

London Borough Of Hammersmith & Fulham

Report to: Cabinet

Date: 07/10/2024

Subject: Funding Community Benefits Through Planning Obligations Draw Down Report 2023/24

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

Report author: Joanne Woodward, Director of Planning and Property

Responsible Director: Bram Kainth, Executive Director of Place

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 2023 to 31st March 2024**, 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). Together they represent £22.3m of investment in community benefits secured by the council from developers as part of their planning permission.

This represents more than £3 million more than raised last year, and more than the council has ever secured from property developers. This is due to the ruthlessly financially efficient approach that this administration takes to all its dealings.

These hard won funds will be used to improve the quality of life for residents living across our borough, funding:

- The Civic Campus, which will rejuvenate King Street and bring business and visitors to the area;
- Hammersmith & Fulham's unique Law Enforcement Team, who keep our streets safe and clean by tackling anti-social behaviour and fly-tipping;
- Our innovative Gangs Unit, which tackles organised crime at the source and keeps local children out of a life of crime;
- 133 genuinely affordable, and beautiful new homes in Edith Summerskill House;
- 100 new homes for families and young people at Mund Street, of which 50% will be affordable;
- Significant road and footpath improvements and urban greening

- contribute to pleasurable enjoyment of the environment;
- Local parks and recreational development provide better sports, cycling and walking experiences;
 - SuDS reduce the risk of flooding, preventing local damage and enhancing the appearance and usability of the area;
 - Investment in SEND facilities and services, to give all children across our borough the best possible start in life;
 - An Air Quality Improvement Plan, so that residents can breath fresh air rather than choking on fumes; and
 - Flood defences to protect our borough, and its iconic riverside from the worst impacts of climate change.

In accordance with the Council's Financial Regulations, formal Cabinet approval is sought to the drawdown of these funds for the projects delivered during 2023/24. The spending program for **2023/24** 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 2023/24 drawdown of Section 106 and Community Infrastructure Levy monies as set out in this report, to fund expenditure of **£22,345,804** 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 **£22,345,804** of S.106 and Borough CIL contributions to cover relevant and eligible expenditure incurred during the financial year 2023/24, including monitoring costs. These drawdowns are against balances of funds received from developers and held by the Council. This is an increase compared with the previous year's figure of £19.2 million, despite the worsening economic conditions which are having an impact on developments across the country.

The monitoring and management costs of **£668,429** (included in the figure above) is funded from the administration component of s.106 agreements (£194,747), and Mayor CIL (£375,349) and from the administration component of the Borough Community Infrastructure Levy (£98,333).

Implications prepared by Trina Tali-Zekaj, Trina.Tali-Zekaj@lbhf.gov.uk, Principal Accountant, Date 10th July 2024

Implications reviewed by Kellie Gooch, Kellie.Gooch@lbhf.gov.uk, Head of Finance (Place), Date 11th July 2024

Implications verified by James Newman, James.Newman@lbhf.gov.uk, Date 15th July 2024

Legal Implications

Section 106 of the Town and Country Planning Act 1990 as amended provides that Councils may secure planning obligations to make development which otherwise would not be acceptable in planning terms, acceptable.

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 2023/24 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 2023/24 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. The Council has a fiduciary duty to ensure that where S106 monies have been obtained in order to ensure that the effects of development are mitigated, such mitigation does take effect.

The Community Infrastructure Levy Regulation 2010 as amended requires Local planning authorities to publish annually an ‘annual infrastructure funding statement’ setting out details of CIL and Section 106 Obligations secured and the infrastructure that will be funded.

Implications verified by: Mrinalini Rajaratnam, Chief Solicitor – Planning and Property, Mrinalini.Rajaratnam@lbhf.gov.uk Telephone: 07827 357403, Date 10th July 2024

DETAILED ANALYSIS

SUMMARY OF THE 2023/24 DRAWDOWN

1. Figure 1 provides a summary of the projects, by category, being funded from s.106 or CIL within the financial year 2023/24. A total of **£22,345,804** is to be drawn down. We have raised over £3m more than the previous year from our hard-nosed negotiating with property developers. This is money that we would not have if we had not taken a tough line and is now being spent on projects to benefit the local community.
2. The following summary sets out some of the community benefits we are spending the money on:
 - The Civic Campus, which will rejuvenate the King Street area
 - The LET and Gangs Unit, who are keeping residents in the borough safe
 - Affordable homes
 - Improving the public realm
 - Investing in schools; and
 - Protecting the environment.
3. **Civic Campus:** the Civic Campus redevelopment falls within the investment in community facilities category, accounting for the majority of spend. This category is being funded, in part, using strategic CIL receipts. The Civic Campus project totals £12.45m. Building work is progressing at the Civic Campus site in King Street and will rejuvenate the King Street area. The vibrant mixed-use campus will be Britain's most exciting new arts, cultural, business, government and community quarter. It will offer inclusive, welcoming and safe spaces where residents and local businesses can access important services. Civic Campus features world-class architecture and design for the future; its 'Zero Harm' design approach sets new benchmarks for accessibility, with the use of new technology. It will act as a catalyst for growth and community cohesion, as well as to create a transformative shift in the delivery of Council services and community placemaking.
4. **LET and Gangs Unit:** excluding the 2023/24 costs of 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 £2.25m 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.

The LET officers have a broad range of enforcement powers and assist all emergency services and other Council partners with a range of tasks. They carry out borough-wide patrols for areas including highways, parks & open spaces and on housing land. They work closely with the Metropolitan Police to reduce crime and anti-social behaviour problems. They are briefed on any missing or vulnerable persons to be aware of whilst conducting their patrols across the borough. They keep local community safe with investigations, weapons sweeps and patrols.

5. **Affordable homes:** the redevelopment of Edith Summerskill House site will build 133 new, genuinely affordable housing on the Clem Attlee estate. The proposed scheme would feature distinctive arched windows and a ground floor arcade and deliver a building of outstanding design quality and excellent living conditions. The development will include a new community hall and kitchen available for all estate residents.

