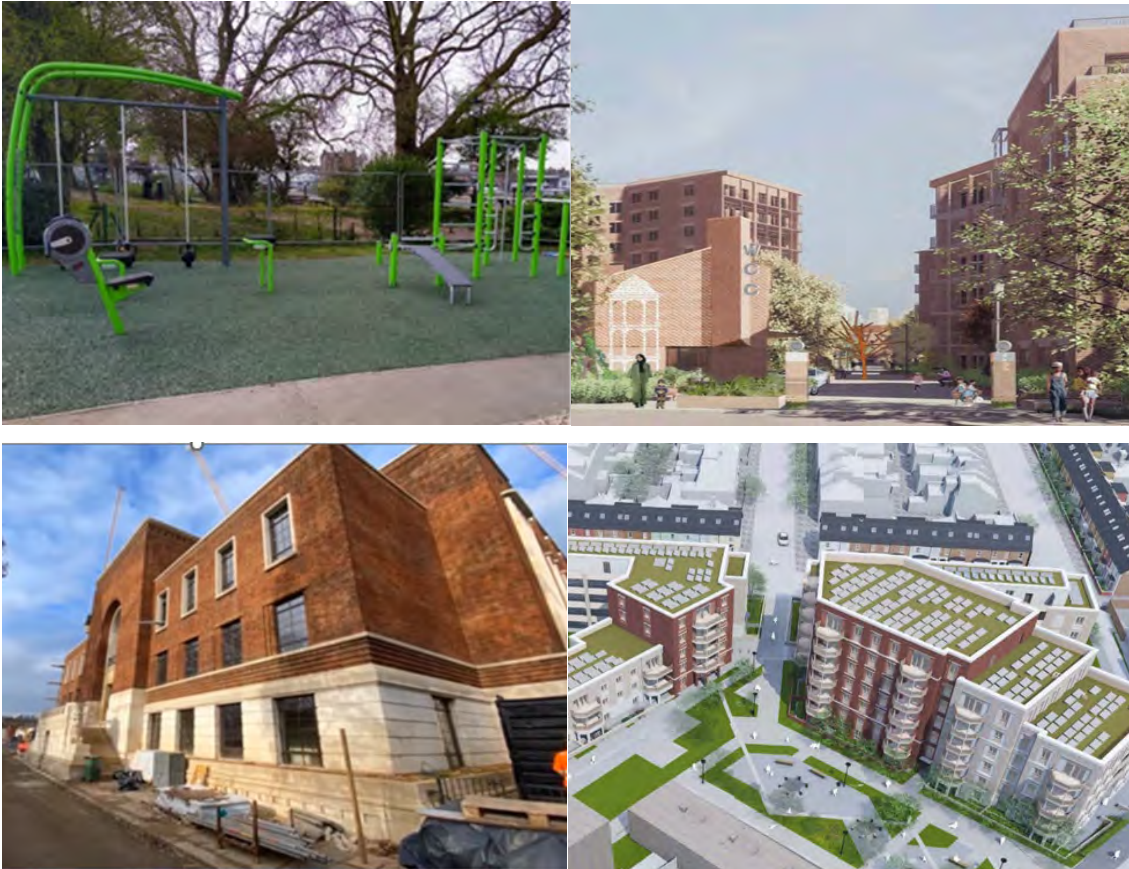


# INFRASTRUCTURE FUNDING STATEMENT

2021/22



Published December 2022

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## **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 2021 to 31 March 2022.
- 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 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 in can be found on the Council website.

- 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. 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 see the London Borough of Hammersmith and Fulham's website regarding the CIL instalments policy.

- 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 1st April 2021 to 31st March 2022. 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.
- 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 2021/ 2022 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 5 December 2022.

### **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 2021/22.
- 3.2 A total of £17,484,381.15 has been 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.
- 3.3 Excluding the 2021/22 costs towards the Civic Campus redevelopment, investment in affordable housing is one of the largest areas of spend with nearly £1.4m drawn down. This will cover a number of affordable housing projects across the Borough, including schemes at Mund Street, Farm Lane and Edith Summerskills House.
- 3.4 With respect to the other categories, the investment broadly reflects the Council's priorities to deliver community facilities; 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.
- 3.5 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.

