



# North and Central Buckinghamshire Community Infrastructure Levy (CIL)

## Infrastructure Funding Statement

### Summary

Date: December 2025

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1. This statement has been prepared as evidence of the need for a new Community Infrastructure Levy (CIL) in the north and central areas of Buckinghamshire. It provides an estimate of infrastructure funding costs, available funds and the difference between these: i.e. the infrastructure funding gap. It shows this gap will not be met by currently foreseeable sources of funding.
2. This assessment of infrastructure funding costs is based on the infrastructure projects in the 2017 Infrastructure Delivery Plan (IDP) prepared to support the Vale of Aylesbury Local Plan (VALP) 2013-2033. The total cost of projects that were listed in the IDP was estimated at £872.53m.
3. To estimate the current funding gap, i.e. the cost of infrastructure required compared to known funding, it is necessary to take a step-by-step approach.
4. The list of projects in the IDP has been reviewed, excluding projects that have already been delivered, or for which full funding is available. Also excluded were projects that are subject to different funding mechanisms (including waste, utilities and elderly persons accommodation); which have been found to be duplicates, or for which no cost estimate was or is available.
5. The results are presented in the appendices. Appendix 1 sets out IDP projects still to be delivered and for which there is not yet full funding with:
  - 2017 estimated costs (column C)
  - Updated estimates for project costs where these are available (column F)
  - A general allowance for cost inflation since 2017 for projects where there is no other cost update available (column G – added to 2017 base costs in column E)
  - An estimate of total costs for projects that remain to be delivered (at Q1 2025 prices) (column H)

6. Appendix 1 also sets out part-secured funding that has been secured or is firmly expected towards specific projects, but which does not meet the full costs of the project) (column I). Generally, this does not include anticipated future s106 contributions – those for Education being a notable exception. Because of Education’s budgeting practice, both s106 contributions held and s106 contributions agreed with developers but not yet received, are counted here.
7. Comparing part secured funding to the current estimate of remaining project costs indicates the cost of the funding gap (Appendix 1, column J) before taking account of other income. This other income includes s106 contributions held by the Council not yet allocated to specific projects; anticipated s106 contributions for non-education infrastructure, and potential CIL income.
8. Several appendices set out the IDP project costs that have been excluded when calculating updated costs. These do not contribute to the funding gap:
  - Appendix 2 lists projects which have been completed or are fully funded.
  - Appendix 3 lists projects for which no cost estimate was available in 2017. (and which still lack a cost)
  - Appendix 4 lists projects which were otherwise excluded from this assessment.
9. Table 1 summarises the position. The cost of the remaining IDP projects still to be delivered is estimated at over £1,069m.
10. In addition to the £218.27m part-secured funding towards specific projects identified by relevant Council services, the Council has reviewed its records of the s106 income that it holds. For some categories of infrastructure, £24.83m of s106 income is held that has not yet been allocated to specific projects.

11. Taking account of updated project costs, part-secured funding and other s106 income, the funding gap is estimated at £826.58m. Once other potential future s106 income (£26.55m) and potential future CIL income (£12.35m) are allowed for, the infrastructure gap is estimated to be £787.68m.

12. This may be mitigated by infrastructure that is delivered directly by further housing development up to 2033, however it is demonstrated in section 5.0 that this will not be sufficient to close the funding gap.

| <b>Table 1 Estimated Costs of Infrastructure, funding and potential funding</b> |   |            |
|---|---|------------|
| (a)   | Estimated Cost of IDP projects still to be delivered      | £1,069.69m |
| (b)   | Part secured funding                                      | £218.27m   |
| (c)   | Subtotal (a) – (b)  | £851.41m   |
| (d)   | s106 income held by the Council not included above        | £24.83m    |
| (e)   | Subtotal (c) - (d)  | £826.58m   |
| (f)   | Further s106 that may be expected by 31 March 2033        | £26.55m    |
| (g)   | Estimated potential CIL income up to March 2033           | £12.35m    |
| (h)   | Current Total Estimated Funding Gap (c) – (d) – (f) – (g) | £787.68m   |

## List of Appendices

Appendix 1 – Infrastructure projects which are still to be delivered and not fully funded

Appendix 2 – Infrastructure projects which have been completed or fully funded

Appendix 3 – Infrastructure projects for which no costs are available

Appendix 4 – Other infrastructure projects which were excluded from the calculation of funding costs

Appendix 5 – Extract from July 2024 cabinet report. Table showing estimated CIL income from housing development in north and central areas to 2033