

London Borough of Newham Annual Infrastructure Funding Statement (Part)

Section 106 Report

Reporting Period:
From 01 April 2021 to 31 March 2022

Infrastructure Funding Statement (IFS)

Introduction

- 1.1 This statement is for the financial year 2021/22 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 basis¹. 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 with the current version published on the Council's website which may be updated.
- 1.4 Our monitoring system has been relied up 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 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 facilities, parks and open spaces, public realm, and Newham's sports facilities etc.)

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

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 are in the process of establishing investment priorities to support the growth and development of the borough through the development of the emerging capital strategy and/or towards the existing capital programme. The funds from developer contributions will contribute towards this investment.
- 1.12 The Infrastructure List will be updated from time-to-time, with the current version published on the Council's website².

² <https://www.newham.gov.uk/downloads/file/2650/infrastructure-list-2021>

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Community Infrastructure Levy Regulations (2019 Amendment) 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 £31,462,627.99.
This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
Refer to Appendix A - Overview of Planning Obligations Secured 2021/22.
- b) The total amount of money received from planning obligations during the reported year was £5,539,099.37³
Refer to Appendix B - Overview of Planning Obligations Received 2021/22.
- c) The total amount of money received prior to the reported year that has not been allocated is £23,330,028.73.
- d) During the reported year the following non-monetary contributions have been secured under planning obligations:
- i) The total number of affordable housing units to be provided is 447;
 - ii) The number of school places for pupils which will be provided will be reported once the development progresses to a detailed stage (details currently in Outline, subject to reserved matters)⁴.

Summary details of all non-monetary obligations secured within the reported year are included in Appendix A – Overview of Planning Obligations Secured 2021/22.

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £2,434,911.41 of this amount £668,878.26 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £12,580,017.41. No monies were transferred to a third party for expenditure.
- g) The following projects have had money allocated towards them during the reported year with unspent allocations:

Project	Allocated	Date Allocated	Unspent
Cycle Hangar	£8,750.00	30 April 2021	£8,750.00

³ Due to issues with accounting, £203,268.98 of S106 payments made during the 2021/22 reported year were held on a different code at the end of the financial year, as such these monies have been 'under-reported' as S106 monies in the Council's statement of accounts. This will be regularised in future years and does not impact on the Council's ability to apply these funds.

⁴ Planning reference 18/03557/OUT - Delivery of a four form of entry (4FE) Primary school has been agreed under Deed of Planning obligations dated 5 October 2021.

Project	Allocated	Date Allocated	Unspent
Sprowston Mews Infrastructure Improvements	£20,000.00	30 July 2021	£20,000.00
Maryland Works Oxford Road Environment	£200,000.00	24 August 2021	£199,729.36
Royal Docks Corridor Improvements	£1,119,094.00	19 November 2021	£347,629.00
Beckton Park Masterplan	£75,000.00	24 August 2021	£75,000.00
Former North Woolwich Children's Centre	£17,769.90	12 May 2021	£17,769.90
Our Newham Work Support 21/22	£640,000.00	31 March 2022	£0.00
CADP Environmental Health 21/22	£82,734.58	18 January 2021	£0.00
London City Airport development management (17/18-20/21; and 21/22)	£271,562.93	21 September 2021	£0.00

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

i) The items of infrastructure that planning obligations 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	£7,810,836.51
Highways	
North Woolwich Royal Docks Corridor –Major Programme	£824,437.03
Bus Accessibility Scheme- High Street Stratford E15	£5,252.78
Cave Road Improvements	£45,940.23
Bidder Street Area – Highway Improvement Works	£17,281.37
Maryland Work- Oxford Works	£270.64
West Ham Lane Stratford	£5,000.00
Stratford Town Centre Improvement Project	£18,517.74
Parking Review and Implementation	£164.50

