

Ealing Council Infrastructure Funding Statement

Reporting period:

From 1 April 2021 to 31 March 2022



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Introduction

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) require all local planning authorities that issue a CIL liability notice or enter into Section 106 (S106) planning obligations, during a reporting year, to publish an annual Infrastructure Funding Statement (IFS) by 31 December each year, for the preceding financial year, 1 April to 31 March.

For the monitoring year spanning 1 April 2021 to 31 March 2022, the council did not charge CIL. Therefore, this IFS only reports details of S106 planning obligations.

The council collects MCIL on behalf of the London Mayor. This is passed quarterly to Transport for London (TfL), who use the money to fund the delivery of regional transport infrastructure such as the Elizabeth Line. The council retains 4% of the MCIL receipt to cover administrative costs.

The purpose of the IFS is to provide public information on collection, allocation and expenditure of developer contributions to provide transparency and accountability.

What is a Section 106 (S106) agreement

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 the development acceptable in planning terms. In general, they are intended to deal with impacts of the development without which the proposal should not be given planning permission. They are negotiated and agreed between the council and a developer.

S106 contributions must be used in accordance with the terms of the legal agreement, which often specify what can be funded and where the money can be spent; some are time limited.

S106 obligations can be both financial and non-financial and can relate to on-site provision, such as the provision of affordable housing, or off-site provision, such as financial payments, to be used to fund a specific piece of infrastructure. They can be used to control operations, such as the removal of car parking rights.

Planning obligations may only be agreed if they meet the three statutory tests that demonstrate they are necessary to make a development acceptable in planning terms.

The 3 tests are:

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

Agreements in the OPDC administrative area

It is necessary to note some agreements relate to developments which are geographically within the boundary of the London Borough of Ealing, but which fall under the jurisdiction of the Old Oak and Park Royal Development Corporation (OPDC), which was established in 2015. OPDC is the Local Planning Authority (LPA) for its administrative area, meaning it is responsible for plan making and taking decisions on planning matters within its administrative boundary.

When OPDC was first established in 2015, a scheme of delegation was agreed, which meant some large planning applications, located within both OPDC and London Borough of Ealing boundaries, would continue to be decided by the council. Consequently, the council manage the receipt and collection of S106 monies associated with these applications, on behalf of OPDC. The initial scheme of delegation ends on 31 March 2024 and all planning applications within the OPDC area after this date are to be decided by OPDC.

For the planning applications which were delegated to the council to determine, the council was responsible for leading on negotiating the S106 agreement. OPDC is a signatory to all of these S106 agreements, and is the LPA with final responsibility for deciding how the received planning contributions are spent.

There is a separate project funding approval governance process for spending S106 funds collected by the council from developments in the OPDC area. All project funding proposals are presented to, and assessed by, the Planning Officers Advisory Group (POAG). This group, which meets quarterly, comprises representatives from each of the councils which the OPDC area overlays, and is chaired by OPDC.

OPDC reports separately on all funds received from developments in its administrative area, within its own Infrastructure Funding Statements. The council provides data to support this. The information relating to OPDC S106 receipts, allocation and spend is not duplicated within this IFS document.

Information by town

The council takes a 'town-based' approach to recording S106 agreements. This assists services to identify more easily what funds are available for spend in each area. Each S106 agreement is allocated a unique code, with the first letter of the town at the beginning. For example: A = Acton; S = Southall.

Summary

Section	Details	Amount	Tables
1	Total amount MCIL collected in year and passed to Transport for London.	£5,348,519	No table.
2	Total amount of S106 received in year	£10,592,307.27	Table 1
3	Total number of S106 agreements signed in the year	124	No table
	Total value of signed S106 agreements in year	£22,831,836.75	Table 2a & 2b
	Total number of non-monetary obligations agreed in year	158	Table 3
	Total number of affordable housing units secured as onsite provision in year	934	No table
	Total number of affordable housing units secured as an offsite provision in year	0	No table
4	Number of projects allocated S106 funds in year	105	Table 4c
	Total amount S106 allocated in year	£4,867,177.81	Table 4a & 4b
5	Number projects funded (partially or fully) by S106 spend in year	83	Table 5c
	Total amount of S106 spend in year	£1,923,592.41	Table 5a & 5b
6	Amount of S106 allocated but not spent within the reporting year	£2,943,585.40	Table 6
	Number of projects with S106 allocated but not spent within the reporting year	22	Table 6

Section 1. Total amount of MCIL collected

The total amount of MCIL collected within the reported period totals £5,348,519.

