

Ealing Council Infrastructure Funding Statement

Reporting period:

From 1 April 2020 to 31 March 2021



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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 2020 to 31 March 2021, 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.	£7,079,628	No table.
2	Total amount of S106 received in year	£5,861,003.86	Table 1
3	Total number of S106 agreements signed in the year	135	No table
	Total value of signed S106 agreements in year	£31,413,459	Table 2a & 2b
	Total number of non-monetary obligations agreed in year	177	Table 3
	Total number of affordable housing units secured as onsite provision in year	2,338	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	128	Table 4c
	Total amount S106 allocated in year	£4,550,810.70	Table 4a & 4b
5	Number projects funded (partially or fully) by S106 spend in year	121	Table 5c
	Total amount of S106 spend in year	£3,516,804.35	Table 5a & 5b
6	Amount of S106 allocated but not spent within the reporting year	£1,067,506.35	Table 6
	Number of projects with S106 allocated but not spent within the reporting year	9	Table 6

Section 1. Total amount of MCIL collected

The total amount of MCIL collected within the reported period totals £7,079,628.

Section 2. Total amount of S106 received in year

The total amount of S106 money received from planning obligations during the reported year was £5,861,003.86.

Table 1: Total S106 received in year 2020/21 by town

Towns	Sum of amounts Received £
Acton	472,928.67
Ealing	1,798,969.11
Greenford	0
Hanwell	187,216
Northolt	0
Perivale	0
Southall	3,401,890.08
Grand total	5,861,003.86

Section 3. Value of agreements completed in 2020/21

A total of 133 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 £31,413,459.

The new signed S106 agreements contained a total of 177 non-financial obligations, including securing the provision of 2,338 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	640,340
Carbon offsetting	4,170,746
Controlled parking zone	110,309
Education	7,113,660
Energy monitoring	222,477
Health	5,894,818
Highways and transport	7,783,109
Housing	206,745
Parks	2,887,583
Skills and employment	2,245,513
Travel plan	138,159
Grand total	31,413,459

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

Town	Total value of contributions agreed in year £
Acton	4,704,644
Ealing	346,327
Greenford	713,772
Hanwell	2,919,655
Northolt	1,796,085
Perivale	1,701,928
Southall	19,231,048
Grand total	31,413,459

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

Obligation type	Number of agreed obligations
Affordable housing - nominations agreement	2
Affordable housing - provision of units (on site)	18
Affordable housing - viability review	2
Employment - apprentice scheme	9
Employment - construction stage jobs - provision	2
Employment - employment opportunities	6
Energy monitoring	1
Healthcare – provision of facilities	1
Highways - car club	17
Highways – controlled parking zone	1
Highways - management and improvements	7
Highways - S278 and S38 agreements	10
Highways - travel plan monitoring	8
Low car housing scheme	91
Parks – provision of community facilities	2
Grand total	177

Section 4. Allocation of S106 money

S106 money was allocated to a total of 128 distinct infrastructure, skills and training, and monitoring projects in the reported year. The total value of S106 money allocated in the reported year was £4,550,810.70.

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

Type	S106 Allocations £
Air quality monitoring	77,151.42
Car club	2,500
Controlled parking zone	14,351.41
Education	508,069.95
Energy monitoring	21,186.53
Health	270,752.45
Highways and transport	1,905,689.18
Housing	899,115.19
Parks	766,194.77
Regeneration	75,973.97
Skills and employment	9,825.83
Grand total	4,550,810.70

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

Town	S106 Allocations (£)
Acton	1,284,301.20
Ealing	959,365.55
Greenford	256,326.62
Hanwell	25,959.76
Northolt	51,363.53
Perivale	37,148.80
Southall	1,936,345.24
Grand total	4,550,810.70

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

Project name	Total allocated in year (£)
A100 Highways 2020 - 2021	3,000
A102 and A103 Health 2020 - 2021	217,423.71
A102 and A103 Parks 2020 - 2022	15,130.21
A102 and A103 Transport 2017 - 2021	4,000
A104 Tree planting 2020 - 2021	30,545.75
A106 Education 2020 - 2021	12,414
A107 Highways 2020 - 2021	2,500
A109 Parks and trees 2021 - 2023	80,758
A109 Energy monitoring 2020 - 2023	6,074
A111 Travel plan 2020 - 2021	2,800
A43 Parks MUGA 2018 - 2022	50,000
A52 Highways 2017 - 2021	2,300
A56 Highways 2017 - 2021	4,300
A77 Highways improvements 2018 - 2021	2,200
A80 Transport 2017 - 2021	3,400
A80 Parks project 2019 - 2022	3,723.23
A84 Education 2020 - 2021	7,720
A84 Parks 2020 - 2022	5,000
A86 Education 2018 - 2021	2,588.30
A87 Parks 2020 - 2023	121,507.47
A93 Parks 2020 - 2021	32,439
A94 Highways 2017 - 2021	2,500
A94 Parks 2020 - 2021	15,000
A97 Highways cycle and pedestrian 2020 - 2021	2,500
A97 Parks - play area equipment 2020 - 2021	30,000
A99 Parks - street trees 2020 - 2021	10,265.12
Air quality monitoring - passive	2,132.31
Air quality strategy and action plan 2020 - 2021	8,693.01
E102 Pedestrian crossing 2017 - 2021	3,100
E102 Highways and transport 2020 - 2021	28,247.55

