

London Borough of
Newham
Annual Infrastructure
Funding Statement (Part)
For
Community Infrastructure Levy and
Section 106

Reporting Period:
From 01 April 2020 to 31 March 2021

Infrastructure Funding Statement (IFS)

Introduction

- 1.1 This statement is for the financial year 2020/21 and sets out the income, allocation and expenditure relating to the Community Infrastructure Levy (CIL); and Deeds of planning obligation (S106 Deeds), together with an overview of non-financial developer contributions.
- 1.2 The Council is required to produce and publish an IFS on an annual basis, as a result of changes to government legislation¹. This document must be published on the Council's website by 31 December for the previous reported year.
- 1.3 The format of this document follows the requirements of the Community Infrastructure Levy Regulations 2010 (as amended) (the 'CIL Regulations'). There is an overview of what developer contributions are; followed by the 'CIL report' and the 'Section 106 report'; the 'infrastructure list' is subject to separate governance procedures and will be published on the Council's website in the same location as this document.
- 1.4 We have primarily relied on our monitoring system to produce this report supplemented with information from the Council's financial records.

What are developer contributions?

- 1.5 Developer contributions is the umbrella term used to describe ways for the Council to receive money or other benefits; and control development in the borough. Developer contributions make sure that developments in the borough contribute towards general investment in new or enhancing existing infrastructure across the borough – mainly by the CIL. Developer contributions negotiated by the Council through S106 Deeds ensure development contributes towards delivering or funding additional affordable housing; contributes towards the Council's skills and employment programmes (delivered by Our Newham Work) and tend to focus on controls and benefits in the area where development is happening.

What is the CIL?

- 1.6 CIL is a charge levied by Councils on any development in their area (chargeable per square metre (sqm)) that comprises a dwelling or is 100sqm or more of new floor space at rates sets out in a charging schedule. A number of exemptions or reliefs that may apply. Unlike S106 Deeds, which are negotiated, the rate of CIL payable is mandatory and non-negotiable. The income can be used to help fund a wide range of infrastructure needs (e.g. community

¹ [The Community Infrastructure Levy \(Amendment\) \(England\) \(No.2\) Regulations 2019](#)

facilities, parks and open spaces, public realm – including walking and cycling initiatives, and Newham’s sports facilities etc.) arising from new development that is needed to meet the future growth needs of the borough.

- 1.7 The Council has also collected the CIL on behalf of the Mayor of London since April 2012. The Mayoral CIL (MCIL) is a similar standard charge, which applies to most new development across Greater London. The funding generated through MCIL is continuing to fund Crossrail 1 and future receipts are intended to be used towards funding Crossrail 2. Further information on MCIL is available [here](#).

What is a Deed of planning obligation?

- 1.8 Planning permission can be granted with conditions which the Council use to control development. There are times when further controls are needed to minimise the impact on our communities or the people living or working within a new development, we will then use legal agreements between developers and the Council (and sometimes other parties) to assist in mitigating the impact of development to make it acceptable in planning terms, these are known as ‘obligations’.
- 1.9 The obligations within a S106 Deed must meet three legal tests and 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.

The Infrastructure List

- 1.10 The Infrastructure List sets out the themes of projects which the Council will or may wholly or partly fund via CIL, and is one of the three components of the IFS.
- 1.11 The Council is in the process of responding to the recovery and reorientation strategy and will be producing a Capital Strategy which will help to establish investment priorities to support the growth and development of the borough; the funds from developer contributions will contribute towards this investment.
- 1.12 The Infrastructure List will be updated from time-to-time and published at: www.newham.gov.uk/CIL.

**Community Infrastructure Levy Matters
Community Infrastructure Levy Regulations 2010 (as amended)
Regulation 121A Schedule 2 Section 1**

- a) The total value of CIL set out in demand notices issued in the reported year is £14,377,651.56.
This value is of demand notices issued within the reported year that have not been suspended or superseded by new demand notices outside of the reported period.
- b) The total amount of CIL received within the reported year is £5,518,389.34.
- c) The amount of CIL receipts, collected before the reported year, which have not been allocated is £9,755,115.54.
- d) The total amount of CIL collected prior to the reported year allocated in the reported year in relation to cash received is £0.00.
- e) The total CIL expenditure for the reported period is as follows:

Type	Expenditure
Admin CIL	£201,266.48
Neighbourhood CIL	£0.00
Other CIL Cash	£3,038,924.03
Total Value	£3,240,190.51

- f) The total amount of CIL receipts, wherever collected, which were allocated but not spent during the reported year is £100,000. This relates to one project, TfL DLR Beckton to Thamesmead Extn Feasibility Study², see paragraph h.
- g) i) The items of infrastructure on which CIL has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Infrastructure	Date	Amount	Description
2019/20 Plaistow Park Play Area Refurbishment³	31 March 2021	£55,383.03	Plaistow Park Play Area Refurbishment (from Community, Neighbourhoods and Leisure).

