

INFRASTRUCTURE FUNDING STATEMENT

2022/23



Published December 2023

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1. REPORT INTRODUCTION – CIL AND S106

In September 2019, changes to the Community Infrastructure Levy (CIL) Regulations required local planning authorities (LPA) to publish an Infrastructure Funding Statement (IFS) annually. The IFS must be published by 31st December. The London Borough of Hammersmith and Fulham (LBHF) published its first IFS in 2020 which outlined the income from planning obligations and its spending priorities.

This is the Council's fourth IFS and has been prepared in line with the CIL (Amendment) Regulations 2019. The statement provides an overview regarding the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Hammersmith and Fulham, and the subsequent use of those contributions by LBHF. The statement will demonstrate to the community how growth developed in line with Local Plan delivers tangible benefits and investment in infrastructure in the Borough, such as open space improvements and local school initiatives. The report covers the financial year 1 April 2022 to 31 March 2023.

Hammersmith and Fulham seeks developer contributions through CIL and Section 106 agreements (also known as "planning obligations"). The income from developer contributions is used to help fund the provision of infrastructure to support development and maximise the benefits and opportunities that come with growth, such as employment opportunities and new affordable homes.

Section 106 Agreements

Under the terms of Section 106 of the Town and Country Planning Act, LPAs are allowed to impose restrictions or requirements on land, including the payment of monies towards infrastructure or providing affordable housing. These are collectively known as planning obligations and may take the form of a Section 106 (S106) agreement made between the LPA, a developer or landowner, and possibly other parties. Alternatively, this may be achieved in the form of a Unilateral Undertaking (UU) agreed between the LPA and the developer alone.

Obligations form part of a planning permission and are used in circumstances on occasions when planning conditions are unsuitable due to their complexity and time constraints added to the planning process.

Regulation 122 of the Community Infrastructure Levy Regulations and Paragraph 57 of the National Planning Policy Framework ("NPPF") set out the requirements that planning obligations may be used in order to grant permission. These may only be used where the obligation is;

Necessary to make the development acceptable in planning terms; and
Directly related to the development; and
Fairly and reasonably related in scale and kind to the development.

S106 obligations can 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);

in-kind contributions: these are contributions which are provided directly by the developer, such as the provision of on-site affordable housing; and

non-financial obligations: this includes requirements such as employment and skills strategies, construction management plans and travel plans.

Community Infrastructure Levy

CIL is a charge which can be levied by local authorities on new development in their area, dependent on the type and scale of any new development. It is an important tool for local authorities to use to help them deliver the infrastructure needed to address the cumulative impact of development across the area. Indeed, Section 216 (2) of the Planning Act 2008 and regulation 59 of the CIL Regulations (as amended by the 2012 and 2013 Regulations) set out that the levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, open spaces, sporting and recreational facilities and other health and social care facilities. This grants much greater flexibility in terms of how the funds received can be spent compared to contributions secured under S106, which must be spent as stipulated by the legal clauses agreed when permission was granted.

LBHF acts as the Collecting Authority for two types of CIL:

Mayoral CIL (MCIL2) – A standard charge set by the Mayor of London and Transport for London (the “Charging Authority”) to assist with the funding of Crossrail. Hammersmith and Fulham is in Band One, meaning eligible developments are charged £80 per square metre as of April 2019. The MCIL2 charging schedule can be found via the London.gov.uk website.

Hammersmith and Fulham CIL – also known as ‘Borough CIL’, this is a standard charge set by the London Borough of Hammersmith and Fulham as of August 2015 which applies to all eligible developments. The charge is dependent on which area of the Borough the development will be located in, the gross internal floorspace and the use of the development. The Hammersmith and Fulham CIL charging schedule can be found on the Council website.

CIL receipts can be split into three key portions – Strategic CIL, Neighbourhood CIL and Administration CIL. The majority (80%) of CIL is spent on strategic infrastructure, and these projects must come under the legal definition of infrastructure as stated in paragraph 1.8. Pre-existing infrastructure deficiencies cannot be resolved using CIL unless such deficiencies will be exacerbated by new developments.

There is also a neighbourhood portion of Hammersmith and Fulham CIL – ‘Neighbourhood CIL’. This is similarly able to fund infrastructure but can also fund anything else that is concerned with addressing the demands that development places on an area. Under ‘Neighbourhood CIL’, 15% of CIL receipts is to be spent on community-led projects in the area in which the CIL receipt is raised.

The current process for putting forward and agreeing community-led projects in LBHF is via the crowd funding platform run on Council’s behalf by [Spacehive](#). This allows

community groups and individuals to put forward projects and to seek support from the community for these through raising the additional funds. Depending on the size of the project, up to £20k in Neighbourhood CIL can be pledged to an individual project. This typically represents a third of the overall project cost. If the project manages to raise the remaining balance, it clearly has community support and agreement.

A CIL charge is payable either within 60 days of the commencement of a development, or within the terms of an instalment policy set by the CIL charging authority. In Hammersmith and Fulham, the LBHF Instalments Policy is made in line with Regulation 69B of the Community Infrastructure Levy Regulations 2010 (as amended). This policy applies in respect of payments of Community Infrastructure Levy required by both the London Borough of Hammersmith and Fulham's charging schedule that came into effect on 1 September 2015 and the Mayor's CIL charging schedule (MCIL2) which came into effect on 1 April 2019. See the web link below for further information see the London Borough of Hammersmith and Fulham's website regarding the CIL instalments policy.

The CIL Demand Notice, however, sets out the whole sum payable and the instalments required; therefore, CIL Demand Notices issued during a particular year do not necessarily equate to the CIL sums likely to be received during that year, and can take up to two years to be paid. In addition, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices needing to be issued. Any such re-issued Notices are not double counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice would be included within the figure for CIL invoiced during the year.

2. S106 AND CIL EXPENDITURE

Section 106 and CIL income is used to help fund the provision of infrastructure to support development and to maximise the benefits and opportunities that come with growth, such as employment opportunities and new affordable homes. Planning obligations also aim to secure mitigation of a proposed development's impacts, ensuring that planning policy requirements are met.

Each year the Council delivers a range of projects intended to discharge the obligations in the individual s.106 agreements. Following the initial allocation of s.106 to the projects once the works or services are delivered, the expenditure is subject to an end-of-year drawdown process, where planning and legal officers ensure the specific project or services delivered met the terms of the relevant s.106 agreement from which the funds are being drawn.