**Figure No. 1: Spend by Broad Category**

<b>Category</b>	<b>Spend (£000')</b>
Affordable Housing	£1,389
Arts and Cultural Projects	£125
Community Facilities	£10,796
Community Safety Initiatives	£2,303
Community Wellbeing and Social Inclusion	£493
Economic Development	£931
Environmental Improvement	£39
Heritage and Conservation	£3
Parks, Leisure, and Outdoor Sports Facilities	£124
Regeneration Areas	£345
Schools and Higher Education	£304
Transport and Public Realm	£151
CIL/S106 Admin	£377
Neighbourhood CIL	£104
<b>Total</b>	<b>£17,484</b>

#### **4 COMMUNITY FACILITIES**

4.1 A total of £10,796,204.51 of planning contributions has been drawn down for community facilities. The overwhelming majority of this (£10,256,144.55) is Strategic CIL which will be used towards the refurbishment of the Civic Campus. The remaining £540,059.96 will be used towards the Nourish Hub, a community kitchen for local residents situated in White City.

4.2 The various planning agreements being relied upon, and the amounts 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>
908	Gateway Site, White City Place	£282,620.52
827/844/851	Former BBC TV Centre	£257,439.44
Strategic CIL	N/A	£10,256,144.55
<b>TOTAL</b>		<b>£10,796,204.51</b>

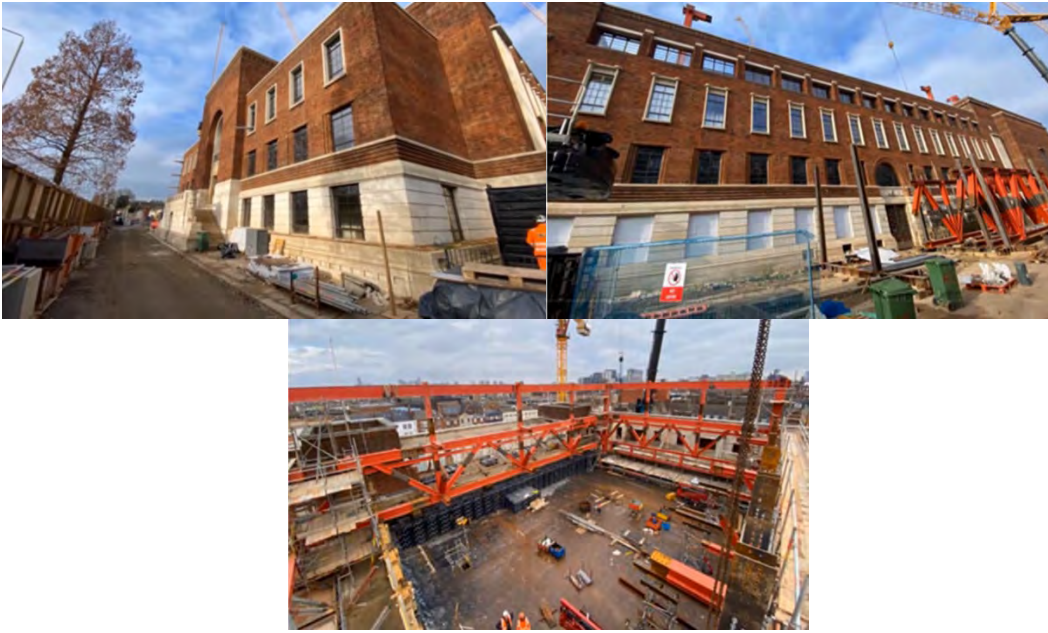


Figure 2: Image of the refurbished Town Hall and new Civic Square



Figure 3: Completed nourish hub in White City

## 5 AFFORDABLE HOUSING PROVISION

5.1 A total of £1,389,348.94 has been drawn down for affordable housing provision as shown in Table 2. The affordable housing projects being delivered include Springvale, Mund Street, Farm Lane, and Hartopp & Lannoy. Funding has also been drawn down for the delivery of affordable housing at Edith Summerskills House as well feasibility studies for further sites, such as White City Central and Pellant Road. These new developments 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.