Project name	Total allocated in year (£)
E107 Highways 2017 - 2021	1,200
E115 Highways & transport 2017 - 2021	2,200
E117 Accessible transport 2017 - 2021	1,000
E117 Parks POS 2017 - 2022	42,000
E118 Highways 2017 - 2021	2,700
E119 - Parks - trees 2020 - 2021	11,325.88
E119 Highway cycle and pedestrian 2020 - 2021	2,600
E120 Footpaths 2017 - 2021	1,000
E121 Parks - trees 2020 - 2021	5,520
E121 Transport 2020 - 2021	3,000
E122 Highways 2018 - 2021	2,100
E131 Controlled parking zone 2020 - 2021	12,351.41
E131 Highway improvements 2020 - 2021	7,178
E132 Highways 2020 - 2021	3,000
E133 Highways 2020 - 2021	2,600
E133 Parks 2020 - 2022	25,266
E134 Health 2020 - 2021	1,080.42
E141 Controlled parking zone 2020 - 2021	2,000
E55 Town centre improvement 2020 - 2021	12,388.23
E56 Highways 2017 - 2021	2,000
E58 Skills and employment 2020 - 2021	9,825.83
E60 Health 2020 - 2021	7,000
E62 Highways 2020 - 2021	3,000
E66 Parks 2020 - 2021	400
E73 Highways and transport 2020 - 2021	3,000
E75 Town centre improvements 2020 - 2021	2,066.67
E79 Highways 2020 - 2021	2,400
E80 Highways 2020 - 2021	2,600
E90 Highways and transport 2020 - 2021	2,000
E91 Highways and transport 2020 - 2021	6,500
E91 Town centre improvements 2019 - 2022	10,000
E92 Education 2013 - 2021	8,723.05
E92 Health 2020 - 2022	25,415

Project name	Total allocated in year (£)
E92 Parks 2013 - 2022	120,000
Energy monitoring 2018 - 2023	13,629
G38 Education 2019 - 2021	9,421.62
G38 Highways and transport 2018 - 2021	10,720.54
G39 Highways 2020 - 2021	3,800
G42 Parks 2020 - 2022	7,847.81
G45 Parks 2020 - 2022	7,226.61
G46 Travel plan monitoring 2020 - 2021	3,043.50
G47 Education 2020 - 2021	29,601.72
G47 Parks 2020 - 2021	19,214.82
H19 Highways 2020 - 2021	2,100
H20 Highways and transport 2020 - 2021	2,800
H21 Highways 2020 - 2021	1,000
H24 Parks trees 2020 - 2021	7,559.76
H28 Parks trees 2020 - 2022	10,000
H9 Highways 2017 - 2023	2,500
Highway Works Beaconsfield Trinity Woodlands	50,400.80
Highways projects 2020 - 2021	6,200
N12 Car club 2017 - 2021	2,500
N18 and N22 Parks 2020 - 2022	14,750
N18 and N22 South Road works 2020 - 2023	3,000
N21 Highways 2017 - 2021	2,700
N23 Parks tree strategy 2020 - 2021	14,800
N27 Parks 2020 - 2021	4,302
On-site energy monitoring	111.53
PE11 Highways 2020 - 2021	1,000
PE5 Highways 2018 - 2021	2,500
PE6 Education 2020 - 2021	27,317.40
PE6 Tree planting	1,731.40
PE7 Highways 2020 - 2021	2,000
PE9 Highways 2020 - 2021	2,600
PR60 Highways 2020 - 2021	21,799.85
PR28 Highways 2020 - 2021	3,900

