

London Borough of Hammersmith & Fulham

Report to: Chief Executive

Date: 1 June 2020

Subject: Approval to commit and draw down Section 106 receipts to fund economic development activity for financial year 2020/21

Report of: Cabinet Member for the Economy, Councillor Andrew Jones

Report author: Karen Galey, Assistant Director for the Economy

Responsible Director: Jo Rowlands, Strategic Director for the Economy.

Summary

This report is seeking approval of a one year, £1.63m budget to fund the delivery and commissioning of economic development activity (employment, skills and enterprise projects). Section 106 receipts of £1.38m and £0.25m from the Structural Investment Pot (SIP) are already available for year 1 delivery. It was originally expected that cabinet would be asked to approve a 3-year budget of £4.9m, however given current financial uncertainty, this report only relates to financial year 2020/21 with a review in December 2020 to ascertain the level of S106 available for years 2 and 3 of delivery; at which point a revised report will be presented for approval.

The planning which supports this proposal pre-dates Covid19 however the crisis has expedited the need and approach proposed. The Council will be moving into a transition phase of the crisis – as the lockdown unwinds, we will be continuing to manage the response to the crisis, while planning for the recovery. Forecasts from The Office for Budget Responsibility (OBR) released on the 14th April have warned:

- The UK is facing the greatest recession since the Great Depression
- The economy may shrink by as much as 35%
- Unemployment could increase by more than 2 million people
- GDP could plunge by more than a third in the second quarter of the year and by 13% for 2020 as a whole.

Latest ONS figures show that the work-related claimant count for Hammersmith has increased by 45% between March and April. As with previous economic downturns this will impact some more than others, of particular concern is the impact on young people as well those previously disadvantaged in the the labour market. H&F will need to respond at pace and with agility to this economic and welfare crisis, ensuring that people are supported out of unemployment and into work. This immediate requirement will need to be achieved alongside the longer-term vision of the borough which is to equip residents with the skills to play a leading role in the area's burgeoning knowledge/STEAM economy and the established creative, fashion and media sectors. As we move through the transition phase, the Council will work with

businesses and residents to shape our response and plan for a successful recovery.

Recommendations:

1. To approve a revenue budget of £1.63m to fund economic delivery activity from S106 (£1.38m) and SIP (£0.25m) which the Council has already banked.

Wards Affected: All

H&F Priorities:

Our Priorities	Summary of how this report aligns to the H&F Priorities
<ul style="list-style-type: none"> • Building shared prosperity 	<p>Economic development activity over the next 12 months is being refocused to increase access to employment, enterprise and upskilling and reskilling activity for all including the most marginalised members of our community and will provide access to resilient growth sector jobs.</p>
<ul style="list-style-type: none"> • Creating a compassionate Council 	<p>Continued focus on inclusive growth, improving economic prosperity for all our residents which will lead to an improvement in social, health and wellbeing outcomes for some of our most vulnerable residents.</p>
<ul style="list-style-type: none"> • Doing things with local residents, not to them 	<p>Over the next 12 months a greater emphasis will be placed on co-designing services with residents and the community groups who advocate on their behalf.</p>
<ul style="list-style-type: none"> • Being ruthlessly financially efficient 	<p>A more rigorous approach to commissioning value for money and impactful activity will be embedded over the next 12 months. Improving the economic wellbeing of all residents has the potential to reduce pressure on key Council services.</p>
<ul style="list-style-type: none"> • Taking pride in H&F 	<p>Over the next 12 months economic development activity will have a positive impact and raise the aspirations of residents and businesses in the borough.</p>

Financial Impact

20/21 Funding

At present the Council has already received £1.47m of section 106 funds which can be used for economic development activity purposes. This report seeks authority to drawdown £1.38m in 2020/21 from eligible section 106 funds already received by the Council. The Council has also made available £0.25m from the Strategic Investment Pot (SIP) approved to fund economic development activity.

In financial year 2020/21, the total section 106 and SIP funds of £1.63m will be used to cover £0.86m of expenditure on economic development staffing costs and £0.77m will cover existing delivery costs and new commissioning activity.

The individual section 106 agreements are shown below in Appendix 2. The total funding required in 2020/21 may be reduced due to the need for mobilisation and potential project slippage which mean that the full year's section 106 funding of £1.38m may not be required.

Future years' funding

This report states that following a review planned for December 2020 to ascertain the level of section 106 available for years 2 and 3 of delivery, a further report will be presented for approval. The service will need to have clear plans to manage and reduce expenditure on the service to align with available funds in the future.

