

London Borough of Hammersmith & Fulham

Report to: Cabinet

Date: 06/11/2023

Subject: Funding Community Benefits Through Planning Obligations Draw Down Report 2022/23

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

Report author: Joanne Woodward, Director of Planning and Property

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 flowing from those developments. This report sets out the projects and services in the financial year from **1st April 2022 to 31st March 2023**, that are to be funded (in part or in full), 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 2022/23. The spending program for **2022/23** 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 2022/23 drawdown of Section 106 and Community Infrastructure Levy monies as set out in this report and in the 2022/23 Drawdown Report attached at **Appendix A**, to fund expenditure of **£19,160,905** for a wide range of community benefits across the borough.

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 **£19,160,905** of S.106 and Borough CIL contributions to cover relevant and eligible expenditure incurred during the financial year 2022/23, including monitoring costs. These drawdowns are against balances of funds received by developers and held by the Council. This is an increase compared with the previous year's figure of £17.5 million, despite the worsening economic conditions which are having an impact on developments across the country.

The monitoring and management costs of **£345,609** (included in the figure above) is funded from the administration component of s.106 agreements (£20,782), and Mayor CIL (£220,144) and from the administration component of the Borough Community Infrastructure Levy (£104,683).

Implications reviewed by: Danny Rochford, Head of Finance, Danny.Rochford@lbhf.gov.uk, Telephone 07917 053851, 29/09/23
Implications verified by Director of Finance, Sukvinder Kalsi, Sukvinder.Kalsi@lbhf.gov.uk, 4/10/2023

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 secure a sum or sums to be paid to the Authority pursuant to a deed under Section 106 of the Town and Country Planning Act 1990 as amended ("S.106 agreements").

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 2022/23 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 2022/23 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 verified by: Mrinalini Rajaratnam, Chief Solicitor – Planning and Property, Mrinalini.Rajaratnam@lbhf.gov.uk Telephone: 07827 357403, 25/09/2023.

Background Papers Used in Preparing This Report - None

DETAILED ANALYSIS

SUMMARY OF THE 2022/23 DRAWDOWN

- Figure 1 below provides a summary of the projects, by category, being funded from S.106 Agreement or CIL monies or CIL 2022/23. A total of **£19,160,905** 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. The Civic Campus programme will bring significant benefits to the local economy, including hundreds of affordable new homes, a cinema, retail, restaurant, and affordable workspace. It will offer transformational public services and utilise public assets for the benefit and growth of the local community, improving the high street retail offer and connecting communities through the development of this part of Kings Street.

Category	Spend (rounded to nearest £)
Affordable Housing	£593,443
Arts and Cultural Projects	£242,818
Community Facilities and Borough Strategic CIL	£11,030,977
Community Wellbeing and Social Inclusion	£554,476
Economic Development	£1,219,876
Environmental Improvements	£9,373
Heritage and Conservation	£23,098
Parks, Leisure and Outdoor Sports Facilities	£823,764

Regeneration Areas	£2,671,923
Schools and Higher Education	£354,947
Transport and Public Realm	£1,194,213
Borough Wide Community Benefits	£96,389
Admin and Neighbourhood CIL	£345,607
Total	£19,160,905

Figure 1: Spend by Broad Category

2. Excluding the 2022/23 costs towards the Civic Campus redevelopment, investment in community safety initiatives, such as the Law Enforcement Team (LET) and the Gangs, Violence and Exploitation Unit, is to be one of the largest areas of spend with nearly £2m proposed to be drawn down. The Council has taken action by investing in a force of 72 uniformed law enforcement officers to tackle issues across the Borough. The project to drive down anti-social behaviour and environmental crime claims is to be the biggest in London.
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 2022/23 Drawdown Report attached at **Appendix A**. This separate appendix enables the annual drawdown reports to be published on a dedicated page on the Council's website including more details of the projects and services funded. 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 2022/23 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 contributions can take the form of legal agreements, known as S.106 Agreements, 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 2022/23 spend of monies received under S.106 Agreements and CIL for the purposes summarised in this report and set out in detail in the 2022/23 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 reviewed by Rebecca Yee, Team Leader, Infrastructure Delivery, Economy, Rebecca.Yee@lbhf.gov.uk Telephone: 07786 290034 25/09/2023.*

Risk Management Implications

11. The drawdown of S.106 Agreement sums 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 verified by: David Hughes, Director of Audit, Fraud, Risk and Insurance, David.Hughes@rbkc.gov.uk Telephone 07817 507 695, 18/09/2023.*

Procurement Implications

13. There are no direct procurement implications resulting from this paper.
14. If the drawdown of S.106 Agreement 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.

A Procurement Strategy must be approved for each subsequent spend from the drawdown where the CSOs require this.

Implications reviewed by: Waheeda Soomro, Commercial Manager, Commercial & Procurement, Waheeda.Soomro@lbhf.gov.uk Telephone: 07776 672 927, 25/09/2023.