This part of the report covers the drawdown for the financial period 1st April 2022 to 31st March 2023. It sets out the projects and services on which s.106 and CIL funds were spent, the amounts, and the relevant s.106 agreements from which the funds are being drawn.

All drawdown requests set out in this part of the report have been assessed by the S106/CIL Board of senior officers and the Strategic Leadership Team to ensure they meet the identified purpose within the S106 agreement and the tests within the legislation. The Strategic Leadership Team then made recommendations for spend to the S106/CIL

Member Board, ensuring all projects support the delivery of the Council’s Local Plan, Business Plan 2018-2022 objectives and the Industrial Strategy.

The drawdown of planning contributions also aligns with LBHF’s priorities (which are detailed on the [LBHF website](#)), as outlined in the table below.

Our Priorities	Summary of how this report aligns to the H&F Priorities
Building shared prosperity	Ensuring funding from new development Supports and benefits existing communities and residents
Creating a compassionate council	S.106 funding is used to provide new community facilities and services that bring the community together and meet local needs
Being ruthlessly financially efficient	The use of s.106 and CIL ensures new development within the Borough contributes fairly to the provision of new facilities and the enhancement of existing assets
Taking pride in H&F	S.106 funds many of the projects to improve parks and town centres so that residents continue to enjoy and make the most of these borough assets

It is important to note that the 2022/ 2023 Drawdown Report has been reviewed and approved by Legal Services, the Equality Assessment Team, the Risk Management Team and the Audit Team. The Drawdown Report was subsequently approved by Cabinet on 6 November 2023.

3. SUMMARY OF 2022/2023 DRAWDOWN

Figure 1 (overleaf) provides a summary of the projects, by category, being funded from S.106 Agreements or CIL within the financial year 2022/23. A total of £19,160,905 is to be drawn down, with investment in community facilities accounting for the majority of spend. This is because the Civic Campus redevelopment falls within this category and is being funded, in part, using strategic CIL receipts. The Civic Campus project totals £9.27 m. This programme will bring significant benefits to the local economy, including affordable new homes, a cinema, retail, restaurant and affordable workspace.

Excluding the 2022/23 costs towards the Civic Campus redevelopment, investment in community safety initiatives, such as the Law Enforcement Team (“LET”) and the Gangs, Violence and Exploitation Unit, is to be one of the largest areas of spend with nearly £2m

proposed to be drawn down. There are dedicated LET officers for every ward in the Borough, alongside a borough-wide control team and a night team. The LET and local police regularly conduct joint patrols and pull their resources together to work smarter, coordinate patrol times and ensures better coverage at all times. This collaborative approach enables the Council to prevent, detect, crack down on and reduce local crime more quickly and effectively.

With respect to the other categories, the investment broadly reflects the Council's priorities to deliver community facilities; to deliver and improve affordable housing stock; secure local job opportunities arising from the Borough's growth; promote sustainable travel; and to invest in education, our open spaces, and engagement in the arts.

Further details on the individual projects delivered, the relevant S.106 Agreements or CIL being relied upon, and the drawdown amounts, are set out in the following sections of this report.

Category	Spend (rounded to nearest £)
Affordable Housing	£593,443
Arts and Cultural Projects	£242,818
Community Facilities and Borough Strategic CIL	£11,030,977
Community Wellbeing and Social Inclusion	£554,476
Economic Development	£1,219,876
Environmental Improvements	£9,373
Heritage and Conservation	£23,098
Parks, Leisure and Outdoor Sports Facilities	£823,764
Regeneration Areas	£2,671,923
Schools and Higher Education	£354,947
Transport and Public Realm	£1,194,213
Borough Wide Community Benefits	£96,389
Admin and Neighbourhood CIL	£345,607
Total	£19,160,905

Figure 1: Spend by Broad Category

The Council has taken action by investing in a force of 72 uniformed law enforcement officers to tackle issues across the Borough. The project to drive down anti-social behaviour and environmental crime claims is to be the biggest in London.

4. AFFORDABLE HOUSING PROVISION

A total of **£593,443** is to be drawn down for affordable housing provision as shown in Table 1; the drawdown contributes towards the delivery of affordable housing on sites such as Mund Street and Farm Lane. These schemes form part of the council's wider

development programme, which is on track to deliver over 1100 homes, of which around 65% are affordable. Building affordable homes is vital to ensuring that the borough benefits from vibrant, mixed communities and allowing residents such as key workers to remain in the borough when they may otherwise be unable to do so. The Edith Summerskill House scheme includes a new community hall, landscaping and play space, as well as local employment opportunities with apprenticeships and work placements.

The development programme also responds to the council's ambitions to become a net-zero borough by 2030 by prioritising the delivery of sustainable, energy-efficient homes. Projects such as Mund Street, are regularly appraised to ensure that the design is meeting the highest possible standards of sustainability and affordable housing delivery is maximised. Currently each development which has achieved planning consent, such as Farm Lane has been designed to 'Passivhaus' classic standards, ecological requirements to make them carbon neutral, reducing energy bills for residents by up to 30 percent. In practical terms on schemes such as Farm Lane this accreditation translates into an 84% reduction in operational CO2 emissions.

Table No. 1	Affordable Housing Provision		
S106/AKA Ref	Relevant s106 agreement	Project Funded	Amount (£)
777	Chelsea Island	Edith Summerskill	96,942
867	M&S White City	Mund Street, Farm Lane and Wood Lane Estate	496,501
TOTAL			£593,443