Any section 106 received and unspent in each financial year will be rolled forward to subsequent financial years to fund the proposed economic development revenue budgets.

The Council has, and continues to secure, section 106 financial obligations from new developments to support employment, enterprise and skills activities. As a result, further funding for on economic development activity of £12.5m has been negotiated (each agreement is listed in Appendix 1) and is expected to be received over the next few years.

Legal Implications

1. The costs of delivering and commissioning the economic development activity as identified in this report are to be partially met from the Local Employment and Training Initiatives, Workplace Co-ordination and Local Procurement and Business Engagement contributions secured under the various Section 106 agreements identified in the schedule at Appendix 2.
2. Financial contributions secured under s.106 agreements are to be used for the purposes intended under the terms of the 106 agreement. Legal services have checked the s.106 agreements listed at Appendix 2 and are satisfied that the section 106 contributions can be used for the proposed purposes as identified in this report.

3. s106 of the Town and Country Planning Act 1990 (as amended) enables local authorities to enter into these agreements in order to mitigate the impact of the development to be granted planning permission. The funds are secured under the s.106 agreements to meet the planning obligations in relation to the development to be undertaken.
4. The planning obligations must meet the test set under regulation 122 of the Community Infrastructure Regulations which has been summarised at paragraph 31 of this report.

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Background Papers Used in Preparing This Report

None.

DETAILED ANALYSIS, CONTEXT AND RATIONALE

5. The borough is well positioned to respond to the economic crisis. The organisation's Industrial Strategy has put in place the model to work collaboratively with stakeholders to achieve inclusive economic growth across the borough. Building on this collaborative approach, the aim of working as one with stakeholders will be a key component of the organisation's economic response to Covid19.
6. During the transition period, the Council will take the opportunity to reimagine the current service to prepare for the Recovery.
7. Over the coming months there will be a number of priority areas for economic development to focus on:

- Implementing a new approach to employment support which will move away from a generic job brokerage and enterprise services. The focus of the approach will be to quickly get residents into paid employment.
 - Supporting businesses to get back up and running as soon as social distancing measures permits them to do so.
 - Maintaining and sustaining local economic growth through an inward investment strategy which continues to attract start-ups, scale-ups and world leading businesses and institutions to the borough.
 - Supporting the areas places (markets, high streets, public squares) to thrive once more bringing consumers back out to spend locally.
8. Longer term the organisation's economic development function will need to help shape the transition and recovery plans for the borough, its residents and business community. This transition and recovery need to ensure that the borough remains on path to a greener and fairer society where both businesses and residents can thrive and prosper.

Proposals and Analysis of Options

Options:

9. Three options were considered:
- **Option 1 Decommission current service** – support would continue to be provided by existing services such as Job Centre Plus (JCP) and the voluntary and community sector (VCS) with enhanced services ceasing.
 - **Option 2 Continue 'as is'** – current universal employment and enterprise offer would remain in place. This option would not capitalise on the opportunity to enhance our offer, grow opportunities and provide a dedicated offer to our most economically disadvantaged residents.
 - **Option 3 More ambitious, strategic and targeted service** – agree a one-year budget to embed a collaborative delivery and commissioning approach that is able to provide a strategic and decisive response to the post Covid19 economic downturn in the coming months and years. The Council will increase activity to help the most vulnerable and support good economic growth outcomes for all residents and businesses in line with current Council priorities. This option would enable us to support the success of the H&F Industrial Strategy and help the borough recover more quickly from the negative impact of the current public health crisis.

Analysis:

10. **Option 1** – ‘Do nothing’ would mean that the Council cannot provide an effective response to the economic impact of Covid19 and that the borough’s most vulnerable residents continue to experience poor economic and social outcomes as a result of being unable to secure opportunities from the local economy. Existing JCP/VCS provision can be fragmented and does not always align with current Council priorities. It would also mean that we reduce our capacity to influence good inward investment and our capacity to support existing businesses to flourish and grow. As a caring and compassionate Council with a priority to promote inclusive growth, this is not an option.
11. **Option 2** – Leaving the service ‘as is’ would mean that the Council is ill equipped to respond to the post Covid19 economic crisis. Priority groups would continue to face poor employment and enterprise related outcomes; a lack of coordination of inward investment and enterprise activity; and poor collaboration with residents and key internal and external stakeholders to co-produce solutions. This option would also mean that key priorities linked to the Council’s Industrial Strategy will not be delivered and that the Council does not provide a strategic response to Covid19 in relation to Economic Development. This option is not recommended.
12. **Option 3** – A more strategic and targeted approach, ensures that economic development activity can respond effectively to the prolonged downturn in the local economy. This option will also address the current and future needs of the borough in the context of the Industrial Strategy by reshaping the service to make it more flexible and responsive and less reactive, whilst increasing its strategic capacity. This will enable better coordination and collaboration with internal and external stakeholders and move the service towards a commissioning, facilitative, and influencing position. The service will support better access to good quality employment, enterprise and skills outcomes for all our residents and businesses and support delivery of the Council’s vision of economic growth for all. **This option is recommended.**