Consultation

15. Planning obligations are secured on developments granted planning consent 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 2022/23 Drawdown Report

Appendix A:



Annual Report of Community Benefits Funded from Developer Obligations

**The Section 106 & Community Infrastructure Levy
Drawdown Report for 2022/23**

FOREWORD

“The Council’s negotiation skills have been excellent and we work extremely hard to ensure that new developments within H&F accord with the standards and requirements set out in our Local Plan policies, including those associated with affordable housing provision, design quality, heritage protection, and sustainability. Alongside on-site requirements, the Council negotiates hard with developers to ensure they contributed properly towards local services and facilities, deliver sustainable transport improvements, and provide opportunities for H&F residents to access new employment opportunities.

Through such negotiations we are able to deliver a range of local improvements that 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.

Following investment of £17.5m last year, we have increased this to nearly £19.2m for 2022/23 and are already preparing the programme for 2023/24 to build on this.

With reference to the projects delivered in 2022/23, 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) funding, secured from new development, is used to help deliver the provision of infrastructure and services needed to accommodate growth across the borough. This extends to ensuring H&F residents are provided with the opportunity to access jobs that arise through growth, including construction and post-construction jobs, to meet their housing needs through affordable and local cost market homes, and to help combat food poverty. There is a positive impact on the highway network, on-site biodiversity, and on local services. Funding can also help with the transition to electric vehicles, through provision of charging points within our streets, and to adapt to the effects of climate change.

The Council's negotiation skills have been excellent and enabled us to secure much extra funds. We have worked with residents and businesses to improve the experience of living, working and visiting the Borough. We are keen to build on the success of the investment and continue improving the Borough.

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 2022 to 31st March 2023. 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 2022/23 DRAWDOWN

4. Figure 1 (overleaf) provides a summary of the projects, by category, being funded from S.106 Agreements or CIL within the financial year 2022/23. A total of £19,160,905 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. The Civic Campus project totals £9.27 m. This programme will bring significant benefits to the local economy, including affordable new homes, a cinema, retail, restaurant and affordable workspace.
5. Excluding the 2022/23 costs towards the Civic Campus redevelopment, investment in community safety initiatives, such as the Law Enforcement Team ("LET") and the Gangs, Violence and Exploitation Unit, is to be one of the largest areas of spend with nearly £2m proposed to be drawn down. There are dedicated LET officers for every ward in the Borough, alongside a borough-wide control team and a night team. The LET and local police regularly conduct joint patrols and pull their resources together to work smarter, co-ordinate patrol times and ensures better coverage at all times.

This collaborative approach enables the Council to prevent, detect, crack down on and reduce local crime more quickly and effectively.

6. With respect to the other categories, the investment broadly reflects the Council's priorities to deliver community facilities; to deliver and improve affordable housing stock; secure local job opportunities arising from the Borough's growth; promote sustainable travel; 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.

Category	Spend (rounded to nearest £)
Affordable Housing	£593,443
Arts and Cultural Projects	£242,818
Community Facilities and Borough Strategic CIL	£11,030,977
Community Wellbeing and Social Inclusion	£554,476
Economic Development	£1,219,876
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Parks, Leisure and Outdoor Sports Facilities	£823,764
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Schools and Higher Education	£354,947
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Borough Wide Community Benefits	£96,389
Admin and Neighbourhood CIL	£345,607
Total	£19,160,905

Figure 1: Spend by Broad Category

AFFORDABLE HOUSING PROVISION

8. A total of **£593,443** is to be drawn down for affordable housing provision as shown in Table 1; the drawdown contributes towards the delivery of affordable housing on sites such as Mund Street and Farm Lane. These schemes form part of the council's wider development programme, which is on track to deliver over 1100 homes, of which around 65% are affordable. Building affordable homes is vital to ensuring that the borough benefits from vibrant, mixed communities and allowing residents such as key workers to remain in the borough when they may otherwise be unable to do so. The Edith Summerskill House scheme includes a new community hall, landscaping and play space, as well as local employment opportunities with apprenticeships and work placements.
9. The development programme also responds to the council's ambitions to become a net-zero borough by 2030 by prioritising the delivery of sustainable, energy-efficient homes. Projects such as Mund Street, are regularly appraised to ensure that the design is meeting the highest possible standards of sustainability and affordable housing delivery is

maximised. Currently each development which has achieved planning consent, such as Farm Lane has been designed to 'Passivhaus' classic standards, ecological requirements to make them carbon neutral, reducing energy bills for residents by up to 30 percent. In practical terms on schemes such as Farm Lane this accreditation translates into an 84% reduction in operational CO2 emissions.

