

# **Hounslow Infrastructure Funding Statement 2023/24**





# INTRODUCTION

As a result of the amendments to The Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 that came into force 1 September 2019, Local Authorities are now required under to produce an Infrastructure Funding Statement (IFS).

The Infrastructure Funding Statement (IFS) is an annual report, usually published in December and provides a summary of financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) and the Community Infrastructure Levy (CIL) within Hounslow borough for a given financial year.

The IFS also includes an Infrastructure List of projects that Hounslow Council intends to be, or may be, wholly or partly funded by CIL, along with outlining the adopted governance process that the Council undertakes for allocating CIL and s106 receipts.

Throughout the IFS there will be references to the following definitions:

- **Agreed** – Contributions that have been agreed within a signed legal document. These contributions have not been collected/delivered and if the planning applications are not implemented, they will never be received.
- **Received** – Contributions received, either non-monetary or monetary, that have been transferred to Hounslow Council
- **Allocated** – Contributions that have been received and allocated to specific projects mainly to help deliver the Council Corporate Priorities
- **Spend** – Monetary or non-monetary contributions that have been spent/delivered.
- **Unspent** – Monetary or non-monetary contributions that have not been spent/delivered.
- **This Financial Year** – unless stated otherwise, this refers to the period 01/04/2023 – 31/03/2024

## What our Corporate Plan says?

**A Liveable Hounslow**

No matter where we come from, having strong local connections makes life better.

We want to see people live in homes that work for them and in neighbourhoods where they can belong, look out for each other, and play a role in their local community.

**How we will know the borough is on track:**

- NUMBER OF AFFORDABLE HOMES
- BOROUGH FOOTBALL DATA
- HOUSING AFFORDABILITY RATIO
- RATES OF LONELINESS

**What we will do:**

- Build 1,000 council homes
- Buy 1,000 more social rent homes for the borough's residents
- Invest £300 million in improving the quality of our council estates
- Ensure our neighbourhoods and towns have **liveability at their heart**
- Make the **best use** of council buildings across the borough
- Develop **better ways** of engaging and working with residents, communities, and businesses
- Create **more opportunities** for local people to contribute to decision making locally
- Do all we can to alleviate the **cost-of-living crisis**
- Support asylum seekers and refugees
- 'Keep it local' and build community wealth

**A Greener Hounslow**

Hounslow is 'green' but we want to be greener still. That means building on what we have, to maintain a pleasant environment whilst thinking afresh about how we urgently address the climate emergency.

We want to see people live in a sustainable borough, where clean air, environmentally conscious transport options, employment in green jobs, and access to green spaces improves wellbeing.

**How we will know the borough is on track:**

- NUMBER OF GREEN JOBS
- PROPORTION OF JOURNEYS BY BIKE, ON FOOT OR PUBLIC TRANSPORT
- PROPORTION OF ENERGY EFFICIENT HOMES
- PROGRESS TOWARD 'NET ZERO'

**What we will do:**

- Plant 20,000 more trees and grow more wildflowers in our parks
- Reduce carbon emissions by 50%
- Invest £5 million to ensure our parks and open spaces remain among the best in London
- Generate 25% of the energy the Council uses
- Achieve 45% of the borough classified as Green Infrastructure
- Ensure all council housing meets **Energy Performance Certificate (EPC) Band B** or is as energy efficient as practically possible
- Improve our **resilience to flooding**

**A Cleaner Hounslow**

We want to see a borough that is clean and litter free, reflective of the pride people have in their communities.

We will actively combat fly tipping, ensure waste and recycling are collected in a timely manner, and embed consistently high rates of residential and commercial recycling.

**How we will know the borough is on track:**

- HOUSEHOLD RECYCLING RATES
- INCIDENCE OF FLY TIPPING
- COMMERCIAL RECYCLING LEVELS
- STREET CLEANLINESS RATES

**What we will do:**

- Reduce rates of flytipping by at least 25%
- Introduce the **Special Waste Service** across the borough
- Maintain our roads, keeping them among London's best
- Invest **£2 million** in pavement improvements
- Encourage **more people to recycle** more of their waste

**A Healthier Hounslow**

From cleaner air to social care, the choices we make as individuals and as society influence our own health and wellbeing and the health and wellbeing of others.

