

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: Cabinet

Date: 05/12/2022

Subject: Planning Obligations Draw Down Report 2021/22

Report of: Councillor Andrew Jones, Cabinet Member for the Economy; Councillor Rowan Ree, Cabinet Member for Finance and Reform

Report author: Joanne Woodward, Chief Planning Officer

Responsible Director: Jonathan Pickstone, Strategic Director for the Economy

SUMMARY

The Council secures contributions from new developments to address the needs that arise for social and physical infrastructure, including affordable housing, and to mitigate impacts. This report sets out the projects and services that were funded (in part or in full), in the financial year from 1st April 2021 to 31st March 2022, from monies received through Section 106 (s.106) agreements or the Borough Community Infrastructure Levy (CIL).

In accordance with the Council's Financial Regulations, formal Cabinet approval is sought to the drawdown of these funds for the projects delivered in 2021/22. The spending program for 2021/22 reflects the terms of the relevant s.106 agreements or CIL regulations and supports delivery of the Council's priorities set out in the corporate Business Plan, Industrial Strategy, and adopted Local Plan.

RECOMMENDATIONS

That Cabinet approves the 2021/22 drawdown of Section 106 and Community Infrastructure Levy monies as set out in this report and in the 2021/22 Drawdown Report attached at **Appendix A**, to fund expenditure of **£17,484,381.15** including **£377,210.49** of s.106 and CIL monitoring and administration costs.

Wards Affected: All

H&F Values

This table sets out the Council's values and how the drawdown of planning contributions aligns with those values.

Our Values	Summary of how this report aligns to the H&F Values
Building shared prosperity	Ensuring funding from new development supports and benefits existing communities and residents
Creating a compassionate council	S.106 funding is used to provide new community facilities and services that bring the community together and meet local needs
Being ruthlessly financially efficient	The use of s.106 and CIL ensures new development within the Borough contributes fairly to the provision of new facilities and the enhancement of existing assets.
Taking pride in H&F	S.106 funds many of the projects to improve parks and town centres so that residents continue to enjoy and make the most of these borough assets

Financial Impact

The report confirms the drawdown of **£17,484,381.15** of s.106 and Borough CIL contributions to cover relevant and eligible expenditure incurred during the financial year 2021/22, including monitoring costs. These drawdowns are against balances of funds received by developers and held by the Council.

The monitoring costs of **£377,210.49** (included in the figure above) is funded from the administration component of s.106 agreements (£20,639.48), and Mayor CIL (£176,358.38) and from the administration component of the Borough Community Infrastructure Levy (£180,212.63).

Implications completed by: Daniel Rochford, Head of Finance, Telephone: 07917 053851, 24/10/2022

Verified by Sukvinder Kalsi, Director of Finance 24/10/2022

Legal Implications

Regulation 122 of the CIL Regulations and Paragraph 57 of the National Planning Policy Framework ("NPPF") require planning obligations to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

Section 106(1)(d) of the Planning Act 1990 allows the Local Authority to require sums on a specified date or dates periodically to be paid to the Authority as an obligation in the Section 106 agreement.

Section 216 (2) of the Planning Act 2008 and regulation 59 of the CIL Regulations (as amended by the 2012 and 2013 Regulations), set out that the levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, open spaces, sporting and recreational facilities and other health and social care facilities. This definition allows the levy to be used to fund a very broad range of facilities summarised in this report and set out in detail in the 2021/22 Drawdown Report attached at Appendix A.

Section 1 of the Localism Act 2011 grants Councils a General Power of Competence whereby a Local Authority has power to do anything that individuals generally may do, including the use of funds received from planning obligations to address the impact of developments carried out in the borough.

The costs of delivering the projects as identified in this report are to be secured by the s.106 agreements listed in the 2021/22 Drawdown Report attached at Appendix A. Financial contributions secured under s.106 agreements are to be used for the purposes intended under the terms of the s.106 agreements.

