



London Borough  
of Hounslow

# INFRASTRUCTURE HOUNSLOW

PLANNING OBLIGATION AND CIL NEWSLETTER // ISSUE 1

## Welcome

This newsletter gives you an insight into how the council ensures development meets the needs and growth of the borough.

When development occurs, the Council negotiates contributions from developers in the form of Section 106 (s106) agreements and more recently, in the form of the Community Infrastructure Levy (CIL).

This issue includes:

- Latest s106 balance and Projects Funded or to be funded by s106
- s106 Financial information by Area
- s106 performance last year Financial Year (FY) 2015/16
- CIL financial information and emerging governance process

## Infrastructure Delivery

Hounslow has dedicated officers responsible for the monitoring of s106 spend and CIL receipts, infrastructure and local benefits delivery. We are committed to providing clear communication in all areas.

S106 Funds are received for a spectrum of purposes and the Council spends them as required in the individual agreements.

The s106 balance at the end of March 2016 stands at circa **£35m**. However, it should be noted that approximately **£18m** of this current balance is allocated to specific projects. **£17m** remains unallocated.

### Projects funded or part funded by s106

The projects identified below are just a small selection from a range of schemes that have been allocated s106 funding in the financial year – helping us deliver against some of the Council's [\*\*Corporate Priorities\*\*](#) as listed below:

1. **Good quality homes and jobs**
2. **Supporting economic growth and improving our town centres**
3. **Brighter futures for our children**
4. **A cleaner, greener borough**
5. **Keeping you safe**

## Introduction



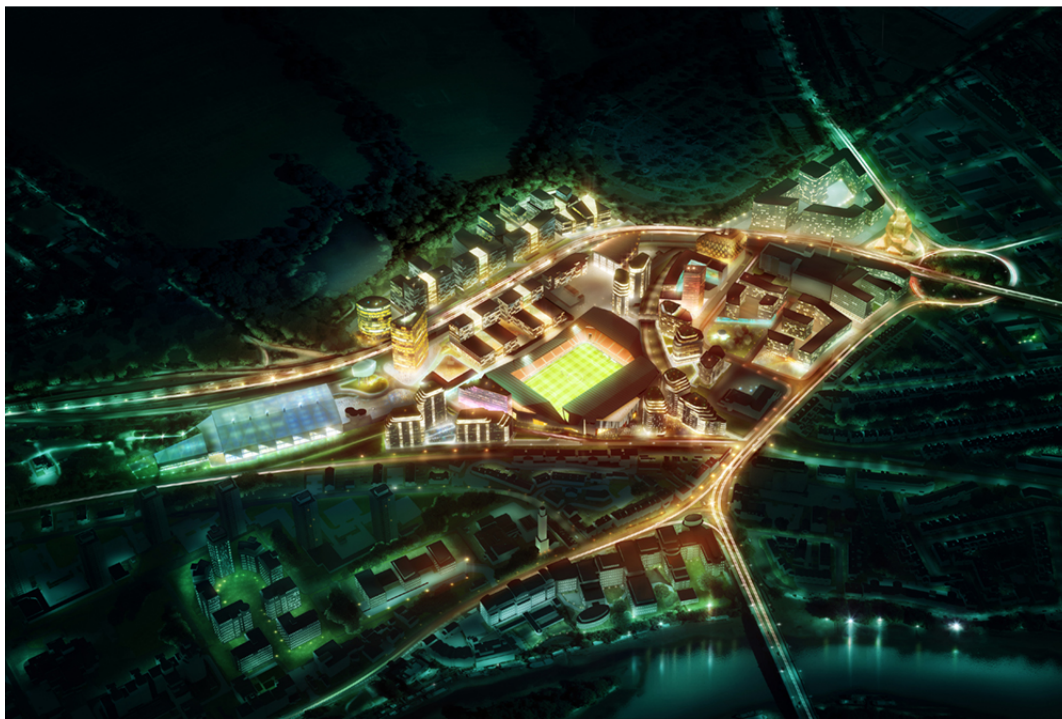
**Theo Dennison**  
Cabinet Member for Finance and Citizen Engagement

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One of the key challenges facing our growing borough is providing community facilities, services and infrastructure in pace with development and the arrival of new residents.

Contributions in the form of s106 and CIL seek to ensure that as development occurs, it contributes in a positive way to our communities, meets the needs of citizens' and improves the borough as it grows.

