

London Borough of Hammersmith & Fulham

Report type: Cabinet

Date: 19/04/2021

Subject: Approval to commit and draw down Section 106 receipts to fund economic development activity for financial year 2021/22

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

Responsible Director: Tony Clements, Strategic Director for the Economy

Report author: Karen Galey, Assistant Director for the Economy

SUMMARY

- 1 This report is seeking approval of £1.942m of funding for 2021/22 to enable the delivery and commissioning of economic development activity (employment, skills and enterprise projects). The funding to support the spending plans will come from already received Section 106 monies ringfenced for the purpose of economic development activity (£1.850m) and from Strategic Investment Pot (SIP) funding (£0.092m).
- 2 The activity outlined in this report supports the council's Industrial Strategy which sets out a vision for economic growth for everyone. It builds on recent work carried out by the Industrial Strategy Board to support the borough's long-term ambitions of an inclusive local economy. The Industrial Strategy's vision for creating shared economic growth, working with key businesses and anchor institutions, provides a clear route map for responding to the pandemic. It will create the conditions for attracting growth sector business, STEM and creative anchor and start-ups, and maximise opportunities for life-long learning and reskilling programmes.
- 3 Hammersmith and Fulham (H&F), like the rest of the UK, continues to suffer negative economic consequences as a result of the ongoing COVID-19 pandemic. At the beginning of 2020, the number of work-related benefit claimants (aged 16-64) was 4,525. As of December, this figure had jumped to 10,815. At the height of the crisis, over 22,000 residents were furloughed and, with the continuation of lockdown measures, many of these residents could lose their jobs in the coming months.
- 4 The proposals set out in this paper provide an immediate response but also support the delivery of a longer-term vision: to ensure that H&F's economy makes a successful recovery from COVID-19 and that the council, working with partners, equips residents with the skills and knowledge to access the area's burgeoning knowledge, Green and STEAM economy as well as our established resilient growth sectors of creative, media and health.

RECOMMENDATION

To approve revenue funding of £1.942m to fund economic delivery activity for 2021/22 using Section 106 (£1.850m) and Strategic Investment Pot (SIP) funding (£0.092m).

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	Economic development activity next year is being focussed to increase access to employment, enterprise and upskilling and reskilling activity to support recovery post-pandemic for all our residents and businesses.
<ul style="list-style-type: none">Creating a compassionate Council	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.
<ul style="list-style-type: none">Doing things with local residents, not to them	We will continue a greater emphasis on co-designing services with residents, businesses and the groups who advocate on their behalf.
<ul style="list-style-type: none">Being ruthlessly financially efficient	A more rigorous approach to commissioning value for money and impactful activity will be embedded. Improving the economic wellbeing of all residents has the potential to reduce pressure on other key council services.
<ul style="list-style-type: none">Taking pride in H&F	Economic development activity will have a positive impact and raise the aspirations of residents and businesses in the borough.
<ul style="list-style-type: none">Rising to the challenge of the climate and ecological emergency	Providing access to skills provision and supporting growth in the low carbon and Green economy.

Financial Impact

Funding

At present, the Council has received £4.1m of section 106 funds which can be used for economic development activity purposes. Following a section 106 drawdown of an estimated £1.38m to fund economic development activity within the current financial year 2020/21, it is expected that £2.72m of secured section 106 funds will remain for future years. Of this, £1.922m has already been received by the council. This report seeks authority to draw down £1.85m from eligible, already received section 106 funds.

The Council has also made available £0.31m from the Strategic Investment Pot (SIP), with an additional £0.13m funding from SIP yet to be received. Of the total £0.31m secured SIP grant funding, £92,000 is expected to fund staffing costs in the 2021/22 financial year.

Economic Development core spending plans

In the financial year 2021/22, section 106 and SIP funds of £1.942m will be used to cover £1.017m of expenditure on economic development staffing costs and £0.925m will cover existing delivery costs and new commissioning activity.

The individual section 106 agreements are shown below in Appendix 1. The total funding required in 2021/22 may be reduced due to potential mobilisation delays and project slippage which means that the full one-year section 106 funding of £1.850m for economic development purposes may not be required in its entirety.