We want to see people enjoy good health, live well and independently, and keep active throughout their lives.

**How we will know the borough is on track:**

- CHANGE IN HEALTHY LIFE EXPECTANCY
- SMOKING RATES
- PERCENTAGE OF RECEPTION AGE CHILDREN WHO ARE A HEALTHY WEIGHT
- ACTIVITY LEVELS

**What we will do:**

- Improve the borough's **air quality** by providing safe walking and cycling routes and good public transport options
- Develop **low carbon neighbourhoods**
- Roll out more than 2,000 additional electrical vehicle charging points
- Support our most vulnerable residents to live as **independently** as possible for as long as possible
- Work with the NHS to integrate **health and social care** ensuring services are designed around residents
- Promote **increased physical activity** for all through building awareness and engagement with a range of health promoting activities across the Borough
- Intervene early to **support children's mental wellbeing** and prevent crisis

**A Thriving Hounslow**

A strong local economy, offering good work to well-educated, skilled local workers, offers the greatest opportunities for us all.

We want to see local people flourish in a borough which is home to good-quality education, training, jobs and successful businesses and where they live in strong, prosperous communities.

**How we will know the borough is on track:**

- GVA RATE - THE TOTAL VALUE OF ALL INDUSTRIES IN HOUNSLOW
- NEW BUSINESSES STILL TRADING AFTER TWO YEARS
- THE PROPORTION OF PEOPLE WITH SKILLED JOBS
- THE MEDIAN RESIDENT'S ANNUAL WAGE

**What we will do:**

- Ensure all young people and their families have access to the **support, education, training or employment** they need
- Continue to pay at least the **London Living Wage** and encourage local businesses to do the same
- Address the effects of the pandemic on **young people's learning**
- Give under 5s access to high quality **early-years education**
- Build **digital inclusion** to help people make the most of work and skills development opportunities
- Provide an **enhanced offer** for care leavers
- Work with partners to create and **support access to good work**, ensuring all residents can benefit from growth sectors and the transition to a green economy
- Provide **business support** to help firms launch and grow.

**A Safer Hounslow**

Safety is a basic human need and one that should be a fundamental right for everyone in Hounslow.

We want to see the borough as a safe place with low crime levels and somewhere people feel safe and secure.

**How we will know the borough is on track:**

- OVERALL CRIME RATE
- LEVELS OF ANTI-SOCIAL BEHAVIOUR
- RESIDENT PERCEPTIONS OF SAFETY
- RATES OF ROBBERY OFFENCES

**What we will do:**

- Invest over **£15 million** to create safer neighbourhoods and tackle anti-social behaviour
- Protect **vulnerable residents** by reaching out to those at most risk of being affected by crime
- Implement an **early intervention** approach to reduce serious crime among young people
- Reduce **violence** against women and girls
- Support **victims**, and the children of those affected by domestic abuse and violence, and work with perpetrators, where appropriate, to prevent further abuse
- Keep people **safe** in their own homes by conducting regular building safety reviews



**SALES &  
MARKETING  
SUITE**  
*this way >>*

**FRANK  
MAKERS  
YARD**

SEVENTH FLOOR



**C9**





# COMMUNITY INFRASTRUCTURE LEVY

## HOUNSLOW CIL

There are two streams of CIL charging that developments in Hounslow are liable to pay – Mayoral CIL 2 and Hounslow CIL. The Mayor's CIL is a standard charge which applies to most new development across Greater London and is used to help fund Crossrail, The Mayoral CIL 2 charge for Hounslow is £60 per square metre. Hounslow CIL is a standard charge which applies to most new buildings and extensions in the borough, exceptions to this charge include schools, health facilities, affordable housing and development by charitable bodies.

The Council's CIL Charging Schedule came into effect on 24 July 2015. Approximately £40 million of CIL has been collected from adoption of CIL to 31st March 2024 to be spent on the delivery of infrastructure in the borough to support growth. CIL can be spent on a very wide range of new infrastructure including schools, transport, healthcare, opens spaces, leisure, biodiversity etc. There is no legislation that prescribes how long a

Charging Schedule should apply once adopted; nor is there any duty in the Planning Act 2008 or the Community Infrastructure Levy Regulations 2010 (as amended) for the schedule to be reviewed. Government Guidance, however, encourages Charging Authorities to keep their charging schedules 'under review' to ensure the maximum amount of contributions are secured for local infrastructure delivery.