In developing plans for the Mund Street School site, the Council is working in collaboration with residents to create a scheme which responds to the needs of the local community. Delivers approximately 100 new homes, including 50% affordable homes, across a range of sizes suitable for both young people and families. The scheme will provide new landscaping and public realm, helping to establish a strong community feel with car-free streets and spaces.

6. **Improving the public realm:** the public realm projects cover road and footpath resurfacing and improvements, cycle hubs, healthy street urban greening, gully repairs and travel plan monitoring. New cycle lanes and bike parking are built on the Council's growing cycle and transport network. The Starch Green healthy street urban greening project involved depaving a large pedestrianised space by creating areas of rain gardens to create a sensory garden.

The Hammersmith Cycle Hub features the very best cycle security available. It has been designed for residents, visitors and commuters to have a secure place to leave their bikes. The hub provides a convenient solution for travellers to cycle to the station, leave their bike and continue their journey by tube or bus. The Eelbrook Common healthy street urban greening project involved depaving the wide footway on New Kings Road and laying down Sustainable Urban Drainage Systems (SuDS) wildflower turf. The SuDS help reduce the risk of local flooding in times of heavy rain and improve both the appearance and usability of the site.

7. **Investing in schools:** special educational needs and disabilities (SEND) - in Hammersmith & Fulham, most children and young people with special educational needs (SEN) can have their needs met within an education setting's own resources with support from commissioned services. The early years' keyworker or teacher, and the place of learning's special educational needs and disabilities coordinator will all work together using the graduated approach to create a SEND Support Plan. The Council's Local Area will triage referrals and provide advice to settings on different strategies, approaches and resources to meet needs.

Climate education - in offering access to climate education within the schools the Council offers, with key partners, the chance for children and young people to champion a variety of related initiatives. The current work taking place in H&F schools to support and promote climate education include climate education within their curriculum, green tutorials, social action projects around climate change and eco clubs throughout the sector. Protecting our environment and working towards a cleaner borough is incredibly important work. It is great to see pupils applying their learning and helping to make H&F the greenest borough in Britain.

8. **Protecting the environment:** flood defence - the Council's surface-water management plan (SWMP) proactively covers flooding from sewers, drains, groundwater, and runoff from land, small watercourses and ditches caused by heavy rainfall. It has modelled potential flooding across the borough for a range of storm events; identifies flooding hotspots; includes an assessment of potential borough-level sustainable drainage systems (SuDS); and an action plan to reduce flood risks in the borough. Many of the actions outlined in the SWMP are being implemented.

Air quality - the Council is taking urgent action to clean our air by working with residents, businesses and local partners. The Council's Annual Air Quality Status Reports are submitted to Greater London Authority (GLA) and Department for Environment, Food and Rural Affairs (DEFRA). The reports include background information on air pollution in the borough and details of our review and assessment of air quality. We are preparing a five-year Air Quality Action Plan to tackle air pollution and protect public health and raise awareness of the issues around poor air quality. We are determined to improve our air quality, protect local nature and help local people live healthier lives.

Type of community benefit delivered	Spend (£)
Affordable Housing	831,506
Arts and Cultural Projects	182,880
Community Facilities and Borough Strategic CIL	13,440,164
Community Wellbeing and Social Inclusion	122,386
Economic Development	1,623,985
Environmental Improvements	91,893
Heritage and Conservation	19,948
Parks, Leisure and Outdoor Sports Facilities	579,519
Regeneration Areas	2,831,040
Schools and Higher Education	651,904
Transport and Public Realm	1,068,406
Borough Wide Community Benefits	233,744
Admin and Neighbourhood CIL	668,429
Total	£22,345,804

Figure 1: Spend by Broad Category

9. 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.
10. 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 2023/24 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.
11. Cabinet approval of the 2023/24 drawdown of s.106 and CIL funds is now sought.

Reasons for Decision

12. 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.
13. 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.
14. This report seeks approval for the 2023/24 spend of monies received under S.106 Agreements and CIL for the purposes summarised in this report and set out in detail in the 2023/24 Drawdown Report attached.

Equality Implications

15. 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.
16. *Implications reviewed by Rebecca Yee, Team Leader, Infrastructure Delivery, Place, Rebecca.Yee@lbhf.gov.uk Telephone: 07786 290034, Date 8th July 2024*

Risk Management Implications

17. 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. Officers will need to ensure that any procurement activity needed to support the projects being funded to run in compliance with the Council's Contract Standing Orders and that all expenditure entered into is in line with the conditions of the relevant S106 agreement.

18. *Implications verified by David Hughes, Director of Audit, Fraud, Risk and Insurance, David.Hughes@rbkc.gov.uk Telephone 07817 507 695, Date 10th July 2024*

Procurement Implications

19. There are no direct procurement implications resulting from this paper.
20. 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.

Review of the line items from finance highlights many are covered by major contracts on our contract register however for lower value spend it is less clear which contract the spend relates to. SLT should ensure for the coming year that departments are clear on their procurement requirements for section 106/cil funded activity and the need for legal notices for any new contract over £30k inc VAT, plus competition requirements.

Implications reviewed by: Waheeda Soomro, Commercial Manager, Commercial & Procurement, Waheeda.Soomro@lbhf.gov.uk Telephone: 07776 672 927, Date 10th July 2024

Implications verified by Joanna McCormick, Chief Operating Officer, Procurement & Commercial, Joanna.Mccormick@lbhf.gov.uk, Date 12th July 2024

Consultation

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 2023/24 Drawdown Report

Appendix A:



**Annual Report of Community Benefits
Funded from
Developer Obligations**

**The Section 106 & Community Infrastructure Levy
Drawdown Report for 2023/24**

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 £19.2m last year, we have increased this to £22.3m for 2023/24 and are already preparing the programme for 2024/25 to build on this.

