CIL funding to cover all projects on the list.
- 6.5. It should be noted that while this Infrastructure List is a statement of the Council's intentions, it is subject to review and does not commit to funding a particular project. Budget commitments regarding how CIL is spent are made via the capital programme which is determined by the Full Council.
- 6.6. It should also be noted that there remains scope to secure contributions for the same infrastructure projects and types through the Section 106 mechanism. The Council will seek such contributions where circumstances provide for this.
- 6.7. Further projects are funded from the neighbourhood proportion of CIL which is a slice of receipts for community projects. This funding is considered through the Grants Programme and the Exeter Grants Panel.

Infrastructure List

Development project	Infrastructure projects / types of infrastructure (not exhaustive)
Water Lane and Quayside/Canal Basin	<ul style="list-style-type: none"> • Strategic flood mitigation and access and egress measures. • Rationalisation of electricity bulk supply point. • Truncation of high-pressure gas main. • Community facilities (potentially including managed workspace). • Sustainable transport measures, including mobility hub, Clapperbrook Lane highway improvements, and walking and cycling bridge over the canal. • Public realm improvements. • Land acquisition (for any or all of the purposes above).
Red Cow	<ul style="list-style-type: none"> • Strategic flood mitigation and access and egress measures. • Public realm improvements and walking and cycling route between St. David's Station and city centre. • Managed workspace. • Land acquisition (for any or all of the purposes above).
East Gate	<ul style="list-style-type: none"> • Public realm improvements including Heavitree Road corridor improvements. • Sustainable transport measures. • Managed workspace. • Land acquisition (for any or all of the purposes above).

South Gate	<ul style="list-style-type: none"> • Sustainable transport, highway measures and public realm improvements. • Utilities works. • Land acquisition (for any or all of the purposes above).
West Gate / Exe Bridges area	<ul style="list-style-type: none"> • Strategic flood mitigation and access and egress measures. • Sustainable transport measures and public realm improvements. • Land acquisition (for any or all of the purposes above).
Wonford Integrated Health and Wellbeing Hub	<p>Redevelopment of existing sports, community centre and potential NHS primary care centre into a single integrated health and wellbeing hub, to include:</p> <ul style="list-style-type: none"> • Multipurpose community and leisure facilities. • Community kitchen and garden. • Integrated primary care centre. • Potential mixed development including housing. • Land acquisition (for any or all of the purposes above).

Additional infrastructure projects may also be supported with CIL funding:

- Green infrastructure and habitats mitigation in the Valley Parks, Northbrook Park and other locations as necessary.
- Net zero carbon infrastructure including district heating.
- Strategic flood mitigation and access and egress measures.
- Sustainable waste management infrastructure including at the Materials Reclamation Facility.
- Sustainable transport and active travel routes and associated infrastructure provision.
- Investment in cultural projects including in the city centre such as at the Corn Exchange.
- City centre infrastructure including environmental enhancements and improvements to key heritage assets.
- Strategic leisure and sports infrastructure, particularly in response to the playing pitch strategy and built facilities strategy, including improvements at King George V Playing Fields and the wider Exeter Arena site.

- Strategic health facilities.
- Strategic police infrastructure.
- Strategic utilities – Rationalisation, reinforcement, and enhancement.
- Additional cemetery provision.
- Community infrastructure including Pinhoe Community Hub.
- Infrastructure maintenance such as at leisure centres, parks and play areas.

The Council will consider school funding requirements although education projects are generally anticipated to be funded through the Section 106 regime.

This Infrastructure List does not include all the smaller projects which would be funded from the neighbourhood proportion of CIL and which are considered through the Grants Programme and Exeter Grants Panel.

Annual Infrastructure Funding Statement



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