Section 2. Total amount of S106 received in year

The total amount of S106 money received from planning obligations during the reported year was £10,592,307.27.

Table 1: Total S106 received in year 2021/22 by town

Towns	Sum of amounts Received £
Acton	2,639,753
Ealing	635,815.03
Greenford	2,550,309.08
Hanwell	822,500.20
Northolt	273,130.29
Perivale	2,648,434.67
Southall	1,022,365
Grand total	10,592,307.27

Section 3. Value of agreements completed in 2021/22

A total of 124 new S106 agreements were signed and sealed in the reported year. The total value of S106 financial contributions, secured in signed agreements, in the reported year was £22,831,836.75.

The new signed S106 agreements contained a total of 158 non-financial obligations, including securing the provision of 934 onsite affordable housing units.

Table 2a: Total value of S106 contributions agreed by type

Type of contribution	Total value of contributions agreed in year £
Air quality monitoring	552,001.22
Carbon offsetting	4,546,619.81
Controlled parking zone	164,653.31
Education	4,002,897.86
Energy monitoring	335,926.06
Health	1,908,139.39
Highways and transport	4,415,199.69
Housing	3,789,932.26
Parks	2,172,082.93
Regeneration	594,742
Skills and employment	295,664.46
Travel plan	53,977.76
Grand total	22,831,836.75

Table 2b: Total value of S106 contributions agreed by town

Town	Total value of contributions agreed in year £
Acton	8,186,600.52
Ealing	6,821,835.58
Greenford	800
Hanwell	3,000
Northolt	116,490
Perivale	0
Southall	7,703,110.65
Grand total	22,831,836.75

Table 3: Summary list of non-monetary obligations agreed in year

Obligation type	Number of agreed obligations
Affordable housing – build-to-rent provision of units (on site)	1
Affordable housing - provision of units (on site)	12
Affordable workspace provision	1
Air quality monitoring	2
Employment - apprentice scheme	11
Employment – provision of construction stage jobs	1
Employment - employment opportunities	1
Energy monitoring	3
Highways - car club	18
Highways - controlled parking zone	4
Highways – footway works provision	2
Highways – cycle route provision	1
Highways - S278 and S38 agreements	7
Highways - travel plan monitoring	8
Low car housing scheme	83
Sport and leisure – provision of facilities	3
Grand total	158

Section 4. Allocation of S106 money

S106 money was allocated to a total of 105 distinct infrastructure, skills and training, and monitoring projects in the reported year. The total value of S106 money allocated in the reported year was £4,867,177.81.

Table 4a: Total amount S106 allocated in year by type

Type	S106 Allocations £
Air quality monitoring	120,090.96
Carbon offsetting	69,517.40
Controlled parking zone	68,333.13
Education	138,000.29
Energy monitoring	44,886.00
Health	169,449.16
Highways and transport	1,338,221.93
Housing	1,577,080.75
Parks	934,617.54
Regeneration	383,151.53
Travel plan monitoring	23,829.12
Grand total	4,867,177.81

Table 4b: Total amount S106 allocated in year by town

Town	S106 Allocations (£)
Acton	2,300,435.81
Ealing	704,045.99
Greenford	339,941.68
Hanwell	16,935.11
Northolt	138,742.82
Perivale	38,681.13
Southall	1,328,395.27
Grand total	4,867,177.81