Key Context and Rationale:

13. Forecasts from the OBR released on the 14th April has warned:
 - The UK is facing the greatest recession since the Great Depression of the 1930s
 - The economy may shrink by as much as 35%
 - Unemployment could increase by more than 2 million people
 - GDP could plunge by more than a third in the second quarter of the year and by 13% for 2020 as a whole
14. H&F will need to respond at pace and with agility to this economic and welfare crisis, ensuring that people are supported out of unemployment and into work. It is therefore imperative that financial resources are approved and in place to be quickly deployed once cleared through governance processes.
15. Through the Industrial Strategy, launched in 2017, the organisation has taken a leading role in supporting economic growth in the borough and ensuring that

growth can be for the benefit of everyone (inclusive growth). A key pillar of this approach has been to work collaboratively with partner organisations across the borough.

16. An Industrial Strategy Board is now in operation made up of senior level stakeholders. This allows the Council to interact more strategically and effectively with businesses and to ensure the Council can leverage its influence to promote wider buy-in of inclusive growth principles. Key working groups focused on education employment & skills, enterprise and place shaping have been established to support the Industrial Strategy board.
17. Despite the progress of the Industrial Strategy, Covid19 will exacerbate existing issues whilst creating new challenges for the organisation to respond to. We expect these to include:
 - Increased unemployment in the borough- disproportionately impacting some sections of our community such as young people and disabled people
 - Higher volume of businesses struggling to scale and / or going out of business
 - Social infrastructure such as shops, restaurants, pubs and cafes closing
 - A reduction in consumer spend
 - Infrastructure and construction projects being delayed.
18. A key component of the organisation's response to the economic crisis will be to implement a new approach to employment support. The current model of delivery for employment and skills brokerage was set up over 10 years ago with most of the activity focused on maximising opportunities arising out of the Westfield development. Many of the opportunities secured were in construction, retail, customer service and hospitality. The service has been successful in supporting large numbers into employment related outcomes, however, a lot of opportunities have gone to residents of other boroughs, those with fewer barriers to employment and a focus on sectors, which in some cases, offer limited opportunities for career progression and attainment of higher wages.
19. Employment support will be flexible to reach those who will be impacted by Covid19 and those who are currently excluded from the labour market. This includes, those recently made redundant, disabled residents; long term unemployed; those with mental and physical health conditions; care leavers and young people engaged with, or at risk of engagement, in the criminal justice system.
20. More activity will be put in place to ensure that those in low pay/low skilled jobs and those who are working in sectors which are most at risk of labour market changes are enabled to progress their careers and enter more resilient careers in emerging growth sectors. A key focus may involve providing a 'triage' approach to ensure that residents can be signposted to the most appropriate services to address barriers to employment.

21. There will be a strategic focus to increase the number of apprenticeships available in the Council and the wider local economy to support young people and adults in the borough enhance their prospects of good quality long term employment.

22. Other key priorities in the coming months for the organisation will include:

- **Supporting businesses to get back up and running as soon as social distancing measures permits them to do so.**

The Council's business facing services are currently delivered through the Business Investment team. Key functions include:

- Support for new and existing businesses to build resilience and achieve scale
- Support for new start up and entrepreneurship activity
- Engaging with the various business forums, including BIDs in the borough.

Enhancing and developing these functions will be critically important to support businesses to survive the economic crisis.

- **Maintaining and sustaining local economic growth through an inward investment strategy which continues to attract start-ups, scale-ups and world leading businesses and institutions to the borough.**

- A key part of the Industrial Strategy is the Council's innovative partnership with Imperial College London which in part has resulted in the Upstream initiative. This collaborative approach seeks to establish an innovation district around White City with a sectoral focus on the Knowledge/STEAM economy and the creative and cultural industries.

Despite the economic crisis, the message that H&F is the best place to do business in Europe needs to be as strong as ever.