Infrastructure	Spent
Keeping Newham Moving	£422,873.62
Leeway Regeneration Framework	£17,714.00
North Pavilion	£867.00
Transport and Travel	
Car Club Newham	£7,306.99
Travel Plan	£50,000.00
Economic Development	
Our Newham Work - Business Support 2021/22	£2,525,361.67
London City - 14-19 Skills Development Programme	£61,050.00
Education	
Lister Secondary School Expansions	£331,952.41
Open space and Leisure	
North Woolwich Library improvement programme	£286,127.44
Beckton Community Centre	£10,950.00
Memorial Recreation Ground – 3G Pitch Refurbishment	£12,550.00
Cundy Park Infrastructure Improvements	£15,430.00
Abbey Lane Open Space	£27,398.90
Environmental Health	
Environmental Control Initiatives	£82,734.58

ii) The amount of planning obligations money spent on repaying money borrowed, including any interest, was £0.00

iii) The amount of planning obligations money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £497,342.27

i) The total amount of money retained at the end of the reported year is £71,573,732.97. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

Section 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 2021/22

Secured by Purpose

Category	Amount
Affordable Housing (off-site Provision)	£94,190.00
Highways (Site Mitigation and Environmental Improvements, Public Realm, Parking and Parking Administration)	£485,955.49
Transport and Travel (Sustainable Transport, Car Club, Travel Plan Monitoring)	£591,199.00
Education (primary and secondary provisions)	£15,741,343.00
Economic Development (Our Newham Works)	£3,353,243.00
Health	£6,975,650.00
Sports and Leisure	£5,000.00
Green Infrastructure (Air Quality)	£250,000.00
Carbon Offset	£3,534,397.50
Monitoring Fees	£431,650.00
TOTAL SECURED	£31,462,627.99

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
18/02418/FUL 55 - 59 Upton Lane E7	£552,128.00	V	V	V		V			
18/03557/OUT Land At Thameside West And Carlsberg Tetley, Dock Road E16	£24,393,946.00	V	V	V	V	V	V	V	V
19/02252/FUL Ibis Hotel 1a Romford Road E15	£92,912.00	V							V
19/02596/FUL 274-276 Neville Road E7	£74,872.00	V	V	V					V
19/02679/FUL Land To The Rear Of, 330 Romford Road, E7	£3,500.00	V		V		V			V

19/03053/FUL 7-11 Barking Road East Ham London E6 1PW	£561,264.00	V	V	V	V	V			V
20/00088/FUL Old Spotted Dog, 212 Upton Lane, E7 9NP	£282,846.00	V		V					V
20/00146/OUTLLDC Plot S10 of the International Quarter, Plot S10, Stratford City Zone	£801,821.00	V					V	V	V
20/00760/FUL 16-18 Pilgrims Way East Ham E6	£7,000.00			V					
20/01046/FUL UNIT 3 Thames Road Silvertown London E16	£1,795,649.00	V	V	V	V		V		V
20/01179/NONMAT Development Land At 1 Ray Massey Way E6	£500.00								
20/01826/FUL 82 Leytonstone Road E15	£3,500.00			V					
20/01864/FUL Land East Of Sainsburys Claps Gate Lane E6	£203,142.49	V							V
20/01996/FUL 45 Beckton Road E16	£86,257.00			V					V
20/02017/NONMAT Canning Town Area 8 Bounded By Peto Street North And Victoria Dock Road, E16	£250.00								V
20/02024/FUL 14-28 Romford Road E15	£2,500.00			V					
20/02264/FUL Former Hartley Centre 267 Barking Road E6	£338,213.00	V	V	V			V	V	V
20/02284/FUL 116 Barking Road E16	£2,000.00			V					
20/02693/FUL 54 Plashet Grove E6	£2,250.00			V					V
20/02800/FUL Land At 89 TO 93 Woodgrange Road E7	£2,000.00			V					V

