

# INFRASTRUCTURE FUNDING STATEMENT 2020/2021



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## Contents

1	REPORT INTRODUCTION – CIL AND S106.....	3
2	S106 AND CIL EXPENDITURE .....	5
3	SUMMARY OF 2020/2021 DRAWDOWN .....	6
4	COMMUNITY FACILITIES .....	7
5	AFFORDABLE HOUSING PROVISION.....	9
6	ECONOMIC DEVELOPMENT, TRAINING & SKILLS .....	11
7	COMMUNITY SAFETY INITIATIVES .....	12
8	LOCAL PARKS AND OPEN SPACES .....	12
9	TRANSPORT & PUBLIC REALM IMPROVEMENTS.....	14
10	ARTS AND CULTURE PROVISION.....	14
11	COMMUNITY WELLBEING & SOCIAL INCLUSION PROJECTS .....	15
12	SCHOOLS & EDUCATION.....	15
13	ENVIRONMENTAL ENHANCEMENT & MONITORING .....	15
14	NEIGHBOURHOOD CIL .....	15
15	S.106 & CIL MONITORING AND MANAGEMENT COSTS .....	17
16	LONDON BOROUGH OF HAMMERSMITH AND FULHAM INFRASTRUCTURE FUNDING STATEMENT – 1 <sup>ST</sup> APRIL 2020 – 31 <sup>ST</sup> MARCH 2021.....	18

## **1 REPORT INTRODUCTION – CIL AND S106**

- 1.1 This report 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 London Borough of Hammersmith and Fulham (LBHF). The report covers the financial year 1 April 2020 to 31 March 2021.
- 1.2 Hammersmith and Fulham seeks developer contributions through the Community Infrastructure Levy (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***

- 1.3 Under the terms of Section 106 of the Town and Country Planning Act, Local Planning Authorities (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.
- 1.4 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.
- 1.5 Regulation 122 of the Community Infrastructure 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.
- 1.6 **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***

- 1.7 The 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.

**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 web link: [www.london.gov.uk/sites/default/files/mcil2\\_charging\\_schedule\\_-\\_final.pdf](http://www.london.gov.uk/sites/default/files/mcil2_charging_schedule_-_final.pdf)
  - 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 in can be found via the web link: [www.lbhf.gov.uk/sites/default/files/section\\_attachments/cil\\_charging\\_schedule\\_and\\_map\\_final\\_02.06.15.compressed\\_tcm21-196211.pdf](http://www.lbhf.gov.uk/sites/default/files/section_attachments/cil_charging_schedule_and_map_final_02.06.15.compressed_tcm21-196211.pdf)
- 1.8 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.
- 1.9 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](http://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.
- 1.10 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:

[www.lbhf.gov.uk/sites/default/files/section\\_attachments/lbhf\\_cil\\_instalments\\_policy\\_003.pdf#:~:text=This%20policy%20applies%20in%20respect%20of%20payments%20of,policy%20takes%20effect%20on%20the%201%20April%202020](http://www.lbhf.gov.uk/sites/default/files/section_attachments/lbhf_cil_instalments_policy_003.pdf#:~:text=This%20policy%20applies%20in%20respect%20of%20payments%20of,policy%20takes%20effect%20on%20the%201%20April%202020)

- 1.11 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**

- 2.1 Section 106 (s.106) and Community Infrastructure Levy (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.
- 2.2 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.
- 2.3 This part of the report covers the drawdown for the financial period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021. 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.
- 2.4 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: [Economic Growth for Everyone - An industrial strategy for Hammersmith & Fulham \(lbhf.gov.uk\)](#)
- 2.5 The drawdown of planning contributions also aligns with LBHF's priorities (which are detailed on the [LBHF website](#)), as outlined in the table below.