Table 4c: List of projects with S106 allocated in year

Project name	Total allocated in year (£)
A100 Parks 2021 - 2023	1,008
A101 Air quality monitoring 2021 - 2022	414.90
A102 & A103 Air quality monitoring 2021 - 2022	1,962.44
A102 and A103 Parks 2020 - 2022	48,837.90
A107 Air quality monitoring 2021 - 2022	10,592.15
A107 Parks 2019 - 2023	128,792.91
A109 Carbon offsetting 2021 - 2023	7,411.77
A109 Parks and trees 2021 - 2023	153,034.01
A109 Travel plan monitoring 2021 - 2022	4,501.59
A112 Energy monitoring 2021 - 2023	4,308
A114 Air quality monitoring 2021 - 2022	955.48
A140 Energy monitoring 2021 - 2023	5,000
A43 Multi-use games areas 2018 - 2022	11,486.63
A63 Parks public open space 2017 - 2022	269.37
A65 Parks - play areas 2021 - 2022	24,478.87
A65 Parks 2018 - 2023	500
A72 Parks 2021 - 2023	24,328.66
A80 Health 2021 - 2022	25,000
A80 Parks 2019 - 2022	18.16
A84 Parks 2020 - 2022	21,919.73
A87 Education 2021 - 2022	59,951.95
A87 Parks 2020 - 2023	9,394.84
A94 Air quality monitoring 2021 - 2022	944.83
A99 Air quality monitoring 2021 - 2022	4,200
A99 Health 2021 - 2022	25,402.89
Air Quality Monitoring – continuous	10,943.41
Buckingham Avenue highways	148,902.55
Defra Air Quality Project (2022-2027)	18,357.79
E116 Parks public open space 2021 - 2022	8,216.97
E117 Health 2021 - 2022	10,456.26
E117 Parks public open space 2017 - 2022	15,798.19

Project name	Total allocated in year (£)
E122 Health 2021 - 2022	1,418.44
E122 Parks 2020 - 2022	6,826
E131 Carbon offsetting 2021 - 2022	1,884
E133 Parks 2020 - 2022	25,000
E133 Travel plan monitoring 2021 - 2023	3,138
E146 Air quality monitoring 2021 - 2022	800.69
E153 Energy monitoring 2021 - 2022	1,190
E68 Parks 2021 - 2022	1,978.32
E73 Highways 2020 - 2021	54,150.17
E91 Town centre regeneration 2019 - 2022	21,013
E91 Travel plan monitoring 2021 - 2022	5,073.05
E92 Health 2020 - 2022	44.88
E92 Parks 2013 - 2022	51,355.68
E92 Travel plan monitoring 2021 - 2022	5,828.19
Ealing air quality monitoring 2021 - 2022	5,226.15
Ealing Broadway liveable neighbourhood	1,000
Ealing controlled parking zone improvements	48,188.13
Food mapping for food partnership	500
G27 Travel plan monitoring 2021 - 2022	5,288.29
G38 Air quality monitoring 2021 - 2022	1,290.69
G42 Parks 2020 - 2022	15,289
G45 Parks 2020 - 2022	11,289.59
G47 Education 2021 - 2022	78,048.34
G47 Parks 2021 - 2022	18,848.59
G47 Transport and highways 2021 - 2022	130,309.54
G49 Air quality monitoring 2021 - 2022	1,364.97
G50 Energy monitoring 2021 - 2022	5,607
Get Southall Moving highways	253,600.72
Gibbon Road highways improvements crossing	18,725.66
Greenford Station highways works	72,605.67
Green Man Lane controlled parking zone	20,145
H24 Air quality monitoring 2021 - 2022	276.46
H28 Parks and trees 2020 - 2022	10,154.65

Project name	Total allocated in year (£)
H32 Energy monitoring 2021 - 2022	6,504
Healthcare - paid to ICB	98,126.69
Housing retrofit strategy officer	58,605.63
Kathleen Ave highways and parking	18,681.64
N18 and N22 Parks 2020 - 2022	37,076.10
N21 Energy monitoring 2021 - 2023	2,402
N27 Air quality monitoring 2021 - 2022	2,583.37
N27 Carbon offsetting 2021 - 2022	3,000
N27 Parks 2021 - 2022	18,345.35
N30 Energy monitoring 2021 - 2022	4,607
Northolt highways works	70,729
Old Oak Lane Highways improvements	20,500.48
PE11 Air quality monitoring 2021 - 2022	245.69
PE13 Energy monitoring 2021 - 2022	5,060
PE14 Energy monitoring 2021 - 2022	2,907
PE7 Air quality monitoring 2019 - 2022	1,167.24
PR40 Parks 2021 - 2022	8,164
S105 Energy monitoring 2021 - 2022	4,226
S108 Energy monitoring 2021 - 2022	1,191
S18 Parks 2021 - 2022	2,775.36
S35 Town centre improvements 2021 - 2022	53,757.53
S38 Parks 2017 - 2022	7,980
S45 Parks 2021 - 2022	13,069.20
S50 Air quality monitoring 2019 - 2023	52,615.63
S50 Highways & transport 2020 - 2022	30,599.22
S58 Health 2021 - 2022	9,000
S76 Air quality monitoring 2021 - 2022	2,885.02
S76 Highways 2020 - 2022	306,588.33
S81 Air quality monitoring 2021 - 2022	1,682.20
S81 Parks 2021 - 2022	28,845.80
S86 Air quality monitoring 2021 - 2022	1,581.85
S86 Parks 2021 - 2022	146,735.20
S88 Parks 2021 - 2022	67,174.44