<b>Table No. 2</b>	<b>Affordable Housing Provision</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
777	Chelsea Island	£531,599.91
867	M&S White City	£857,749.03
<b>TOTAL</b>		<b>£1,389,348.94</b>



Figure 4: Springvale development affordable housing including modern frontage



Figure 5: An example of a mix of skylines and balconies within an affordable housing development







Figure 6: Various images of affordable homes within White City.



Figure 7: Aerial view of an affordable housing project (Hartopp and Lannoy)



Figure 8: An artist's impression of the Hartopp and Lannoy affordable housing project

## 6 ECONOMIC DEVELOPMENT, TRAINING & SKILLS

- 6.1 A total of £930,913.83 has been drawn down for 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 has been drawn from the developments in Table 3 below.

<b>Table No. 3</b>	<b>Economic Development, Training &amp; Skills, Business &amp; Enterprise</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
161	Quayside Lodge, Townmead Road	£142,554.69
776	Kings Mall Car Park	£79,120.63
927	Fulham Gasworks, Imperial Road	£111,885.69
941	Former Cyclotron Building	£83,794.41
943	Land known as Olympia Exhibition Centre	£513,558.41
<b>TOTAL</b>		<b>£930,913.83</b>

- 6.2 H&F's economic development activity in 2021/22 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.
- 6.3 Employment support services were delivered to maximise job opportunities, including employment, training, apprenticeships outcomes for local residents.
- 6.4 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 4 below.

<b>Table No. 4 – Economic Development Activity</b>	
<b>Outcome</b>	<b>Beneficiaries</b>
Residents provided with employability support	411
Residents supported into work	182
Residents supporting into apprenticeships	43
Residents into paid work placements	11
Residents supported into fully funded training	62
Residents gaining work experience	12
Students provided with career insights	810
Business volunteers delivering school careers talks	16
Employers offering employment and work experience opportunities	42
Businesses supported to access individual grants through the business support desk	1074
Business supported to extend their trading space outdoors / Our Space / Your Space	136
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	139
Business seminar attendees	188
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 <a href="#">Networking London</a>	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

6.5 H&F Business and Enterprise activities in 2021/22 include various business support programme as follows:

- (a) Supporting our High Street Stores
- (b) Our Space is Your Space – Brackenbury village example
- (c) Business Support recovery programme flyer
- (d) Networking London event for small businesses at Venturix
- (e) Welcome Back Poster – Shop Local North End Road example
- (f) Networking for Architects under Construction Supply Chain project



Figure 9: (a) Supporting our High Street Stores; (b) Brackenbury Village Our space is your space