² TfL DLR Beckton to Thamesmead Extn Feasibility Study

³ This project has been delivered over two financial years; in 2019/20 £16,459 was spent from the wrong source of funding (S106 monies) a correction has been processed to draw down the CIL funding along with a further £38,924.03 spent in 2020/21; a total of £55,383.03 has been spent on this project.

Infrastructure	Date	Amount	Description
2020/21 Leisure and Sports	31 March 2021	£61,200.00	Provision and improvement of community infrastructure: project management, commissioning and oversight of a range of sports and leisure projects across the borough.
2020/21 Greenspace	31 March 2021	£1,465,400.00	Operation / Maintenance of community public open space throughout the borough.
2020/21 Community Neighbourhood	31 March 2021	£1,473,400.00	Provision /Operation /Maintenance of Community infrastructure throughout the borough; including community facilities in the following areas: East Ham / Beckton and Royal Docks / Custom House and Canning Town / Stratford and West Ham / Plaistow / Green Street / Forest Gate / Manor Park.

ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	0.00	0.00	N/A

iii) The amount of CIL spent on administration expenses pursuant to regulation 61 is £278,001.23. This includes administrative expenses for the Mayoral CIL (MCIL 1 and MCIL 2) and the Newham CIL as outline in the table below.

Charging schedule	CIL Administrative costs	Total CIL collected	Percentage of Total CIL collected spent on administrative costs
Mayoral CIL (MCIL 1/ MCIL 2)	£76,734.75	£1,922,679.02	3.99%
Newham CIL	£201,266.48	£5,518,389.34	3.65%

h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
TfL DLR Beckton to Thamesmead Extn Feasibility Study	£100,000.00	£100,000.00	11 November 2020

i) (i) and (ii) are not relevant to this report as there are no parish councils within the borough. As such, regulation 59A and 59B are not relevant.

j) i) The total Neighbourhood CIL (under Regulation 59F⁴) collected was £827,758.40.

ii) Of the Neighbourhood CIL collected within the reported year, £1,600,000 was allocated to be spent in years 2021/22 and 2022/23⁵.

⁴ Regulation 59E does not apply in the London Borough of Newham, as there are no parish councils within the borough; this section reports on Regulation 59F

⁵ A total of £1.6M of accrued neighbourhood CIL was allocated by Cabinet in March 2020 to be spent by the eight Community Assemblies – each will receive £100k per year. As such, £800k will be applied in 2021/22 and £800k in 2022/23 in accordance with robust governance processes to facilitate participatory budget setting by residents and the voluntary, community and faith sector.

- k) (i) and (ii) Regulation 59E does not apply as there are no parish councils within the borough therefore no notices are included in this report.
- l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £1,450,440.43.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 January 2014 to the end of the reported year that had not been spent is £13,822,139.74.
- iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£827,758.40

- iv) The amount of CIL collected from 01 January 2014 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£1,706,900.56

Section 106 Matters
Community Infrastructure Levy Regulations 2010 (as amended)
Regulation 121A Schedule 2 Section 3

a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £11,069,911.50. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

Further details regarding this can be viewed in Appendix A: 'Overview of Planning Obligations Secured 2020-2021'.

b) The total amount of money received from planning obligations during the reported year was £ 7,764,505.87.

Further details regarding this can be viewed in Appendix B: 'Overview of Planning Obligations Received 2020-2021'.

c) The total amount of money received prior to the reported year that has not been allocated is £21,035,602.86.

d) During the reported year the following non-monetary contributions have been agreed under planning obligations:

i) The total number of affordable housing units to be provided is 795.

ii) No education facilities or school places have been agreed under S106 agreements.