Implications reviewed by: Poonam Rajput, Senior Solicitor Planning, Highways and Licensing Team, Telephone: 07901 857689, 20/10/2022
Verified by Fortune Adebiyi, Chief Lawyer, Property and Planning Legal Services, 20/10/2022

Background Papers Used in Preparing This Report

None

DETAILED ANALYSIS

SUMMARY OF THE 2021/22 DRAWDOWN

- Figure 1 below provides a summary of the projects, by category, that are to be funded from s.106 or CIL within the financial year 2021/22. A total of **£17,484,381.15** is proposed to be drawn down, with investment in community facilities accounting for the majority of spend. This is because the Civic Campus redevelopment falls within this category and is being funded, in part, using strategic CIL receipts.

Figure 1: Spend by Broad Category

Category	Spend (£000')
Affordable Housing	£1,389
Arts and Cultural Projects	£125
Community Facilities	£10,796
Community Safety Initiatives	£2,303
Community Wellbeing and Social Inclusion	£493
Economic Development	£931
Environmental Improvement	£39
Heritage and Conservation	£3
Parks, Leisure and Outdoor Sports Facilities	£124
Regeneration Areas	£345
Schools and Higher Education	£304
Transport and Public Realm	£151
CIL/S106 Admin	£377
Neighbourhood CIL	£104
Total	£17,484

- Excluding the 2021/22 costs towards the Civic Campus redevelopment, investment in affordable housing is to be one of the largest areas of spend with

nearly £1.4m proposed to be drawn down. This relates to Council's Direct Delivery programme that seeks to deliver 3,000 new affordable homes across the Borough, including schemes at Mund Street, Farm Lane, and Edith Summerskills House.

3. With respect to the other categories, the investment broadly reflects the Council's priorities around supporting communities; securing local job opportunities arising from the Borough's growth; promoting sustainable travel; delivering safer neighbourhoods and inclusive communities; and investing in education, our open spaces, and engagement in the arts.
4. Further details on the individual projects delivered, the relevant s.106 agreements or CIL being relied upon, and the drawdown amounts, are set out in the 2021/22 Drawdown Report attached at **Appendix A**. The reason for providing the report as a separate appendix is to enable the annual drawdown reports to be published on a dedicated page on the Council's website. It is hoped that this will make it easier for residents to access and better highlight the significant improvements being delivered across the Borough using developer contributions.
5. Cabinet approval of the 2021/22 drawdown of s.106 and CIL funds is now sought.

Reasons for Decision

6. Planning obligations are used to secure benefits capable of mitigating the adverse impacts of a development. Planning obligations can take the form of legal agreements, known as Section 106 Agreements (s.106), made under the Town and Country Planning Act 1990 (as amended), and as a Community Infrastructure Levy (CIL), that is charged on the net additional floorspace created by certain types of new development within the Borough.
7. With respect to the borough CIL receipts, 5% is retained to cover administration costs, 15% is to be spent on community-led projects, and the remainder is to be put towards infrastructure needed to support development in the Borough together with its operation, maintenance and repair.
8. This report seeks approval for the 2021/22 spend of monies received from S106 obligations and CIL for the purposes summarised in this report and set out in detail in the 2021/22 Drawdown Report attached.

Equality Implications

9. It is not anticipated that the approval of the drawdown of Section 106 and CIL monies (as set out in the Recommendations) will impact negatively on protected groups under the Equality Act 2010.
10. *Implications completed by: Joanne Woodward, Chief Planning Officer, tel. 07717 717553, 20/09/2022*

Risk Management Implications

11. The drawdown of section 106 and CIL allocation to projects is aligned with LBHF values and objectives. Existing project management procedures and processes are designed to ensure capture, monitor, and mitigate the risks.

12. *Implications reviewed by: Ray Chitty, Head of Insurance, Telephone 07739315565, 15/09/2022*

Procurement Implications

13. There are no direct procurement implications resulting from this paper.
14. If the drawdown of Section 106 and Community Infrastructure Levy monies as set out in this report are used to procure any goods or services from third-party suppliers, then these suppliers shall be procured in accordance with the Council's Contract Standing Orders (CSOs) and the Public Contract Regulations 2015.