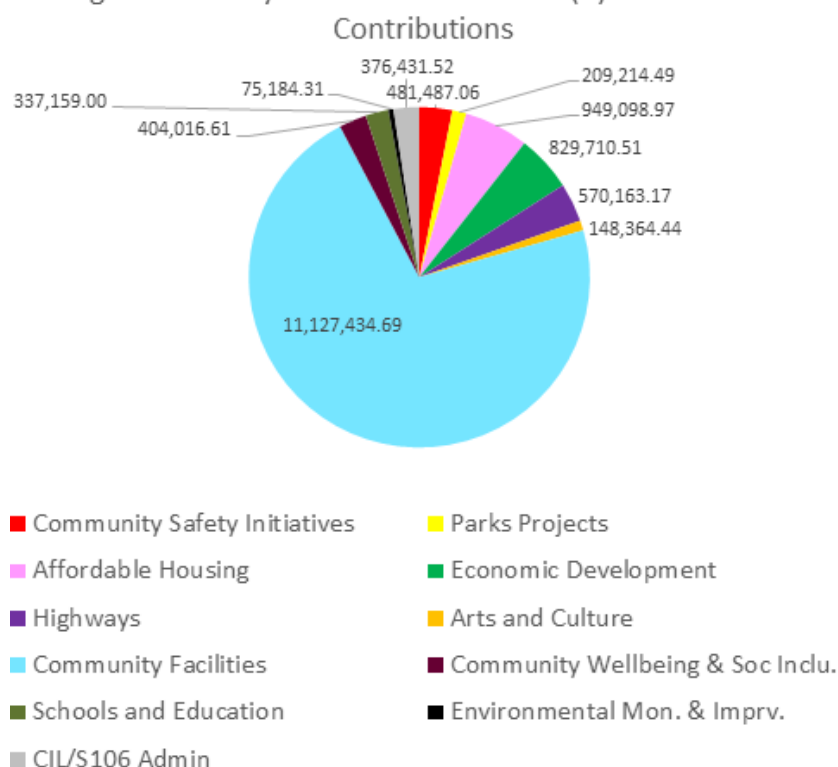
<b>Our Priorities</b>	<b>Summary of how this report aligns to the H&amp;F Priorities</b>
Building shared prosperity	Ensuring funding from new development supports and benefits existing communities and residents
Creating a compassionate council	S.106 funding is used to provide new community facilities 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

- 2.6 It is important to note that the 2020 / 2021 Drawdown Report has been reviewed and approved by Legal Services, the Equality Assessment Team and the Audit Team. The Drawdown Report was subsequently approved by Cabinet on 11 October 2021.

### **3 SUMMARY OF 2020/2021 DRAWDOWN**

- 3.1 Figure 1 (overleaf) provides a summary of the projects, by category, being funded from s.106 or CIL within the financial year 2020/21. A total of £15,508,264.77 was 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.
- 3.2 Excluding the 2020/21 costs towards the Civic Campus redevelopment, investment in community facilities was still the largest area of spend, with a further £2.2m being put to refurbishments of the Shepherds Bush Library, the delivery of the new Sands End Community and Arts Centre, and the provision of the Nourish Hub at White City.
- 3.3 With respect to the other categories, the order of investment broadly reflects the Council's priorities to deliver affordable homes; secure local job opportunities arising from the Borough's growth; promote sustainable travel; secure safer neighbourhoods and inclusive communities; and to invest in education, our open spaces, and engagement in the arts.
- 3.4 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 part of the report.

Figure 1 - 2020/2021 Total Drawdown (£) CIL and S106



## 4 COMMUNITY FACILITIES

- 4.1 A total of £11.1m of planning contributions to be drawn down for community facilities. This includes £9.7m from strategic CIL towards the new Civic Campus and a further £192k to assess potential options for the future of the Linford Christie Outdoor Sports Stadium.
- 4.2 With respect to s.106 receipts secured for the provision of new and enhanced community facilities, this has helped fund the final phase of improvements delivered at Shepherds Bush Library (£4,758), the new Sands End Arts and Community Centre (£435,000) provided within South Park, and the Nourish Hub (£568,426) being delivered in White City.
- 4.3 The various planning agreements being relied upon, and the amounts to be drawn down from each, are set out in Table 1 below:

<b>Table No. 1</b>	<b>Community Facilities</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
722	Chelsea Creek	£435,000.00
867	M&S White City	£4,575.82
908	Gateway Site, White City Place	£209,451.08
827/844/851	Former BBC TV Centre	£568,425.50
CIL	Strategic CIL	£9,909,982.29
<b>TOTAL</b>		<b>£11,127,434.69</b>





*Figure 2: Image of the refurbished Town Hall and new Civic Square*



*Figure 3: Completed new Sands End Arts and Community Centre*





Figure 4: The interior of Shepherd's Bush Library showing the redecorated interior and refurbished equipment



Figure 5: Exterior of the new Nourish Hub in White City

## 5 AFFORDABLE HOUSING PROVISION

- 5.1 A total of £949,099 is to be drawn down for affordable housing provision as shown in Table 2. The affordable housing projects being delivered include Spring Vale, Mund Street and Farm Lane. These new developments are due to complete by 2022 and will provide genuinely affordable housing that will help to alleviate housing shortages and ensures residents that cannot afford to buy or rent privately have the chance to stay in the Borough.

Table No 2		Affordable Housing	
S106/AKA Ref	Site	Amount (£)	
310	Watson House	£72,388.08	
775	Palace Wharf, Rainville Road	£340,000.00	
776	King's Mall Car Park, Glenthorne Road	£100,450.64	
777	Chelsea Island	£299,876.88	
867	M&S White City	£119,419.83	
877	Nomis Studios, 45-53 Sinclair Road	£16,963.54	
<b>TOTAL</b>		<b>£949,098.97</b>	



*Figure 6: Rendered image of what the Farm Lane development will look like*



*Figure 7: Ariel rendered image what the Mund Street development will look like*

## 6 ECONOMIC DEVELOPMENT, TRAINING & SKILLS

- 6.1 A total of £829,711 was spent on the Economic Development Team's work in maximising job opportunities for local people, such as employment, training, apprenticeships, outreach and maximising tender opportunities for Local Businesses and local supply chain activities. This funding is being drawn from the developments in Table 3 below.

<b>Table No. 3</b>	<b>Economic Development, Training &amp; Skills</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
776	Kings Mall Car Park	£74,390.25
777	Chelsea Island	£163,748.66
823	Edison Court and Tesla Court	£83,984.95
830	271-281 Kings Street	£87,891.77
862	Bechtel House, 245 Hammersmith Road	£2,033.26
877	Nomis Studios, 45-53 Sinclair Road	£98,036.24
897	80 Woodlands Road	£13,360.49
919	Lavender Court 168-178 Westway	£19,985.72
927	Fulham Gasworks, Imperial Road	£12,991.58
929	Land Bounded by Fulham Gasworks and Railway Line (Chelsea Creek), Imperial Road London SW6	£198,332.00
941	Former Cyclotron Building	£74,955.59
<b>TOTAL</b>		<b>£829,710.51</b>

- 6.2 H&F's economic development activity in 2020/21 focussed on the immediate challenges faced by residents and businesses, providing early intervention for residents whose jobs and prospects have been impacted by the pandemic and supporting businesses to access grants, rate relief and later in the year to become COVID safe as lockdowns began to ease.

<b>Table No. 4</b>	<b>Number of Beneficiaries</b>
Residents engaged and provided employment support	440
Employment starts	143
Apprenticeship starts	42
Work Experience outcomes	192
Training outcomes	78
Businesses supported to access grants and rate reliefs	Over 400
Businesses supported to be COVID safe	Over 150
Digital Upskilling for businesses	Over 150
Business supported to extend their trading space outdoors	120



Residents aged over 50 supported to start their own business	30
Businesses signed up to increase trading sales on-line	703
1-2-1 Business advice sessions with a professional advisor	140

## 7 COMMUNITY SAFETY INITIATIVES

- 7.1 A total of £481,487 was put towards community safety initiatives such as the maintenance of the borough's CCTV network and 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.