21/00046/VAR The Cart And Horses 1 Maryland Point E15	£2,500.00								
21/00048/VAR Silvertown Fire Station, 303 North Woolwich Road, Silvertown, E16	£500.00								
21/00054/S106 Deanston Wharf, Bradfield Road, E16	£150.00								
21/00217/VAR Pontoon Dock North Woolwich Road E16	£5,000.00								V
21/00374/VAR 4D North Crescent Canning Town E16	£2,000.00								
21/00393/FUL 313-319 Katherine Road Forest Gate E7	£8,000.00			V					V
21/00428/COU Newham Dockside, 1000 Dockside Road E16	£6,000.00	V							
21/00504/VAR 80 Henniker Road, E15	£250.00			V					
21/00948/NONMAT Unit 8, Deanston Wharf, Bradfield Road, E16 2AX	£250.00								V
21/00963/LA3 Little Ilford School, Rectory Road, Manor Park, E12	£32,500.00			V					V
21/00965/FUL Excel 1 Western Gateway Canning Town E16	£1,739,157.00	V						V	V
21/010150/PRECUJ 750 - 758 Barking Road, Plaistow, E13	£2,000.00			V					
21/01492/FUL London Teleport Site, Pier Road, E16	£21,810.00								V
21/01584/LA3 Car Park Morse Close E13	£26,604.00	V	V	V		V			V

21/01628/LA3 Development Land John Street E15	£119,300.00	V	V	V		V	V		V
21/017137/LA3 Manor Park Fitness Centre 464 High Street North E12	£180,974.00	V	V	V		V		V	V
21/02571/VAR Gallions 3B Magellan Boulevard E16	£500.00								
21/02996/LA3 Development Site At Hathaway Crescent E12	£32,000.00	V	V	V		V			V
21/03054/LA3 Garages 1 To 43 Melford Road East Ham	£76,582.00	V	V	V		V			V
TOTAL	£31,462,627.99								

Appendix B: Overview of Planning Obligations Received 2021/22

Received by Purpose

Category	Amount:
Affordable Housing (Off -site Contribution)	£1,125,310.30
Highways (Site Mitigation, Public Realm, Parking administration)	£124,732.86
Transport and Travel (Sustainable Transport, Travel Plan Monitoring)	£526,780.77
Sports and Leisure (Parks)	£5,000.00
Economic Development (Our Newham Works)	£1,621,192.56
Green Infrastructure (Air Quality)	£82,734.58
Carbon Offset	£1,283,696.76
Monitoring Fees	£769,651.54
TOTAL	£5,539,099.37

Received by Deed

Planning Reference	Site Address	Planning Contributions Received
10/90641/EXTODA	Stratford City Site Development	£8,042.11
13/01228/FUL	London City Airport Hartmann Road E16	£34,909.45
14/00664/OUT	Gallions Quarter, Atlantis Avenue, E16	£81,813.95
16/00527/FUL	Deanston Wharf Bradfield Road Silvertown E16	£12,207.18
16/02395/FUL	Development Site At 39A To 49A, Woodgrange Road, E7 8BA	£68,090.88
16/03301/FUL	Kempton Mews, 2A Kempton Road, E6	£1,077,641.18