By engaging with local councillors, resident's and resident associations, our communities get to have a say on projects they consider help mitigate the impact of development in



## AFFORDABLE HOUSING

Of the **c. £15m** secured s106 funds, **£9.1 million (£9,146,950.53)** was committed in FY 2015/16 for Affordable Housing.

## EMPLOYMENT AND TRAINING INITIATIVES

Of the **c. £1.2m** of s106 secured for employment and training, £578,889 was committed in FY 2015/16. Initiatives include:

- **£538,889** toward sustaining the coordination of the Council's a borough-wide apprenticeships programmes, Construction Training and Jobs brokerage Scheme as part of the skills offer for local residents and businesses - including Childcare and

help mitigate the impact of development in their area.

Now a wide range of community projects are being delivered through this process including improvements to schools, parks, sports facilities, libraries, new cycling and other transport infrastructure, affordable housing, local employment, training and heritage preservation.

This newsletter seeks not only to inform residents of the Council's s106 and CIL position but celebrates the projects delivered or now underway through this funding. These projects contribute to achieving Hounslow's vision and priorities and those of our residents, making our borough a more inclusive place to live, play, work, do business and visit.

## News

[Outdoor gyms launch at Beaversfield Park](#)

[Heston Park set to provide a wealth of activity for the borough](#)

[Put your hard hats on to see Gunnersbury renovation!](#)

[Hounslow Town Primary School Development](#)

[Be an apprentice](#)



## HIGHWAYS AND TRANSPORT

The combined highways and transport s106 balance managed by Traffic & Transport Services stands at circa **£7.3m**. Of this balance, **£3.5m** has been committed in FY 2015/16 for various transport projects which include:

- **£1,000,000** for to Syon Lane Station Improvements
- **£193,348** for Syon Lane Pedestrian crossing improvements
- **£93,004.00** for Brentford Station signage and Public realm improvements
- **£567,494** for bus stop improvement projects (Borough Wide)•
- **£637,508** toward improvements to Gunnersbury Station
- **£507,409** for Bulls Bridge Roundabout improvements by TfL to increase the capacity of the junction and reduce peak period congestion
- **£76,152** for to Public Realm improvements in Chiswick
- **£918,326** for Cycling improvements (Borough wide)
- **£74,378** for improvements at the Bath Road corridor
- **£80,191** for improvements in Bell Square

## ENVIRONMENTAL IMPROVEMENTS

Of the **c. £1.3m** s106 funds secured for Environmental Improvements, **£15,000** has been allocated for an Air Quality Monitor in Isleworth and Brentford

## SCHOOL PLACES

Of the **c. £3m** s106 funds secured for school places, **£2,423,762** was allocated last FY 2015/2016 for School Expansion

## Apprentices shine again

## Community Wish List

As part of our initiative to give our residents a say on the projects and infrastructure they feel is needed in their area, we invite residents, councillors and resident associations to suggest new projects.

Please find links to projects approved for section 106 funding in FY 2015/16.

- [REG 384 Syon Lane Station Upgrade SMD – 1st March 2016](#)
- [Allocations of S106 funds – 15th Dec 2015](#)
- [Appendix – Projects \(15th Dec 2015\)](#)
- [Monthly financials includes Schools allocations – 17th Nov 2015](#)
- [REG 342 Skills and Employment s106 – 17th Nov 2015](#)
- [S106 Funds to be allocated with HRA Business Plan Update – 13th Oct 2015](#)
- [REG260 Allocation of S106 funds SMD \(29th July 2015\)](#)
- [Appendix – Projects \(29th July 2015\)](#)
- [Allocation of Skills and Employment s106 Contributions – 23rd June 2015](#)

Please find links to the latest approval of community projects for section 106 funding in June 2016.

Where no s106 funding has been identified for a particular project, the proposal is retained on

programmes, which include

- **£2,173,762** towards the existing schools capital programme (borough wide)
- **£250,000** towards the classroom expansion of Chiswick high school

## PARKS AND OPEN SPACES

Of the **c. £1.6m** s106 secured for parks and open spaces, **c. £1.9m** was allocated last FY 2015/16 for projects which include:

- **£77,584** for Carville Hall North playground refurbishment
- **£55,942** for Boston Manor park for tree and screen planting
- **£24,166** for Dukes Meadows carriageway safety repairs on Riverside Drive and Dan Mason Driven
- **£37,712** for path repairs and refurbishment at St Dunstons Park Path
- **£79,373** for Lampton Park play refurbishments
- **£100,000** for Gresham Road Reccentrereation Ground improvements
- **£195,821** for Osterley Sports and Running Track
- **£66,548** for Redlees Park Infrastructure Improvements
- **£328,72** for improvements around the Dukes River
- **£250,000** for Gunnersbury Park regeneration
- **£76,600** for Jersey Gardens Improvements
- **£54,327** for Play Equipment at Townfield Way
- **£34,956** for Brent Lea Passage Repairs

## Video

the Community Wish List for further assessment. Details of these projects can be seen in Appendix 2.