The request for £1.942m for 21/22 represents an increase of £0.3m on the current year's budget of £1.63m (which is made up of section 106 of £1.38m and SIP monies of £0.25m). This increase is mainly due to plans to deliver additional programmes to support residents and businesses affected by the economic consequences arising from the COVID-19 pandemic.

Future years' funding

As it is expected that the service will be reliant on section 106 funding in future years, the service will need to have clear plans to manage and potentially 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 economic development activity of £9.85m has been negotiated (each agreement is listed in Appendix 1) and is anticipated to be received over the coming 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 1.
- 2 Financial contributions secured under S106 agreements are to be used for the purposes intended under the terms of the s,106 agreement. Legal services have checked the S106 agreements listed at Appendix 1 and are satisfied that the S106 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 S106 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 53 of this report.
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Background Papers Used in Preparing This Report

Oxford Economics- Impact of Coronavirus on West London - *PUBLISHED*
The H&F Industrial Strategy – Economic Growth for Everyone - *PUBLISHED*

CONTEXT AND RATIONALE

- 5 Pre-COVID data points to a thriving local economy, H&F having the 5th most competitive economy in the country. Office for National Statistics (ONS) data suggests 6.2 % of H&F businesses are high growth, the highest rate of all the West London boroughs.
- 6 H&F's Industrial Strategy Board has brought together key business partners and has been an integral part of post-COVID recovery planning with specific workstreams focussed on education employment & skills, enterprise and place-shaping.
- 5 Life sciences, bio-tech, digital, communication and advanced manufacturing contributed 26% of all jobs in H&F in 2019, the continued growth of these sectors will provide good quality and resilient employment opportunities which the council seeks to harness for local residents.
- 7 H&F has a growing green and low-carbon sector, estimated to currently employ around 3,300 people. Post-recovery plans at a national and regional level all highlight the importance of a green recovery and the need to ensure that skills provision exists to support this sector.
- 8 H&F has a thriving creative and cultural sector being home to the Lyric and Bush Theatres, The Apollo, Disney, Endemol the BBC and beyond. One in seven jobs in the local area are supported by this sector.
- 9 The borough also has regeneration and investment projects totalling over £10bn including White City, Old Oak, Olympia, King Street and Earls Court. These projects will provide local jobs and procurement opportunities as well additional resource through S106 agreements.
- 10 At present there are well over 10,000 residents in the borough claiming work-related benefits, more than double the figure in March 2020. As of October 2020 there were over 9,000 residents furloughed and workplace employment figures have contracted by 3% with a loss of 5,000 jobs.
- 11 The Oxford Economics baseline scenario estimates suggest that the H&F economy will contract 7% in 2020 with a strong return to growth in 2021. The downside scenario sees a larger contraction in 2020 of nearly 13% with growth subdued to just over 3% in 2021.

PROPOSAL

- 12 H&F's recovery activity in 2020/21 has focussed on the immediate challenges faced by residents and businesses. The strengthening of preventative and early intervention measures that have been put in place by the council will continue. The longer-term vision is to ensure that residents are equipped with the skills and knowledge to access the area's resilient growth sectors, support our existing businesses to be better prepared for the changing economy and ensure that H&F remains the destination of choice for high growth businesses.

- 13 Across the 12 month period, the economic development function will deliver:
- 14 **Inclusive Pathways for Residents into Work** - Issues of poverty, financial isolation and inequality are disproportionately impacting some sections of our community. This has been further exacerbated by COVID-19. In response, specific pathways will be co-designed with key stakeholders for each priority group.
- 15 Young People - 1,530 young people (18-24) are on work-related benefits, a three-fold increase since the start of the crisis. As with previous recessions, BAME young people face being disproportionately impacted due to the downturn. In our schools, inconsistent careers activity risks young people not being able to access careers in local growth sectors as the economy recovers.
- 16 The council will deliver and expand on Kickstart as a routeway to longer-term employment for young people. We will commission sector-based pre-employment training, to be co-designed with employers as pathways into apprenticeships and employment.
- 17 We will deliver a targeted programme of activity improving careers provision in schools by providing students access to work experience and raising awareness and aspiration through employer encounters in growth and resilient sectors such as health sciences and creative and digital, through partners including Founders4Schools and FouGen.
- 18 Recently unemployed, in particular from low paid roles - There have been 6,000 new work-related benefit claimants since March, many of whom worked in low pay/low skilled sectors which are unlikely to fully recover post COVID.
- 19 To increase support for this group, a bid has been submitted to DWP's Community Budgets to build capacity in WorkZone. DWP's JETS programme, co-ordinated through WLA and delivered by Shaw Trust, aims to support 1,000 people who have been recently unemployed. We will support this programme through improved partnership working as well as ensuring robust scrutiny.
- 20 Disabled and SEND residents - H&F's disability employment rate is 25% compared to an overall employment rate of 77%. There are limited employment-related opportunities for disabled and SEND residents and there is an underlying issue of discrimination or lack of disability-confident employers.
- 21 A more targeted approach will be taken, working closely with voluntary community sector partners to provide tailored support for this group. Examples include a SEND-focussed work placement programme with Parents Active; Fairshot Café, a programme to support residents with learning disabilities to gain vocational skills; as well as Petite Miracles, an entrepreneur support programme for residents with disabilities. In addition, the council will directly deliver a

