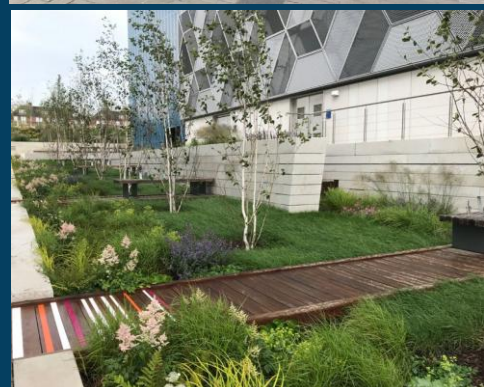
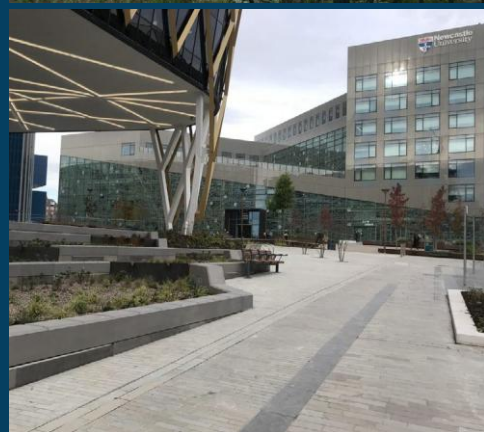




Infrastructure Funding Statement 2024-2025

[December 2025]



1. Newcastle Upon Tyne Infrastructure Funding Statement 2024-25

Purpose of Report

- 1.1 The Infrastructure Funding Statement 2024-25 (IFS) sets out the income and expenditure relating to the city's community infrastructure levy (CIL) and section 106 (S106) agreements for the period 1 April 2024 – 31 March 2025 and as required by the Community Infrastructure Levy Regulations 2010 (as amended).
- 1.2 The Council receives income from developers (collectively known as 'developer contributions') either through development site agreements called 'planning obligations' (or s106 agreements) or as a fixed charge on the number of new homes or amount of commercial floorspace via Newcastle's Community Infrastructure Levy (CIL). S106 agreements fund schemes that are directly related to the development schemes, whereas CIL is paid into a citywide funding pot for predominantly off-site infrastructure which does not necessarily have to be associated with the development from which the funding was generated.
- 1.3 The IFS provides information on funding generated by development in the city for the past financial year as well as the intended priorities for spending future funds on infrastructure for both Section 106 and CIL Funding.

Newcastle in Context

- 1.4 Newcastle City Council and Gateshead Council adopted the Core Strategy and Urban Core Plan (CSUCP) in 2015, which included ambitious growth strategy to deliver 19,000 new homes and 22,000 new jobs. The plan sets out key strategic policies for the quantity and location of new housing, retail and employment provision, together with transport and other infrastructure provision. It seeks to ensure that development is accompanied by the necessary infrastructure to develop quality places where people want to live and work.
- 1.5 Priorities for infrastructure are phased for delivery in the joint Infrastructure Delivery Plan (IDP)- varying from community sports hubs, flood prevention, school provision and highways infrastructure supporting strategic sites and citywide development. The most recent IDP is available on the Council's website¹.
- 1.6 The Community Infrastructure Levy (CIL) was adopted in 2016. A CIL infrastructure list identified the Council's intentions for funding a broad range of strategic infrastructure.

2. Section 106 Performance

- 2.1 S106 agreements are used to mitigate the impacts of development and ensure that Newcastle's planning policy requirements are fully met. S106 planning obligations include:
 - site-specific financial contributions - these are secured and must be used for defined purposes; for instance, the provision of education facilities, traffic and transport / highways related works, open space provision and affordable housing contributions (where accepted in lieu of on-site provision);
 - provision of on-site affordable housing or education provision; and

- non-financial obligations, including requirements such as training and employment management provision and travel plans.

Key Headlines 2024/25

- £16,181,605 has been secured from developer obligations gaining planning permission. These funds will provide new infrastructure as well as training and employment opportunities across the city;
- £8,835,489 (including £846,895 interest) was received by the Council as the development of schemes commenced or progressed and reached agreed payment trigger points in S106 agreements;
- £6,820,741 of developer obligations was spent on infrastructure delivery;
- 24/25 Opening Balance - £41,085,303 , Closing Balance - £43,100,051.

Section 106 Agreements Approved 2024/25

- 2.2 The following Section 106 agreements were entered into during 2024/25 which secured financial contributions:

Application Number	Development Address	Financial Obligations	Total Secured
2019/0666/01/OUT	NGP Expansion Site	Primary Education - £5,250,000, SEND - £251,292, Sports - £624,709, £1,431,931 – Bus Services, Bus Shelters - £32,000, Strategic Highways - £1,860,168, Health - £515,430 and Ecology - £178,042	£10,143,572
2021/1622/01/DET	Kenton Bankfoot Phase 2b and 3b	Primary Education - £1,735,939, SEND - £79,511, Sports - £415,687, Bus Shelter - £32,000, Strategic Highways - £349,996, Health - £318,207, Affordable Housing - £2,088,250, Pedestrian Crossing - £383,000 and Bridleway - £13,000	£5,415,590
2022/1763/01/DET	Hedley House, Kings Manor	Open space - £277,964	£277,964
2023/0532/01/DET	Wingrove House	Allotments - £9333, Amenity Green Space - £15,525, Tree Planting - £19,779 and	£104,970

Application Number	Development Address	Financial Obligations	Total Secured
		Parks/Recreation/Play - £60,333	
2023/0497/01/DET	East of Delaval Rd and Allan Court Care Home	Tree Planting - £14,980	£14,980
2024/0704/01/DET	Former Parkway School	Allotments - £7365, Green Space - £12,300, Parks and Recreation - £47,240 and Sports - £157,624	£224,529