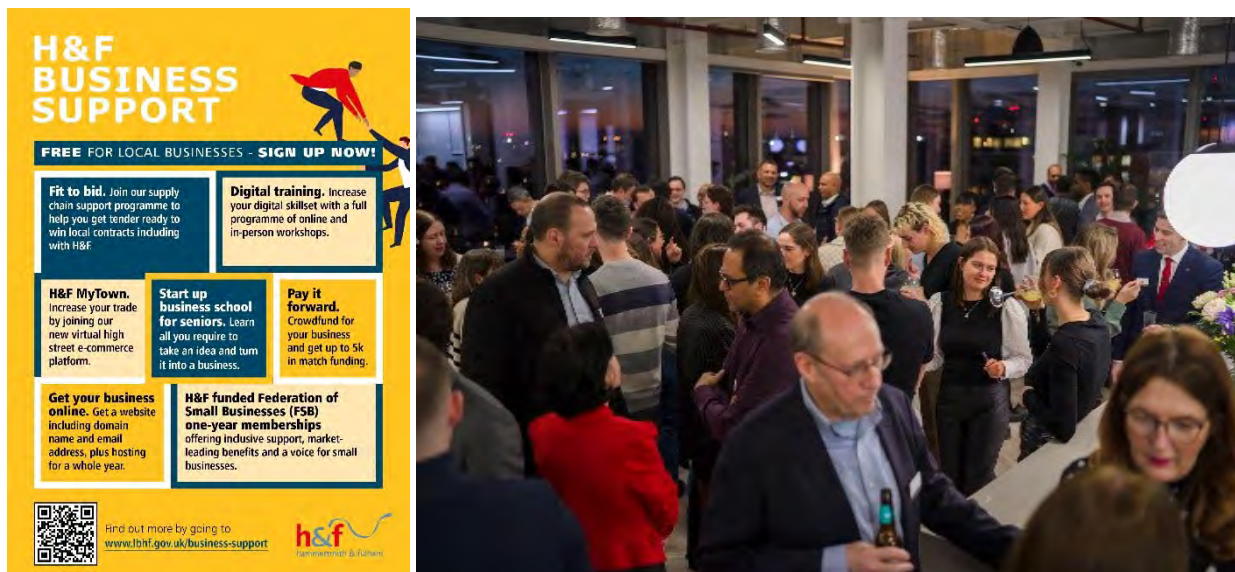


Figure 10: (c) H&F Business Support Recovery Flyer (d) London Event for Small Businesses



Figure 11: (e) Shop Local Shop Safe poster for North End Road (f) Networking for architects under the Construction Supply Chain project

## 7 COMMUNITY SAFETY INITIATIVES

7.1 A total of £2,302,949.61 has been drawn down for 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. Funding for these community safety initiatives has been drawn down from the following developments:

<b>Table No. 5</b>	<b>Community Safety Initiatives</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
732	Chelsea Creek Lots Road	£21,358.05
776	H-S106 -Kings Mall Car Park	£485,375.12
851	H-S106 Former BBC TV Centre Wood Lane	£121,169.48
861	London House, 100 New King's Road	£3,683.24
908	Land known as Gateway Site, White City Place, 201 Wood Lane, London	£377,843.59
917	Land known as M&S White City	£11,320.97
929	Land Bounded By Fulham Gasworks And Railway Line (Chelsea Creek), Imperial Road	£751,826.77
957	Former Hammersmith Magistrates	£284,126.47
827/844/851	H-S106 Former BBC TV Centre Wood Lane	£246,245.92
<b>TOTAL</b>		<b>£2,302,949.61</b>

## 8 LOCAL PARKS AND OPEN SPACES

8.1 A total of £123,731.32 has been drawn down to improve and maintain parks and open spaces across the Borough, specifically at Normand Park, Eel Brook, Bishops Park and South Park.

8.2 This is for much needed improvements to park facilities and environments, aimed at enhancing user enjoyment and biodiversity. The funds have been drawn down from the s.106 agreements listed in the table below.

<b>Table No. 6</b>	<b>Parks Projects</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
468	Empress State Building	£10,780.29
777	Land Bounded By Harbour Avenue and Lots Road London AKA Chelsea Island	£18,542.00
926	Fulham Football Club, Stevenage Road, London	£94,409.03
<b>TOTAL</b>		<b>£123,731.32</b>



Figure 12: Bishops Park – Footpath resurfacing along the riverside. Previous macadam surface was de-paved and replaced with a self-binding aggregate material.



Figure 13: Bishops Park – a new outdoor gym installation



Figure 14: A new trim trail funded by Section 106 money at Normand Park.



Figure 15: Location Plan



Figure 16: Working with Friends group to design replacement large noticeboards for primary entrances at Hammersmith Park.



Figure 17: Footpath resurfacing of north area – ‘de-pave’ of macadam surface and reinstatement with self-binding aggregate at Eel Brook Common

## 9 TRANSPORT & PUBLIC REALM IMPROVEMENTS

9.1 A total of £150,908.27 has been drawn down for highway projects in the borough. These relate to works associated with developments taking place and are funded from the following planning agreements:

<b>Table No. 7</b>	<b>Highways – Transport and Public Realm</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
843	Thames Tidal Tunnel	£10,423.83
852	327 Lillie Road London SW6 7NR	£2,953.01
864	Mackenzie Trench House	£23,957.39
871	Shepherds Bush Green Development	£4,386.75
898	214 to 218 Shepherd`s Bush Road, 22	£37,769.84
923	Fulham North Area Housing Office CI	£21,451.63
964	Former Dairycrest Site	£49,965.82
<b>TOTAL</b>		<b>£150,908.27</b>

## 10 ARTS AND CULTURE PROVISION

10.1 £124,432.78 has been drawn down for Arts and Culture Development in the borough, including contributions towards 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.