supported internship scheme leading on to onward opportunities for Care Leavers.

- 22 **Older Workers** - 2,680 (8.7%) 50+ residents in the borough are on work-related benefits compared to 7.5% in London. Older residents are more likely to be in declining sectors and need support to gain new skills such as digital. They may also have other barriers such as long-term unemployment and health issues.
- 23 We will work with Adult Learning to deliver digital inclusion programmes to improve skills and support progression in employment and a 'Start of School for Seniors' programme will be delivered offering eLearning courses for those aged 50+ who want to set up a business.
- 24 BAME residents - We are developing support initiatives targeted at BAME communities, including access to BAME mentors and Somali-led providers.
- 25 **Employer Engagement** - Work with employers to secure inclusive opportunities in growth sectors for our long-term unemployed residents as well as delivering a rapid-return-to-work programme for those recently made redundant. We will build on the links already established through the Industrial Strategy Board interacting more strategically and effectively with businesses and to ensure the council can leverage its influence to promote wider buy-in of inclusive growth principles.
- 26 We will generate ringfenced job opportunities and establish an Employer Network of local hiring organisations to develop a better understanding of local labour market, future skills needs and generate a continued pipeline of local vacancies.
- 27 We are starting to build links to anchor employers such as the NHS who can offer good quality jobs to local people. Work will continue to create pathways so that H&F's employment brokerage can engage directly with local health providers to circumvent the NHS recruitment process.
- 28 We will procure a CRM system and build our capacity to use data to support business development and job brokerage activities and offer a more joined-up approach to employment and business support across the Council.
- 29 We will develop employment-related outcomes for our residents and supply chain opportunities for our businesses by strengthening links to major schemes including Civic Campus, Olympia, White City, Earls Court developments as well as HS2 and Park Royal
- 30 **Earn While You Learn Programme** - scale up delivery across the council and local employers and maximise use of the council's Apprenticeship Levy.
- 31 Residents who need additional support will have access to a pre-apprenticeship bootcamp programme covering employability and technical skills training and offering guaranteed interviews for all completers. We will also develop an Apprenticeship Training Agency offer to provide apprentices secure employment

with local businesses and provide a wraparound service for Apprentices on programme to support sustainment and progression

- 32 We will use the council's Apprenticeship levy to develop degree level apprenticeships, initially delivering a pilot in Digital apprenticeships and, where needed, redistribute unspent Levy to local employers, providers and charities who employ residents.
- 33 **Co-ordinated Support through Adult Learning** - Economic Development will work closely with the Adult Learning & Skills Service (ALSS) to upskill residents and support them to gain employment and progress in their careers as well as to utilise flexibility in the GLA's Adult Education Budget Grant to support those residents made unemployed due to the pandemic.
- 34 We will deliver targeted pre-employment and upskilling courses to assist those in low-paid work and who are unemployed.
- 35 We will work with ALSS to increase access to skills provision and enhance the curriculum offer to align it better with emerging growth sectors such as Green, digital and Creative.
- 36 **Business and Enterprise** - Support businesses emerging from the impact of COVID to tackle the challenges, and maximise opportunities, created by the pandemic and ensure that H&F remains the destination of choice for high growth businesses.
- 37 The Borough Business Network has worked collaboratively throughout the pandemic to deliver outcomes that will support and facilitate economic recovery. The network produced initiatives including "Shop Local, Shop Safe" promoting local safe shopping and "Our Space is Your Space" allowing hospitality businesses to apply for a temporary licence to extend their business floorspace outside using public highways and space.
- 38 New workstreams will be delivered to future-proof local enterprise. These include:
- **Upgrading the borough's broadband infrastructure** to support the high levels of home working that is expected to continue when the country comes out of the current crisis
 - **Digital Training** to equip businesses with the relevant knowledge to have a stronger online presence and build resilience
 - **Local Supplier Support Project** to facilitate local SMEs to access business opportunities through major local developments, section 106 obligations and key council contracts to maximise local social and economic value
 - **An Increased Business Support Offer**. This will include an employment project supporting and encouraging residents to establish their own micro enterprises or move into self-employment
- 39 **High Streets and Markets** - COVID has accelerated the trends that were already causing changes in high streets. In response to this, and as part of the council's