Implications completed by: David von Ackerman – Head of Procurement, 07759044313, 21/09/22

Consultation

15. Planning obligations are secured on developments granted in the Borough. The consenting process itself is subject to public consultation. It is through this process that stakeholders can raise concerns regarding the potential impacts of a proposal and to seek appropriate mitigation measures to be secured in the s.106 agreement. The projects to be funded align with the purpose specified in the individual s.106 agreement as being necessary to make the development acceptable and to mitigate its impact.

List of Appendices:

Appendix A: The 2021/22 Drawdown Report

Appendix A:



**The Section 106 & Community
Infrastructure Levy Drawdown Report for
2021/22**

FOREWORD

"It gives me great pleasure to introduce the second of the annual drawdown reports being presented in this new format. It provides the opportunity for us to highlight the fantastic projects and services being delivered across the borough by the Council using money secured from new developments.

Over the past eight years we have negotiated hard with developers to ensure they contributed properly to the areas being developed.

The new community facilities and amenities; the improvements to our parks and streets; and the investment in community safety benefit both new and existing residents and businesses and help maintain the qualities that make Hammersmith and Fulham a special and desirable place to live, work and visit.

I am particularly proud of the funding being used to secure further affordable homes, local job opportunities, quality education, and the initiatives to address food poverty and social inclusion. Such investment ensures that all our residents, including our youth and those on low incomes, can share in the borough's prosperity and can continue to make a significant contribution to its future.

Finally, while such investment enables us to rejuvenate areas that have become tired and to replace aging infrastructure, we are not seeking to replace these on a like for like basis. Rather, we are using this opportunity to upgrade the sustainability performance of our assets, ensuring these are resilient to and help address the impacts of climate change and deliver improvements to the health of our environment and its residents.

Looking to future years, we are encouraging the services across the Council to develop longer-term programmes for the use of s.106 funds. This will provide greater certainty around the priorities for investment, accelerate the delivery of improvements, and allow us to consider larger, more ambitious projects."



Cllr Andrew Jones
Cabinet Member for the Economy

INTRODUCTION

1. Section 106 (s.106) and Community Infrastructure Levy (CIL) (collectively referred to as 'planning obligations') income is used to help fund the provision of infrastructure and services to support development and maximise the benefits and opportunities that come with growth, such as employment opportunities and new affordable homes. Planning obligations are also important in securing the mitigation of a proposed development's impacts and ensuring that planning policy requirements are met.
2. Each year the Council delivers a range of projects intended to discharge the obligations in the individual s.106 agreements. Following the initial allocation of s.106 to the projects, once the works or services are delivered, the expenditure is subject to an end-of-year drawdown process, where planning and legal officers ensure the specific project or services delivered accords with the terms of the relevant s.106 agreement from which the funds are being drawn.
3. This report covers the drawdown for the financial period 1st April 2021 to 31st March 2022. It sets out the projects and services on which s.106 and CIL funds were spent, the amounts, and the relevant s.106 agreements from which the funds are being drawn.

SUMMARY OF THE 2021/22 DRAWDOWN

4. Figure 1 (overleaf) provides a summary of the projects, by category, being funded from s.106 or CIL within the financial year 2021/22. A total of **£17,484,381.15** is to be drawn down, with investment in community facilities accounting for the majority of spend. This is because the Civic Campus redevelopment falls within this category and is being funded, in part, using strategic CIL receipts.
5. Excluding the 2021/22 costs towards the Civic Campus redevelopment, investment in affordable housing is to be one of the largest areas of spend with nearly £1.4m proposed to be drawn down. This will cover a number of affordable housing projects across the Borough, including schemes at Mund Street, Farm Lane and Edith Summerskills House.
6. With respect to the other categories, the investment broadly reflects the Council's priorities to deliver community facilities; secure local job opportunities arising from the Borough's growth; promote sustainable travel; secure safer neighbourhoods and inclusive communities; and to invest in education, our open spaces, and engagement in the arts.
7. Further details on the individual projects delivered, the relevant s.106 agreements or CIL being relied upon, and the drawdown amounts, are set out in the following sections of this report.