Figure 2: Farm Lane Development



Figure 3: Hartopp and Lannoy: the council's first Passivhaus development



Figure 4 – The former Edith Summerskill House



Figure 5 – Proposed Edith Summerskill House

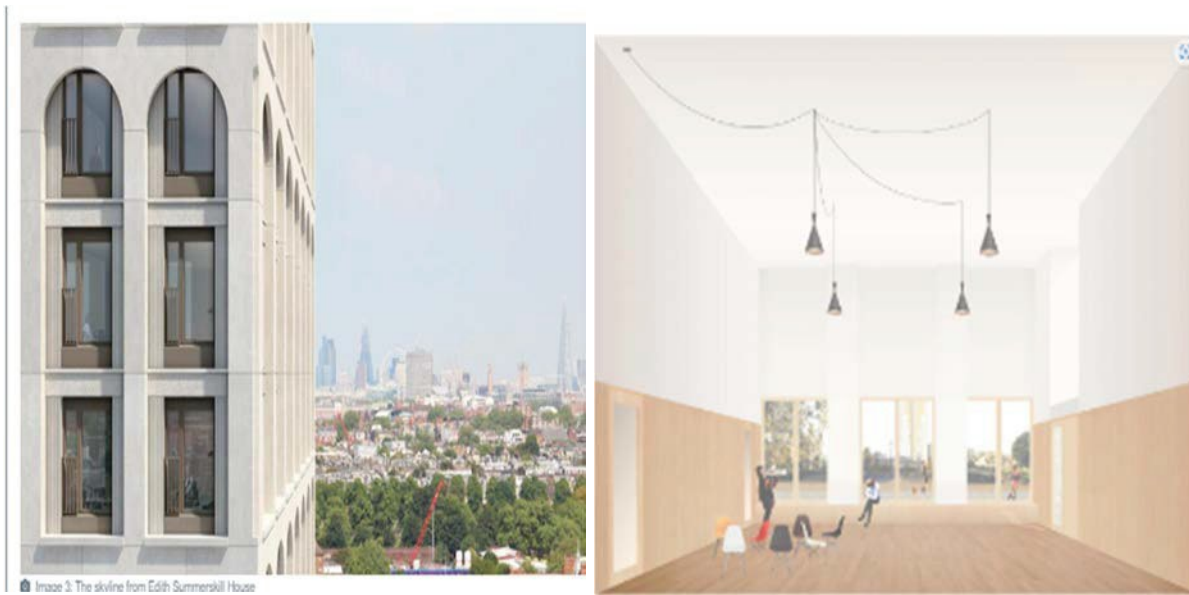


Figure 6 – The skyline from proposed Edith Summerskill House and community room

5. ARTS AND CULTURE PROVISION

£242,818 is to be spent on Arts and Culture Development in the borough, including contributions towards the development and implementation of actions contained in the Arts Strategy for Hammersmith and Fulham, which aims to develop H&F as a thriving borough for the arts and promoting it as a creative, innovative and exciting place to live and do business.

All investment in arts and culture is to be funded from the contribution secured from the redevelopment of the Olympia Exhibition Centre.

Table No. 2	Arts and Culture		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
943	Olympia Exhibition Centre	Arts and Cultural Strategy	242,818
TOTAL			£242,818

Part of the total amount is to be drawn down for Arts Strategy activity costs for the ‘Sounds like Hammersmith & Fulham Programme’. This music led programme aims to develop local talent and create opportunity for long-term change through social integration and by countering knife crime through music.

Some of S106 Agreements fund would be for Arts Strategy Activity Costs for the ‘Shutter Arts Project’, whereby six independent shops in Fulham’s North End Road have had their shutters brought to life by local artist Helga Stentzel.



Figure 7: Young people take part in the Sounds like Hammersmith & Fulham Big Gig Take 1 event at Westfield London in Shepherds Bush.



Figure 8: Local artist Helga Stentzel stands next to the Painted Shutters



Figure 9: Local Residents benefiting from participation in the arts and culture development projects

6. COMMUNITY FACILITIES

A total of **£11,030,977** of planning contributions is to be drawn down for community facilities. The overwhelming majority of this (£9,279,510) is Strategic CIL which will be used towards the refurbishment of the Civic Campus. The remaining £1,751,468 is to be primarily used towards the Nourish Hub, a new community kitchen for local residents situated in White City, the costs of the Youth Zone of the Ed City development and the Barons Court Project, towards improving the health care and wellbeing facilities within the Borough.

The Ed City Youth Zone forms an integral part of the wider Ed City scheme which also consists of a new primary school, nursery and adult education centre, as well as a state-of-the-art Youth Zone for local residents. The scheme also provides 132 new, affordable homes and commercial office space that will be targeted at local charities and community uses. The development embodies the Council's ambition to deliver inclusive growth in White City and forms a physical connection between the White City Estate and much of the major innovation-led growth centred, ecology around White City Place and the White City Innovation District

Details of the amounts to be drawn down are set out in Table 3 below:

Table No. 3 Community Facilities and Borough Strategic CIL			
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
776	Kings Mall Car Park	Cost of Living Programme	11,090
777	Chelsea Island	Nourish Hub Health Project	145,668
927	Fulham Gasworks	Youth Zone Ed City	1,594,709
CIL	CIL	Borough Strategic CIL	9,279,510
TOTAL			£11,030,977



Figure 10: Hammersmith & Fulham Civic Campus



Figure 11: Nourish Hub -Community Kitchen to tackle food poverty



Figure 12: Ed City Youth Zone

7. COMMUNITY WELLBEING & SOCIAL INCLUSION PROJECTS

A total of **£554,476** is to be drawn down for community wellbeing and social inclusion projects to address the increased needs generated by population growth and change in the borough, with a focus on food poverty initiatives. The funding is to come from the following S106 agreements, as summarised below:

Table No. 4	Community Wellbeing and Social Inclusion
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S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
927	Fulham Gasworks,	Children's Food Poverty	554,476
	Imperial Road	Programme	
TOTAL			£554,476

8. ECONOMIC DEVELOPMENT, TRAINING & SKILLS, BUSINESS & ENTERPRISE

A total of **£1,219,876** is to be drawn down for the Economic Development Service's work in progressing the priorities of the Industrial Strategy. The Industrial Strategy identifies four key areas where the Council can help foster business success and pledges to make it happen in the Borough. We believe local government has a role in supporting growth. It can bring partners together, regenerate town centres, help with affordable workspaces, teach people the skills they need, use procurement to support local firms and much more. We want to create a borough able to compete with the best of the 21st century. The Industrial Strategy includes actions on how we will boost enterprise, innovation, skills and infrastructure locally. This includes maximising job opportunities for local people, such as employment, training, apprenticeships, outreach and supporting local businesses and local supply chain activities, including maximising tender opportunities. This funding is being drawn from the developments in Table 5 (a) below.

Table No. 5 (a)	Economic Development		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
161	Quayside Lodge, Townmead Road	Investment in local high street businesses	15,001
538	2003/01781/FUL	Investment in local high street businesses	136
716	Fulham Reach	Improvements for Hammersmith Town Centre	140,920
897	Woodlands, 80 Wood Lane	Delivery of business support programmes	54,825
943	Olympia Exhibition Centre	Local Employment Training Activities	836,810
296 (+ 629 and 630)	Westfield	High Street Support and Regeneration	172,184
TOTAL			£1,219,876

H&F's economic development activity in 2022/23 provided a range of employment, skills and enterprise initiatives to tackle the challenges faced by residents and businesses due

to the pandemic. It also supported the delivery of a longer-term vision: to ensure that H&F's economy makes a successful and inclusive recovery from COVID-19.