Table No. 1 Affordable Housing Provision			
S106/AKA Ref	Relevant s106 agreement	Project Funded	Amount (£)
777	Chelsea Island	Edith Summerskill	96,942
867	M&S White City	Mund Street, Farm Lane and Wood Lane Estate	496,501
TOTAL			£593,443



Figure 2: Farm Lane Development



Figure 3: Hartopp and Lannoy: the council's first Passivhaus development



Figure_4 - The former Edith Summerskill House



Figure 5 – Proposed Edith Summerskill House

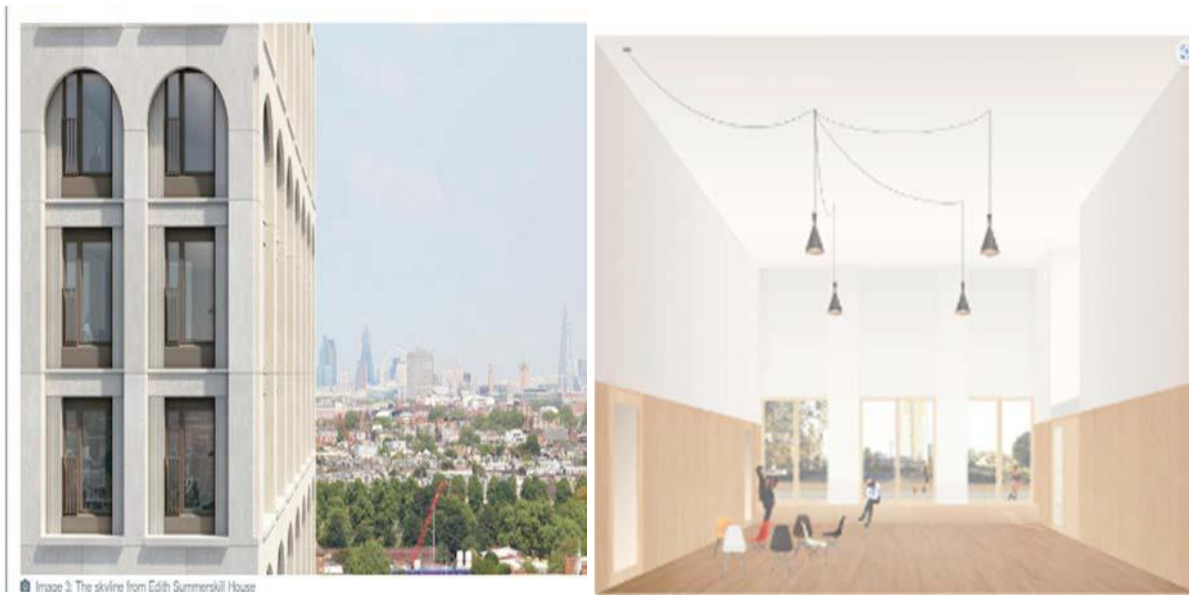


Figure 6 – The skyline from proposed Edith Summerskill House and community room

ARTS AND CULTURE PROVISION

10. **£242,818** is to be spent on Arts and Culture Development in the borough, including contributions towards the development and 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.

All investment in arts and culture is to be funded from the contribution secured from the redevelopment of the Olympia Exhibition Centre.

Table No. 2		Arts and Culture	
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
943	Olympia Exhibition Centre	Arts and Cultural Strategy	242,818
TOTAL			£242,818

Part of the total amount is to be drawn down for Arts Strategy activity costs for the 'Sounds like Hammersmith & Fulham Programme'. This music led programme aims to develop local talent and create opportunity for long-term change through social integration and by countering knife crime through music.

11. Some of S106 Agreements fund would be for Arts Strategy Activity Costs for the 'Shutter Arts Project', whereby six independent shops in Fulham's North End Road have had their shutters brought to life by local artist Helga Stentzel.



Figure 7: Young people take part in the Sounds like Hammersmith & Fulham Big Gig Take 1 event at Westfield London in Shepherds Bush.



Figure 8: Local artist Helga Stentzel stands next to the Painted Shutters



Figure 9: Local Residents benefiting from participation in the arts and culture development projects

COMMUNITY FACILITIES

12. A total of **£11,030,977** of planning contributions is to be drawn down for community facilities. The overwhelming majority of this (£9,279,510) is Strategic CIL which will be used towards the refurbishment of the Civic Campus. The remaining £1,751,468 is to be primarily used towards the Nourish Hub, a new community kitchen for local residents situated in White City, the costs of the Youth Zone of the Ed City development and the Barons Court Project, towards improving the health care and wellbeing facilities within the Borough.
13. The Ed City Youth Zone forms an integral part of the wider Ed City scheme which also consists of a new primary school, nursery and adult education centre, as well as a state-of-the-art Youth Zone for local residents. The scheme also provides 132 new, affordable homes and commercial office space that will be targeted at local charities and community uses. The development embodies the Council's ambition to deliver inclusive growth in White City and forms a physical connection between the White City Estate and much of the major innovation-led growth centred, ecology around White City Place and the White City Innovation District
14. Details of the amounts to be drawn down are set out in Table 3 below:

Table No. 3 Community Facilities and Borough Strategic CIL			
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
776	Kings Mall Car Park	Cost of Living Programme	11,090
777	Chelsea Island	Nourish Hub Health Project	145,668
927	Fulham Gasworks	Youth Zone Ed City	1,594,709
CIL	CIL	Borough Strategic CIL	9,279,510
TOTAL			£11,030,977



Figure 10: Hammersmith & Fulham Civic Campus



Figure 11 : Nourish Hub -Community Kitchen to tackle food poverty



Figure 12: Ed City Youth Zone

COMMUNITY WELLBEING & SOCIAL INCLUSION PROJECTS

15. A total of **£554,476** 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. 4	Community Wellbeing and Social Inclusion		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
927	Fulham Gasworks,	Children's Food Poverty	554,476

	Imperial Road	Programme	
TOTAL			£554,476

ECONOMIC DEVELOPMENT, TRAINING & SKILLS, BUSINESS & ENTERPRISE

16. A total of **£1,219,876** is to be drawn down for the Economic Development Service's work in progressing the priorities of the Industrial Strategy. The Industrial Strategy identifies four key areas where the Council can help foster business success and pledges to make it happen in the Borough. We believe local government has a role in supporting growth. It can bring partners together, regenerate town centres, help with affordable workspaces, teach people the skills they need, use procurement to support local firms and much more. We want to create a borough able to compete with the best of the 21st century. The Industrial Strategy includes actions on how we will boost enterprise, innovation, skills and infrastructure locally. This includes maximising job opportunities for local people, such as employment, training, apprenticeships, outreach and supporting local businesses and local supply chain activities, including maximising tender opportunities. This funding is being drawn from the developments in Table 5 (a) below.

Table No. 5 (a)	Economic Development		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
161	Quayside Lodge, Townmead Road	Investment in local high street businesses	15,001
538	2003/01781/FUL	Investment in local high street businesses	136
716	Fulham Reach	Improvements for Hammersmith Town Centre	140,920
897	Woodlands, 80 Wood Lane	Delivery of business support programmes	54,825
943	Olympia Exhibition Centre	Local Employment Training Activities	836,810
296 (+ 629 and 630)	Westfield	High Street Support and Regeneration	172,184
TOTAL			£1,219,876

17. H&F's economic development activity in 2022/23 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.
18. Employment support services were delivered to maximise job opportunities, including employment, training, apprenticeships outcomes for local residents.

19. 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 5 (b) below.

Table No. 5 (b) – Summary of Economic Development Activity 2022/23	
Outcome	Beneficiaries
Residents provided with employability support	442
Residents supported into work	302
Residents supporting into apprenticeships	48
Residents into paid work placements	17
Residents supported into fully funded training	31
Residents gaining work experience	42
Students provided with career insights	1210
Business volunteers delivering school careers talks	12
Employers offering employment and work experience opportunities	48
Businesses supported to access individual grants through the business support desk	1074
Business supported to extend their trading space outdoors / Our Space / Your Space	39 (there are 11 still in progress)
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	189
Business seminar attendees	91
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

Additional Business and Enterprise activities business support programme as follows:

- (a) New dwell space in North End Road
- (b) Christmas lights display in North End Road
- (c) Artwork hoarding involving six local artists and celebrating the Queens

- (d) Jubilee installed at new homes development in Dawes Road, Fulham
- (e) Updated shop local poster campaign
- (f) New banners and wayfinding for North End Road

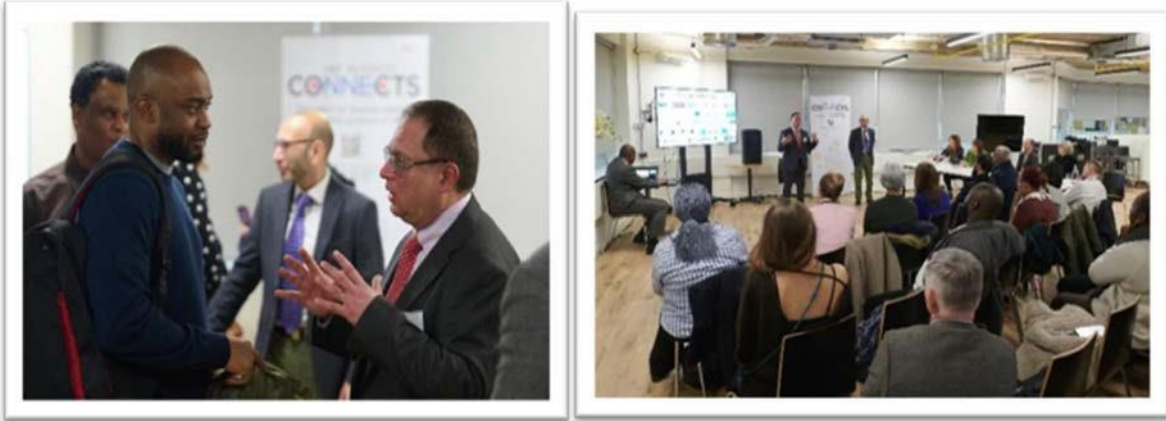


Figure 13: Fit to Bid workshop supporting local procurement opportunities.



