

The Growth Zone – background

Within the broader context of significant growth and change across the borough, central Croydon (the [Croydon Opportunity Area](#), as defined within supplementary planning documents linked to our [Local Plan](#)) is undergoing particularly rapid change, including numerous other new housing and commercial developments planned or under construction.

In 2015, central Government approved the designation of a section of the Croydon Opportunity Area (COA) as a Growth Zone, setting up a Tax Increment Financing (TIF) model which harnesses projected business rates uplift in this area to enable borrowing from Government to fund new infrastructure provision which will enable and support growth across the central Croydon. Details of the Croydon Growth Zone funding, governance and associated programme of projects and activities were subsequently agreed both by Cabinet, the Mayor of London and Government between 2016 and 2018. In addition to the infrastructure loan and TIF arrangement, we secured an initial £7 million Government grant to commence the programme and cover any interest payments from the loan in the early years.

The Croydon Growth Zone programme consists of workstreams ranging across transport, public realm, logistics, social infrastructure, culture and technology (totalling 46 distinct projects) as reported to Cabinet in December 2017, October 2018 and February 2020.

In December 2017, Cabinet approved a budget of £4 million to develop these projects further and begin implementation from April 2018. These funds were allocated from the initial £7 million Government grant. The business case and detailed background for these projects were included in the Growth Zone Delivery Plan and Programme produced by Peter Brett Associates in March 2018. In October 2018 Cabinet approved a subsequent £166.051 million budget to progress projects in line with a proposed delivery programme up to 2023. In addition to this a further £1.721 million was approved by cabinet in July 2019 relating to Smart Cities and Digital Transformation, bringing the total approved funding to £167,772 million.

A further report was issued to Cabinet in February 2020 seeking a re-profiling from the £167m to £78m following delays with major developments, particularly the redevelopment of the Whitgift Centre