wider strategy, the focus will be on supporting markets, high streets, and public squares to thrive once more, bringing consumers back out to spend locally.

- 40 We will support our independent businesses to become more resilient and grow revenue, engage landlords to maximise use of empty retail units and support smaller businesses to have an online presence.
- 41 Develop opportunities for start-up businesses to trade at our street markets and extended markets, raising the profile of our high streets to increase footfall.
- 42 Move the Street Markets Team to the Environment Directorate to strengthen support for the team and increase alignment with regulatory and legislative functions which are already carried out by the Environment team.
- 43 **Inward Investment** - Maintaining H&F's position as a destination for high growth businesses and sectors through an inward investment strategy which continues to attract start-ups, scale-ups and world-leading businesses and institutions to the borough.
- 44 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. With a sectoral focus on the Knowledge/STEAM economy and the creative and cultural industries, Upstream aims to work with H&F and anchor businesses to launch the White City Innovation District in 2021 with a series of activities ahead to engage, galvanise and benefit the community and wider stakeholders.
- 45 **Arts and Culture** - Enhance the contribution of arts to the local community and economy by developing H&F as a thriving borough for the arts and promoting it as a creative, innovative and exciting place to live and do business. We will also harness the experience of those involved in the arts and culture sector to help the borough regain its reputation as an important centre for creativity and create a place which fosters indigenous growth in key sectors including arts and media to provide jobs for local people in a resilient and growing sector.

REASONS FOR DECISION:

- 46 The economic impact of COVID-19 will be unprecedented and long-lasting. In order to respond to the immediate challenges and longer-term impact of the virus on our residents and businesses, the council needs to put in place the economic development activity outlined in this report. The approach outlined in this paper will deliver positive economic outcomes for all residents and businesses in the borough during the immediate recovery. In the longer term, it will ensure that they are able to take advantage of local economic growth as set out in the Industrial Strategy.

Equality Implications

- 47 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.
- 48 Equality has been a key principle throughout the development of these proposals. This includes ensuring substantial benefit for the diverse groups which make up Hammersmith and Fulham's population and specific activity for protected groups who are most likely to experience economic and labour market inequality.
- 49 Planned activity outlined in this report supports H&F's inclusive economy priority and offers support for people that are furthest from the labour market.
- 50 Specific measures will be delivered to address the impact of COVID-19 and the related economic slowdown which has exasperated existing labour market inequalities. This funding will deliver targeted initiatives supporting disabled residents, BAME residents, SEND and those with learning disabilities.
- 51 Analysis from H&F's Business Intelligence team shows a clear correlation between deprivation in the borough and the impact of COVID-19. The three wards with the highest unemployment claimant count also have the highest rates of positive test results.
- 52 Interventions are also planned for young people (16-24) and older residents (50+) as benefit claimant data shows unemployment rates have increased drastically for these groups since the start of the pandemic.
- 53 Implications completed by: Kamal Motalib, Head of Economic Development, Telephone 07773353914

Risk Management Implications

- 54 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. Many of the proposed activities contribute to the recovery of the local economy which will have been impacted significantly by the effects of lockdowns and the global coronavirus pandemic. Opportunities for Learning, Skills and innovation will all be crucial in responding to the impact on employment and the local area.
- 55 There will be a need for a considerable investment in a recovery to support a period of comprehensive economic development activity following the COVID outbreak. Its impact on businesses and consequential effects on local employment are likely to be severe due to the nature of the Government's response. This is coupled with considerable uncertainty stemming from HM Government's last minute EU Trade discussions and unknown impacts on trade, tariffs and the supply chain.