Summary details of all non-monetary obligations agreed within the reported year are included in Appendix 1a (Overview of Planning Obligations Secured 2020-2021).

e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £42,232,500.66. Of this amount £38,084,040.65 was not spent during the reported year.

f) The total amount of money from planning obligations spent during the reported year was £8,829,081.00. Of this amount £3,535,000.00 was spent by transferring funds to a third party.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
CO1: Carbon Offset Project – costs, delivery and coordination.	£26,445.00	24 th April 2020	£26,445.00
CO2: Carbon Offset Initiatives – Schools.	£119,000.00	24 th April 2020	£119,000.00
CO3: Carbon Offset Project: initiatives – Community Buildings	£119,000.00	24 th April 2020	£119,000.00
Parking Review and Implementation Programme	£240,632.92	2 nd November 2020	£240,632.92
Newham Car Club Scheme	£67,517.64	15 th June 2020	£67,517.64
Affordable Homes for Newham programme – delivery of project and coordination	£3,213,993.60	22 nd October 2020	£2,792,616.77
Affordable Homes for Newham programme	£28,925,941.74	22 nd October 2020	£28,925,941.74
Memorial Recreation Ground - 3G Pitch Refurbishment	£350,000.00	5 th October 2020	£350,000.00
Stratford Park Outdoor Gym	£50,000.00	5 th October 2020	£50,000.00
Stratford Park Tennis Hub	£260,000.00	5 th October 2020	£260,000.00
Cundy Park Infrastructure Improvements	£18,658.40	22 nd January 2021	£18,658.40
Travel Plan Coordinator	£150,000.00	10 th February 2021	£150,000.00
Our Newham Work 2020/21; 2021/22;2022/23	£7,575,280.73	31 st March 2021	£4,964,228.18

h) In relation to money which was spent by London Borough of Newham during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent
Affordable Housing	
Affordable Homes for Newham programme – delivery of project and coordination	£421,376.83
Highways	
North Woolwich Royal Docks Corridor –Major Programme	£720,003.67
Bus Accessibility Scheme- Plaistow Hospital E13	£87.65
Cave Road Improvements	£6,683.94
Bidder Street Area – Highway Improvement Works	£2,843.40
Economic Development	
Our Newham Work - Business Support 2020/21	£2,611,052.55
Our Newham Work - Business Support 2020/21	£640,000.00
London City - 14-19 Skills Development Programme	£8,900.00
Education	
Forest Gate School Expansion	£291,507.62
Transport and Travel	
Travel Plan Data Collection	£5,000.00
Open space and Leisure	
North Woolwich Library improvement programme	£180,067.12
Beckton Community Centre	£2,000.00
Health	
Royal Dock Health Centre	£61,846.60
HCSN Strategic Programme	£272,711.62
Environmental Health	
Environmental Control Initiatives	£70,000.00
Health	
Hallsville Q – Health Centre *Includes Third Party spending	£3,535,000.00

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide was £0.00.

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £292,830.34.

i) The total amount of money retained at the end of the reported year is £78,963,485.70. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

4. Section 278 Matters Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 4 – Not Included.

Appendix A: Overview of Planning Obligations Secured for 2020-21

Secured by Purpose

Category	Amount
Affordable Housing (off-site Provision)	£36,920.00
Highways (Site Mitigation and Environmental Improvements, Public Realm, Parking Administration)	£237,016.00
Transport and Travel (Sustainable Transport, Car Club, Travel Plan Monitoring)	£1,196,991.43
Education (primary and secondary provisions)	£1,455,373.00
Economic Development (Our Newham Works)	£5,351,005.00
Green Infrastructure (Air Quality, Tree Planting, Ecology Biodiversity, Tree Planting, District Heating)	£7,156.36
Carbon Offset	£2,140,183.09
Monitoring Fees	£344,746.64
Other (Public Art)	£30,519.98
TOTAL SECURED	£11,069,911.50

Secured by Deed

Planning Reference and Site Address	Amount:	Local Labour, Goods and Services	Car Club	Restriction on Parking Permits	Affordable Housing Review Mechanism	Nominations Agreement	District Heating Network	Design	Other Mitigations
17/04099/S106 Royal Wharf, North Woolwich Road, E16	£2,500.00								V
18/00623/FUL Gallions 3b Magellan Boulevard Beckton E16	£1,858,293.00	V	V	V	V	V	V	V	V
18/00670/FUL Land Between Lower Lea Crossing And DLR, Lower Lea Crossing, E16 1DF	£3,000.00								V
18/02396/FUL Methodist Church Woodgrange Road E7	£94,045.27	V	V	V	V	V	V	V	V
18/03088/FUL Stratford Centre And Morgan House, E15	£6,211,691.00	V	V	V	V		V	V	V
18/03378/VAR Royal Victoria Dock, Western Gateway, E16									V
18/03506/OUT Land Comprising Former HSS Site And 300 Manor Road Canning Town E16	£620,174.43	V	V	V	V	V		V	
18/03657/OUT Development Site Silvertown Way Flyover Arches, Silvertown Way, Canning Town E16	£81,400.00	V	V						
19/01335/FUL 23 Harold Road Upton Park E13 0SE	£51,420.00	V	V	V		V	V		