Figure 1: Spend by Broad Category

Category	Spend (£000')
Affordable Housing	£1,389
Arts and Cultural Projects	£125
Community Facilities	£10,796
Community Safety Initiatives	£2,303

Community Wellbeing and Social Inclusion	£493
Economic Development	£931
Environmental Improvement	£39
Heritage and Conservation	£3
Parks, Leisure and Outdoor Sports Facilities	£124
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CIL/S106 Admin	£377
Neighbourhood CIL	£104
Total	£17,484

COMMUNITY FACILITIES

8. A total of **£10,796,204.51** of planning contributions is to be drawn down for community facilities. The overwhelming majority of this (£10,256,144.55) is Strategic CIL which will be used towards the refurbishment of the Civic Campus. The remaining £540,059.96 is to be used towards the Nourish Hub, a new community kitchen for local residents situated in White City.
9. Details of the amounts to be drawn down are set out in Table 1 below:

Table No. 1	Community Facilities	
S106/AKA Ref	Site	Amount (£)
908	Gateway Site, White City Place	£282,620.52
827/844/851	Former BBC TV Centre	£257,439.44
Strategic CIL	N/A	£10,256,144.55
TOTAL		£10,796,204.51

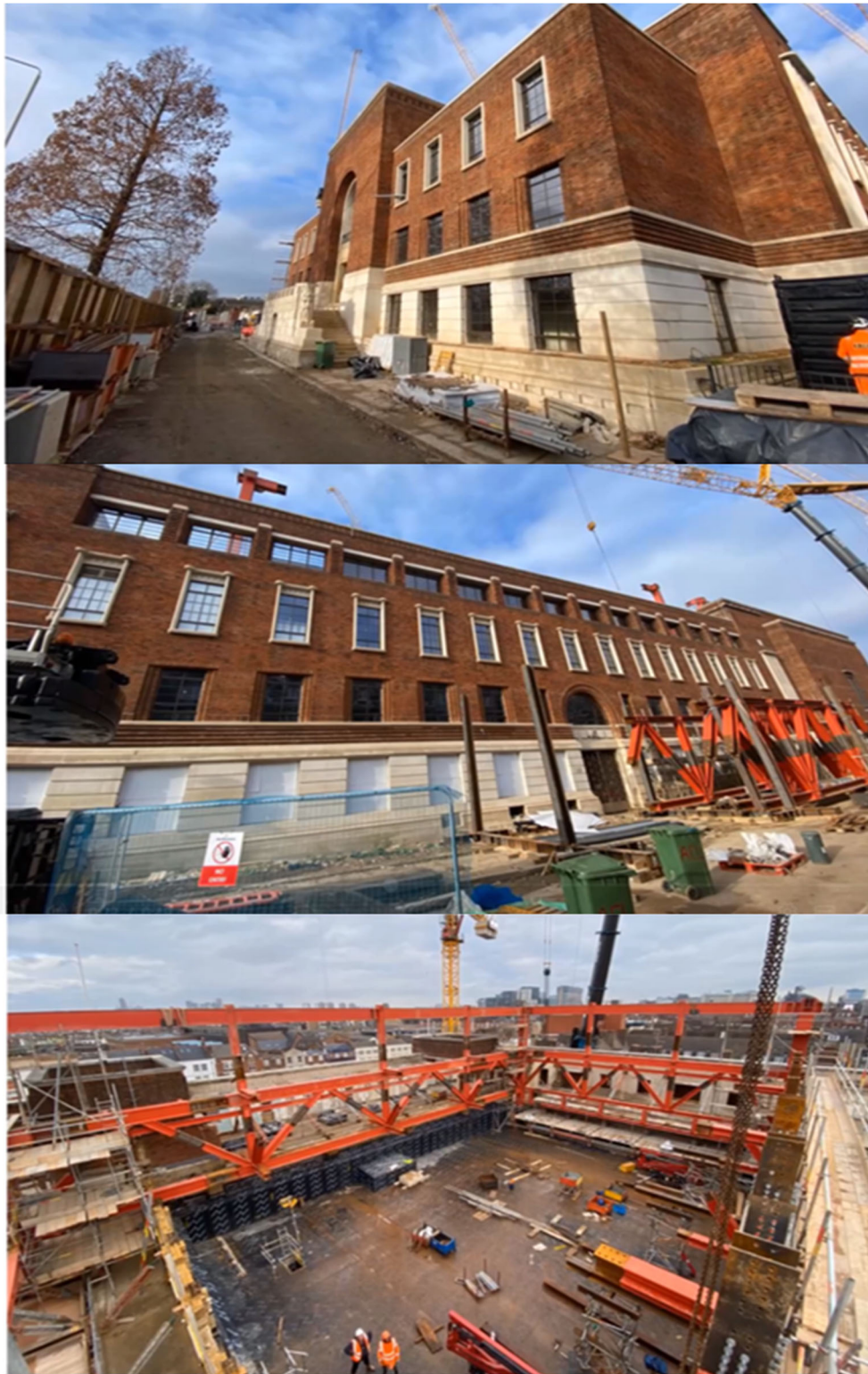


Figure 2: Image of the refurbished Town Hall and new Civic Square



Figure 3: The new Nourish Hub in White City

AFFORDABLE HOUSING PROVISION

10. A total of **£1,389,348.94** is to be drawn down for affordable housing provision as shown in Table 2. The affordable housing projects being delivered include Springvale, Mund Street, Farm Lane, and Hartopp & Lannoy. Funding is also to be drawn down for the delivery of affordable housing at Edith Summerskills House as well feasibility studies for further sites, such as White City Central and Pellant Road. These new developments will provide genuinely affordable housing that will help to alleviate housing shortages and ensures residents that cannot afford to buy or rent privately have the chance to stay in the Borough.

Table No. 2	Affordable Housing Provision	
S106/AKA Ref	Site	Amount (£)
777	Chelsea Island	£531,599.91
867	M&S White City	£857,749.03
TOTAL		£1,389,348.94



Figure 4: Springvale development affordable housing including modern frontage



Figure 5: An example of a mix of skylines and balconies within an affordable housing development