Employment support services were delivered to maximise job opportunities, including employment, training, apprenticeships outcomes for local residents.

There has also been a significant focus on engaging and supporting local businesses through a Support and Recovery programme aimed at enabling businesses to increase revenue, have an online presence and become more resilient as well as ensuring that H&F remains the destination of choice for high growth businesses. Details of economic activities see Table 5 (b) below.

Table No. 5 (b) – Summary of Economic Development Activity 2022/23	
Outcome	Beneficiaries
Residents provided with employability support	442
Residents supported into work	302
Residents supporting into apprenticeships	48
Residents into paid work placements	17
Residents supported into fully funded training	31
Residents gaining work experience	42
Students provided with career insights	1210
Business volunteers delivering school careers talks	12
Employers offering employment and work experience opportunities	48
Businesses supported to access individual grants through the business support desk	1074
Business supported to extend their trading space outdoors / Our Space / Your Space	39 (there are 11 still in progress)
Residents aged over 50 supported to start their own business	40
Digital Upskilling for businesses – Businesses undertaking training to improve digital skills and increase trading sales on-line	65
1-2-1 Business advice sessions with a professional advisor	189
Business seminar attendees	91
New business associations developed through a high-street recovery support and grants programme	6
Memberships to a national business organisation focused on supporting SME's	473
High street independent businesses signed up to a new pilot e-commerce platform to boost trade with a carbon neutral delivery service	62
Monthly borough networking event delivered in partnership with Networking London	35 businesses per month
Business Engagement and support- weekly H&F Business network meetings during lockdown followed by monthly sessions aimed at giving businesses a voice, sharing of information and ability to provide feedback on key council initiatives	67 members
Supply chain programmes to support businesses to win local contracts.	£2. 49m won in local contracts
Businesses supported to be covid safe through updated webpages, communications and business networks	Over 2,000

Additional Business and Enterprise activities business support programme as follows:

- (a) New dwell space in North End Road
- (b) Christmas lights display in North End Road
- (c) Artwork hoarding involving six local artists and celebrating the Queen

Jubilee installed at new homes development in Dawes Road, Fulham

- (d) Updated shop local poster campaign
- (e) New banners and wayfinding for North End Road



Figure 13: Fit to Bid workshop supporting local procurement opportunities.



Figure 14_: Networking London at Venture X

Figure.15: Abba tribute - Hammersmith Market Dec 2022



Figure 16: Promoting North End Road



Figure 17: Lillie Road Christmas Lights



Figure 18: A collage of images from North End Road Christmas market above



Figure 19: Jubilee Hoarding

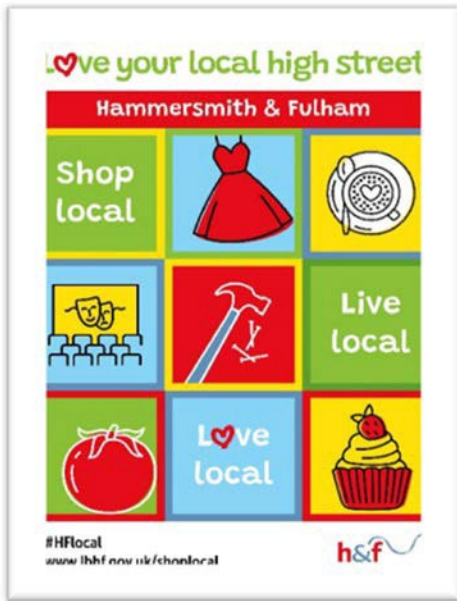


Figure 20: Shop Local Campaign



Figure 21: Christmas Market



Figure 22: Shepherds Bush Cost Production Programme

9. ENVIRONMENTAL IMPROVEMENTS

A total of **£9,373** is to be drawn down for Environmental Improvements projects for gully repairs and greening schemes at Eel Brook Common. The funding is to come from the following S.106 Agreements, as summarised below:

Table No. 6	Environmental Improvements		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
413	West 12 (Concord Centre)	Gully Repairs	8,285
458	Chelsea Village;	Greening schemes - Eel Brook Common	1,088
TOTAL			£9,373

10. HERITAGE & CONSERVATION

£23,098 has been drawn down for Margravine Cemetery Heritage project (Stage 1) and the conservation of the listed statue 'Draped Woman' on Great West Road. This is to be funded from the following developments:

Table No. 7	Heritage and Conservation		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
451	War Memorial, Margravine Cemetery	Heritage project (Stage 1)	12,161
543	Former Pumping Station, Great West Road	Conservation of the listed statue 'Draped Woman'	10,937
TOTAL			£23,098

The Margravine Cemetery Heritage project (Stage 1) refers to the conservation and restoration of two Grade II listed structures which are on the Historic England 'Heritage at Risk Register'. The conservation of the listed statue 'Draped Woman' project protects a Grade II listed statue, removing it from the Heritage at Risk register and educating people through visits, a community launch and youth engagement programmes. The Grade II listed 'Leaning Woman' is one of the London's most important pieces of modern sculpture. The statute was part of a post War programme to bring art for Londoners.



Figure 23: Conservation of Listed statue 'Draped Woman – on Great West Road

11. LOCAL PARKS AND OPEN SPACES

A total of **£823,764** is to be drawn down to improve and maintain parks and open spaces across the Borough. Residents tell us how they value the access to open air, green space and daily exercise. Parks are an essential community resource, and we will continue to develop local partnerships to better understand the aspirations of local communities involving them in community events and parks management plans. The use of S.106 funding for parks projects, heritage at risk, address development opportunities and threats, maintains and enhances this community resource. We will continue to work with a wide range of partners to improve and develop facilities for improving health and wellbeing through physical activity, play, relaxation, and contemplation.

The funding to improve and maintain parks and open spaces across the Borough covers:

- Normand Park
- Ravenscourt Park
- South Park
- Hurlingham Park
- Bishops Park
- William Parnell Park
- Hammersmith Park
- Brook Green
- St Paul's Gardens
- Margravine Gardens
- Eel Brook Common
- Bentworth Road open space
- Frank Benfield Community Garden
- Shepherd's Bush Green

Funding is drawn down for much needed improvements to parks and open spaces, aimed at enhancing facilities, user enjoyment and biodiversity. S106 projects include the Greening schemes at Eel Brook Common. The funds are to be drawn down from the S.106 Agreements listed in the table below.