<b>Table No. 5</b>	<b>S106 - Community Safety Initiatives</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
413	West 12 – Concord Centre	£11,062.98
722	Chelsea Creek	£46,666.66
776	Kings Mall Car Park	£146,406.35
784	282 – 292 Goldhawk Road	£1,443.69
861	London House, 100 New Kings Road	£47,707.35
908	Gateway Site, White City Place, 201 Wood Lane	£158,975.40
929	Land Bounded by Fulham Gasworks and Railway Line (Chelsea Creek)	£69,224.63
<b>TOTAL</b>		<b>£481,487.06</b>

## 8 LOCAL PARKS AND OPEN SPACES

- 8.1 A total of £209,214 was invested in 16 local parks across the Borough (see Figure 8 below for a map of the parks invested in). This was for much needed improvements to park facilities and environments, aimed at enhancing user enjoyment and increasing park capacities and biodiversity. The funds are drawn from the s.106 agreements listed in Table 6 below, with funds being spent on local parks within proximity to each of the developments.

<b>Table No. 6</b>	<b>Parks Projects</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
296 (629 & 630)	Westfield	£1,111.42
468	Empress State Building	£15,133.62
503	West 12 Shopping Centre	£12,439.80
712	Janet Adegoke Leisure Centre	£238.04
716	Fulham Reach	£35,158.10
725	Ashlar Court, Ravenscourt Gardens	£48,694.35
752	174 Hammersmith Road	£3,349.24
758/887	Site at Junction of Western Avenue and Old Oak	£82.96

	Road	
776	Kings Mall Car Park, Glenthorne Road and 45 Beadon Road	£81,731.76
777	Land bounded by Harbour Avenue and Lots Road AKA Chelsea Island	£7,353.68
926	Fulham Football Club, Stevenage Road	£3,921.52
<b>TOTAL</b>		<b>£209,214.49</b>