Figure 6: White City Central - affordable homes



Figure 7: Hartopp and Lannoy Project - Aerial View of affordable housing project



Figure 8: Pellant Road – An artist impression of affordable housing development

ECONOMIC DEVELOPMENT, TRAINING & SKILLS, BUSINESS & ENTERPRISE

11. A total of **£930,913.83** is to be drawn down for the Economic Development Team's work in maximising job opportunities for local people, such as employment, training, apprenticeships, outreach and maximising tender opportunities for Local Businesses and local supply chain activities. This funding is being drawn from the developments in Table 3 below.

Table No. 3 Economic Development, Training & Skills, Business & Enterprise		
S106/AKA Ref	Site	Amount (£)
161	Quayside Lodge, Townmead Road	£142,554.69
776	Kings Mall Car Park	£79,120.63
927	Fulham Gasworks, Imperial Road	£111,885.69
941	Former Cyclotron Building	£83,794.41
943	Land known as Olympia Exhibition Centre	£513,558.41
TOTAL		£930,913.83

12. H&F's economic development activity in 2021/22 provided a range of employment, skills and enterprise initiatives to tackle the challenges faced by residents and businesses due to the pandemic. It also supported the delivery of a longer-term vision: to ensure that H&F's economy makes a successful and inclusive recovery from COVID-19.
13. Employment support services were delivered to maximise job opportunities, including employment, training, apprenticeships outcomes for local residents.
14. There has also been a significant focus on engaging and supporting local businesses through a Support and Recovery programme aimed at enabling businesses to increase revenue, have an online presence and become more resilient as well as ensuring that H&F remains the destination of choice for high growth businesses. Details of economic activities see Table 4 below.

Table No. 4 – Economic Development Activity	
Outcome	Beneficiaries
Residents provided with employability support	411
Residents supported into work	182
Residents supporting into apprenticeships	43
Residents into paid work placements	11
Residents supported into fully funded training	62
Residents gaining work experience	12
Students provided with career insights	810
Business volunteers delivering school careers talks	16
Employers offering employment and work experience	42