Figure 14 : Networking London at Venture X

Figure.15: Abba tribute - Hammersmith Market Dec 2022



Figure 16: Promoting North End Road

Figure 17: Lillie Road Christmas Lights



Figure 18: A collage of images from North End Road Christmas market above



Figure 19: Jubilee Hoarding

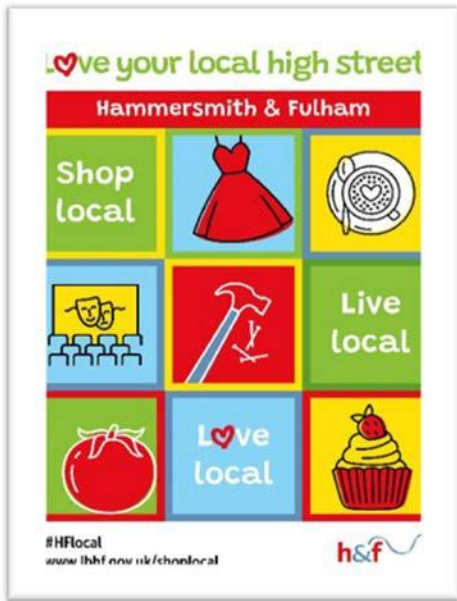


Figure 20: Shop Local Campaign



Figure 21: Christmas Market



Figure 22: Shepherds Bush Cost Production Programme

Environmental Improvements

20. A total of **£9,373** is to be drawn down for Environmental Improvements projects for gully repairs and greening schemes at Eel Brook Common. The funding is to come from the following S.106 Agreements, as summarised below:

Table No. 6		Environmental Improvements	
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
413	West 12 (Concord Centre)	Gully Repairs	8,285
458	Chelsea Village;	Greening schemes - Eel Brook Common	1,088
TOTAL			£9,373

HERITAGE & CONSERVATION

21. **£23,098** has been drawn down for Margravine Cemetery Heritage project (Stage 1) and the conservation of the listed statue 'Draped Woman' on Great West Road. This is to be funded from the following developments:

Table No. 7		Heritage and Conservation	
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
451	War Memorial, Margravine Cemetery	Heritage project (Stage 1)	12,161
543	Former Pumping Station, Great West Road	Conservation of the listed statue 'Draped Woman'	10,937
TOTAL			£23,098

22. The Margravine Cemetery Heritage project (Stage 1) refers to the conservation and restoration of two Grade II listed structures which are on the Historic England 'Heritage at Risk Register'. The conservation of the listed statue 'Draped Woman' project protects a Grade II listed statue, removing it from the Heritage at Risk register and educating people through visits, a community launch and youth engagement programmes. The Grade II listed 'Leaning Woman' is one of the London's most important pieces of modern sculpture. The statue was part of a post War programme to bring art for Londoners.



Figure 23: Conservation of Listed statue 'Draped Woman – on Great West Road

LOCAL PARKS AND OPEN SPACES

23. A total of **£823,764** is to be drawn down to improve and maintain parks and open spaces across the Borough. Residents tell us how they value the access to open air, green space and daily exercise. Parks are an essential community resource, and we will continue to develop local partnerships to better understand the aspirations of local communities involving them in community events and parks management plans. The use of S.106 funding for parks projects, heritage at risk, address development opportunities and threats, maintains and enhances this community resource. We will continue to work with a wide range of partners to improve and develop facilities for improving health and wellbeing through physical activity, play, relaxation, and contemplation.
24. The funding to improve and maintain parks and open spaces across the Borough covers:
- Normand Park
 - Ravenscourt Park
 - South Park
 - Hurlingham Park
 - Bishops Park
 - William Parnell Park
 - Hammersmith Park
 - Brook Green
 - St Paul's Gardens
 - Margravine Gardens
 - Eel Brook Common
 - Bentworth Road open space
 - Frank Benfield Community Garden
 - Shepherd's Bush Green

25. Funding is drawn down for much needed improvements to parks and open spaces, aimed at enhancing facilities, user enjoyment and biodiversity. S106 projects include the Greening schemes at Eel Brook Common. The funds are to be drawn down from the S.106 Agreements listed in the table below.