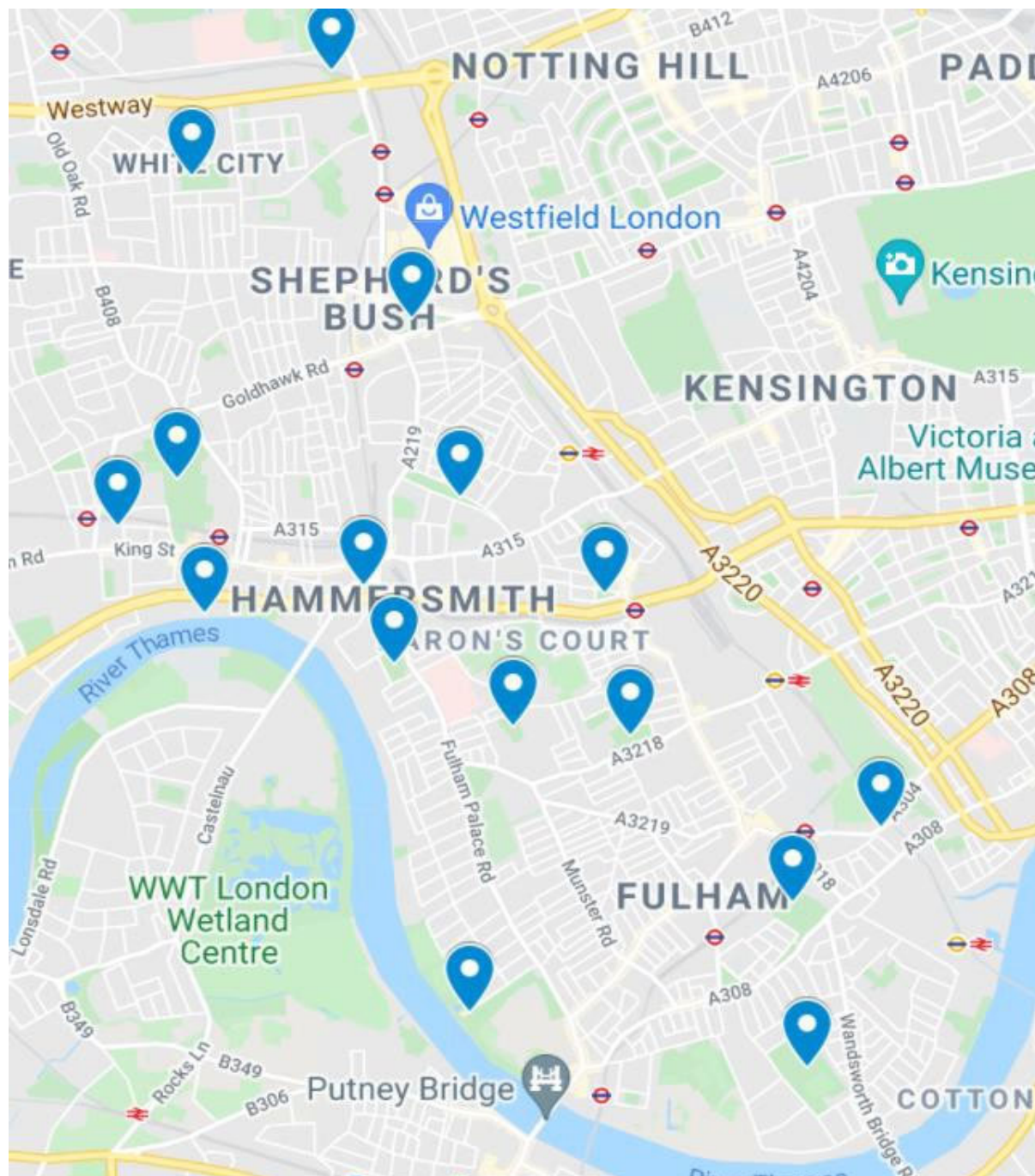


Figure 8: Map showing the Parks across Hammersmith and Fulham benefiting from s.106 money to fund improvements



## 9 TRANSPORT & PUBLIC REALM IMPROVEMENTS

9.1 A total of £570,163 was invested towards highway projects in the borough directly required because of developments taking place. This is being funded from:

<b>Table No. 7</b>	<b>Highways – Transport and Public Realm</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
657	Gate G	£1,053.74
721	1-51 Townmead Road	£140,558.33
723	26 Sullivan Road and 92-116, Carnwath Road	£4,634.67
843	Thames Tideway	£152,176.54
864	Mackenzie Trench House	£1,110.80
898	214 to 218 Shepherd's Bush Road, 220 and 222 Shepherd's Bush Road and 226 Shepherd's Bush Road (Hammersmith Police Station)	£183,099.80
941	Wood Lane Hub Feasibility Study	£12,177.29
945	Fulham Police Station	£75,352.00
<b>TOTAL</b>		<b>£570,163.17</b>

## 10 ARTS AND CULTURE PROVISION

10.1 £148,364 was spent on Arts and Culture Development in the borough, including contributions towards implementation of actions contained in the Arts Strategy for Hammersmith and Fulham, supporting an Arts Development Officer, funding for Sands Lane Arts and Community Centre and a contribution to help fund delivery of Koestler Arts Centre on Du Cane Road, which provides arts provision in the rehabilitation of offenders at Wormwood Scrubs Prison. All of the investment in arts and culture is being funded from the contribution secured from the current redevelopment of the Olympia Exhibition Centre.

<b>Table No. 8</b>	<b>Arts and Culture</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
943	Olympia Exhibition Centre, Hammersmith Road	£148,364.44
<b>TOTAL</b>		<b>£148,364.44</b>

## 11 COMMUNITY WELLBEING & SOCIAL INCLUSION PROJECTS

11.1 A total of £404,016 was spent towards community wellbeing and social inclusion projects to address the increased needs generated by population growth and change in the borough, including tackling domestic violence unit, food poverty initiatives and a Crisis Navigator scheme to assist rough sleepers.