The key benefits of CIL are in both the certainty of cost to developers and flexibility of use it offers to the Council. The CIL rate is set up-front and is then non-negotiable for developers, unlike section 106 (s106) agreements which are negotiated on a site by site basis.

The Hounslow CIL Rates have increased with inflation since the CIL Charging Schedule was adopted in 2015. This occurs in line with indices derived from the Building Costs index produced by RIBA approximate. Approximate Rates applicable are given below.

### CURRENT HOUNSLOW CIL RATES (£/m<sup>2</sup>)

	CIL Rate as adopted in 2015	CIL Rate adjusted in line with indexation 2022/23	Approximate Rate Uplift 2022/23 from 2015
East Area Residential	£200	£274	£74
Central Area Residential	£110	£151	£31
West Area Residential	£70	£96	£26
Convenience Based Retail	£155	£212	£57
All Other Uses	£20	£27	£7

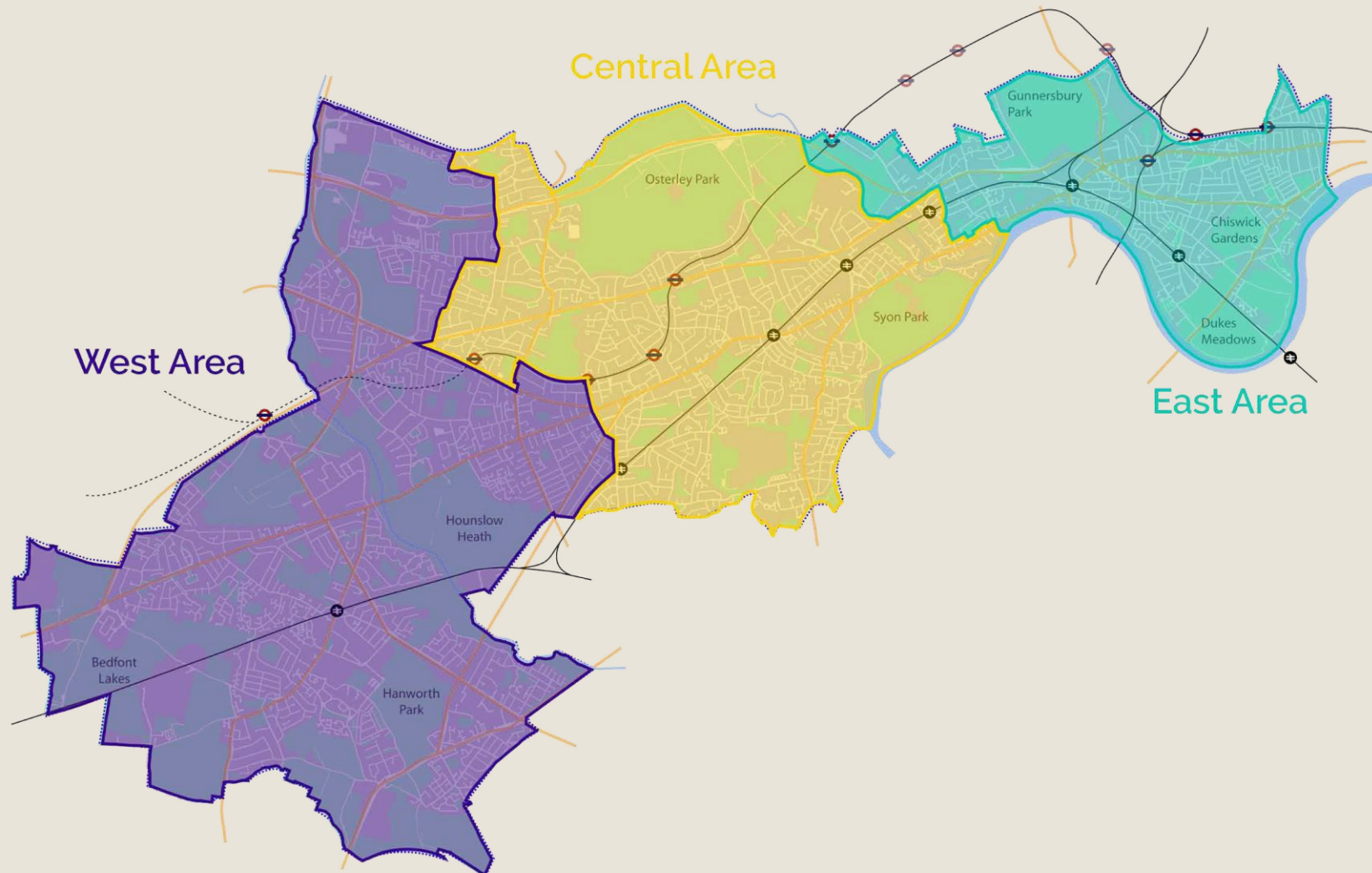
Please note the CIL Rates used are at a point of time - start of 2023, and are updated in line with inflation.