With reference to the projects delivered in 2023/24, 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 will maintain our investment in education, neighbourhood safety, and employment skills & opportunities but are aiming to further increase our investment in improving local services and facilities. We are proposing to invest £4m in upgrading playgrounds and play equipment across the borough, £2m to support youth programmes, £3m in projects to reduce carbon emissions, £9m on enhancing our streets and sustainable travel, and over £20m on

increasing the supply of truly affordable housing.”



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.
2. 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.
3. 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.

4. This report covers the drawdown for the financial period 1st April 2023 to 31st March 2024. 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 2023/24 DRAWDOWN

5. Figure 1 provides a summary of the projects, by category, being funded from S.106 Agreements or CIL within the financial year 2023/24. A total of **£22,345,804** is to be drawn down. We have raised over £3m more than the previous year from our hard-nosed negotiating with property developers. This is money that we would not have if we had not taken a tough line and is now being spent on projects to benefit the local community.
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13. 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 (£)
Affordable Housing	831,506
Arts and Cultural Projects	182,880
Community Facilities and Borough Strategic CIL	13,440,164
Community Wellbeing and Social Inclusion	122,386
Economic Development	1,623,985
Environmental Improvements	91,893

Heritage and Conservation	19,948
Parks, Leisure and Outdoor Sports Facilities	579,519
Regeneration Areas	2,831,040
Schools and Higher Education	651,904
Transport and Public Realm	1,068,406
Borough Wide Community Benefits	233,744
Admin and Neighbourhood CIL	668,429
Total	£22,345,804

Figure 1: Spend by Broad Category

AFFORDABLE HOUSING PROVISION

14. A total of **£831,506** is to be drawn down for affordable housing provision as shown in Table 1.

Table No. 1 Affordable Housing Provision			
S106/AKA Ref	Relevant s106 agreement	Project Funded	Amount (£)
777	Chelsea Island	Edith Summerskill	93,214
867	M&S White City	Mund Street, Farm Lane and Wood Lane Estate	738,292
TOTAL			£831,506



Figure 2: Edith Summerskill House

15. The redevelopment of Edith Summerskill House site will deliver a 100% affordable housing (133 homes) of which 105 will be social rent homes and 28 intermediate homes. Peabody are building the new homes on this council-owned site. Peabody had to submit a minor variation to the planning permission in April 2024 for a change the design of the building to include second staircase in response to new building regulations on fire safety. This was agreed in May 2024. Start on site is now expected in the Summer of 2025 though neighbours will see some minor preparation work on the site before this date.

16. The Mund Street development is located on a former school site which offers an opportunity to provide much needed new housing. Early feasibility studies indicate the capacity for approximately 100 new homes on the site of which at least 50% will be affordable. 60% of the new affordable homes will be for social rent, and 40% shared ownership. Following feedback from the first public exhibition further work is being carried out on the preliminary designs for this development.

17. Public consultation events were held in spring 2024. Residents were invited to attend were able to see these designs and discuss any points they wanted to raise with the architects and other members of the Council.



Figure 3: Mund Street, existing school Building and proposed housing



Figure 4(a): Mund Street

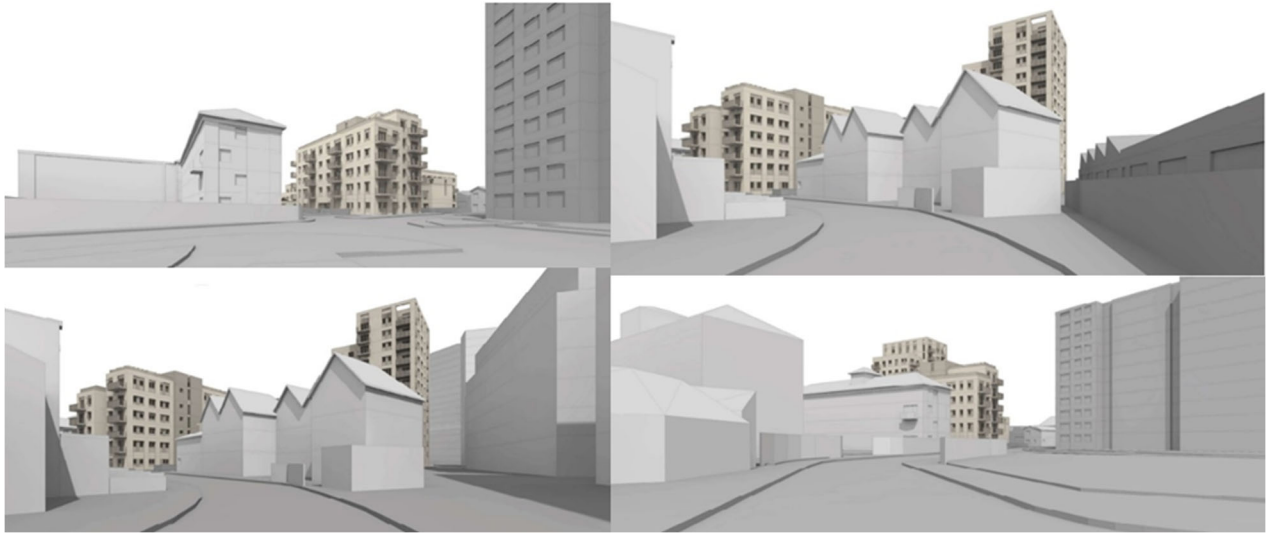


Figure 4(b): Mund Street



Figure 4(c): Mund Street

ARTS AND CULTURE PROVISION

18. **£182,880** is to be spent on Facilitation in Engagement of Arts in the borough,

including contributions towards the development and implementation of actions contained in the Arts Strategy for the Council.