<b>Table No. 9</b>	<b>Community Wellbeing and Social Inclusion</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
733	1-20 Seagrave Road	£45,789.77
927	Fulham Gasworks, Imperial Road	£347,056.84
943	Olympia Exhibition Centre, Hammersmith Road	£11,170.00
<b>TOTAL</b>		<b>£404,016.61</b>

## 12 SCHOOLS & EDUCATION

12.1 £337,159 was invested in schools and education initiatives, including climate education and targeted early intervention by link workers based in our schools. Funding for these school initiatives is being funded from the following developments:

<b>Table No. 10</b>	<b>Schools/Education</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
777	Land Bounded by Harbour Avenue and Lots Road	£29,474.00
784	282 – 292 Goldhawk Road	£7,685.00
843	Thames Tideway	£300,000.00
<b>TOTAL</b>		<b>£337,159.00</b>

## 13 ENVIRONMENTAL ENHANCEMENT & MONITORING

13.1 £75,184 was spend on addressing waste disposal / environmental protection and on-site monitoring of air quality, land contamination and environmental health. This was funded from the following developments:

<b>Table No. 11</b>	<b>Environmental Improvement and Monitoring</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
706	120 Broughton Road	£10,067.67
733	1-20 Seagrave Road and Others	£3,550.15
795	Earl's Court 2, Lillie Bridge Road	£1,566.49
843	Thames Tideway	£60,000
<b>TOTAL</b>		<b>£75,184.31</b>

## 14 NEIGHBOURHOOD CIL

14.1 The Neighbourhood component of CIL (15% of CIL receipts) is to be spent on community-led projects in the area in which the CIL receipt is raised. Community-led projects are not restricted to just physical infrastructure. It can be used for any

purpose provided it is concerned with addressing the demands that development places on the area. For example, the money could be used to fund community events, social services and even affordable housing.

- 14.2 The current process for putting forward and agreeing community-led projects in Hammersmith and Fulham is via the crowd funding platform run on behalf of the Council 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. Table 12 shows some of the fantastic projects recently funded delivered.

<b>Table No. 12: A Sample of Neighbourhood CIL Funded Projects</b>				
<b>Project</b>	<b>Description</b>	<b>Total Raised</b>	<b>No. of Financial Backers</b>	<b>H&amp;F CIL</b>
<a href="#">Ravenscourt Park Community Glasshouses (spacehive.com)</a>	New glasshouses to be provided to offer a range of activities from school visits, volunteer gardening sessions for people including refugees and those with health and learning difficulties. A large central space that can be used for meetings, concerts & workshops.	£112,185	219	£20,000
<a href="#">The Sands End Social Shack (spacehive.com)</a>	Build a new cabin with 2 separate areas for 3-7 yrs & 8-13 yrs.	£38,300	142	£10,000
<a href="#">Living Space-Community on Parsons Green (spacehive.com)</a>	Living Space to renovate and enhance St Dionis, the church on Parsons Green, to create more accessible community space within. Want support specifically around the new kitchen pod.	£81,488	81	£10,000
<a href="#">Make the Masbro Centre run on Sunshine! (spacehive.com)</a>	The Urban Partnership Group want to install 64 solar panels to the roof of the Masbro Community Centre, to generate its own electricity and use the funds saved for much needed community projects.	£45,569	180	£20,000

<a href="#">Make Ray's Playhouse Shine Again! (spacehive.com)</a>	Ray's Playhouse, est.2011, is part of 50years of community pre- school play. Generations of children played & thrived inside & out of the building but it is in dire need of renovation to keepit open.	£54,792	137	£5,000
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## 15 S.106 & CIL MONITORING AND MANAGEMENT COSTS

15.1 £376,431 was spent in 2020/21 by 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. The split for 2020/21 was drawn £181,570 from the CIL admin and £194,861 from s.106 admin.