Furthermore, there is flexibility for the Council to spend the receipts on any infrastructure (as defined in the Planning Act 2008, s216 (2)) needed to support growth in the area. This allows much greater freedom compared with contributions secured under s106, which must be spent as per the legal clauses agreed at the granting of planning permission.

Of the Hounslow CIL receipts collected, 80% is used to fund strategic infrastructure projects mainly listed in the Council's Infrastructure Delivery Plan to accommodate development set out in the Council's Local Plan. The remaining CIL funds are distributed to fund local community projects (15%) and to fund CIL administration costs (5%).

## **CURRENT HOUNSLOW CIL ZONES**





## OVERALL CIL INCOME IN 2023/24

**£542,515**

Borough CIL Demand Notices  
issued in 2023/24

**£1,824,941**

Borough CIL receipts  
in 2023/24 (100%)

**£1,459,952**

Borough  
Strategic CIL (80%)

**£273,741**

Borough  
Local CIL (15%)

**£887,70**

Mayoral CIL Demand  
Notices issued in 2023/24

**£1,150,851**

Mayoral CIL receipts passed to the  
Mayor of London in 2023/24 (96%)

**£47,952**

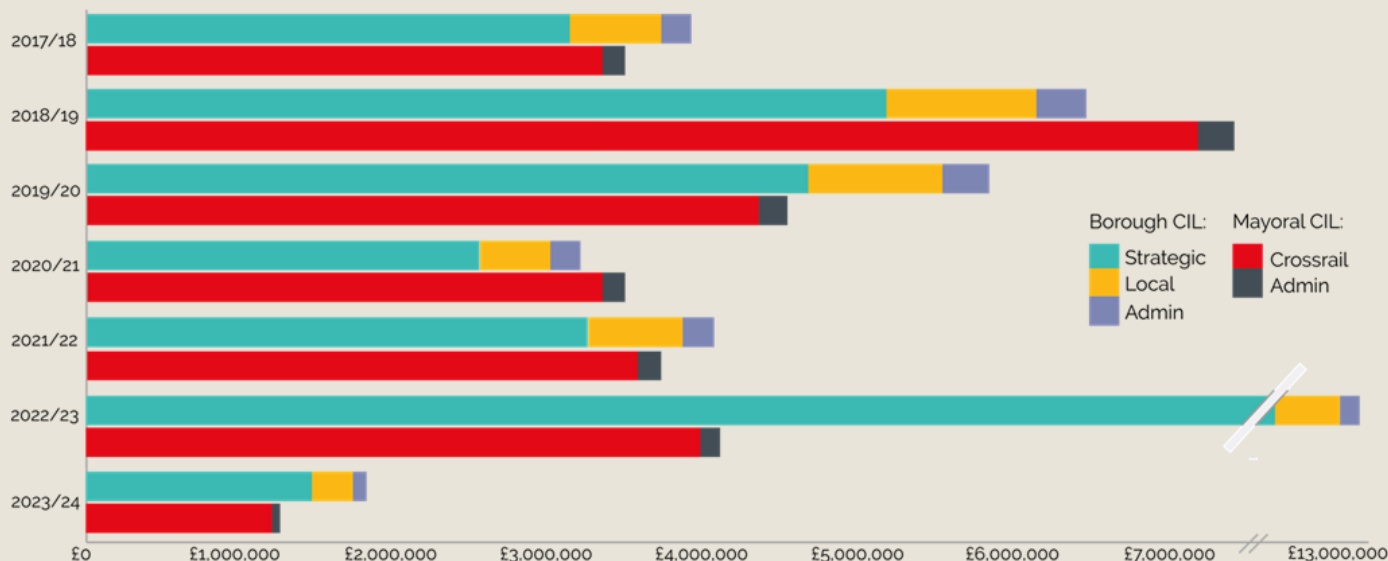
Mayoral CIL receipts retained for  
administration purposes (4%)