Table No. 2			
Arts and Culture			
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
943	Olympia Exhibition Centre	Facilitation in Engagement of Arts; Arts Strategy; <i>Sounds Like Hammersmith & Fulham (SLHF) Phase 2 music workshop</i>	182,880
TOTAL			£182,880

H&F Cultural Strategy

19. The Cultural Strategy will inform approaches to planning and investment, skills, public health and neighbourhood development. The Sounds Like Hammersmith & Fulham (SLHF) programme embodies the dedication to enhancing cultural experiences for young people in Hammersmith & Fulham. Secondary school providers were asked to select a SLHF Phase 1 90-minute music workshop to take place within their school. Schools used the opportunity to extend the music offer provided for GCSE music students, others as an enrichment activity for pupils, and others still used the opportunity to learn from professional musicians. SLHF Phase 2 engaged with 18 to 25-year-old art professionals focusing on developing talent.
20. The Council sees SLHF as springboard for the delivery of a ten-year programme of cultural development in the borough. The focus is on young people and the use of music and innovative arts as the catalyst for change; providing opportunities facilitate collaboration between creatives and residents.



Figure 5(a): H&F Cultural Strategy Themes



Figure 5(b): H&F Cultural Strategy Themes



Figure 6(a): The Sounds Like Hammersmith & Fulham (SLHF) programme



Figure 6(b) The Sounds Like Hammersmith & Fulham (SLHF) programme.



Figure 6 (c): The Sounds Like Hammersmith & Fulham (SLHF) programme.



Figure 6(d): The Sounds Like Hammersmith & Fulham (SLHF) programme.



Figure 6(e): The Sounds Like Hammersmith & Fulham (SLHF) programme.

COMMUNITY FACILITIES

21. A total of **£13,440,164** of planning contributions is to be drawn down for community facilities. The overwhelming majority of this (£12,453,190) is Strategic CIL which will be used towards the refurbishment of the Civic Campus. The remaining £986,974 is to be primarily used towards the costs of the Youth Zone of the Ed City development and other projects towards improving the health care and wellbeing facilities within the Borough.

22. The Ed City Youth Zone 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

23. 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	Hammersmith Library; Healthcare Facilities	36,356
777	Chelsea Island	Healthcare Facilities	167,049
927	Fulham Gasworks	Youth Zone Ed City	509,962
801	Former BBC TV Centre	Cost of Living Programme Lead; Healthcare Facilities	114,071
684	Goldhawk Ind Est,2A Brackenbury Rd	Healthcare Facilities; Sports Facilities	159,536
CIL	Borough Strategic CIL	Civic Campus	12,453,190
TOTAL			£13,440,164

Civic Campus

24. Building work is progressing at the Civic Campus site in King Street. The new Civic Campus' award-winning design stems from its ethos that sees accessibility and environmentalism woven into every aspect of the scheme. It is an inclusive space that uses new technology such as solar panels and ground source heat pumps to provide low-carbon energy.
25. The new Unity Square public piazza has been designed to include new gardens, a staging area for performances, cafe dining and a welcome space for people to sit, rest and breathe easier. More than 50 per cent of the new homes at the Civic Campus will be affordable for local residents. Civic Campus provides a mix of flexible and affordable office spaces for creative business, start-ups and entrepreneurs study space for young people.



Figure 7: Exterior Town Hall, Civic Campus



Figure 8: new homes and offices at the Civic Campus

COMMUNITY WELL BEING & SOCIAL INCLUSION PROJECTS

26. A total of **£122,386** 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. The funding is to come from the following S106 agreements, as summarised below:

Table No. 4	Community Wellbeing and Social Inclusion		
S106/AK A Ref	Relevant s106 agreement	Projects funded	Amount (£)
733	Seagrave Road & Others	Healthcare Services, including Mental Health	122,386
TOTAL			£122,386

ECONOMIC DEVELOPMENT, TRAINING & SKILLS, BUSINESS & ENTERPRISE

27. A total of **£1,623,985** 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 5 below.
28. H&F Business and Enterprise activities, collaboration and partnership undertaken in 2023/24 as follows:
- Hammersmith & Fulham Council is the first official 'FSB Local Leadership Partner', and are committed to empowering small businesses by delivering key business support and policy decisions that will aid and develop the local small business community.
 - A focus on 'High Street Animation', which include interventions in the public realm that will improve local footfall and improve dwell time e.g., High Street Shutter project, Christmas Tree on Shepherds Bush Green.
 - High Street Task Force, a package of expert advice and support, helping to deliver long-term transformation to towns and cities in the borough.
 - The Riverfront Arts Trail features six unique plaques designed by local artists from Hammersmith & Fulham. Each also has a QR code for residents to scan that takes them to a webpage. Created in partnership with Riverfront Business Group of which Riverside Studios is a key member.
 - The council has adopted a new approach to place shaping with an approved Governance framework for accountability, strategic direction, co-ordination, and decision making.
 - An active publicity campaign that aims to promote local restaurants
 - Business Relationship Manager has been newly recruited to create opportunities around employment and skills, local procurement, corporate social responsibilities and supporting large companies in their sustainability endeavours.