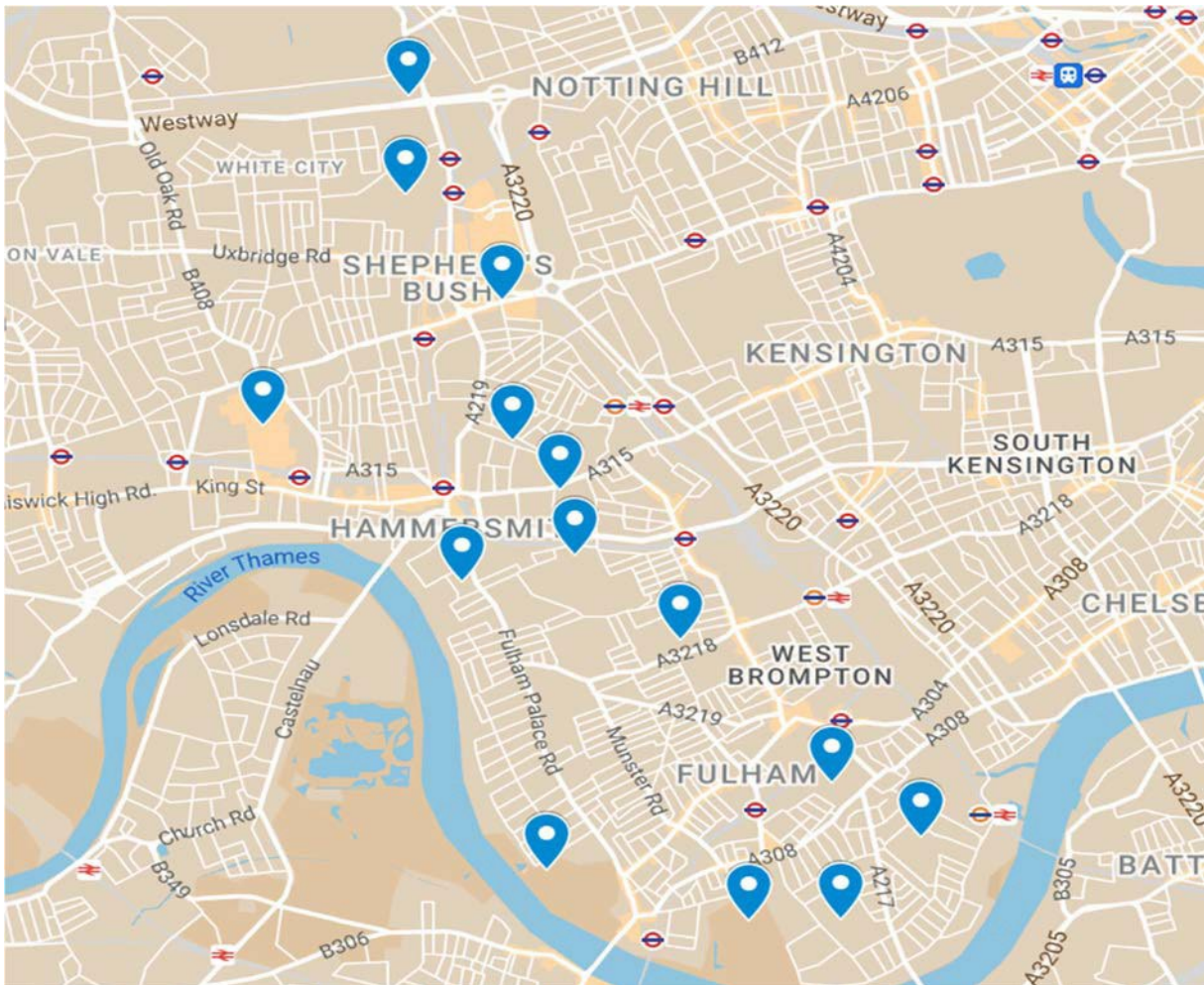


Figure 24: Parks receiving Funding within Hammersmith & Fulham

Table No. 8 Parks, Leisure, and Outdoor Sports Facilities			
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)

468	Empress State Building	Normand Park Bowling Green; Outdoor Gym; Replacement play equipment	13,076
580	28 North Pole Road –	Bentworth Road Resurfacing	10,495
716	Fulham Reach	Frank Banfield Community Garden	11,006
725	Ashlar Court	Ravenscourt Park Paddling Pool	12,557
752	174 Hammersmith Road	Brook Green Lawn and Tennis Court improvements; St Paul's Gardens; Brook Green Play Mounds; Brook Green Play Area Renewal	42,616
765	153 Hammersmith Road, W14 0QL	St Paul's Church landscaping improvements	4,429
776	Kings Mall Car Park	Margravine Gardens Changing room; Ravenscourt Park Paddling Pool	11,066
777	Chelsea Island	Eel brook Common Park Infrastructure; South Park Depaving; Eel Brook Depaving; Hurlingham Park Play builder Surfacing; Hurlingham Park Signage; William Parnell	136,377
830	271-281 King Street	Ravenscourt Park Paddling Pool	21,841
926	Fulham Football Club	Bishops Park Riverside Walk	532,151
296 (+ 629 and 630)	Westfield	Bentworth Road; Hammersmith Park Signage; Shephard's Bush Green	28,150
TOTAL			£823,764