Project name	Total allocated in year (£)
South Acton highways works	336,329.82
Southall Big Plan highways	83,179
Southall Spine Road highways	10,163.66
Southall Big Plan foot and cycle bridge	225,202
Southall Market car park affordable homes	1,428,178.20
Southall Great Street 2 highways improvements	1,753.09
Uxbridge Road safety improvements	12,484.93
Western Road urban gardening association	15,626.02
Grand total	4,867,177.81

Section 5. Spend of S106 during reporting year

S106 money was spent on a total of 83 infrastructure, skills and training, and monitoring projects in the reported year. The total value of S106 money spent in the reported year was £1,923,592.41.

Table 5a: S106 spend in year by project type

Type	S106 Spend (£)
Air quality monitoring	89,424.79
Carbon offsetting	10,411.77
Controlled parking zone	20,145.00
Education	138,000.29
Energy monitoring	44,886.00
Health	71,322.47
Highways and transport	531,810.92
Parks	918,991.52
Regeneration	74,770.53
Travel plan monitoring	23,829.12
Grand total	1,923,592.41

Table 5b: S106 spend in year by town

Town	S106 Spend (£)
Acton	579,941.23
Ealing	234,316.84
Greenford	265,971.04
Hanwell	16,935.11
Northolt	68,013.82
Perivale	9,379.93
Southall	749,034.44
Grand total	1,923,592.41

Table 5c: List of projects with S106 spend in year

Project Name	Total Spent in year (£)
A100 Parks 2021 - 2023	1,008
A101 Air quality monitoring 2021 - 2022	414.90
A102 and A103 Air quality monitoring 2021 - 2022	1,962.44
A102 and A103 Parks 2020 - 2022	48,837.90
A107 Air quality monitoring 2021 - 2022	10,592.15
A109 Parks and trees 2021 -2023	153,034.01
A109 Carbon offsetting 2021 - 2023	7,411.77
A109 Travel plan monitoring 2021 - 2022	4,501.59
A112 Energy monitoring 2021 - 2023	4,308
A114 Air quality monitoring 2021 - 2022	955.48
A140 Energy monitoring 2021 - 2023	5,000
A43 Multi-use games area 2018 - 2022	11,486.63
A63 Parks public open space 2017 - 2022	269.37
A65 Parks - play areas 2021 - 2022	24,478.87
A65 Parks 2018 - 2023	500
A72 Parks 2021 - 2023	24,328.66
A80 Health 2021 - 2022	25,000
A84 Parks 2020 - 2022	21,919.73
A87 Education 2021 - 2022	59,951.95
A87 Parks 2020 - 2023	9,394.84
A94 Air quality monitoring 2021 - 2022	944.83
A99 Air quality monitoring 2021 - 2022	4,200
A99 Health 2021 - 2022	25,402.89
A80 Parks 2019 - 2022	18.16
A107 Parks 2019 - 2023	128,792.91
E116 Parks public open space 2021 - 2022	8,216.97
E117 Health 2021 - 2022	10,456.26
E117 Parks public open space 2017 - 2022	15,798.19
E122 Health 2021 - 2022	1,418.44
E122 Parks 2020 - 2022	6,826
E131 Carbon Offsetting 2021 - 2022	1,884