- **Supporting the areas places (markets, high streets, public squares) to thrive once more bringing consumers back out to spend locally.**

- The service will support businesses to scale, improve resilience, survive and grow and support residents especially those underrepresented, to engage in enterprise activity.
- Capacity within the team will also increase to work with anchor institutions, employers, BIDs and strategically important sectors.
- There will be greater coordination of street markets and extended markets - this will support growth and provide opportunities for our residents.
- An on-going marketing and communications campaign will be needed to promote local businesses and to engender a sense of local pride and civic responsibility in supporting the local economy.

23. Alongside the immediate priorities the organisation needs to maintain the longer-term vision of the Industrial Strategy which is to ensure that local residents have the skills needed to play a part in the burgeoning Knowledge/STEAM economy and key local sectors: creative, media and fashion. Recently, the service has delivered activity to improve interactions between young people, schools and businesses and has successfully put in place a mechanism to support work placements, including placements for SEND pupils. This activity is crucial to ensure that young people can make more informed career choices and for businesses, a way to improve engagement with a future talent pipeline. This is an area of strength which should be further enhanced over the next 12 months.
24. Longer term there is the opportunity to redesign the service to capitalise and focus on STEAM sectors. The jobs and careers available in these sectors are also more resistant to labour market changes such as automation and AI and provide greater opportunity for career progression and higher wages.
25. Across the wider sub-region, opportunities created by major infrastructure projects including HS2 and the redevelopment of Old Oak Common will require a more nuanced approach to employer engagement to ensure that all residents can access these opportunities.

Reasons for Decision:

26. The economic impact of Covid19 is likely to be deep and long-lasting. In order to respond effectively the Council needs to put in place the economic development activity outlined in this report which will best leverage the Council's influence, inspire stakeholders, co-create with partners and innovate in service design, commissioning and delivery. This new approach will deliver positive economic outcomes for all residents and businesses in the borough.
27. A step change is required from the current models of employment, enterprise and skills activity to ensure the best possible outcomes can be secured for the borough's residents and businesses. This needs to be a phased approach built on a strong evidence base and in collaboration with our key stakeholders. The Council needs to ensure that the right balance of preventative and early intervention activity is matched with the ability to respond to immediate and urgent priorities.
28. Additional urgent priorities include:
- **Providing a decisive response to the rise in youth violence and gang related activity in the borough.**
 - Ensuring that young people who are most at risk are identified and provided with support to access good quality future career pathways, earlier interactions with growth sector employers and

access to mentoring support is a critical element to direct our young people away from negative future outcomes.

- Solutions will be co-designed with key stakeholders and the new model will allow for better collaboration from different service areas.
- **Respond to the disability employment gap which persists in the borough.**
 - Activity across the Council will need to be more joined up and new and existing partnerships with employers and voluntary community sector partners enhanced to provide a more nuanced approach to supporting this group.
 - A key early action will be to move away from a broad 'umbrella' approach to disability related employment provision recognising that better use of data is needed to allow for a greater understanding of the make-up of the disabled community and specific needs in the borough.
 - Better partnership working and more scrutiny of the statutory provision available through DWP (e.g. Work and Health Programme and Access to Employment) is also required.

The new model of economic development activity:

29. The approach will be underpinned by four key pillars:

- **Collaboration:** Collaborative action and joint working initiative with businesses, universities, hospitals, charities and community groups.
- **Co-design:** Co-designing participatory models with residents to give them the opportunity to shape the decisions that concern their lives.
- **Data:** A data led approach to understand priority areas and to measure what is and isn't working.
- **Communication:** Regular and clear communication with internal and external stakeholders to keep them informed about our work, giving them the opportunity to be involved and play their part.

30. Over the next 12 months the economic development function will re-design a number of work streams to achieve the following:

Flexible employment support – delivery will be flexible to reach those who will be impacted by Covid19 and those who are currently excluded from the labour market. This includes:

- Those recently made redundant
- Disabled residents

- Long term unemployed
- Those with mental and physical health conditions
- Young people
- Care leavers and young people engaged with, or at risk of engagement, in the criminal justice system

More activity will be put in place to ensure that those in low pay/low skilled jobs and those who are working in sectors which are most at risk of labour market changes are enabled to progress their careers and enter more resilient careers in emerging growth sectors.