Section 106 Funding Received and Expended in 2024/25

2.3 In the year 1 April 2024 to 31 March 2025 the Council has received and expended contributions on the following obligations:

Obligation Type	Received	Drawdown / Expended	Project Delivered
Affordable Housing	£721,938	£1,033,985	Off site provision across the city
Primary Education	£1,711,946	£0	
Secondary Education	£728,194	£3,034,540	NGP and Callerton Academy
Health	£280,680	£222,702	Fawdon Health Centre
Highways	£1,606,803	£0	Strategic Land Release highway's works and Queen Victoria Rd improvements
Transport and Travel Modes	£1,947,778	£1,352,717	Bus Service provision for outer west city and St James' Park match day travel planning
Open Space, Sport and Leisure	£649,226	£1,112,898	Childrens play provision and recreation at Dinnington, Sports Pavillion at NGP, Sports improvements at Heaton playing fields, West Denton open spaces, Bullocksteads and Tyne Riverside Park
Green Infrastructure,	£292,679	£63,899	Havannah Nature Reserve

Obligation Type	Received	Drawdown / Expended	Project Delivered
Wildlife and Ecology			
Economic Development	£49,350	£0	Training and work programmes

Approved Decisions 2024/25

- £30,403 – Tyne Riverside Countryside Park and Havannah Nature Reserve improving landscaping, planting and access;
- £17,281 – Walker Central Football Club Floodlight provision;
- £27,000 – Tyne Riverside Countryside Park public toilet improvements;
- £190,000 – Dinnington Recreation Ground improvements consisting of children's play, sports, open space and access improvements;
- £3,616 – Walkworth Crescent, Newburn Open Space access improvements;
- £40,130 – Barbondale Lonnen provision of lighting to the open space footpath;
- £16,000 – Regent Green provision of fitness activity trail;
- £28,000 – Heaton Hawks improvements to football clubhouse and provision of seating at the sports pitches;
- £13,276 – Kingston Park Green improvements to open space and children's play;
- £321,427 – West Denton Way open space enhancements including landscaping and skate park provision;
- £75,000 – Ouseburn open space footpath enhancements and nature networks provision.

Focused Section 106 Expenditure 2025/26

- Rotary Way Highway Improvements Scheme £2.5m;
- NGP Allotments Provision £650,000;
- City Wide Affordable Housing £6m.

2.4 In addition to the above, additional schemes are being progressed for children's play, ecological enhancements, junction improvements, sports provision and educational facilities.

3. Community Infrastructure Levy - Performance

3.1 The Newcastle City Council Community Infrastructure Levy (CIL) Charging Schedule came into effect on 14 November 2016. Planning applications determined on or after 14 November 2016 may therefore be subject to CIL. The City Council will use CIL income to help provide strategic infrastructure projects across the city to support new development.

3.2 The amount of CIL payable depends on where the development is located within the City and the type of development (ranging from £0 to £83.13/ square metres).

These figures have been adjusted for inflation³ since CIL came into effect in 2016, with the last adjustment made in 2023.

3.3 CIL income is required to be allocated as follows:

- 5% towards the implementation and ongoing administration by the City Council;
- 15% (25% if in future years there is a Neighbourhood Development Plan in place) of CIL is passed to Parish Councils/Neighbourhoods (Neighbourhood Portion) in which the development that paid the CIL is located for the provision of local infrastructure improvements or other measures to support the development of the area; and
- 80% (or 70% if in future years there is a Neighbourhood Development Plan in place) of CIL is to be applied to citywide or strategic infrastructure.

Key Headlines (2024/25):

- £10,092,661 of CIL has been secured through new planning permissions;
- £1,678,995 CIL payments were received, including £251,849 of community income (known as the 'CIL Neighbourhood Portion') toward local improvements;
- There has been a total CIL receipt of £8,699,440 since 2016;
- Up to £35m of additional CIL income is currently projected to be generated through current allocations and extant permissions;
- 24/25 Opening Balance - £7,156,962, Closing Balance - £7,020,445.

CIL Development Approved in 2024/25

Application	Development Address	Amount Secured
2019/0666/01/OUT	NGP Expansion Site	£8,027,671
2021/1622/01/DET	Kenton Bank Foot	£2,064,990

- 3.4 This funding is expected to be received over the next 8 years subject to commencements of phases within these developments.

Current CIL totals held by the Council

Strategic Portion	£6,723,291
Neighbourhood Portion	£384,921
Ongoing Administration Portion	£258,203

4. CIL Expenditure Since Adoption

Strategic Expenditure

Project	Amount
Callerton Academy Sub Station	£560,000
NGP Park and Ride	£997,000

Neighbourhood Portion

Project	Amount
Hareydene Play Area	£48,000
Blucher Play Area	£53,000
Gala Field Play Area	£38,690
Barbondale Lonnen Lighting	£55,000
Elswick Cemeteries Open Space Improvements	£10,000

- 4.1 In addition to the City Councils Neighbourhood Portion expenditure, the City Council has in line CIL regulations transferred to date £150,080 to Dinnington Parish Council and £500,119 to Woolsington Parish Council from developments which have commenced within their Parish boundaries.

Administration

- 4.2 £162,003 of CIL funding has been expended in line with CIL regulations for the administration of the City Councils CIL Charging Schedule.

Focused CIL Expenditure 2025/26

- 4.3 In 2026 CIL expenditure will be focused on:
- Outer West Leisure Centre - £11.2m
- 4.4 In addition to the above, further assessment is currently taking place with regards to the provision of education provision and highways improvements schemes from the strategically held portions and children's play provision from the Neighbourhood held portion.