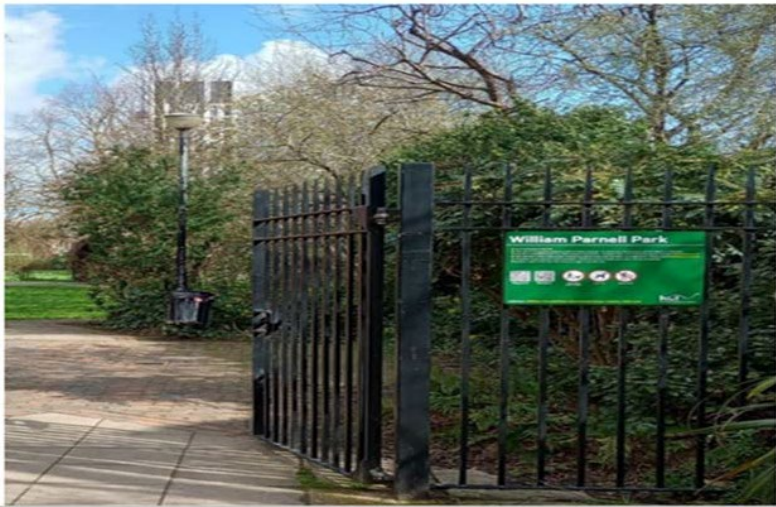


Figure 25: New Signage at William Parnell Park



Figure 26: Paying and bins improvements at St. Paul's



Figure 27: Paddling Pool Maintenance to open this season at Ravenscourt Park

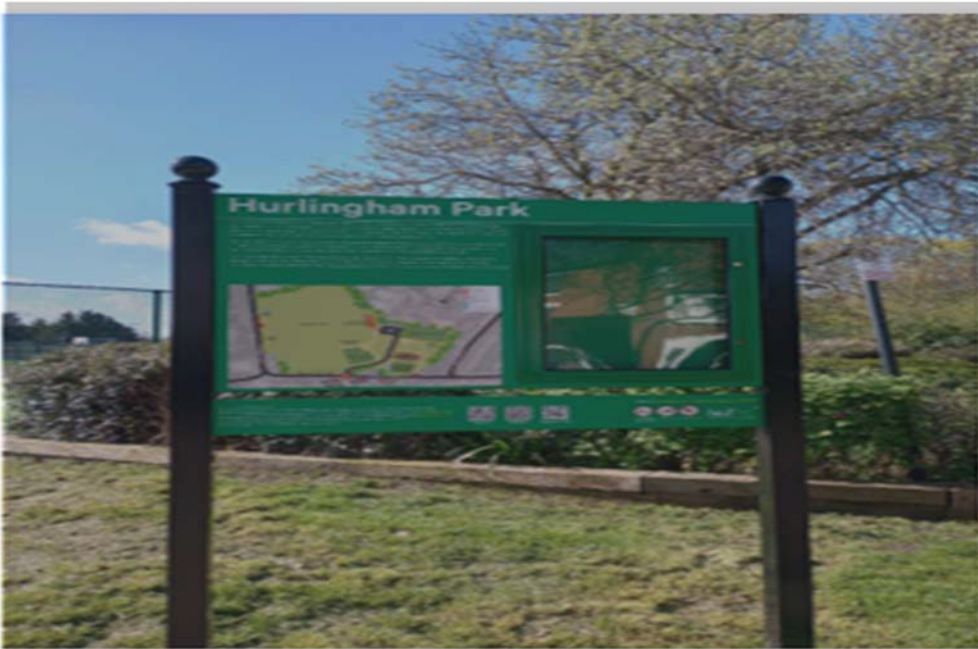


Figure 28: New Signage at Hurlingham Park



Planting Tiny Forest at Eel Brook Common



Figure 29: Facilitating the project to plant 600 trees at Eel Brook Common – Tiny Forest



Figure 30: Resurfacing of artificial grass play mounds at Brook Green Play Mounds



Figure 31: Resurfaced Mount Slide near Sand Pit at Brook Green



Figure 32: Landscape improvements to former bowling green & play area at Hammersmith Park



Figure 33: Signage at Hammersmith Park



Figure 34: Install playing and dog proof fencing remediate grass areas

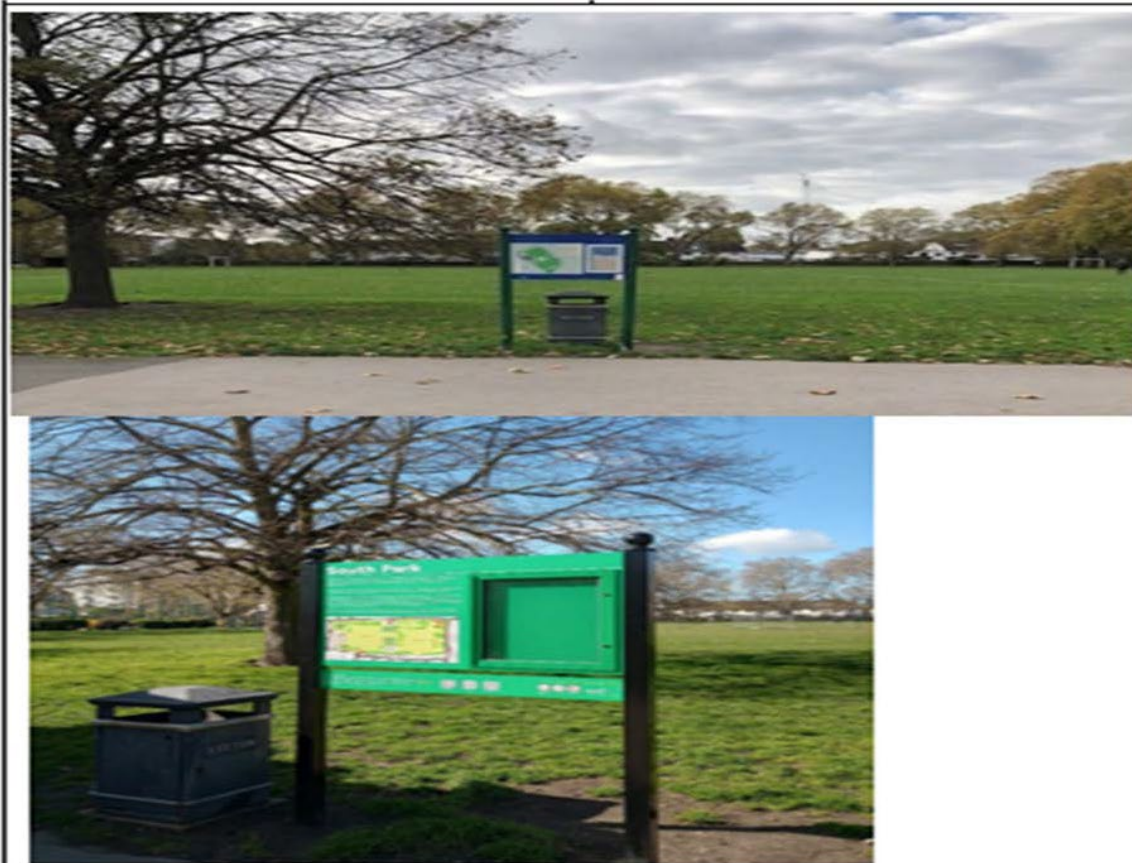


Figure 35: New signage at South Park

12. REGENERATION AREAS

A total of **£2,671,923** is to be drawn down for social and physical infrastructure, economic and transport regeneration projects to address the increased needs generated by population growth and change in the borough, with a focus on the regeneration areas of the borough. The regeneration areas include White City Regeneration Area, Central Hammersmith Regeneration Area and South Fulham Riverside Regeneration Area. Projects funded using money for various purposes include the Nourish Hub at White City and increased safety measures within regeneration areas. The projects include community safety initiatives such as the ongoing costs of the Law Enforcement Team as well as the work of the Gang, Violence and Exploitation Unit, which provides community support to address gang-related activity, criminal exploitation (including knife crime and drug dealing), and sexual exploitation. The Chelsea Creek site provides £771,753 in funding for the Gangs Unit and Enhancing Policing.