**£91,247**

Borough CIL admin (5%)  
all spent in the same year

## OVERALL CIL INCOME OVER THE YEARS

### OVERALL CIL INCOME OVER THE YEARS







Brentford Project,  
Brentford High Street



Bridge House Pond  
Mosaics, Feltham



Bridge House Pond  
Mosaics, Feltham



Feltham High Street

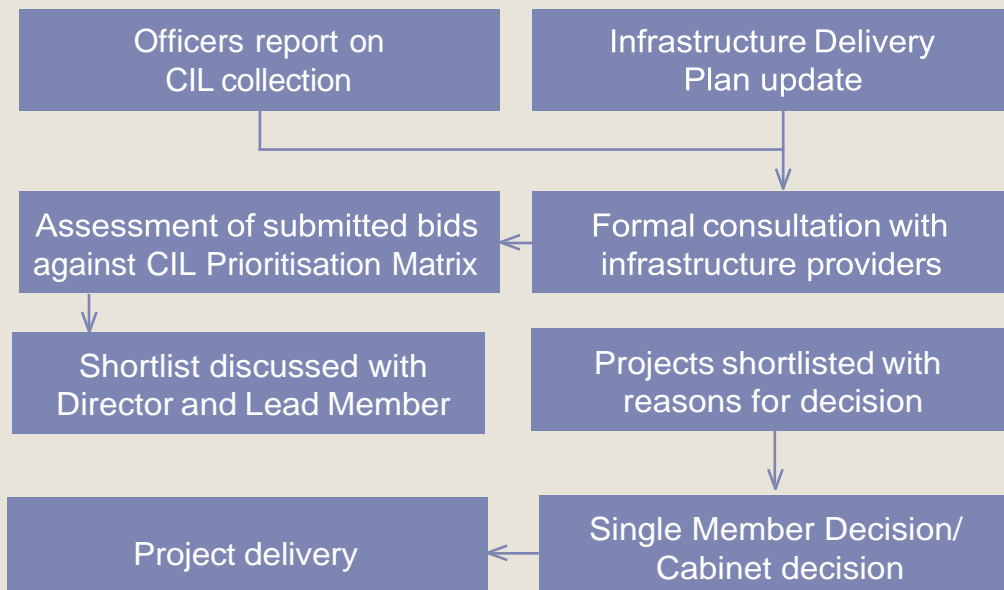


# STRATEGIC CIL ALLOCATION

80% of Community Infrastructure Levy (CIL) monies collected will be used to fund strategic infrastructure - these are the „big” items that we need to help support the growth of the borough. The project must be the type of project listed in 2008 Planning Act and supported by the Infrastructure Delivery Schedule. The strategic monies can be spent anywhere in the borough, regardless of which area they come from.

CIL can be spent on both capital projects and revenue projects such as the maintenance of infrastructure listed in the Council’s adopted CIL 123 List. CIL cannot be spent on addressing current deficits in infrastructure provision unless those deficits are made worse by new development in the area.

## CIL allocation process\*



## What is the legal definition of *infrastructure*?

The definition of infrastructure is outlined in section 216(2) of the Planning Act 2008 (as amended) and CIL can therefore be spent on the provision, improvement, replacement, operation or maintenance of the following:

- (a) road and other transport facilities
- (b) flood defences
- (c) schools and other educational facilities
- (d) medical facilities
- (e) sporting and recreational facilities
- (f) open spaces

## What are the CIL assessment criteria?

During consultation internal and external infrastructure providers will be invited to submit bids for CIL Strategic funds, the bidding cases or business cases for CIL funding will be made on a standard template/ online form issued by Hounslow Council.