- [Allocation of S106 Funds - SMD report June 2016](#)
- [SMD - allocation of S106 Funds - Appendix 1](#)
- [Community Wish List - Appendix 2](#)



**Consultation  
Now Open**

**Starts July 2016  
Ends October 2016**

If you would like to suggest a project that would help improve your area, simply email the details to [CIL\\_S106@hounslow.gov.uk](mailto:CIL_S106@hounslow.gov.uk)

We recommend that ideas are discussed with your local councillors before submission – as their views will be taken into account when we prioritise projects for funding.

## Useful links

[Invest Hounslow Website](#)

[Hounslow Planning](#)



[Hounslow Consultations](#)

[London Infrastructure Plan 2050](#)

[Email Us](#)

## Celebrating Success

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Whitton Road crossing



Improvements to Jersey Gardens



Bus Counters across the borough





More than 60 apprentices have been recruited



Improvements around Syon Lane station



Bus Lane at Hounslow High street



Extension to Isleworth Town Primary School



Manor Lane Feltham – 34 new council homes in 2015/16



Air-quality monitor on the Great West road

## Section 106 (Planning Obligations)

### NEGOTIATIONS & DECISION

**Section 106 (s106) of the Town and Country Planning Act 1990 allows agreements to be made between a council and developer as part of the planning permission process. These agreements intend to mitigate the impact of new development on an area.**

With the introduction of the Community Infrastructure Levy (CIL), the requirements for s106



**COLLECTION &  
MONITORING**

**ALLOCATION &  
REPORTING**

agreements will be reduced and contributions towards mitigation will increasingly be funded by CIL. S106 will continue to be used as an approach to secure affordable housing, site specific infrastructure and a range of other matters that are not classed as infrastructure, such as training and apprenticeships.

The existing S106 process is represented in a flow chart that can be viewed [here](#)

## Our S106 performance last year Financial Year (FY) 2015/16

In the last financial year, approximately 36 s106 agreements were negotiated, reflecting increased development in the borough. We collected three times as much s106 than the previous year with c. £14.6m s106 payments received. In addition, the council has over hauled the system of monitoring and issuing reminder letters to developers.

A record £18.m was allocated to projects in FY 2015/16.

### s106 funds we hold

At 31st March 2016, there was £35m available for infrastructure projects in Hounslow.

Table 1 shows the breakdown of s106 by Area.

Area name	Income	Allocated	Expenditure	Allocated balance	Unallocated balance
Chiswick	£7,307,023	£6,799,801	£3,714,748	£3,085,053	£507,222
Isleworth & Brentford	£52,643,713	£40,334,860	£27,263,460	£13,071,401	£12,308,852
Central Hounslow	£8,192,057	£7,474,890	£6,576,837	£898,053	£717,167
Heston & Cranford	£5,381,809	£3,403,785	£2,925,613	£478,173	£1,978,023
Bedfont, Feltham, Hanworth	£11,414,597	£9,964,689	£9,291,576	£673,113	£1,449,908

# Community Infrastructure Levy (CIL)



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From 24th July 2015, Hounslow implemented the charging of the CIL. CIL is used to pay for infrastructure projects that are needed to support growth, such as road and transport, schools, health and community facilities as well as parks and open spaces.

Developments maybe required paying CIL if planning permission has been received since 29th July 2015

The process for securing and collecting CIL is different from s106 but it is expected that the result will be an amount of funding that is similar in size.

### **Hounslow CIL Collection**

Last financial year, the council collected **£756,178** in CIL. A further **£8m** is expected as a result of the developments that have been granted planning permission and will be payable when these developments commence.

For more information on CIL, please click [here](#)

## **Contact us**

**Contact the council's Spatial Planning team at:**

London borough of Hounslow, Civic Centre, Lampton Road, Hounslow, TW3 4DN

Email: [CIL\\_S106@hounslow.gov.uk](mailto:CIL_S106@hounslow.gov.uk)



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