



London Borough of Hammersmith & Fulham

Cabinet

21 MARCH 2011

LEADER

Councillor Stephen Greenhalgh

**WESTFIELD SECTION 106 AGREEMENTS – RSD
SEEKING CONFIRMATION OF APPROVAL OF
EXPENDITURE**

**Wards
All**

**CABINET MEMBER
FOR RESIDENTS
SERVICES**

Councillor Greg Smith

Seeking confirmation of the allocation of Sect. 106 agreements to Residents Services initiatives.

CONTRIBUTORS

*Sue Harris
Adrian Price
Gavin McCreadie*
ADLDS
DFCS

Recommendation:

That the allocation of Westfield Sect. 106 agreements, totalling £2.095 million, to Residents Service Department (RSD) initiatives, including CCTV, crime reduction initiatives, parks and libraries, as set out in the Appendix to this report, be confirmed.

**HAS A EIA
BEEN
COMPLETED?
YES – relevant
project leads**

**HAS THE
REPORT
CONTENT
BEEN RISK
ASSESSED?**

N/A

1. BACKGROUND

1.1 In principle Westfield funding partners and lawyers, EMT, Cabinet and Planning Applications Committee have already approved the re-allocation of these funds for crime reduction initiatives and regeneration of Shepherds Bush town centre, totalling £2.095m. See attached Appendix 1 for full breakdown of Westfield Sect 106 funding for suggested approved objectives by Residents Services Department, which was outlined in original report to Cabinet members.

1.2 Relevant dates of agreed proposals for expenditure:

- Cabinet Member agreement, sponsored by Deputy Leader was on 12 October 2009
- Planning Applications Committee agreement was on 24 November 2009

2. APPROVED REVISED TERMS AND PROVISIONAL ALLOCATIONS

2.1 The table as at Appendix 1 was approved as the revised “heads of terms” to guide spending for the three obligations together with the suggested range of possible uses.

2.2 The third column identifies suggested provisional financial allocations, which were agreed to enable the forward planning of particular projects and taking into account of current budget pressures; subject to detailed spending approval in the normal way.

4 RISK MANAGEMENT

4.1 Not applicable.

5. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES

5.1 Funding for the proposals set out in this report has been fully earmarked from within existing section 106 budgets. These are all one off costs for which there is no ongoing financial commitment.

6. EQUALITY IMPLICATIONS

6.1 Individual project lead officers have produced Equality Impact Assessment. No negative impacts were predicted.

7 COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

7.1 The Assistant Director of Legal Services is satisfied with the content of this report.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Original Cabinet Report for Renegotiation of Westfield Sect 106 Agreements was on 10 th October 2009	Adrian Price Head of Emergency Services	RSD/SND/ESS
2.	Planning Applications Committee approval was on 24 November 2009 <ul style="list-style-type: none"> • Cabinet report for approval of the H Homes CCTV improvement program • was on 13 July 2009 	Gavin McCreddie Env. Planning Relations officer	Environment/Planning Section
3.	Cabinet report for approval of Centralisation and Improvements to CCTV on Hammersmith & Fulham Estates on 13 th July 2009	Adrian Price Head of Emergency Services	RSD/SND/ESS
CONTACT OFFICER: Adrian Price		NAME: EXT. 2260	

Appendix 1

OBJECTIVES	EXPLANATION OF USE	ALLOCATION
<p>Regeneration of Shepherds Bush town centre and White City Opportunity Area.</p>	<p>a) Facilitation of ongoing development of library and 'More Than a Library' brand, this will include:</p> <ul style="list-style-type: none"> - £80k - Increased energy efficiency measures, upgrades to toilets and additional signage. - £125k - Additional costs of ICT connectivity and associated necessary upgrades to the library network and telephony. - £100k for new stock - £100k on refreshing and replacing fixtures and fittings. <p>b) £400k – Contingency for phased improvement works to Shepherds Bush Common; enabling public access while works are in progress is likely to result in an increase to the cost of the project</p>	<p>a) £405K for library additional costs (ICT & books) (note that an additional £40k was allocated to support this objective, which is included in the total).</p> <p>b) £400K for Shepherds Bush Common additional costs due to phasing.</p>
<p>Anti-crime/anti-social behaviour initiatives</p>	<p>c) Additional funding for 24/7 policing in the Shepherds Bush/White City area.</p> <p>d) Phase 2 of the Westfield London CCTV integration project. Prior to the opening of Westfield London five new fully functional cameras were installed in Wood Lane and connected to the existing CCTV fibre network. It is now intended to increase CCTV capacity in Aerial Way; the north-side of Shepherds Bush Green; to integrate Westfield control room to HTH CCTV control room and enhance the fibre network between Shepherds Bush Green and Hammersmith Town Centre. The Council's own CCTV fibre between these two town centres will support</p>	<p>c) £500K to continue 24/7 policing for another year.</p> <p>d) £240K for CCTV in Westfield and surrounding area.</p>

	<p>any future CCTV schemes, improve current transmission links and will prove VFM investment. This objective will support the proposal of more CCTV cameras on any future development of Shepherds Bush Common.</p> <ul style="list-style-type: none"> - In addition it is intended to use part of the funding to enhance proficiency within the CCTV control room and to purchase additional software for the CCTV operators to use. - This objective will give the Council improved access to CCTV coverage in the Shepherds Bush town centre area. <p>e) CCTV on White City estate, which is on the priority list of the agreed H&F Homes CCTV improvement programme. As originally reported to Cabinet the funding set aside for this estate was £500k but the proposal is now not to complete such an extensive CCTV scheme on White City estate but utilise some of the funding for CCTV on William Church estate, which has a crime and anti-social behaviour problem. This estate is within the footprint of Westfield.</p> <p>f) £50k – Communication of advice on how to prepare and respond to civil emergencies associated with Westfield. Westfield is a major attraction, which is proving to be a great success. The increase of traffic flow and footfall will have an impact of emergencies within the Borough.</p>	<p>e) £500k for CCTV on White City & William Church estates</p> <p>f) £50K for civil emergency advice</p>
	TOTAL	£2.095M

- Note: Town centre schemes are defined in the existing 2000 Agreement as schemes for regeneration and improvement, including (in summary): environmental improvement, transport and highways, redevelopment of key sites, street cleansing, community, recreational and entertainment, crime prevention, town centre manager, research into retail trends, town centre promotion, enhancing access gateways.