

London Borough of Ealing

Infrastructure Funding Statement 2019/20



Introduction

The Community Infrastructure Levy (CIL) regulations require all local planning authorities that issue a CIL liability notice or enter into Section 106 planning obligations during a reporting year to publish an infrastructure funding statement (IFS) at least annually. For the monitoring year spanning April 2019 to March 2020, the London Borough of Ealing (LBE) did not charge CIL, therefore the 2019/20 IFS reports only Section 106 planning obligations.

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as S106 agreements, are legal obligations which assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

The purpose of the IFS is to help local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable system.

The full IFS 2019/20 data are provided in three comma-separated values (CSV) files:

- CSV 1 - Developer agreements;
- CSV 2 - Developer agreement contributions; and
- CSV 3 - Developer agreement transactions.

CSV 1 - Developer agreements lists the S106 agreements that had some activity in 2019/20 including: being signed and sealed; being received; and being spent.

CSV 2 - Developer agreement contributions provides information about the agreed purpose and amount of each agreement listed in CSV 1.

CSV 3 - Developer agreement transactions provides details of the transactions that took place in 2019/20 including money received, transferred, and spent. Information about the dates that agreements were triggered were not readily available at the time of preparing this IFS so they have not been included.

CSV files make it easier to share raw data across government. However, CSV files do not retain any formatting (such as column width, font styles, or colours) and therefore can be more difficult for people to read. For this reason, we have also

combined and presented the data from the CSV files in a Microsoft Excel spreadsheet ('LB Ealing IFS 2019-2020.xlsx').

Agreements in the OPDC administrative area

It should be noted that some agreements relate to developments which are geographically in Ealing but fall under the jurisdiction of the Old Oak and Park Royal Development Corporation (OPDC).

OPDC is the local planning authority for its administrative area and is therefore responsible for plan making and decision taking. OPDC has full responsibilities for plan making but in respect of decision taking, a Scheme of Delegation has been agreed with LBE, where some applications within the OPDC area are delegated to LBE to determine on behalf of OPDC.

Where planning applications are delegated to the host Borough to determine, the Borough also leads on negotiating the S106 agreement. However, OPDC is a signatory to the S106 agreement and is the planning authority with responsibility for determining how planning contributions are spent.

Therefore, OPDC records which fall within the boundaries of Ealing are excluded from this IFS (but have been recorded in the CSV files for completeness).

Agreements signed and sealed in 2019/20

In the 2019/20 period, LBE signed and sealed a total of 93 S106 agreements. The total value of financial agreements was £31,239,429. In addition, LBE signed and sealed non-financial agreements for the provision of 1,912 on-site affordable housing units as well as a range of other non-financial agreements that are more difficult to quantify.

Table 1 below provides a summary of the financial and on-site affordable housing unit agreements. The main contribution purposes for financial agreements included Health; Primary education; Transport; and Carbon offsetting.

Table 1 – Summary of financial and on-site affordable housing unit agreements sealed in 2019/20

Contribution purpose	Amount
Affordable housing - Cash in lieu	£2,105,141
Affordable housing - Onsite	1,912 units
Economic development - Skills	£959,115
Economic development - Town Centre/Public Realm	£40,273
Education Other	£1,882,307
Education Primary	£5,262,430
Education Secondary	£97,500
Green infrastructure - General	£276,627
Green infrastructure - Trees	£215,258
Health	£5,976,459
Highways	£2,423,059
Open space and leisure	£2,072,638
Other - Air Quality Monitoring	£575,481
Other - Carbon Offsetting	£4,079,418
Other - Energy Monitoring	£146,457
Transport and travel	£5,127,267
Financial total	£31,239,429
Onsite affordable housing units total	1,912 units

The above figures exclude any agreements in the Old Oak and Park Royal Development Corporation (ODPC) administrative area as the OPDC is the responsible local planning authority and responsible for preparing its own IFS.

S106 money received and spent in 2019/20

A total of £11,270,115 of S106 contributions were received in 2019/20. Approximately one third of this (£3,815,450) was Cash in lieu of affordable housing. Other notable receipts included money towards Town centre/public realm improvements; Education; Open space and leisure; and Transport and travel.

The 2019/20 S106 receipts broken down by purpose are summarised in Table 2 overleaf.

Table 2 – Summary of S106 receipts in 2019/20

Purpose	Amount
Affordable housing - Cash in lieu	£3,815,450
Economic development - Skills	£75,152
Economic development - Town Centre/Public Realm	£1,369,659
Education Other	£1,399,359
Education Primary	£469,941
Education Secondary	£67,490
Energy monitoring	£129,774
Green infrastructure - General	£147,596
Green infrastructure - Trees	£95,273
Health	£547,876
Highways	£98,931
Open space and leisure	£1,447,879
Other - Air Quality Monitoring	£24,591
Other - Carbon Offsetting	£250,507
Other - Energy Monitoring	£19,913
Transport and travel	£1,310,727
Total	£11,270,115

Over the same period, £1,926,167 of S106 money was spent. This included spending on Open space and leisure; Education; Town centre/public realm improvements; Cash in lieu of affordable housing; Highways; and Green infrastructure. A breakdown by purpose is provided in Table 3 below.

Table 3 – Summary of s106 money spent in 2019/20

Purpose	Amount
Open space and leisure	£924,502
Education	£399,341
Economic development - Town Centre/Public Realm	£363,122
Affordable housing - Cash in lieu	£151,097
Highways	£75,823
Green infrastructure - Trees	£6,328
Green infrastructure - General	£5,954
Total	£1,926,167

A further £129,774 were transferred to Energence Ltd., the Council's service provider for post-construction energy monitoring.