opportunities	
Businesses supported to access individual grants through the business support desk	1074
Business supported to extend their trading space outdoors / Our Space / Your Space	136
Residents aged over 50 supported to start their own business	40
Digital Upskilling for businesses – Businesses undertaking training to improve digital skills and increase trading sales on-line	65
1-2-1 Business advice sessions with a professional advisor	139
Business seminar attendees	188
New business associations developed through a high-street recovery support and grants programme	6
Memberships to a national business organisation focused on supporting SME's	473
High street independent businesses signed up to a new pilot e-commerce platform to boost trade with a carbon neutral delivery service	62
Monthly borough networking event delivered in partnership with Networking London	35 businesses per month
Business Engagement and support- weekly H&F Business network meetings during lockdown followed by monthly sessions aimed at giving businesses a voice, sharing of information and ability to provide feedback on key council initiatives	67 members
Supply chain programmes to support businesses to win local contracts.	£2. 49m won in local contracts
Businesses supported to be covid safe through updated webpages, communications and business networks	Over 2,000

15. H&F Business and Enterprise activities in 2021/22 include various business support programme as follows:

- (a) Supporting our High Street Stores
- (b) Our Space is Your Space – Brackenbury village example
- (c) Business Support recovery programme flyer
- (d) Networking London event for small businesses at Venturex
- (e) Welcome Back Poster – Shop Local North End Road example
- (f) Networking for Architects under Construction Supply Chain project



Figure 9: (a) Supporting our High Street Stores; (b) Brackenbury Village Our space is your space; (c) H&F Business Support Recovery Flyer



Figure 10: (d) London Event for Small Businesses; Welcome Back Poster – Shop Local North End Road; (f) Networking for architects under the Construction Supply Chain project

COMMUNITY SAFETY INITIATIVES

16. A total of **£2,302,949.61** is to be drawn down for community safety initiatives such as the ongoing costs of the Law Enforcement Team as well as the work of the Gang, Violence and Exploitation Unit, which provides community support to address gang-related activity, criminal exploitation (including knife crime and drug dealing), and sexual exploitation. Funding for these community safety initiatives is being drawn down from the following developments:

Table No. 5	Community Safety Initiatives	
S106/AKA Ref	Site	Amount (£)
732	Chelsea Creek Lots Road	£21,358.05
776	H-S106 -Kings Mall Car Park	£485,375.12
851	H-S106 Former BBC TV Centre Wood Lane	£121,169.48
861	London House, 100 New King's Road	£3,683.24
908	Land known as Gateway Site, White City Place,	£377,843.59

	201 Wood Lane, London	
917	Land known as M&S White City	£11,320.97
929	Land Bounded By Fulham Gasworks And Railway Line (Chelsea Creek), Imperial Road	£751,826.77
957	Former Hammersmith Magistrates	£284,126.47
827/844/851	H-S106 Former BBC TV Centre Wood Lane	£246,245.92
TOTAL		£2,302,949.61

LOCAL PARKS AND OPEN SPACES

17. A total of **£123,731.32** is to be drawn down to improve and maintain parks and open spaces across the Borough, specifically at Normand Park, Eel Brook, Bishops Park and South Park
18. This is for much needed improvements to park facilities and environments, aimed at enhancing user enjoyment and biodiversity. The funds are to be drawn down from the s.106 agreements listed in the table below.

Table No. 6	Parks Projects	
S106/AKA Ref	Site	Amount (£)
468	Empress State Building	£10,780.29
777	Land Bounded By Harbour Avenue and Lots Road London AKA Chelsea Island	£18,542.00
926	Fulham Football Club, Stevenage Road, London	£94,409.03
TOTAL		£123,731.32



Figure 11: Bishops Park – Footpath resurfacing along the riverside. Previous macadam surface was de-paved and replaced with a self-binding aggregate material.



Figure 12: Bishops Park – A new outdoor gym installation with a variety of apparatus.



Figure 13: A new trim trail funded by Section 106 money at Normand Park.