10.2 All investment in arts and culture has been funded from the contribution secured from the 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	£124,432.78
<b>TOTAL</b>		<b>£124,432.78</b>

## 11 COMMUNITY WELLBEING & SOCIAL INCLUSION PROJECTS

11.1 A total of £493,431.25 has been 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 has come from the following S106 agreements, as summarised below:

<b>Table No. 9</b>	<b>Community Wellbeing and Social Inclusion</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
927	Fulham Gasworks, Imperial Road	£426,571.85
943	Land known as Olympia Exhibition Centre, Hammersmith Road, W14 8UX	£66,859.40
<b>TOTAL</b>		<b>£493,431.25</b>

## 12 SCHOOLS & EDUCATION

12.1 £304,141.55 has been drawn down for schools and education initiatives, covering climate education, ASD support, targeted early intervention by link workers based in schools, as well as investment into a new nursery at Old Oak Community Centre from AKA no. 119 and 635. Funding for these school initiatives has been drawn down from the following developments:

<b>Table No. 10</b>	<b>Schools/Education</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
119	26-100 Scrubs Lane	£21,292.34
635	725-761A Harrow Road, NW10 5NY	£23,707.66
716	Fulham Reach	£ 52,500.00
777	Land Bounded by Harbour Avenue and Lots Road	£58,942.00
784	282-292 Goldhawk Road	£2,562.25
843	Thames Tideway	£145,137.30
<b>TOTAL</b>		<b>£304,141.55</b>



Figure 18: Old Oak Community Centre - Improvements to children's facilities

### 13 REGENERATION AREAS

13.1 A total of £345,151.35 has been drawn down for social & physical infrastructure and economic & 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, Fulham Regeneration Area and South Fulham Riverside Regeneration Area. Projects funded include the Nourish Hub at White City, a 'mini forest' at Eel Brook Common and increased safety measures within regeneration areas. The funding has come from the 106 agreements summarised below:

<b>Table No. 11</b>	<b>Regeneration Areas</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
722	Chelsea Creek	£ 184,715.45
867	M&S White City	£24,732.45
957	Former Hammersmith Magistrates	£66,859.45
827 / 844 / 851	Former BBC TV Centre Wood Lane W12	£68,844.00
<b>TOTAL</b>		<b>£345,151.35</b>

## 14 ENVIRONMENTAL ENHANCEMENT & MONITORING

14.1 £39,360.52 has been drawn down for on-site monitoring of air quality, land contamination and environmental health. This is to be funded from the following developments:

<b>Table No. 12</b>	<b>Environmental Improvement and Monitoring</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
843	Thames Tideway	£39,360.52
<b>TOTAL</b>		<b>£39,360.52</b>

## 15 HERITAGE AND CONSERVATION

15.1 £3,150.73 has been drawn down for Margravine Cemetery Heritage project (Stage 1). The conservation/ restoration of two Grade II listed structures which are on the Historic England 'Heritage at Risk Register'. This has been funded from the following development:

<b>Table No. 13</b>	<b>Heritage and Conservation</b>	
<b>S106/AKA Ref</b>	<b>Site</b>	<b>Amount (£)</b>
451	War Memorial, Margravine Cemetery	£3,150.73
<b>TOTAL</b>		<b>£3,150.73</b>

## **16 NEIGHBOURHOOD CIL**

- 16.1 The Neighbourhood component of CIL (15% of CIL receipts) has been spent on community-led projects, which can cover any purpose provided it is concerned with addressing the demands that development places on an area. For example, the money could be used to fund community events, social services, community facilities or a range of other improvements.
- 16.2 The Council invites community-led projects through its H&F 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. In addition to the projects on Spacehive, the Council also approved an urgent request to support children across the borough who didn't have access to digital devices to enable them to continue with their class learning through lockdown.
- 16.3 Table 14 shows some of the projects recently funded by Hammersmith and Fulham Neighbourhood CIL

<b>Table No. 14 - 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>
Make Edward Woods Centre Run On Sunshine <a href="#">Make Edward Woods Centre Run On Sunshine (spacehive.com)</a>	The Urban Partnership Group want to install 92 solar panels on the roof of the Edward Woods Community Centre, to generate its own electricity and use the funds saved for much needed community projects	£78,792	123	£ 20,000
Laptops and mobile connectivity devices to assist digitally disadvantaged students	The purchase of laptop and mobile connectivity devices to assist digitally disadvantaged students in the Borough as a result of the Covid-19 pandemic and subsequent move to increased eLearning	N/A	N/A	£83,446
<b>TOTAL</b>				<b>£103,446.00</b>



Figure 19: Image showing the solar panels on the Edward Woods Community Centre which H&F CIL helped to fund.