Additional S106 funding is required to fully cover service costs including increased staffing costs and recruitment. The Kings Mall Car Park site put £351,495 towards the Gangs Unit and Enhancing Policing. The site of Imperial Wharf entirely funded the Gangs Unit. The Former BBC Television Centre includes £768,265 Gangs Unit funding and Enhancing Policing funding. In total, there are 72 Law Enforcement Officers. The funding is to come from the S.106 agreements, as summarised below:

Table No. 9		Regeneration Areas	
Table No. 9(a)		Central Hammersmith Regeneration Area	
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
957	Former Hammersmith Magistrates	West London Zone	56,389
776	Kings Mall Car Park	Gangs Unit and Enhancing Policing	351,495
TOTAL			£407,884

Table No. 9(b)		South Fulham Riverside Regeneration Area	
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
722	Chelsea Creek	Education - Specialist Education Settings Development	166,229
	Chelsea Creek	West London Zone	
722	Chelsea Creek	Gangs Unit and Enhancing Policing Law Enforcing Team Enhancing Policing	771,753
808	Imperial Wharf	Gangs Unit	59,753
TOTAL			£997,735

Table No. 9(c)		White City Regeneration Area	
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
827/844/851	Former BBC TV Centre	Nourish Hub Health Project	241,792
827/844/851	Former BBC TV Centre	Specialist Education Settings Development	143,160
827/844/851	Former BBC Television Centre	Gangs Unit and Enhancing Policing	768,265
867	M&S White City	West London Zone	98,516
867	M&S White City	Mund Street, Farm Lane and Wood Lane Estate	4,571

908	Gateway Site	Hammersmith Park Bowling Green	10,000
TOTAL			£1,266,304

All Regeneration Areas		
TOTAL		£2,671,922



Figure 36: Enforcement Team - Community Safety Initiatives

13. SCHOOLS AND HIGHER EDUCATION

£354,946 is to be drawn down for schools and education initiatives, including climate education, ASD support and Specialist Education Settings Development. Funding for these school initiatives is being drawn down from the following developments:

Table No. 10	Schools and Higher Education		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
468	Empress State Building	Autistic Spectrum Disorder (ASD) Support	2,076
716	Fulham Reach	Autistic Spectrum Disorder (ASD) Support	78,046
	Fulham Reach	Specialist Education Settings Development	

733	Seagrave Road	Support and Enhancement for Schools with Falling Rolls	71,646
777	Chelsea Island	Autistic Spectrum Disorder (ASD) Support	23,040
843	Thames Tidal Tunnel	Climate Education	180,138
	Thames Tidal Tunnel		
		Autistic Spectrum Disorder (ASD) Support	
TOTAL			£354,946

14. TRANSPORT & PUBLIC REALM

A total of **£1,194,213** is to be drawn down for highway projects in the borough. This funding covers road and footpath resurfacing and improvements, cycle superhighway CS34, gully repairs and Travel Plan monitoring. The Kings Street Safer Cycle Pathway aims to improve safety and accessibility for pedestrians and cyclists at one of London's most intimidating junctions. The new cycle route will be clearer and safer for cyclists. The scheme will make it easier for pedestrians to cross busy roads and remove through traffic on some residential roads. It is a continuous, largely segregated cycle track to significantly upgrade and improve Hammersmith for cyclists, pedestrians, and motorists. The Safer Cycle Pathway features more green areas, trees, and benches to help make the Safer Cycle Pathway a world-class piece of transport infrastructure benefitting all residents.

The Transport and Public Realm projects for the draw down are to be funded from the following S.106 agreements:

Table No. 11	Transport and Public Realm		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
403	Fulham Broadway	Cycle Superhighway CS34 and Carriageway improvements	49,187
458	Chelsea Village	Annual Hanging Baskets; Cycle Superhighway CS34 and Carriageway improvements	22,060
468	Empress State Building	Footpath improvements; carriageway improvements and Gully Repairs	55,202
478	Site at Wandsworth Bridge Rd/Townmead Rd junction	Footway Improvements	9,339
506	Suite 4 Burlington Lodge Studios	Gully Repairs	5,933
539	Burlington Danes Building	Carriageway Improvements	6,384
628	Prestolite Factory	Cycle Superhighway CS34	17,280
642	167-181 Askew Road	Greening Scheme	6,295
651	282-284 Munster Road	Gully Repairs	10,109
657	G Gate	Cycle superhighway CS34	18,946
664	1 Westwick Gardens	Carriageway Improvements	9,572
682	The Pump House	Gully Repairs	2,500
688	7 - 15 Vanston Place	Carriageway Repairs	84,079
690	Olympia Exhibition Centre	Cycle superhighways CS34 and Carriage improvements	35,807
692	20 Dawes Road	Carriageway Improvements	509