Figure 14: Location Plan

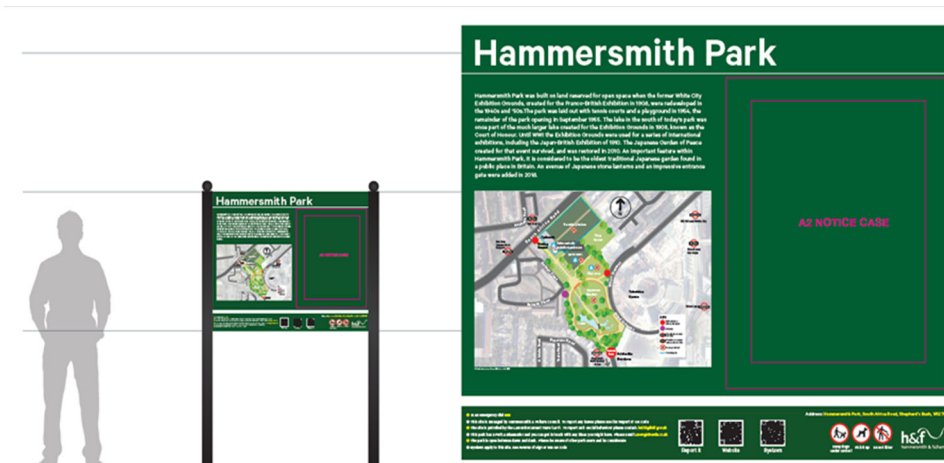


Figure 15: Working with Friends group to design replacement large noticeboards for primary entrances at Hammersmith Park



Figure 16: Footpath resurfacing of north area – ‘de-pave’ of macadam surface and reinstatement with self-binding aggregate at Eel Brook Common

TRANSPORT & PUBLIC REALM IMPROVEMENTS

19. A total of **£150,908.27** is to be drawn down for highway projects in the borough. These relate to works associated with developments taking place and are to be funded from the following planning agreements:

Table No. 7	Highways – Transport and Public Realm	
S106/AKA Ref	Site	Amount (£)
843	Thames Tidal Tunnel	£10,423.83
852	327 Lillie Road London SW6 7NR	£2,953.01
864	Mackenzie Trench House	£23,957.39
871	Shepherds Bush Green Development	£4,386.75
898	214 to 218 Shepherd's Bush Road, 22	£37,769.84
923	Fulham North Area Housing Office CI	£21,451.63
964	Former Dairycrest Site	£49,965.82
TOTAL		£150,908.27

ARTS AND CULTURE PROVISION

20. **£124,432.78** is to be spent on Arts and Culture Development in the borough, including contributions towards implementation of actions contained in the Arts Strategy for Hammersmith and Fulham, which aims to develop H&F as a thriving borough for the arts and promoting it as a creative, innovative and exciting place to live and do business.
21. All investment in arts and culture is to be funded from the contribution secured from the redevelopment of the Olympia Exhibition Centre.

Table No. 8	Arts and Culture	
S106/AKA Ref	Site	Amount (£)
943	Olympia Exhibition Centre, Hammersmith Road	£124,432.78
TOTAL		£124,432.78

COMMUNITY WELLBEING & SOCIAL INCLUSION PROJECTS

22. A total of **£493,431.25** is to be drawn down for community wellbeing and social inclusion projects to address the increased needs generated by population growth and change in the borough, with a focus on, food poverty initiatives. The funding is to come from the following S106 agreements, as summarised below:

Table No. 9	Community Wellbeing and Social Inclusion	
S106/AKA Ref	Site	Amount (£)
927	Fulham Gasworks, Imperial Road	£426,571.85
943	Land known as Olympia Exhibition Centre, Hammersmith Road, W14 8UX	£66,859.40
TOTAL		£493,431.25

SCHOOLS & EDUCATION

23. **£304,141.55** is to be drawn down for schools and education initiatives, covering climate education, ASD support, targeted early intervention by link workers based in schools and investment into a new nursery at Old Oak Community Centre from AKA no. 119 and 635. Funding for these school initiatives is being drawn down from the following developments:

Table No. 10	Schools/Education	
S106/AKA Ref	Site	Amount (£)
119	26-100 Scrubs Lane	£21,292.34
635	725-761A Harrow Road, NW10 5NY	£23,707.66
716	Fulham Reach	£ 52,500.00
777	Land Bounded by Harbour Avenue and Lots Road	£58,942.00
784	282-292 Goldhawk Road	£2,562.25
843	Thames Tideway	£145,137.30
TOTAL		£304,141.55