Table No. 5	ECONOMIC DEVELOPMENT, TRAINING & SKILLS, BUSINESS & ENTERPRISE		
S106/AKA Ref	Site	Projects Funded	Amount (£)
161	Quayside Lodge, Townmead Road	Inward Investment Projects	3,619
538	Corner Thaxton Rd and North End Road	Town Centre Management/Manager	3,468
698	Hammersmith Palais, 242 Shepherd's Bush Road	Town Centre Management/Manager	6,156
716	Fulham Reach	Town Centre Management/Manager	172,632
776	Kings Mall Car Park	Local Employment and Training Initiatives, including workplace coordinator	183,556
777	Chelsea Island	Local Employment and Training Initiatives, including workplace coordinator	9,389
804	77 - 89 Glenthorne Road London	Local Employment and Training Initiatives, including workplace coordinator	34,035
862	Bechtel House 245 Hammersmith Road	Local Employment and Training Initiatives, including workplace coordinator	38,018
866	Horatio House And Ophelia House, 77 Fulham Palace Road,	Procurement and Business Engagement	25,076
877	Nomis Studios, 45 - 53 Sinclair Road	Local Employment and Training Initiatives, including workplace coordinator	1,430
897	Woodlands, 80 Wood Lane	Procurement and Business Engagement	15,799
919	Lavender Court 168-178 Westway and Existing play area on Joslings Close	Local Employment and Training Initiatives, including workplace coordinator	4,500
923	Fulham North Area Housing Office Clem Attlee Court, Lillie Road	Local Employment and Training Initiatives, including workplace coordinator	31,375
926	Fulham Football Club	Procurement and Business Engagement	5,651

927	Fulham Gasworks, Imperial Road London	Local Employment and Training Initiatives, including workplace coordinator; Procurement and Business Engagement	351,824
928	Ark Swift Primary Academy, Australia Road, White City Estate	Local Employment and Training Initiatives, including workplace coordinator; Procurement and Business Engagement	98,939
929	Chelsea Creek, Imperial Road	Local Employment and Training Initiatives, including workplace coordinator	271,665
930	68 - 72 Hammersmith Road	Local Employment and Training Initiatives, including workplace coordinator	82,829
934	Threshold And Union House 65 Shepherd's Bush Green	Local Employment and Training Initiatives, workplace coordinator; Procurement and Business Engagement	116,414
943	Olympia Exhibition Centre	Local Employment and Training Initiatives, including workplace coordinator	163,361
946	Hammersmith Town Hall King Street	Procurement and Business Engagement	2,250
296 (+ 629 and 630)	Westfield	Upstream and Town Centre Management/Manager	1,999
TOTAL			£1,623,985

Employment and Skills data for 2023/24	
Outcome	Beneficiaries
Residents provided with employability support	503
Residents supported into work	319
Residents supporting into apprenticeships	55
Residents into paid work placements	17
Residents supported into fully funded training	22
Residents gaining work experience	19

Students provided with career insights	2100+
Employers offering employment and work experience opportunities	53

Economic Development Activity	
Outcome	Beneficiaries
Social media upskilling for SMEs – Businesses undertaking social media marketing training to improve increase trading sales.	127
1-2-1 Business advice sessions with a professional advisor.	295
Business support workshops attendees.	188
E-commerce Programme – Businesses supported to increases online business presence with easy-to-follow workshops and 1-2-1 advice.	23
High Street Business associations supported: <ul style="list-style-type: none"> • Askew Road Business Association • Blythe Road Business Association • Lillie Road Association • Parsons Green Business Association • Riverfront Business Group • Shepherds Bush Business Forum • Wandsworth Bridge Road Association 	Average meeting attendance between 10 to 12 businesses
Cost Reduction Programme - High-Street businesses signed up to identify savings.	57
Cost Reduction Programme savings identified.	£65,147
Total tender value won by Supply chain programmes supporting businesses to win local contracts.	£3,464,196
Local H&F businesses attending H&F Local Supply Chain programme 'Meet the Buyer' events to connect with tier one suppliers.	80
Affordable opportunities to trade and test the market at the traffic free markets.	545
Average footfall per traffic free markets delivered which includes the King Street Coronation Party - 6 June 2023	13,000
Businesses assisted seeking commercial premises	267
Unique views on the Council's business support and advice web pages	19,827
Business supported by the Food Hygiene programme to become licenced food operators.	20
Local Restaurants promoted to increase visitor footfall.	47
Hammersmith & Fulham's Networking. London free entry to H&F SMEs.	163
Facebook HF Business Connects group members increased from 595 to 848.	30%
Number of subscribers to the Business Connects Newsletter	2,574
Number of enquiries to the business helpdesk	946



Figure 9: H&F Cost Reduction Programme



Figure 10: High Street Shutter project - This was commissioned as part of our efforts to make Hammersmith & Fulham's high streets more eye-catching and attractive to visitors.



Figure 11: Local Supply Chain programme 'Meet the Buyer' event 13 April 2023



Figure 12: North End Rd Summer Festival 2023



Figure 13: Hammersmith Winter Festival 25.11.2023
24.06.2023



Figure 14: North End Road Summer Festival



Figure 15: Local Restaurants promoted



Figure 16: Hammersmith Summer Festival (2024) - Testimonial: I attended the street fest at midday with my 21-year-old second cousin and then again later in the afternoon on my own. I really enjoyed the whole event and want to commend everyone involved for the quality and variety of the entertainment (I particularly enjoyed the 2 entertainers I saw at the children's space) and for the range of different stalls. It was also a fun place to bump into local people I know.

Despite the weather, I thought the whole fest was well conceived and executed and I hope you will repeat the event next year. Congratulations on organising an event that summed up all that is best about living in this area. Lesley R

ENVIRONMENTAL IMPROVEMENTS

29. A total of **£ 91,893** 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)	Drainage Gully Repairs; Residential Cycle Hubs	11,779
458	Chelsea Village	Healthy Streets – Urban Greening	10,878
506	Suite 4 Burlington Lodge Studios, Rigault Road	Drainage Gully Repairs; Neighbourhood Traffic & Pollution Reduction	17,537

795	Earls Court 2, Lillie Bridge RI	Environmental monitoring at Earl's Court development	20,000
801	Riverside Studios and Queens Wharf, Crisp Road	Flood defences improvements & repairs	16,499
957	Former Hammersmith Magistrates	DEFRA Air Quality Works	15,200
TOTAL			£91,893

Drainage and Gully Repairs

Drainage and Gully Repairs	
Locations	Entrance to Tesco (Southern entrance to Barb Mews), Shepherd's Bush Road
Planning Application	1997/02510/FUL
Figure 17	

Figure 17: Shepherd's Bush Road. Drainage and Gully Repair project

HERITAGE & CONSERVATION

30. **£19,948** has been drawn down for Margravine Cemetery Heritage Project and the conservation of the listed statue 'Leaning Woman' on Great West Road. This is to be funded from the following developments:

Table No. 7	Heritage & Conservation		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
451	War Memorial, Margravine Cemetery	Heritage Projects – Margravine Cemetery	8,000
543	Former Pumping Station, Great West Road	Conservation Area Management – Leaning Woman	11,948
TOTAL			£19,948

The Margravine Cemetery Heritage Project 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 'Leaning Woman' project protects a Grade II listed statue. Removing it from the Heritage at Risk register and educating people through visits.