694	49-68 Sulgrave Gardens	Carriageway Improvements	18,032
696	21 Effie Road	Carriageway Improvements	22,136
697	57-63 Star Road	Gully Repairs	1,015
701	70 - 72 Hammersmith Bridge Road Gully	Gully Repairs	4,014
	Repairs		
704	York House	Gully Repairs	3,708
716	Fulham Reach	Carriageway improvements and Travel Plan monitoring	36,625
721	Townmead Road	Travel Plan Monitoring	2,000
732	Chelsea creek	Travel Plan	30,000
743	84 - 90B Fulham High Street	Travel Plan Monitoring	4,000
751	Hammersmith And Fulham Irish Centre	Travel Plan Monitoring	4,000
776	Kings Mall Car Park	Cycle superhighway CS9; Kings St Safer Cycle Pathway; Gully Repairs and Travel Plan Monitoring	431,664
777	Chelsea Island	Workplace Travel Plan	2,000
784	282 - 292 Goldhawk Road	Travel Plan Monitoring	500
815	Hammersmith Park	Travel Plan Monitoring	3,010
852	327 Lillie Road	Highway Works	6,067
862	Bechtel House	Travel Plan Framework	1,500
871	Land North of Westfield Shopping Centre	Cycle superhighway CS34 and Gully Repairs	111,359
877	Nomis Studios	Travel Plan Monitoring	1,000
923	Clem Attlee Court	Highway Works	126,229
927	Fulham Gasworks	Travel Plan Monitoring	3,056
929	Chelsea Creek	Travel Plan Monitoring	3,078
930	68 - 72 Hammersmith Road	Travel Plan Monitoring	2,000
941	Site of former Cyclotron Building and land adjacent Hammersmith Hospital	Carriageway Improvements	20,000
943	Olympia Exhibition Centre	Travel Plan Framework	5,000
949	The Queens Club	Highway Works	5,000
964	Former Dairy Crest Site	Highway Works	36
977	The Caste Centre	Highway Works	4,981
989	Warwick Building	Construction Workforce Travel Plan	9,000
TOTAL			£1,194,213

15. CIL/S106 ADMIN AND NEIGHBOURHOOD CIL

£345,607 is to be drawn down in 2022/23 to cover the costs of the Council in administering, monitoring, and managing S.106 and CIL contributions. Funds are specifically secured within S.106 Agreements and through CIL (5% of the Borough CIL) to cover this expense to the Council. £20,000 Neighbourhood CIL (NCIL) is to be given from Planning Services to the restoration of the sculpture that sits alongside the A4 in Hammersmith, called *The Leaning Woman*. Details are shown in Table 12 below.

Table No. 12	CIL/S106 Admin and Neighbourhood CIL
S106/AKA Ref	Amount (£)
Borough CIL Admin	104,683
Mayoral CIL Admin	220,143
S106 Admin	20,781
TOTAL	£345,607

16. INFRASTRUCTURE FUNDING STATEMENT DETAILS

LONDON BOROUGH OF HAMMERSMITH AND FULHAM INFRASTRUCTURE FUNDING STATEMENT

1stT APRIL 2022 – 31st MARCH 2023

Reg.121A, Schedule 2 – Description

Hammersmith & Fulham CIL	Total Figures:
The total value of CIL set out in all demand notices issued in the reported year;	£3,239,099.26
The total amount of CIL receipts for the reported year;	£6,077,518.97
The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	N/A. BCIL collected have been allocated according to Strategic CIL, Neighbourhood CIL and Admin CIL
The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	All allocated by LBHF within the year
The total amount of CIL expenditure for the reported year;	£9,384,192.98
The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£0.00

In relation to CIL expenditure for the reported year, summary details of:	Total Figures
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The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item:	See below
The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0.00
The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£104,683.40 (1.12%)
In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	£0.00

The amount of CIL passed to:	Total Figures
Any parish council under regulation 59A or 59B; and	£0.00
Any person under regulation 59(4);	£0.00

Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:	Total Figures
The total CIL receipts that regulations 59E and 59F applied to;	£0.00
The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	£0.00

The total amount of:	Total Figures
CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0.00
CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0.00

CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0.00
CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£0.00

Summary details of any notices served in accordance with regulation 59E, including:	Total Figures
The total value of CIL receipts requested from each parish council;	£0.00
Any funds not yet recovered from each parish council at the end of the reported year;	£0.00

Mayoral CIL:	Total Figures
The total amount of CIL receipts for the reported year:	£5,088,665.59

In relation to CIL expenditure for the reported year, summary details of:	Total Figures
The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£220,143.75 (4%)

SECTION 106	Total Figures
The total amount of money to be provided under any planning obligations which were entered into during the reported year;	£15,661,862.95
The total amount of money under any planning obligations which was received during the reported year;	£33,433,707.76
(c)the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	N/A (i.e. All S106 money received have been allocated according to the S106 heads of terms)

Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of:	Total Figures £250,000.00
In relation to affordable housing, the total number of units which will be provided:	371 units
In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	0**
The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	N/A (i.e. All S106 money received have been allocated and committed according to the S106 heads of terms)
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£9,877,517.64

In relation to money (received under planning obligations) which was allocated and committed by the authority during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item, by items of infrastructure;	Total Figures
Admin and monitoring costs	£74,233.68
Affordable Housing Provision	£14,510,467.46
Arts & Culture Provision	£582,560.13
Central Hammersmith Regeneration Area	£925,876.30
Community Facilities	£80,430.15
Community Safety and Security	£47,295.69
Community Wellbeing & Social Inclusion	£348,204.52
Economic Development	£2,170,940.27
Environmental Improvements	£998,266.18
Heritage and Conservation	£65,000.00
Local Infrastructure Purposes	£1,533,811.51
Parks, Leisure and Outdoor Sports Facilities	£94,591.37
South Fulham Riverside Regeneration Area	£3,588,278.54
Transport & Public Realm	£2,433,543.10
White City Regeneration Area	£5,980,208.86
Grand Total	£33,433,707.76

In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of:	£9,877,517.64
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The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item:	£0.00
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The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0.00
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The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£0.00
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The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of <u>longer-term maintenance</u> (“commuted sums”), also identify separately the total amount of commuted sums held.	£96,650,911.18
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Items of Infrastructure (Available Funds allocated and committed)	
Affordable Housing Provision	£10,096,132.54
Admin and Monitoring costs	£38,133.68
Arts and Cultural Projects	£967,439.87
Borough-wide Community Benefits	£1,250,000.00
Community Facilities	£11,178,175.85
Community Safety and Security	£372,704.31
Community Wellbeing and Social Inclusion	£348,204.52
Economic Development	£12,308,000.73
Environmental Improvements	£4,839,888.82

Heritage and Conservation	£65,000.00
Local Infrastructure Purposes	£105,855.49
South Fulham Riverside Regeneration Area	£293,043.54
Central Hammersmith Regeneration Area	£2,191,523.70
White City Regeneration Area	£14,098,838.58
Parks, Leisure, and Outdoor Open Space	£765,171.13
Schools and Higher Education	£4,075,000.00
Transport and Public Realm	£35,146,561.90
Grand Total	£96,650,911.18

Section 278 Highway works	Total Figures
Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year	No data available
Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	£717,483.00

**Monetary contributions for new school places have been received and are included in the monetary figures above