**16 LONDON BOROUGH OF HAMMERSMITH AND FULHAM**  
**INFRASTRUCTURE FUNDING STATEMENT**  
**1<sup>ST</sup> APRIL 2020 – 31<sup>ST</sup> MARCH 2021**

<b>Reg.121A, Schedule 2 – Description</b>	<b>Amount</b>
<b>Hammersmith &amp; Fulham CIL</b>	
<b>(a)the total value of CIL set out in all demand notices issued in the reported year;</b>	£17,742,376.64
<b>(b)the total amount of CIL receipts for the reported year;</b>	£12,577,930.52
<b>(c)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;</b>	N/A
<b>(d)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;</b>	N/A
<b>(e)the total amount of CIL expenditure for the reported year;</b>	£9,901,570.00
<b>(f)the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;</b>	£0.00
<b>(g)in relation to CIL expenditure for the reported year, summary details of—</b>	
<b>(i)the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;</b>	N/A
<b>(ii)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);</b>	£0.00
<b>(iii)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;</b>	£628,896.50(5%)
<b>(h)in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of</b>	£0.00



the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	
(i)the amount of CIL passed to—	
(i)any parish council under regulation 59A or 59B; and	£0.00
(ii)any person under regulation 59(4);	£0.00
(j)summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	
(i)the total CIL receipts that regulations 59E and 59F applied to;	£0.00
(ii)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
(k)summary details of any notices served in accordance with regulation 59E, including—	
(i)the total value of CIL receipts requested from each parish council;	£0.00
(ii)any funds not yet recovered from each parish council at the end of the reported year;	£0.00
(l)the total amount of—	
(i) 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
(ii) 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
(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0.00
(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£0.00
<b>Mayoral CIL:</b>	
(b)the total amount of CIL receipts for the reported year;	£15,190,002.43
(g)in relation to CIL expenditure for the reported year, summary details of—	
(iii)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;	£607,600.10 (4%)

<b>SECTION 106</b>	
(a)the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£12,281,040.00
(b)the total amount of money under any planning obligations which was received during the reported year;	£ 31,554,658.27
(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;	£75,540,418.00
<b>(d)summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—</b>	
(i)in relation to affordable housing, the total number of units which will be provided;	152 units
(ii)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**
(e)the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£5,221,850.96
(f)the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£1,701,782.50
(g)in relation to money (received under planning obligations) which was allocated by the authority but not spent 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;	
<b>Items of Infrastructure</b>	
Community Facilities	£1,217,452.40
Affordable Housing Provision	£949,098.97
Economic Development, Training and Skills	£829,710.51
Community Safety Initiatives	£481,487.06
Local Parks and Open Spaces	£209,214.49
Transport & Public Realm Improvements	£570,163.17
Arts & Culture Provision	£148,364.44
Community Wellbeing & Social Inclusion	£404,016.61
Schools and Education	£337,159.00

Environmental Enhancement & Monitoring	£75,184.31
<b>Grand Total</b>	<b>£5,221,850.96</b>
<b>(h)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—</b>	<b>£1,701,782.00</b>
<b>(i)the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;</b>	<b>£0.00</b>
<b>(ii)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);</b>	<b>£0.00</b>
<b>(iii)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;</b>	<b>£0.00</b>
<b>(i)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 longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.</b>	<b>£80,792,170.24</b>
<b>Items of Infrastructure (Available Funds)</b>	
Affordable Housing	£16,130,087.15
Admin and Monitoring	£1,600,039.81
Arts and Cultural Projects	£26,953.91
Community Facilities	£5,374,031.83
Community Safety and Security	£69,619.58
Community Wellbeing and Social Inclusion	£3,124,633.70
Economic Development	£18,967,487.66
Environmental Improvements	£1,365,355.69
Heritage and Conservation	£157,199.84
Local Employment and Training initiatives, including workplace coordinator	£5,251,752.49
Opportunity Area/Fulham Town centre	£3,386,064.72
Opportunity Area/Hammersmith Town Centre	£1,947,575.87

Opportunity Area/White City	£4,492,089.72
Parks, Leisure and Outdoor Open Space	£2,226,738.61
Schools and Higher Education	£1,220,334.44
Transport and Public Realm	£15,452,205.22
<b>Grand Total</b>	<b>£80,792,170.24</b>
<b>Section 278 Highway works</b>	
(a) 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
(b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	£334,247.29

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