Project Name	Total Spent in year (£)
E133 Parks 2020 - 2022	25,000
E133 Travel plan monitoring 2021 - 2023	3,138
E146 Air quality monitoring 2021 - 2022	800.69
E153 Energy monitoring 2021 - 2022	1,190
E68 Parks 2021 - 2022	1,978.32
E91 Town centre regeneration 2019 - 2022	21,013
E91 Travel plan monitoring 2021 - 2022	5,073.05
E92 Health 2020 - 2022	44.88
E92 Parks 2013 - 2022	51,355.68
E92 Travel plan monitoring 2021 - 2022	5,828.19
Ealing air quality monitoring 2021 - 2022	5,226.15
E73 Highways 2020 - 2021	54,150.17
G27 Travel plan monitoring 2021 - 2022	5,288.29
G38 Air quality monitoring 2021 - 2022	1,290.69
G42 Parks 2020 - 2022	15,289
G45 Parks 2020 - 2022	11,289.59
G47 Education 2021 - 2022	78,048.34
G47 Parks 2021 - 2022	18,848.59
G47 Transport and highways 2021 - 2022	130,309.54
G50 Energy monitoring 2021 - 2022	5,607
Green Man Lane controlled parking zone	20,145
H24 Air quality monitoring 2021 - 2022	276.46
H28 Parks trees 2020 - 2022	10,154.65
H32 Energy monitoring 2021 - 2022	6,504
N18 and N22 Parks 2020 - 2022	37,076.10
N21 Energy monitoring 2021 - 2023	2,402
N27 Air quality monitoring 2021 - 2022	2,583.37
N27 Carbon offsetting 2021 - 2022	3,000
N27 Parks 2021 - 2022	18,345.35
N30 Energy monitoring 2021 - 2022	4,607
PE11 Air quality monitoring 2021 - 2022	245.69
PE13 Energy monitoring 2021 - 2022	5,060
PE14 Energy monitoring 2021 - 2022	2,907

Project Name	Total Spent in year (£)
PE7 Air quality monitoring 2019 - 2022	1,167.24
PR40 Parks 2021 - 2022	8,164
S105 Energy monitoring 2021 - 2022	4,226
S108 Energy monitoring 2021 - 2022	1,191
S18 Parks 2021 - 2022	2,775.36
S35 Town centre improvements 2021 - 2022	53,757.53
S38 Parks 2017 - 2022	7,980
S45 Parks 2021 - 2022	13,069.20
S50 Air quality monitoring 2019 - 2023	52,615.63
S50 Highways and transport 2020 - 2022	30,599.22
S58 Health 2021 - 2022	9,000
S76 Air quality monitoring 2021 - 2022	2,885.02
S76 Highways 2020 - 2022	306,588.33
S81 Air quality monitoring 2021 - 2022	1,682.20
S81 Parks 2021 - 2022	28,845.80
S86 Air quality monitoring 2021 - 2022	1,581.85
S86 Parks 2021 - 2022	146,735.20
S88 Parks 2021 - 2022	67,174.44
Southall Spine Road highway improvements	10,163.66
Grand total	1,923,592.41

Section 6: S106 allocated but not spent during the year

Of the projects allocated S106 funding during the reported year, 22 had unspent funds remaining at the end of the reporting period. The total of the unspent funds was £2,943,585.40

Table 6: S106 allocated during 2021/22 but not spent in year

Infrastructure	Unspent £
Air Quality Monitoring – continuous	10,943.41
Buckingham Avenue highways	148,902.55
Defra Air Quality Project (2022-2027)	18,357.79
Ealing Broadway liveable neighbourhood	1,000
Ealing controlled parking zone improvements	48,188.13
Food mapping for food partnership	500
G49 Air quality monitoring 2021 - 2022	1,364.97
Get Southall Moving highways	253,600.72
Gibbon Road highways improvements crossing	18,725.66
Greenford Station highways works	72,605.67
Healthcare - paid to ICB	98,126.69
Housing retrofit strategy officer	58,605.63
Kathleen Ave highways and parking	18,681.64
Northolt highways works	70,729
Old Oak Lane Highways improvements	20,500.48
South Acton highways works	336,329.82
Southall Big Plan highways	83,179
Southall Big Plan foot and cycle bridge	225,202
Southall Market car park affordable homes	1,428,178.20
Southall Great Street 2 highways improvements	1,753.09
Uxbridge Road safety improvements	12,484.93
Western Road urban gardening association	15,626.02
Grand total	£2,943,585.40