Project name	Total allocated in year (£)
PR40 Education 2015 - 2021	182.87
PR46 Highways 2020 - 2021	2,000
PR58 Highways and transport 2020 - 2021	92,969.14
PR58 Transport and highways 2020 - 2021	3,400
PR60 Highways 2020 - 2021	19,469.04
PR61 Education 2020 - 2021	223,076.04
PR61 Energy monitoring 2020 - 2021	1,372
PR64 Highways 2020 - 2021	2,000
PR65 Parks 2020 - 2021	1,769.39
PR79A Highways 2020 - 2021	2,600
Public realm improvements 2020 - 2021	51,519.07
S35 Health 2020 - 2021	19,833.32
S37 Education 2020 - 2021	10,000
S37 Highways 2020 - 2021	3,000
S38 Parks 2017 - 2022	2,620
S39 Highways 2020 - 2021	4,243.38
S45 Highways and transport 2020 - 2021	2,500
S45 Parks 2020 - 2021	19,298
S48 Highways 2020 - 2021	2,200
S50 Air quality monitoring 2019 - 2023	66,326.10
S50 Highways and transport 2020 - 2022	4,000
S70 Highways 2020 - 2021	1,000
S74 Education 2020 - 2021	8,024.95
S74 Highways 2020 - 2021	16,030.49
S76 Highways 2020 - 2022	958,000
S76 Parks 2020 - 2021	56,194.32
S81 Education 2020 - 2021	169,000
S86 Highways 2020 - 2021	282,000
S91 Highways and transport 2020 - 2021	250,000
Southall Market affordable homes 2020 - 2021	899,115.19
Uxbridge Road safety improvements	18,730.60
20 MPH Phase 4 implementation	8,556.29
Grand total	£4,550,810.70

Section 5. Spend of S106 during reporting year

S106 money was spent on a total of 121 infrastructure, skills and training, and monitoring projects in the reported year. The total value of S106 money spent in the reported year was £3,516,804.35.

Table 5a: S106 spend in year by project type

Type	S106 Spend (£)
Air quality monitoring	66,326.10
Car club	2,500
Controlled parking zone	14,351.41
Education	508,069.95
Energy monitoring	21,075
Health	270,752.45
Highways and transport	1,833,253.94
Parks	766,194.77
Regeneration	24,454.90
Skills and employment	9,825.83
Grand total	3,516,804.35

Table 5b: S106 spend in year by town

Town	S106 Spend (£)
Acton	1,079,970.25
Ealing	350,845.49
Greenford	93,376.62
Hanwell	26,959.76
Northolt	51,252
Perivale	37,148.80
Southall	1,877,251.43
Grand total	3,516,804.35

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

Project Name	Total Spent in year (£)
A100 Highways 2020 - 2021	3,000
A102 and A103 Health 2020 - 2021	217,423.71
A102 and A103 Parks 2020 - 2022	15,130.21
A102 and A103 Transport 2017 - 2021	4,000
A104 Tree planting 2020 -2021	30,545.75
A106 Education 2020 - 2021	12,414
A107 Highways 2020 - 2021	2,500
A109 Parks and trees 2021 - 2023	80,758
A109 Energy monitoring 2020 - 2023	6,074
A111 Travel plan 2020 - 2021	2,800
A43 Parks - multi-use games area 2018 - 2022	50,000
A52 Highways 2017 - 2021	2,300
A56 Highways 2017 - 2021	4,300
A77 Highways improvements 2018 - 2021	2,200
A80 Transport 2017 - 2021	3,400
A84 Education 2020 - 2021	7,720
A84 Parks 2020 - 2022	5,000
A86 Education 2018 - 2021	2,588.30
A87 Parks 2020 - 2023	121,507.47
A93 Parks 2020 - 2021	32,439
A94 Highways 2017 - 2021	2,500
A94 Parks 2020 - 2021	15,000
A97 Highways cycle and pedestrian 2020 - 2021	2,500
A97 Parks - play area equipment 2020 - 2021	30,000
A99 Parks - street trees 2020 - 2021	10,265.12
A80 Parks project 2019 - 2022	3,723.23
E102 Transport pedestrian crossing 2017 - 2021	3,100
E107 Highways 2017 - 2021	1,200
E115 Highways and transport 2017 - 2021	2,200
E117 Accessible transport 2017 - 2021	1,000

Project Name	Total Spent in year (£)
E117 Parks 2017 - 2022	42,000
E118 Highways 2017 - 2021	2,700
E119 - Parks - trees 2020 - 2021	11,325.88
E119 Highways cycle and pedestrian 2020 - 2021	2,600
E120 Footpaths 2017 - 2021	1,000
E121 Parks - trees 2020 - 2021	5,520
E121 Transport 2020 - 2021	3,000
E122 Highways 2018 - 2021	2,100
E131 Controlled parking zone 2020 - 2021	12,351.41
E131 Highway improvements 2020 - 2021	7,178
E132 Highways 2020 - 2021	3,000
E133 Highways 2020 - 2021	2,600
E133 Parks 2020 - 2022	25,266
E134 Health 2020 - 2021	1,080.42
E141 Controlled parking zone 2020 - 2021	2,000
E55 Town centres improvements 2020 - 2021	12,388.23
E56 Highways 2017 - 2021	2,000
E58 Skills and employment 2020 - 2021	9,825.83
E60 Health 2020 - 2021	7,000
E62 Highways 2020 - 2021	3,000
E66 Parks 2020 - 2021	400
E73 Highways and transport 2020 - 2021	3,000
E75 Town centre improvements 2020 - 2021	2,066.67
E79 Highways 2020 - 2021	2,400
E80 Highways 2020 - 2021	2,600
E90 Highways and transport 2020 - 2021	2,000
E91 Highways and transport 2020 - 2021	6,500
E91 Town centre improvements 2019 - 2022	10,000
E92 Education 2013 - 2021	8,723.05
E92 Health 2020 - 2022	25,415
E92 Parks 2013 - 2022	120,000
Energy monitoring 2018 - 2023	13,629
G38 Education 2019 - 2021	9,421.62