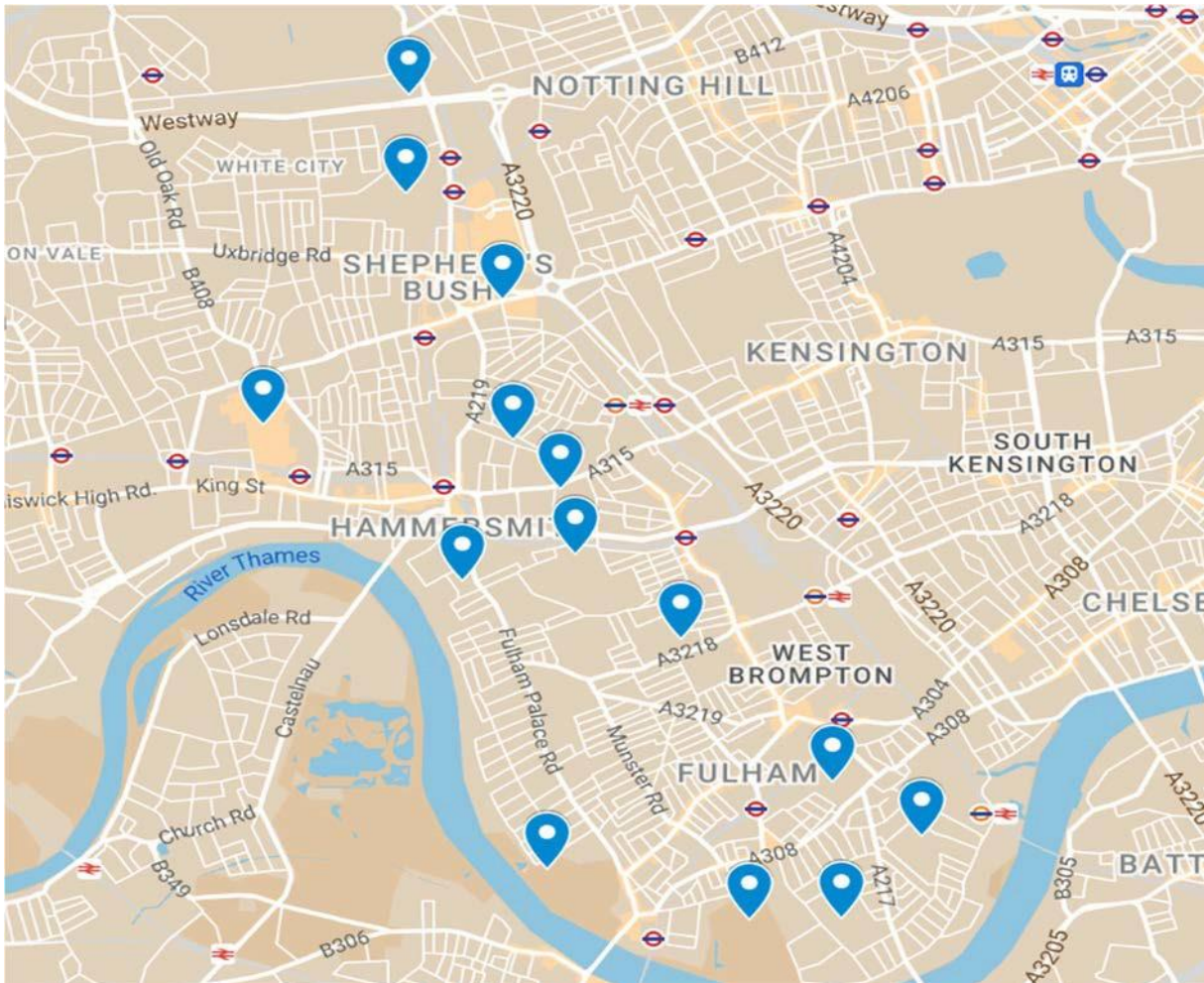


Figure 24: Parks receiving Funding within Hammersmith & Fulham

Table No. 8 Parks, Leisure, and Outdoor Sports Facilities			
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
468	Empress State Building	Normand Park Bowling Green; Outdoor Gym; Replacement play equipment	13,076
580	28 North Pole Road	Bentworth Road Resurfacing	10,495
716	Fulham Reach	Frank Banfield Community Garden	11,006
725	Ashlar Court	Ravenscourt Park Paddling Pool	12,557
752	174 Hammersmith Road	Brook Green Lawn and Tennis Court improvements; St Paul's Gardens; Brook Green Play Mounds; Brook Green Play Area Renewal	42,616

765	153 Hammersmith Road, W14 0QL	St Paul's Church landscaping improvements	4,429
776	Kings Mall Car Park	Margravine Gardens Changing room; Ravenscourt Park Paddling Pool	11,066
777	Chelsea Island	Eel brook Common Park Infrastructure; South Park Depaving; Eel Brook Depaving; Hurlingham Park Play builder Surfacing; Hurlingham Park Signage; William Parnell	136,377
830	271-281 King Street	Ravenscourt Park Paddling Pool	21,841
926	Fulham Football Club	Bishops Park Riverside Walk	532,151
296 (+ 629 and 630)	Westfield	Bentworth Road; Hammersmith Park Signage; Shephard's Bush Green	28,150
TOTAL			£823,764