Figure 18: Conservation of Listed statue 'Leaning Woman – on Great West Road'

LOCAL PARKS AND OPEN SPACES

31. A total of **£579,519** is to be drawn down to improve and maintain parks and open spaces across the Borough. Funding is drawn down for much needed improvements to parks and open spaces, aimed at enhancing facilities, user enjoyment and biodiversity.
32. A number of parks and open space projects were carried out. Details of these projects are as follows:
 - **Project 1:** Brook Green Playground - Upgrade of the playground installing 13 pieces of new play equipment including, swings, play panels, springers and activity trail.
 - **Project 2:** Hurlingham Park - Repairs to multi-play unit, eradicating issues from annual inspection reports. New ropes, and posts.
 - **Project 3:** Frank Banfield Park - Planting of a Tiny Forest – the borough's 4th Tiny Forest and a commitment to plant one a year until 2030. Project as part of wider community garden project.
 - **Project 4:** Frank Banfield Park - Construction of a new Community Garden and growing area, including landscaping, wildlife pond, raised beds, small orchard and containers.

- **Project 5:** Shepherds Bush Green - Drainage works. Installed new land drains to the western field, which has been affected by surface water flooding during the winter months. The new system included underground drains, levelling the ground surface and grass seeding.
- **Project 6:** Normand Park - Wildlife Garden creation on former bowling green, new pathways, landscaping, wildflower meadows and access gates to complement the existing tiny forest.
- **Project 7:** Eelbrook Common - De-paving project. 2,500 m2 of tarmac and concrete surfacing was dug out and replaced with permeable gravel pathways and planting. The area had previously been an old concrete paddling pool.
- **Project 8:** Lillie Road Recreation Ground - Design, manufacture and install new sign boards.

33. The funds are to be drawn down from the s.106 agreements listed in the table below.

Table No. 8			
Parks Projects			
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
687	58 Shepherd's Bush Green	Shepherd's Bush Common - Drainage	60,079
684	Goldhawk Ind Est,2A Brackenbury Rd	Children's play facilities – Ravenscourt and Cathnor Park	94,620
468	Empress State Building	Normand Park	4,393
694	49-68 Sulgrave Gardens	Shepherd's Bush Common - Drainage	50,030
756	22 Bute Gardens And 11 - 17 (odd) Wolverton Gardens	Brook Green & St Paul's Gardens	44,827
716	Fulham Reach	Frank Banfield – Community Gardens	157,523
752	174 Hammersmith Road	Brook Green & St Paul's Gardens	17,557
776	Kings Mall Car Park	Margravine Gardens	12,113
503	West 12 Shopping Centre	Shepherd's Bush Common - Drainage	7,696
765	153 Hammersmith Road	St Paul's Church landscaping improvements	5,571
777	Chelsea Island	Eelbrook Common; Hurlingham Park	48,090
296 (+ 629 and 630)	Westfield	Shepherd's Bush Common – Drainage; Hammersmith Park - Signage	77,020
TOTAL			£579,519