Appendix A to IFS

19/01451/FUL Canning Town Area 8 Bounded By Peto Street North And Victoria Dock Road, E16	£63,516.00								V
19/01697/FUL 72 - 76 High Street North East Ham London E6	£10,000.00	V		V			V		
19/01791/FUL Land Adjacent West Silvertown DLR Station Knights Road E16	£402,194.00	V	V	V	V	V	V	V	V
19/01932/FUL 104-106 Broadway Stratford E15	£178,260.00	V		V					
19/02768/FUL Beckton Sewage Treatment Works , Jenkins Lane, East Ham, E16	£109,564.00	V							V
19/02851/FUL Land North Of Royal Albert Dock, Keying Way, E16	£71,306.00	V		V					
19/03224/NONMAT Former Parcel Force Depot, Stephenson Street, Canning Town E16									V
19/03343/OUT Development Site Rear Of 970 Romford Road E12	£35,304.00	V					V		
19/03373/FUL Oratory Apartments 75 Barking Road E16	£5,000.00			V					V
19/03403/VAR Car Park East Side Ron Leighton Way St Johns Road East Ham E6	£6,000.00								V
19/03451/FUL Land Between 2 And 2a Clinton Road E7	£7,000.00			V					V
19/03466/FUL 60-62 Barking Road East Ham E6	£37,866.80	V	V	V	V	V			V

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19/03528/VAR Courtyard By Marriott 10 Connaught Road E16	£3,500.00			V					
20/00125/FUL Land Adjacent 3, Disraeli Road, Forest Gate, E7	£5,000.00			V					V
20/00130/VAR Royal Docks Service Station North Woolwich Road Silvertown E16			V		V				
20/00327/FUL Plot 29 And Plot 30 Gemini Business Park Hornet Way Beckton E6	£186,479.00	V							
20/00481/FUL 2a Michigan Avenue Manor Park E12	£5,000.00			V					V
20/00544/FUL West End Car Park Western Gateway E16	£677,880.00	V	V	V	V	V	V	V	V
20/00628/FUL Ruskin Arms 386 High Street North E12	£22,000.00			V					
20/00758/LA3 Garage 1 To 43 Opposite 16 To 26 New City Road Plaistow E13	£60,010.00	V	V	V		V			V
20/01261/FUL 534 Barking Road, Plaistow E13	£8,000.00								
20/01352/FUL Land Between 2 And 2a Clinton Road E7	£7,000.00			V					V
20/01604/S106 Gallions Quarter, Atlantis Avenue, E16	£250.00								V
20/01654/LA3 Land To The Rear Of 52 To 66 Eastbourne Road Stratford E15	£36,014.00	V	V	V		V			V
20/02033/LA3 Development Site At 34 To 36 Sutton Road E13	£26,291.00	V	V	V		V			V
20/02130/LA3 Development Site 21 To 55 Arthingworth Street E15	£44,440.00	V	V	V		V			V

20/02187/LA3 The Upton Centre Claude Road Upton Park E13	£105,513.00	V	V	V		V			V
20/02288/FUL The Crystal, 1 Siemens Brothers Way E16	£34,000.00	V		V					