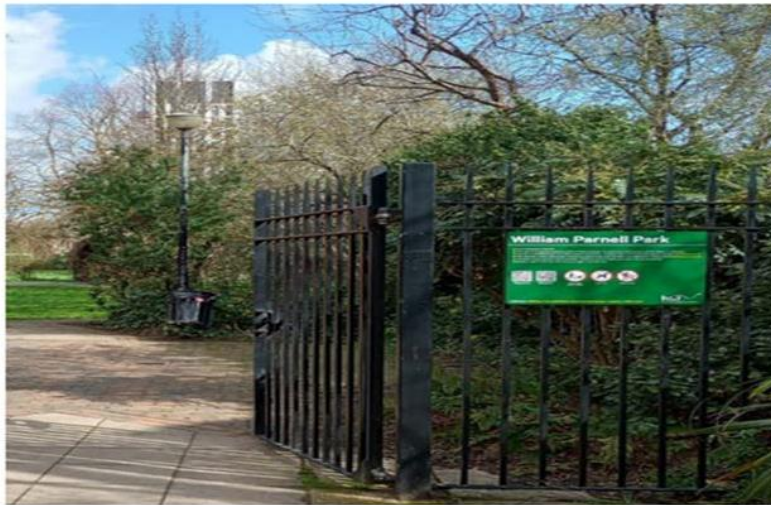


Figure 25: New Signage at William Parnell Park



Figure 26: Paving and bins improvements at St. Paul's



Figure 27: Paddling Pool Maintenance to open this season at Ravenscourt Park



Figure 28: New Signage at Hurlingham Park



Planting Tiny Forest at Eel Brook Common



Figure 29: Facilitating the project to plant 600 trees at Eel Brook Common – Tiny Forest



Figure 30 : Resurfacing of artificial grass play mounds at Brook Green Play Mounds



Figure 31: Resurfaced Mount Slide near Sand Pit at Brook Green



Figure 32: Landscape improvements to former bowling green & play area at Hammersmith Park



Figure 33 : Signage at Hammersmith Park



Figure 34 : Install playing and dog proof fencing remediate grass areas



Figure 35: New signage at South Park

REGENERATION AREAS

26. A total of **£2,671,923** 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 and South Fulham Riverside Regeneration Area. Projects funded using money for various purposes include the Nourish Hub at White City and increased safety measures within regeneration areas. The projects include 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. The Chelsea Creek site provides £771,753 in funding for the Gangs Unit and Enhancing Policing.
27. Additional S106 funding is required to fully cover service costs including increased staffing costs and recruitment. The Kings Mall Car Park site put £351,495 towards the Gangs Unit and Enhancing Policing. The site of Imperial Wharf entirely funded the Gangs Unit. The Former BBC Television Centre includes £768,265 Gangs Unit funding and Enhancing Policing funding. In total, there are 72 Law Enforcement Officers. The funding is to come from the 106 agreements, as summarised below:

Table No. 9	Regeneration Areas		
Table No. 9(a)	Central Hammersmith Regeneration Area		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
957	Former Hammersmith Magistrates	West London Zone	56,389
776	Kings Mall Car Park	Gangs Unit and Enhancing Policing	351,495
TOTAL			£407,884

Table No. 9(b)	South Fulham Riverside Regeneration Area		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
722	Chelsea Creek Chelsea Creek	Education - Specialist Education Settings Development West London Zone	166,229
722	Chelsea Creek	Gangs Unit and Enhancing Policing Law Enforcing Team Enhancing Policing	771,753
808	Imperial Wharf	Gangs Unit	59,753
TOTAL			£997,735

Table No. 9(c)	White City Regeneration Area		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
827/844/851	Former BBC TV Centre	Nourish Hub Health Project	241,792
827/844/851	Former BBC TV Centre	Specialist Education Settings Development	143,160
827/844/851	Former BBC Television Centre	Gangs Unit and Enhancing Policing	768,265
867	M&S White City	West London Zone	98,516
867	M&S White City	Mund Street, Farm Lane and Wood Lane Estate	4,571
908	Gateway Site	Hammersmith Park Bowling Green	10,000
TOTAL			£1,266,304

All Regeneration Areas	
TOTAL	£2,671,922



Figure 36: Enforcement Team - Community Safety Initiatives

SCHOOLS AND HIGHER EDUCATION

28. **£354,946** is to be drawn down for schools and education initiatives, including climate education, ASD support and Specialist Education Settings Development Funding for these school initiatives is being drawn down from the following developments:

Table No. 10	Schools and Higher Education		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
468	Empress State Building	Autistic Spectrum Disorder (ASD) Support	2,076
716	Fulham Reach	Autistic Spectrum Disorder (ASD) Support	78,046
	Fulham Reach	Specialist Education Settings Development	
733	Seagrave Road	Support and Enhancement for Schools with Falling Rolls	71,646
777	Chelsea Island	Autistic Spectrum Disorder (ASD) Support	23,040
843	Thames Tidal Tunnel	Climate Education	180,138