Project Name	Total Spent in year (£)
G38 Highways and transport 2018 - 2021	10,720.54
G39 Highways 2020 - 2021	3,800
G42 Parks 2020 - 2022	7,847.81
G45 Parks 2020 - 2022	7,226.61
G46 Travel plan monitoring 2020 - 2021	3,043.50
G47 Education 2020 - 2021	29,601.72
G47 Parks 2020 - 2021	19,214.82
G49 Road Safety 2019 - 2020	2,500
H19 Highways 2020 - 2021	2,100
H20 Highways and transport 2020 - 2021	2,800
H21 Highways 2020 - 2021	1,000
H24 Parks trees 2020 - 2021	7,559.76
H25 Highways 2020 - 2023	1,000
H28 Parks trees 2020 - 2022	10,000
H9 Highways 2017 - 2023	2,500
Highways projects 2020 - 2021	6,200
N12 Car club 2017 - 2021	2,500
N18 and N22 Parks 2020 - 2022	14,750
N18 and N22 South Road works 2020 - 2023	3,000
N21 Highways 2017 - 2021	2,700
N23 Parks tree strategy 2020 - 2021	14,800
N27 Parks 2020 - 2021	4,302
PE11 Highways 2020 - 2021	1,000
PE5 Highways 2018 - 2021	2,500
PE6 Education 2020 - 2021	27,317.40
PE7 Highways 2020 - 2021	2,000
PE9 Highways 2020 - 2021	2,600
PE6 Tree planting 2020 - 2021	1,731.40
PR28 Highways 2020 - 2021	3,900.00
PR40 Education 2015 - 2021	182.87
PR46 Highways 2020 - 2021	2,000
PR58 Highways and transport 2020 - 2021	92,969.14
PR58 Transport and highways 2020 - 2021	3,400

Project Name	Total Spent in year (£)
PR60 Highways 2020 - 2021	21,799.85
PR60 Highways 2020 - 2021	49,469.04
PR61 Education 2020 - 2021	223,076.04
PR61 Energy monitoring 2020 - 2021	1,372
PR64 Highways 2020 - 2021	2,000
PR65 Parks 2020 - 2021	1,769.39
PR79A Highways 2020 - 2021	2,600.00
S35 Health 2020 - 2021	19,833.32
S37 Education 2020 - 2021	10,000
S37 Highways 2020 - 2021	3,000
S38 Parks 2017 - 2022	2,620
S39 Highways 2020 - 2021	4,243.38
S45 Highways and transport 2020 - 2021	2,500
S45 Parks 2020 - 2021	19,298
S48 Highways 2020 - 2021	2,200
S50 Air quality monitoring 2019 - 2023	66,326.10
S50 Highways and transport 2020 - 2022	4,000
S70 Highways 2020 - 2021	1,000
S74 Education 2020 - 2021	8,024.95
S74 Highways 2020 - 2021	16,030.49
S76 Highways 2020 - 2022	958,000
S76 Parks 2020 - 2021	56,194.32
S81 Education 2020 - 2021	169,000
S86 Highways 2020 - 2021	282,000
S91 Highways and transport 2020 - 2021	250,000
Grand total	3,516,804.35

Section 6: S106 allocated but not spent during the year

Of the 128 projects allocated S106 funding during the reported year, 9 had unspent funds remaining at the end of the reporting period. The total of the unspent funds was £1,067,506.35.

Table 6: S106 allocated during 2020/21 but not spent in year

Infrastructure	Unspent £
Air quality monitoring - passive	2,132.31
Air quality strategy and action plan 2020 - 2021	8,693.01
E102 Highways and transport 2020 - 2021	28,247.55
Highway Works Beaconsfield Trinity Woodlands	50,400.80
On-site energy monitoring	111.53
Public realm improvements 2020 - 2021	51,519.07
Southall Market affordable homes 2020 - 2021	899,115.19
Uxbridge Road safety improvements	18,730.60
20 MPH Phase 4 implementation	8,556.29
Grand total	1,067,506.35