Employer Engagement – a more strategic and joined up approach to employer engagement to ensure employers can be supported during an economic downturn. Effective employer engagement will help deliver outcomes linked to the Council's Industrial Strategy and inclusive economy principles. This will include working with employers to:

- Create supported employment opportunities for our most vulnerable residents
- Support them to diversify their workforce
- Increase access to apprenticeships
- Increase employer/work place encounters for young people and adults.

Partnerships/Co-ordination/Commissioning – a comprehensive and co-ordinated set of employment and enterprise support programmes to meet local need, working collaboratively with other Council departments, external stakeholders and through co-designing with and commissioning local delivery partners. This approach will maximise use of resources and will create effective referral systems to new and existing provision to increase impact and reduce duplication.

S106/Grant Funding/Social Value – a more strategic approach and greater oversight on developer and investor liaison to ensure they are aligned with the Industrial Strategy and other Council priorities. Capacity will increase to enable:

- Improved discharge of current and future S106 obligations related to employment, enterprise and skills
- Access external grant funding
- Support better outcomes through an effective approach to embedding social value in the Council's supply chain.

Place shaping/inward investment - a dedicated resource for Industrial Strategy will drive the development of policy and practice to support the achievement of related outcomes:

- To strengthen place shaping
- Support our response to a recession
- Lead our inward investment strategy

Equality Implications

31. There are no negative implications for groups with protected characteristics, under the Equality Act 2010, by the approval of the decision to commit and draw down S106 to fund economic development activity as outlined in this report.
32. There is an anticipated positive equalities impact for groups with certain protected characteristics as these proposals aim to engage vulnerable and disadvantaged residents currently excluded from the local labour market.
33. Implications completed by: Fawad Bhatti, Policy & Strategy Officer, Public Services Reform, tel.07500 103617

Risk Management Implications

34. Economic development activity is essential in order to support the achievement of the Council's key objectives including the Council's Industrial Strategy, H&F Vision and inclusive economic growth ambitions. There is a risk that these objectives will not be achieved or are limited in delivery if the investment is not made.
35. Implications completed by: Michael Sloniowski, Risk Manager, Telephone 020 8753 2587

Section 106 Implications

36. Section 106 agreements contain planning obligations that are entered into between developers and the Council as the Local Planning Authority.
37. The use of such obligations is controlled by legislation, including regulation 122 of the Community Infrastructure Regulations 2010 which requires planning obligations to be:
 - (i) Necessary to make the development acceptable in planning terms
 - (ii) Directly related to the development; and
 - (iii) Fairly and reasonably related in scale and kind to the development.
38. This report is asking Cabinet to approve up to £1.38m to be committed and drawn down in 2020/21 from appropriate S106 obligations relating to economic development activities and therein employment, enterprise and skills & for business engagement and investment purposes.
39. Appendix 1 shows the planning agreements with relevant obligations and the amount of S106 funding either currently available or still to be received. As at 1st April 2020 there is circa £1.47m of S106 funds already been received towards local employment and local procurement. This is sufficient to cover Year 1 of the new economic development programme.

40. Years 2 & 3 of the programme will need to be funded from future S106 receipts, which currently total £12m (excluding obligations associated with developments that are currently stalled).
41. However, there can be no certainty over the timing of the receipt of the future funding as this is dependent on developments progressing, for which there is an inherent uncertainty on timeframes.
42. As such, the delivery of the Economic Development activity programme over the 3-year period will need to align with the availability of s106 funds and/or alternative funding, such as Council General Funds, on a temporary basis if necessary. Future s106 funds received for economic development purposes can be used to reimburse any staff costs or other activities which initially need to be funded from alternative sources. This is fairly common practice as it addresses service continuity where funding is piecemeal.
43. Draw down against any of the agreements in Appendix 1 will require demonstration of the employment outputs achieved and business activities delivered through use of the funding. It will therefore be necessary to agree key output targets (i.e. apprenticeships secured) and arrangements for auditing spend against delivery, including processes for recording and reporting.
44. Implications completed by Matt Patterson, Interim Head of Spatial Planning, 07776672447

Commercial Implications

45. There are no direct procurement implications resulting from this paper
46. If the funds are used to appoint any third-party suppliers, these shall be appointed in line with the PCR2015 and the Council's CSOs.
47. Implications verified/completed by: Joanna Angelides, Procurement Consultant, 0208 753 2586

Business Implications

48. The Council's Economic Development programme includes a significant focus on engaging and supporting local businesses through various initiatives, having the potential to impact local businesses positively, such as improving access to supply chains and creating employment for local people. Evaluation and feedback from local businesses will be used to improve the programme continuously.
49. Where projects are approved on an individual basis, the business implications for each of them will be considered in more detail in their specific reports.
50. Implications completed by: Albena Karameros, Economic Development Team, Tel: 07739 316 957