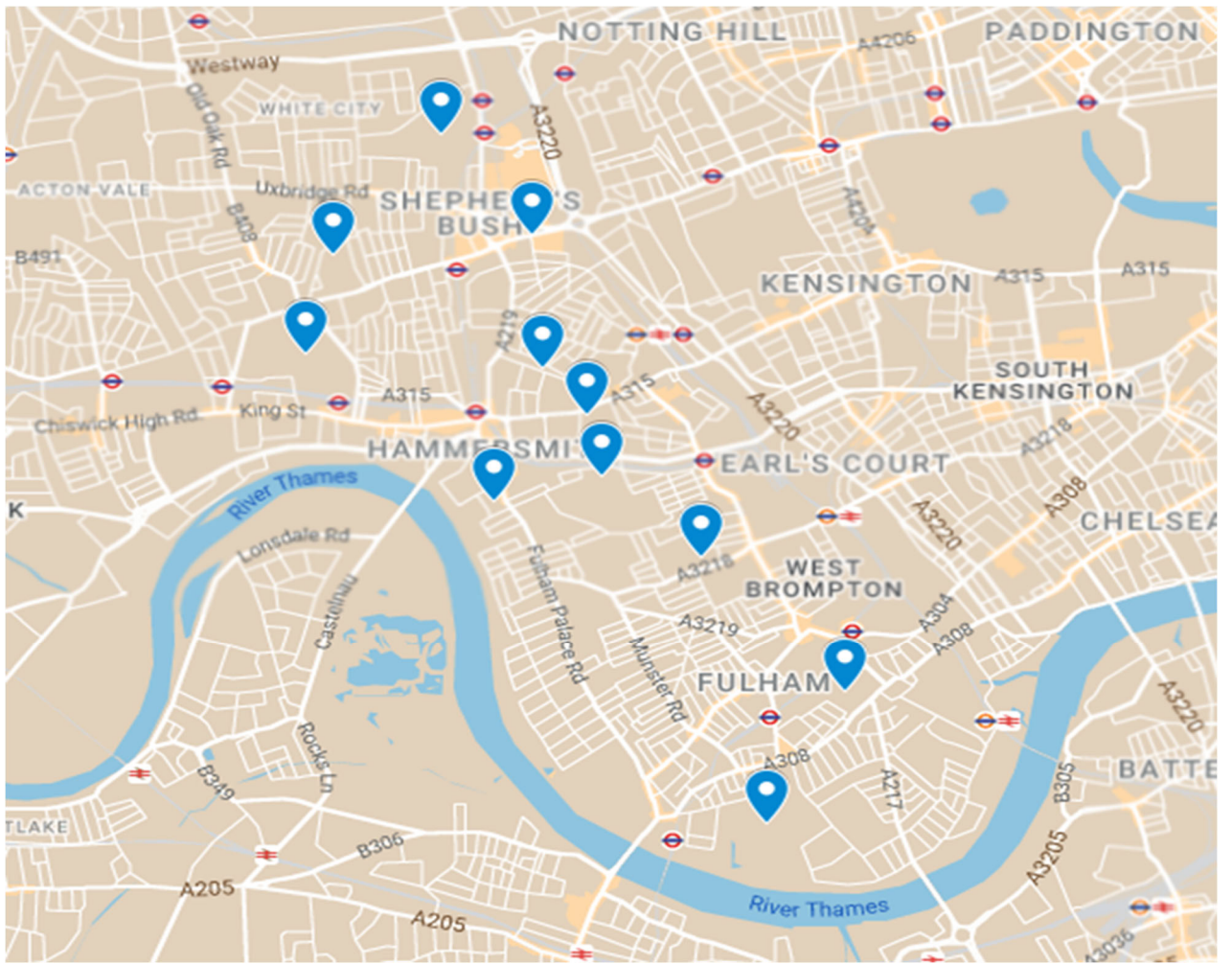


Figure 19: Parks receiving Funding within Hammersmith & Fulham



Figure 20: Brook Green Playground - Upgrade of the playground installing 13 pieces of new play equipment including, swings, play panels, springers and activity trail.



Figure 21: Hurlingham Park - Repairs to multi-play unit, eradicating issues from annual inspection reports. New ropes, and posts.



Figure 22: Frank Banfield Park - Planting of a Tiny Forest – the borough's 4th Tiny Forest and a commitment to plant one a year until 2030. Project as part of wider community garden project.



Figure 23: Frank Banfield Park - Construction of a new Community Garden and growing area, including landscaping, wildlife pond, raised beds, small orchard and containers.



Figure 24: Shepherds Bush Green - Drainage works. Installed new land drains to the western field, which has been affected by surface water flooding during the winter months. The new system included underground drains, levelling the ground surface and grass seeding.



Figure 25: Normand Park - Wildlife Garden creation on former bowling green, new pathways, landscaping, wildflower meadows and access gates to complement the existing tiny forest.

Eelbrook Common
Before



During works



Completion



Figure 26: Eelbrook Common - De-paving project 2,500 m2 of tarmac and concrete surfacing was dug out and replaced

with permeable gravel pathways and planting. The area had previously been a concrete paddling pool.

Lillie Road Recreation Ground



Figure 27: Lillie Road Recreation Ground - Design, manufacture and install new sign boards

REGENERATION AREAS

34. A total of **£2,831,040** 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 funding is to come from the 106 agreements, as summarised below:

Table No. 9(a)	Central Hammersmith Regeneration Area		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
957	Former Hammersmith Magistrates	West London Zone; Gangs Unit; Law Enforcing Team Enhancing Policing	308,403
776	Kings Mall Car Park	Gangs Unit; Law Enforcing Team Enhancing Policing	251,073
TOTAL			£559,476

Table No. 9(b)	South Fulham Riverside Regeneration Area		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
722	Chelsea Creek	Specialist Education Settings; West London Zone; SEN Support; Gangs Unit; Law Enforcing Team Enhancing Policing	333,121
929	Fulham Gasworks	Gangs Unit; Law Enforcing Team Enhancing Policing	251,073
842	Hurlingham Retail Park	Gangs Unit; Law Enforcing Team Enhancing Policing	251,073
TOTAL			£835,267

Table No. 9(c)	White City Regeneration Area		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
827/844/851	Former BBC TV Centre	Specialist Education Settings Development; Gangs Unit; Law Enforcing Team Enhancing Policing	356,031
867	M&S White City	Wood Lane Estate; West London Zone; Specialist Education Settings Development; Gangs Unit; Law Enforcing Team Enhancing Policing	455,633
908	Gateway Site	Hammersmith Park; Gangs Unit; Law Enforcing Team Enhancing Policing	373,560
955	Centre House, 56 Wood Lane	Gangs Unit; Law Enforcing Team Enhancing Policing	251,073
TOTAL			£1,436,297
All Regeneration Areas			
TOTAL			£2,831,040

Law Enforcement Team (LET)

35. There are dedicated LET officers for every ward in the borough, alongside a borough-wide night team and support team. LET carries out borough-wide patrols including highways, parks & open spaces and on housing land.
36. LET officers have powers within the parks to enforce byelaws and a duty to help keep the parks safe and welcoming places for everyone to enjoy. They work closely with the Metropolitan Police to reduce crime and anti-social behaviour problems across the borough and in all H&F parks and open spaces. They are briefed on any missing or vulnerable persons to be aware of whilst conducting their patrols across the borough.