56 The approach outlined in this paper seeks to deliver positive economic outcomes for all residents and businesses in the borough, ones which are inclusive, consider wider health and BAME needs and challenges, developing opportunities and exciting new pathways to improving the environment.

57 The report acknowledges these risks by providing and promoting opportunity to all, across a wide area, not just large corporate businesses. It is essential work that supports the achievement of the Council's key objectives and continues to deliver the aspirations of the Industrial Strategy, H&F Vision and Values through inclusive economic growth. There is a risk that recovery will take longer if these objectives will not be achieved or are limited in delivery if the investment is not made.

58 Implications completed by: Michael Sloniowski, Risk Manager, Telephone 020 8753 2587

Section 106 Implications

59 Section 106 agreements contain planning obligations that are entered into between developers and the Council as the Local Planning Authority.

60 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.

61 This report is asking Cabinet to approve up to £1.85m to be committed and drawn down in 2021/22 from appropriate S106 obligations relating to economic development activities and therein employment, enterprise and skills & for business engagement and investment purposes.

62 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 1 December 2020, there is circa £4.1m of s.S106 funds already received towards local employment and local procurement. This is sufficient to cover the drawdown of £1.38m for economic development activity in the current financial year (2020/21) and the full £1.85m allocation for 2021/22.

63 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.

64 Implications completed by Matt Patterson, Interim Head of Spatial Planning, 07776672447

Commercial Implications

65 There are no direct procurement implications resulting from this paper

66 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.

67 Implications verified/completed by: Andra Ulianov, Head of Procurement

Business Implications

68 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.

69 Activities delivered as a result of this funding will also support businesses that have been impacted by COVID-19 as well as increase entrepreneurship and start-up support for unemployed residents to start their own businesses.

70 Evaluation and feedback from local businesses will be used to improve the programme continuously.

71 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.

72 Implications completed by: Nicki Burgess, Economic Development Team, Tel: 07796 610 094

IT Implications

73 IT Implications: Digital services are working with The Economy on the procurement and implementation of a replacement for the WorkZone platform, which forms part of the council's Economic Development programme. Digital services should be consulted if there are any additional system procurements or amendments arising from this programme.

74 IM Implications: Any contracts arising from this programme will need to include H&F's data protection and processing schedule which is compliant with data protection law. Suppliers will be expected to have a data protection policy in place and all staff will be expected to have received data protection training.

75 Implications verified/completed by: Tina Akpogheneta, Interim Head of Strategy and Strategic Relationship Manager, Digital services, Tel: 0208 753 5748.

Consultation

76 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 including those secured for local employment and training initiatives, workplace co-ordination (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	£64,956	Yes
862	Bechtel House	LE&T	£40,051	No
877	Nomis Studios	LE&T	£44,000	No
877	Nomis Studios	LB&BE	£55,466	No
897	Woodlands, 80 Wood Lane	LE&T	£83,985	No
919	Lavender Court	LB&BE	£19,986	No
927	Fulham Gasworks	LE&T	£131,363	No
927	Fulham Gasworks	LE&BE	£12,992	No
929	Chelsea Creek	LE&T	£342,530	Yes
929	Chelsea Creek	LP&BE	£8,467	Yes
934	Threshold and Union House	LE&T	£91,312	Yes
934	Threshold and Union House	LP&BE	£6,397	No
941	Former Cyclotron Building	LE&T	£158,750	No
943	Olympia Exhibition Centre	LE&T	£1,817,066	Yes
	SUB_TOTAL		£4,098,973	
S106 Future Funds				
776	Kings Mall Car Park	LE&T	£150,000	No
801	Riverside Studios and Queens Wharf	LE&T	£305,000	No
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	£644,580	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
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
941	Former Cyclotron Building	LP&BE	£8,250	No
943	Olympia Exhibition Centre	LE&T	£7,210,000	Yes
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
758/887	Junction of Western Ave & Old Oak Rd	LE&T	£80,000	No
758/887	Junction of Western Ave & Old Oak Rd	LP&BE	£30,000	No
	SUB TOTAL		£9,852,790	