	Thames Tidal Tunnel		
		Autistic Spectrum Disorder (ASD) Support	
TOTAL			£354,946

TRANSPORT & PUBLIC REALM

29. A total of **£1,194,213** is to be drawn down for highway projects in the borough. This funding covers road and footpath resurfacing and improvements, cycle superhighway CS34, gully repairs and Travel Plan monitoring. The Kings Street Safer Cycle Pathway aims to improve safety and accessibility for pedestrians and cyclists at one of London's most intimidating junctions. The new cycle route will be clearer and safer for cyclists. The scheme will make it easier for pedestrians to cross busy roads and remove through traffic on some residential roads. It is a continuous, largely segregated cycle track to significantly upgrade and improve Hammersmith for cyclists, pedestrians, and motorists. The Safer Cycle Pathway features more green areas, trees, and benches to help make the Safer Cycle Pathway a world-class piece of transport infrastructure benefitting all residents.
30. The Transport and Public Realm projects for the draw down are to be funded from the following S.106 agreements:

Table No. 11	Transport and Public Realm		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
403	Fulham Broadway	Cycle Superhighway CS34 and Carriageway improvements	49,187
458	Chelsea Village	Annual Hanging Baskets; Cycle Superhighway CS34 and Carriageway improvements	22,060
468	Empress State Building	Footpath improvements; carriageway improvements and Gully Repairs	55,202
478	Site at Wandsworth Bridge Rd/Townmead Rd junction	Footway Improvements	9,339
506	Suite 4 Burlington Lodge Studios	Gully Repairs	5,933
539	Burlington Danes Building	Carriageway Improvements	6,384
628	Prestolite Factory	Cycle Superhighway CS34	17,280
642	167-181 Askew Road	Greening Scheme	6,295
651	282-284 Munster Road	Gully Repairs	10,109
657	G Gate	Cycle superhighway CS34	18,946
664	1 Westwick Gardens	Carriageway Improvements	9,572

682	The Pump House	Gully Repairs	2,500
688	7 - 15 Vanston Place	Carriageway Repairs	84,079
690	Olympia Exhibition Centre	Cycle superhighways CS34 and Carriage improvements	35,807
692	20 Dawes Road	Carriageway Improvements	509
694	49-68 Sulgrave Gardens	Carriageway Improvements	18,032
696	21 Effie Road	Carriageway Improvements	22,136
697	57-63 Star Road	Gully Repairs	1,015
701	70 - 72 Hammersmith Bridge Road Gully	Gully Repairs	4,014
	Repairs		
704	York House	Gully Repairs	3,708
716	Fulham Reach	Carriageway improvements and Travel Plan monitoring	36,625
721	Townmead Road	Travel Plan Monitoring	2,000
732	Chelsea creek	Travel Plan	30,000
743	84 - 90B Fulham High Street	Travel Plan Monitoring	4,000
751	Hammersmith And Fulham Irish Centre	Travel Plan Monitoring	4,000
776	Kings Mall Car Park	Cycle superhighway CS9; Kings St Safer Cycle Pathway; Gulley Repairs and Travel Plan Monitoring	431,664
777	Chelsea Island	Workplace Travel Plan	2,000
784	282 - 292 Goldhawk Road	Travel Plan Monitoring	500
815	Hammersmith Park	Travel Plan Monitoring	3,010
852	327 Lillie Road	Highway Works	6,067
862	Bechtel House	Travel Plan Framework	1,500
871	Land North of Westfield Shopping Centre	Cycle superhighway CS34 and Gully Repairs	111,359
877	Nomis Studios	Travel Plan Monitoring	1,000
923	Clem Attlee Court	Highway Works	126,229
927	Fulham Gasworks	Travel Plan Monitoring	3,056
929	Chelsea Creek	Travel Plan Monitoring	3,078
930	68 - 72 Hammersmith Road	Travel Plan Monitoring	2,000
941	Site of former Cyclotron Building and land adjacent Hammersmith Hospital	Carriageway Improvements	20,000
943	Olympia Exhibition Centre	Travel Plan Framework	5,000
949	The Queens Club	Highway Works	5,000
964	Former Dairy Crest Site	Highway Works	36
977	The Caste Centre	Highway Works	4,981
989	Warwick Building	Construction Workforce Travel Plan	9,000
TOTAL			£1,194,213

CIL/S106 ADMIN AND NEIGHBOURHOOD CIL

31. **£345,607** is to be drawn down in 2022/23 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. £20,000 Neighbourhood CIL (NCIL) is to be given from Planning Services to the restoration of the sculpture that sits alongside the A4 in Hammersmith, called *The Leaning Woman*. Details are shown in Table 13 below.

Table No. 13	CIL/S106 Admin and Neighbourhood CIL
S106/AKA Ref	Amount (£)
Borough CIL Admin	104,683
Mayoral CIL Admin	220,143
S106 Admin	20,781
TOTAL	£345,607