## **17 S.106 & CIL MONITORING AND MANAGEMENT COSTS**

17.1 £377,210.49 has been drawn down in 2021/22 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. The split for 2021/22 was £180,212.63 from CIL admin, £20,639.48 from s.106 admin and £176,358.38 from Mayoral CIL admin.

## 18 INFRASTRUCTURE FUNDING STATEMENT DETAILS

### LONDON BOROUGH OF HAMMERSMITH AND FULHAM INFRASTRUCTURE FUNDING STATEMENT

1<sup>ST</sup> APRIL 2021 – 31<sup>ST</sup> MARCH 2022

#### Reg.121A, Schedule 2 – Description

<b>Hammersmith &amp; Fulham CIL</b>	<b>Total Figures:</b>
The total value of CIL set out in all demand notices issued in the reported year;	£6,669,039.25
The total amount of CIL receipts for the reported year;	£10,405,997.09
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
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;	N/A
The total amount of CIL expenditure for the reported year;	£10,359,590.55
The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£0.00

<b>In relation to CIL expenditure for the reported year, summary details of:</b>	Total Figures
The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item:	N/A
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;	£517,979.52 (5%)
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

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

<b>Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:</b>	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

<b>The total amount of:</b>	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

<b>Summary details of any notices served in accordance with regulation 59E, including:</b>	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

<b>Mayoral CIL:</b>	Total Figures
The total amount of CIL receipts for the reported year:	£7,521,500.00

<b>In relation to CIL expenditure for the reported year, summary details of:</b>	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	£300,860.00 (4%)

<b>SECTION 106</b>	Total Figures
The total amount of money to be provided under any planning obligations which were entered into during the reported year;	£15,215,702.84
The total amount of money under any planning obligations which was received during the reported year;	£8,123,998.80
(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;	£75,526,583.84

<b>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>	Total Figures
In relation to affordable housing, the total number of units which will be provided:	264 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;	£1,355,779.21
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£6,198,219.59

<b>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, by items of infrastructure;</b>	<b>Total Figures:</b>
Community Facilities	£540,059.96
Affordable Housing Provision	£1,389,348.94
Economic Development, Training and Skills, Business & Enterprise	£930,913.83
Community Safety Initiatives	£2,302,949.61
Local Parks and Open Spaces	£123,731.32
Transport & Public Realm Improvements	£150,908.27
Arts & Culture Provision	£124,432.78
Community Wellbeing & Social Inclusion	£493,431.25
Schools and Education	£304,141.55
Regeneration Areas	£345,151.35
Environmental Enhancement & Monitoring	£39,360.52
Heritage and Conservation	£3,150.73
<b>Grand Total</b>	<b>£6,747,580.11</b>

<b>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>	£1,355,771.21
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<b>The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item:</b>	£0.00
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<b>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>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>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>£61,707,735.20</b>

<b>Items of Infrastructure (Available Funds)</b>	
Affordable Housing	£15,490,738.21
Admin and Monitoring	£1,680,471.15
Arts and Cultural Projects	£155,613.91
Borough-wide Community Benefits	£1,185,716.30
Community Facilities	£5,779,617.02
Community Safety and Security	£289,139.46
Community Wellbeing and Social Inclusion	£1,152,495.11
Economic Development	£19,502,754.11
Environmental Improvements	£1,692,682.64
Heritage and Conservation	£154,049.11
Fulham Regeneration Area	£151,416.16
South Fulham Riverside Regeneration Area	£2,221,073.12
Hammersmith Town Centre Regeneration Area	£1,758,923.28
White City Regeneration Area	£5,234,509.44
Parks, Leisure, and Outdoor Open Space	£2,487,053.57
Schools and Higher Education	£999,279.38
Transport and Public Realm	£16,987,906.08
<b>Grand Total</b>	<b>£76,923,438.04</b>

<b>Section 278 Highway works</b>	<b>Total Figures</b>
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.	£1,706,334.24

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