Figure 28: Law Enforcement Team kept local community safe with Investigations, Weapons sweeps, Patrols

^SCHOOLS & EDUCATION

37. **£ 651,904** is to be drawn down for schools and education initiatives, including climate education, ASD support, Specialist Education Settings Development and the West London Zone. Funding for these school initiatives is being drawn down from the following developments:

Table No. 10	Schools & Higher Education		
S106/AKA Ref	Site	Projects funded	Amount (£)
417	Imperial Wharf	Specialist Education Settings Development	23,102
635	Harrow Road	Support and Enhancement for Schools with Falling Rolls	1,934
716	Fulham Reach	Education Revenue Maintenance; SEN Support	383,387
733	20 Seagrave Road & Others	Support and Enhancement for Schools with Falling Rolls	8,356
776	Kings Mall Car Park, Glenthorne Road & 45 Beadon Road	Specialist Education Settings Development; Condition Surveys	153,584
843	Thames Tidal Tunnel (Capital component)	Climate Education	81,541
TOTAL			£ 651,904

TRANSPORT & PUBLIC REALM IMPROVEMENTS

38. A total of **£1,068,406** is to be drawn down for highway projects in the borough. This funding covers road and footpath resurfacing and improvements, Cycle Hubs, Healthy Streets Urban Greening, Gully Repairs and Travel Plan monitoring. The projects are to be funded from the following planning agreements:

Table No. 11	Highways – Transport and Public Realm		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
417	Imperial Wharf	Residential Cycle Hubs	1,809
458	Chelsea Village	Hanging Baskets	2,974
468	Empress State Building	Drainage Gully Repairs	9,740
506	Suite 4 Burlington Lodge Studios	Drainage Gully Repairs	1,442
517	Burlington Danes School	Residential Cycle Hubs	448
539	Burlington Danes Building	Residential Cycle Hubs	1,225
544	8-110 Westway	Residential Cycle Hubs	1,787
624	Hammersmith Embankment/Fulham Reach	Residential Cycle Hubs	3,294
628	Prestolite Factory	Residential Cycle Hubs	3,388
637	26a Peterborough Road	Healthy Streets– Urban Greening	2,000
642	167-181 Askew Road	Healthy Streets– Urban Greening	4,234
649	Normand Croft Community School	Residential Cycle Hubs	896
651	282-284 Munster Road	Residential Cycle Hubs; Drainage Gully Repairs	4,064
674	St Andrews Church	Residential Cycle Hubs	1,660
682	The Pump House	Residential Cycle Hubs	990
684	Goldhawk Ind Est,2A Brackenbury Rd	Cycling and Walking	55,444
687	58 Shepherd's Bush Green	Drainage Gully Repairs	446
688	7 - 15 Vanston Place	Drainage Gully Repairs	2,500
701	70 - 72 Hammersmith Bridge Road	Drainage Gully Repairs	6,590
703	295 North End Road	North End Road Public Realm improvements	9,990
704	York House	Residential Cycle Hubs; Drainage Gully Repairs	8,873

716	Fulham Reach	Residential Street Resurfacing; Street Tree Planting; Drainage Gully Repairs	394,870
776	Kings Mall Car Park	Public Realm Improvements; Drainage Gully Repairs	101,433
830	271-281 King Street	Residential Cycle Hubs; Healthy Streets – Urban Greening	14,418
871	Land North Of Westfield Shopping Centre	Improvements & Alterations to Public Highway; Drainage Gully Repairs	122,642
926	Fulham Football Club	Parking Enforcement surveys	100,000
957	Former Hammersmith Magistrates	Carbon Offset Fund	29,120
964	Former Dairy Crest Site	Highway works	175,524
977	The Caste Centre	Highway works	1,605
1011	Land at the Former Hartopp point	Travel Plan Assessment	5,000
TOTAL			£1,068,406

Transport and Public Realm Projects

Healthy Street - Urban Greening Projects

Crisp Walk	
Locations	Crisp Road, W6 9RS; Chancellor's Road, W6 9RS; Winslow Road W6 9SF
Planning Application	2011/00407/COMB
Project Details	This project was a healthy street – urban greening project. The scheme was made up of two works, depaving a segregated island on Crisp Road and disconnecting gullies on Chancellor's Road and Winslow Road into soakaways in Frank Banfield Park. The works were fully funded by S106 money.

Before



After



Figure 29: Crisp Walk, a healthy street – urban greening project, depaving a segregated island



Starch Green	
Location	Ashchurch Grove, W12 9PF
Planning Application	2007/03097/FUL
Project Details	This project was a healthy street – urban greening project. The scheme involved depaving a large pedestrianised space by creating areas of raingardens to create a sensory garden. The works were partly funded by S106 money.
Before	
After	

Figure 30: Starch Green, a healthy street – urban greening project, depaving a large pedestrianised space by

creating areas of raingardens to create a sensory garden



Eelbrook Common No. 11	
Location	New Kings Road SW6 4SQ
Planning Application	1997/00582/FUL
Project Details	This project was a healthy street – urban greening project. The scheme involved depaving the wide footway on New Kings Road and laying down SuDS wildflower turf. The works were split into two phases, for which the S106 money funded the first phase.
Before	
After	

Figure 31: Eelbrook common, a healthy street – urban greening project, depaving the wide footway on New Kings Road and laying down SuDS wildflower turf.



Bells Alley	
Location	Hurlingham Road SW6 3QY
Planning Application	2007/03336/FUL
Project Details	This project was a healthy street – urban greening project. The scheme involved improving an existing green space outside the school with new shrubs. The works were fully funded by S106 money.
Before	
After	

Figure 32: Bells Alley, a healthy street – urban greening project. The scheme involved improving an existing green space outside the school with new shrubs.

BOROUGH WIDE COMMUNITY BENEFITS

39. A total of **£233,744** is to be drawn down for borough wide community benefits to address the increased needs generated by population growth and change in the borough. The funding is to come from the following S106 agreements, as summarised below:

Table No. 12	Borough Wide Community Benefits		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
943	Land known as Olympia Exhibition	West London Zone; SEN Support; Industrial Strategy; Nourish Hub	233,744
			£233,744

S106 & CIL MONITORING AND MANAGEMENT COSTS

40. **£668,429** is to be drawn down in 2023/24 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 2023/24 is shown in Table 13 below.

Table No. 13	S106 & CIL Monitoring & Management Costs
S106/AKA Ref	Amount (£)
Borough CIL Admin	98,333
Mayoral CIL Admin	375,349
S106 Admin	194,747
TOTAL	£668,429