Appendix B: Overview of Planning Obligations Received for 2020-21

Received by Deed

Planning Reference	Site Address	Planning Contributions Received
10/90641/EXTODA	Stratford City Site Development	£7,671.05
11/00856/OUT	Royal Wharf , North Woolwich Road E16	£3,596,540.11
13/01228/FUL	London City Airport Hartmann Road E16	£269,762.53
14/00664/OUT	Gallions Quarter, Atlantis Avenue,E16	£591,998.25
16/03026/FUL	Site Former 48 to 54 Grange Road E13	£27,969.01
16/03029/FUL	Green Area Alwick Road West Beckton E16	£17,321.24
16/03063/FUL	Development Site at 2 to 4 Nelson Street and 1 to 3 High Street East Ham E6	£16,690.94
16/03257/VAR	Land at Stracey Road and Station Road Forest Gate	£12,929.88
16/03301/FUL	Kempton Mews, 2A Kempton Road, E6	£473,523.81
16/03428/FUL	Canning Town Area 8, bounded by Peto Street North and Victoria Dock Road, E16	£1,232,204.06
17/00467/FUL	140 - 150 Earlham Grove, Forest Gate, E7	£465,759.88
17/04045/VAR	Areas 7 and IC Barking Road, Canning Town E16	£125,000.00
17/04099/S106	Royal Wharf, North Woolwich Road, E16	£2,500.00
18/00623/FUL	Gallions 3B Magellan Boulevard E16	£45,000.00
18/00670/FUL	Land Between Lower Lea Crossing And DLR, Lea Crossing E16	£3,000.00
18/02396/FUL	Methodist Church Woodgrange Road E7	£40,525.29
18/02488/FUL	138 Earlham Grove, Forest Gate E7	£70,001.04
18/02574/FUL	44-46 Rear of Balaam Street E13	£19,660.32
18/03088/FUL	Stratford Centre and Morgan House Development Site E15	£80,000.00
18/03321/FUL	2 Boleyn Road, East Ham, E6	£41,111.20
18/03475/FUL	301-305 Barking Road, E13	£34,683.04
18/03506/OUT	Land Comprising Former HSS Site and 300 Manor Road E16	£10,000.00
18/03657/OUT	Development Site Silvertown Way Flyover Arches, E16	£10,000.00
19/01335/FUL	23 Harold Road , Upton Park, E13	£7,500.00
19/01451/FUL	Canning Town Area 8	£63,516.00

Planning Reference	Site Address	Planning Contributions Received
19/01697/FUL	72 - 76 High Street North E6	£8,000.00
19/01791/FUL	Land Adjacent West Silvertown DLR Station	£9,000.00
19/01932/FUL	104-106 Broadway Stratford E15	£17,000.00
19/02768/FUL	Beckton Sewage Treatment Works E16	£109,564.00
19/02851/FUL	Land North Of Royal Albert Dock, Keying Way E6	£5,000.00
19/03343/OUT	Development Site Rear of 970 Romford Road E12	£10,000.00
19/03373/FUL	Oratory Apartments 75 Barking Road	£3,000.00
19/03403/VAR	Car Park east site Ron Leighton Way St Johns Road E16	£6,000.00
19/03451/FUL	Land Between 2 and 2a Clinton Road E7	£3,000.00
20/01352/FUL	Land Between 2 and 2a Clinton Road E7	£3,000.00
19/03466/FUL	60-62 Barking Road East Ham E6	£9,000.00
19/03528/VAR	Courtyard by Marriott, 10 Connaught Road, E16	£3,500.00
20/00125/FUL	Land Adjacent 3, Disraeli Road, E7	£3,000.00
20/00327/FUL	Plot 29 and Plot 30 Gemini Business Park Hornet Way E6 Beckton E6	£5,000.00
20/00481/FUL	2A Michigan Avenue Manor Park E12	£3,000.00
20/00628/FUL	Ruskin Arms 386 High Street North E12	£3,000.00
20/00758/LA3	Garage 1 to 43 opposite 16 to 26 New City Road Plaistow E12	£60,010.00
20/01261/FUL	534 Barking Road, Plaistow, E13	£3,000.00
20/01604/S106	Gallions Quarter, Atlantis Avenue, E16	£250.00
20/01654/LA3	Land to the rear of 52 to 66 Eastbourne Road E15	£36,014.00
20/02033/LA3	Development Site at 34 to 36 Sutton Road E13	£26,291.00
20/02130/LA3	Development site 21 to 55 Arthingworth Street E15	£44,440.00
20/02187/LA3	The Upton Centre Claude Road E13	£105,513.00
20/02288/FUL	The Crystal, 1 Siemens Brothers Way, E16	£24,056.22

Received by Purpose

Category	Amount:
Affordable Housing (Off -site Contribution)	£768,449.76
Highways (Site Mitigation and Environmental Improvements, Public Realm, Parking Administration)	£172,536.15
Transport and Travel (Sustainable Transport, Car Club, Travel Plan, Travel Plan Monitoring)	£3,677,577.59
Education (primary and secondary provisions)	£510,571.65
Economic Development (Our Newham Works)	£1,378,645.86
Green Infrastructure (Air Quality, Tree Planting, Ecology Biodiversity, Tree Planting, District Heating)	£87,900.80

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Carbon Offset	£520,274.23
Other (Standard Charge)	£125,000.00
Monitoring Fees	£507,907.83
Other (Design, TV Mitigation)	£15,642.00
TOTAL RECEIVED	£7,764,505.87