IT Implications

51. IT Implications: In line with the IT strategy H&F IT Services will support the Economy to deliver the economic development activity outlined in this report and will strive to enable the delivery of the Council's priorities for residents, local businesses and staff through the innovative provision of digital and information service.
52. If the economic development activity results in a requirement for new systems to be procured, existing systems to be modified, or IT enhancements to be considered, IT Services should be consulted.
53. IM Implications: Any contracts arising from the economic development activity outlined in this report will need to include H&F's data protection and processing schedule which is compliant with the General Data Protection Regulation (GDPR). Suppliers will be expected to have a GDPR policy in place and all staff will be expected to have received GDPR training.
54. Implications verified/completed by: Karen Barry, Strategic Relationship Manager, tel: 020 8753 348

Consultation

55. Consultation meetings have taken place with Job Centre Plus, West London Alliance, Change Foundation and Action on Disability to start to co-design and co-produce our service offer. As a priority action for the next three months, further discussions will take place with key stakeholders to ensure the principles of co-production are embedded.

List of Appendices:

Appendix 1 – Planning Agreements

Appendix 1- Planning Agreements

The table below sets out the S106 agreements with obligations suitable for funding the economic activities as described in this report include those secured for local employment and training initiatives, including workplace coordination (LE&T) and those secured for local procurement and business engagement (LP&BE). The table shows the funds already received and funds expected in the future.

AKA	Development Site	Purpose	Amount	Restrictions
S106 Available Funds				
161	Quayside Lodge	LP&BE	£142,555	No
866	Horatio House & Ophelia House	LP&BE	£25,076	No
823	Edison Court & Tesla Court	LE&T	£83,985	No
830	271-281 King Street	LE&T	£93,985	No
804	77-89 Glenthorne Road	LE&T	£34,035	No
776	Kings Mall Car Park	LE&T	£257,946	No
777	Chelsea Island	LE&T	£173,137	Yes
795	Earls Court 2	LE&T	£475,889	No
296	Westfield	LE&T	£64,957	No
862	Bechtel House	LE&T	£40,051	No
897	Woodlands, 80 Wood Lane	LE&T	£83,985	No
	SUB_TOTAL		£1,475,601	
S106 Future Funds				
776	Kings Mall Car Park	LE&T	£150,000	No
801	Riverside Studios and Queens Wharf	LE&T	£305,000	No
929	Chelsea Creek	LE&T	£333,750	Yes
929	Chelsea Creek	LP&BE	£8,250	Yes
926	Fulham Football Club	LE&T	£287,000	Yes
752	174 Hammersmith Road	LE&T	£50,000	No
909	Triangle Site, corner of Hammersmith Grove & Beadon Road	LE&T	£75,000	No
921	Quayside Lodge	LE&T	£142,500	No
921	Quayside Lodge	LP&BE	£5,600	No
927	Fulham Gasworks	LE&T	£773,520	No
927	Fulham Gasworks	LE&BE	£76,500	No
930	68-72 Hammersmith Road	LE&T	£74,330	No
930	68-72 Hammersmith Road	LE&BE	£4,330	No
931	284-288 North End Road	LE&T	£17,500	No
931	284-288 North End Road	LP&BE	£3,375	No
934	Threshold and Union House	LE&T	£112,000	Yes
934	Threshold and Union House	LP&BE	£6,375	No
935	Brook House	LE&T	£66,500	No
935	Brook House	LP&BE	£6,375	No
936	4-5 Sotheron Place	LE&T	£17,500	No
936	4-5 Sotheron Place	LP&BE	£3,375	No
943	Olympia Exhibition Centre	LE&T	£9,012,500	Yes
941	Former Cyclotron Building	LE&T	£150,500	No

941	Former Cyclotron Building	LP&BE	£8,250	No
944	Kensington Centre, 66 Hammersmith Road	LE&T	£334,075	No
944	Kensington Centre, 66 Hammersmith Road	LP&BE	£8,250	No
946	Hammersmith Town Hall	LE&T	£316,500	No
946	Hammersmith Town Hall	LP&BE	£12,750	No
758/8 87	Junction of Western Ave & Old Oak Rd	LE&T	£80,000	No
758/8 87	Junction of Western Ave & Old Oak Rd	LP&BE	£30,000	No
	SUB TOTAL		£12,471,605	