Appendix 2 to SDC report

17/01847/OUT	Former Parcel Force Depot, Stephenson Street, E16 4SB	£1,166,980.83
17/02106/FUL	Land Corner Of Store Road And Pier Road, Store Road, North Woolwich, E16	£220,870.88
17/02554/FUL	Land At Thameside West And Carlsberg Tetley, Dock Road, Silvertown, E16	£74,463.41
17/03612/FUL	The Shopping Hall, Myrtle Road, East Ham, E6	£363,716.73
18/01214/FUL	11 Upton Lane, Forest Gate, E7 9PA	£2,607.57
18/02418/FUL	55 - 59 Upton Lane, Forest Gate E7	£6,500.00
18/02659/FUL	9 Prince Regent Lane Plaistow E13	£76,319.23
18/03506/OUT	Land and Comprising Former HSS Site and 300 Manor Road	£639,622.49
18/03557/OUT	Land At Thameside West And Carlsberg Tetley, Dock Road Silvertown E16	£185,000.00
19/01932/FUL	104-106 Broadway Stratford E15	£174,675.42
19/02252/FUL	Ibis Hotel 1a Romford Road E15	£7,250.00
19/02596/FUL	274-276 Neville Road Forest Gate E7	£12,000.00
19/02679/FUL	Land To The Rear Of, 330 Romford Road E7	£3,500.00
19/03053/FUL	7-11 Barking Road East Ham E6	£12,000.00
19/03373/FUL	Oratory Apartments 75 Barking Road E16	£2,089.73
19/03466/FUL	60-62 Barking Road East Ham E6	£31,246.96
20/00327/FUL	Plot 29 And Plot 30 Gemini Business Park E16	£197,646.52
20/00481/FUL	2A Michigan Avenue Manor Park E12	£2,096.15
20/00544/FUL	West End Car Par Western Gateway E16	£53,123.58
20/00760/FUL	16-18 Pilgrims Way, East Ham E6	£7,000.00
20/01046/FUL	Unit 3 Thames Road Silvertown E16	£27,000.00
20/01179/NONMAT	Development Land At 1 Ray Massey Way E6	£500.00
20/01826/FUL	82 Leytonstone Road Stratford E15	£3,500.00
20/01864/FUL	Land East of Sainsburys Claps Gate Lane E6	£204,863.30
20/01996/FUL	45 Beckton Road Canning Town E16	£86,257.50
20/02017/NONMAT	Canning Town Area 8 Bounded By Peto Street North And Victoria Dock Road, Silvertown Way E16	£250.00
20/02024/FUL	14-28 Romford Road Stratford E15	£2,500.00
20/02264/FUL	Former Hartley Centre 267 Barking Road E6	£114,085.00
20/02288/FUL	The Crystal, 1 Siemens Brothers Way, E16	£10,630.32
20/02693/FUL	54 Plashet Grove East Ham E6	£2,250.00
21/00046/VAR	The Cart and Horsed 1 Maryland Point E15	£2,500.00
21/00048/VAR	Silvertown Fire Station , 303 North Woolwich Road, Silvertown, E16	£500.00

Appendix 2 to SDC report

21/00054/S106	Deanston Wharf, Bradfield Road, Silvertown E16	£150.00
21/00217/VAR	Pontoon Dock North Woolwich Road E16	£5,000.00
21/00374/VAR	4D North Crescent Canning Town E16	£2,000.00
21/00393/FUL	313-319 Katherine Road Forest Gate E7	£1,000.00
21/00428/COU	Newham Dockside, 1000 Dockside Road E16	£6,000.00
21/00504/VAR	80 Henniker Road Stratford E15	£250.00
21/00948/NONMAT	Unit 8, Deanston Wharf, Bradfield Road E16	£250.00
21/00963/LA3	Little Ilford School, Rectory Road E12	£4,000.00
21/00965/FUL	Excel 1 Western Gateway Canning Town E16	£30,000.00
21/01050/PRECUJ	750 - 758 Barking Road Plaistow E13	£2,000.00
21/01492/FUL	London Teleport Site, Pier Road, E16	£21,810.00
21/01584/LA3	Car Park Morse Close Plaistow E13	£26,604.00
21/01628/LA3	Development Land John Street Stratford E15	£27,500.00
21/01737/LA3	Manor Park Fitness Centre 464 High Street E12	£127,203.00
21/02571/VAR	Gallions 3B Magellan Boulevard E16	£500.00
21/02996/LA3	Development Site At Hathaway Crescent Manor Park London E12	£32,000.00
21/03054/LA3	Garages 1 To 43 Melford Road East Ham	£76,582.00
TOTAL		£5,539,099.37