Figure 17: Old Oak Community Centre - Improvements to children's facilities

REGENERATION AREAS

24. A total of **£345,151.35** is to be drawn down for social and physical infrastructure, economic and transport regeneration projects to address the increased needs generated by population growth and change in the borough, with a focus on the regeneration areas of the borough. The regeneration areas include White City Regeneration Area, Central Hammersmith Regeneration Area, Fulham Regeneration Areas and South Fulham Riverside Regeneration Area. Projects funded using money for various purposes include the Nourish Hub at White City, a 'mini forest' at Eel Brook Common and increased safety measures within regeneration areas. The funding is to come from the 106 agreements, as summarised below:

Table No. 11	Regeneration Areas	
S106/AKA Ref	Site	Amount (£)
722	Chelsea Creek	£ 184,715.45
867	M&S White City	£24,732.45
957	Former Hammersmith Magistrates	£66,859.45
827 / 844 / 851	Former BBC TV Centre Wood Lane W12	£68,844.00
TOTAL		£345,151.35

ENVIRONMENTAL ENHANCEMENT & MONITORING

25. **£39,360.52** has been drawn down for on-site monitoring of air quality, land contamination and environmental health. This is to be funded from the following developments:

Table No. 12	Environmental Improvement and Monitoring	
S106/AKA Ref	Site	Amount (£)
843	Thames Tideway	£39,360.52
TOTAL		£39,360.52

HERITAGE & CONSERVATION

26. £3,150.73 has been drawn down for Margravine Cemetery Heritage project (Stage 1). The conservation/ restoration of two Grade II listed structures which are on the Historic England 'Heritage at Risk Register' This is to be funded from the following development

Table No. 12	Heritage and Conservation	
S106/AKA Ref	Site	Amount (£)
451	War Memorial, Margravine Cemetery	£3,150.73
TOTAL		£3,150.73

NEIGHBOURHOOD CIL

27. The Neighbourhood component of CIL (15% of CIL receipts) is to be spent on community-led projects, which can cover any purpose provided it is concerned with addressing the demands that development places on an area. For example, the money could be used to fund community events, social services, community facilities or a range of other improvements.
28. The Council invites community-led projects through its H&F crowd funding platform, run on Council's behalf by [Spacehive](#). This allows community groups and individuals to put forward projects and to seek support from the community for these through raising the additional funds. Depending on the size of the project,

up to £20k in Neighbourhood CIL can be pledged to an individual project. This typically represents a third of the overall project cost. If the project manages to raise the remaining balance, it clearly has community support and agreement. In addition to the projects on Spacehive, the Council also approved an urgent request to support children across the borough who didn't have access to digital devices to enable them to continue with their class learning through lockdown.

Table 13 shows some of the projects recently funded by Hammersmith and Fulham Neighbourhood CIL

Table No. 13 - A Sample of Neighbourhood CIL Funded Projects				
Project	Description	Total Raised	No. of Financial Backers	H&F CIL
Make Edward Woods Centre Run On Sunshine Make Edward Woods Centre Run On Sunshine (spacehive.com)	The Urban Partnership Group want to install 92 solar panels on the roof of the Edward Woods Community Centre, to generate its own electricity and use the funds saved for much needed community projects	£78,792	123	£ 20,000
Laptops and mobile connectivity devices to assist digitally disadvantaged students	The purchase of laptop and mobile connectivity devices to assist digitally disadvantaged students in the Borough as a result of the Covid-19 pandemic and subsequent move to increased eLearning	N/A	N/A	£83,446
TOTAL				£103,446.00



Figure 18: Image showing the solar panels on the Edward Woods Community Centre which H&F CIL helped to fund.

S106 & CIL MONITORING AND MANAGEMENT COSTS

29. **£377,210.49** is to be drawn down in 2021/22 to cover the costs of the Council in administering, monitoring, and managing s.106 and CIL contributions. Funds are specifically secured within s.106 agreements and through CIL (5% of the Borough CIL) to cover this expense to the Council. The split for 2021/22 was drawn £180,212.63 from the CIL admin, £20,639.48 from s.106 admin and £176,358.38 from Mayoral CIL admin.