In shortlisting and deciding which projects should receive funding, officers will assess the projects against a number of criteria in a CIL Prioritisation Matrix. The criteria used are:

- How does it fit with the Council’s spending priorities?
- Does it address strategic infrastructure needs that link with the adopted Local Plan/Infrastructure Delivery Plan/major planning permissions?
- Can the infrastructure be delivered now?
- Are the project outcomes sustainable with funding? With little or no additional maintenance/update costs or maintenance funding identified and secured from other sources of funding?
- Does the project help secure further investment?
- Would the project support climate change adaptation and/or mitigation?

*\*Note these are the allocation process applied for 2023/24. Future allocation are subject to change following a review.*



### Hounslow CIL collection summary since 2017/18

	2017 to 2019	2019/20	2020/2021	2021/22	2022/23	2023/24
Strategic	£8,248,864	£4,635,802	£2,514,946	£3,238,151	£10,297,888	£1,459,953
Local	£1,546,662	£869,213	£471,552	£607,153	£1,930,854	£273,741
Admin	£515,554	£289,738	£157,184	£202,384	£643,618	£91,247
Total	£10,311,080	£5,794,753	£3,143,682	£4,047,688	£12,872,360	£1,824,941

### Hounslow CIL collection summary by Community Forum area since 2022/23 \*

	Bedfont and Feltham	Hanworth	Heston and Cranford	Central Hounslow	Hounslow, South Isleworth, Osterley and Spring Grove	Brentford and Syon	Chiswick
Strategic	£345,292	£338,202	£111,821	£456,805	£131,817	£1,513,479	£9,602,464
Local	£60,934	£59,683	£19,733	£80,613	£23,262	£267,085	£1,694,553
Total	£406,226	£397,885	£131,554	£537,418	£155,079	£1,780,564	£11,297,017

\*Note, current Community Forum Areas adopted in 2022.

Local CIL available for allocation in next funding round\*

Collected in 23/24	£273,741
Total unallocated in previous years	£348,978
Available to allocate	£622,719

\*Note total unallocated is an estimate-based allocations at time of drafting IFS



# CIL ALLOCATIONS IN 2023/24

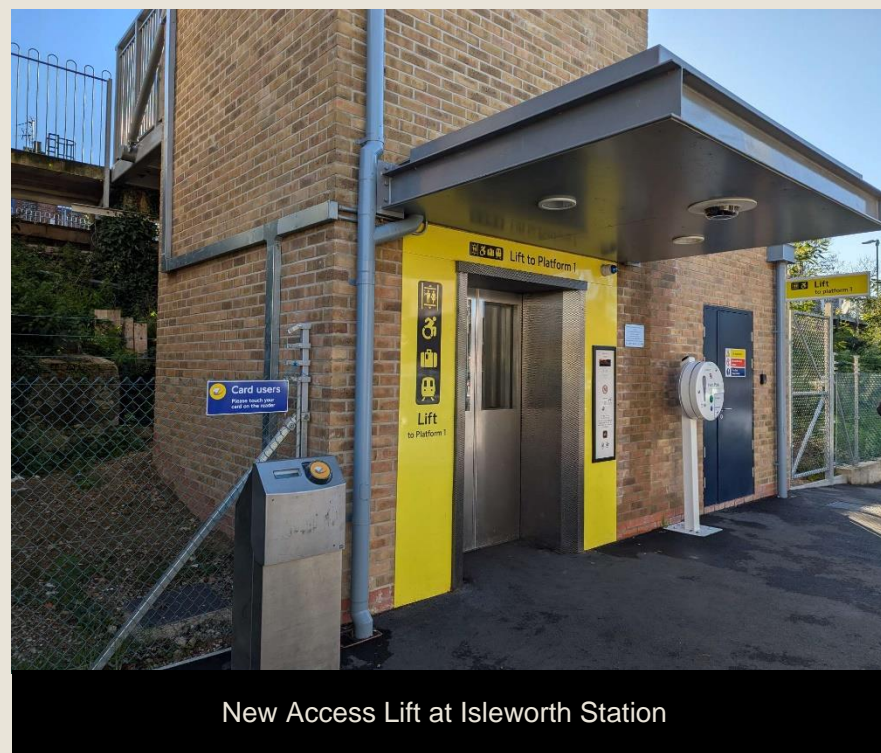
The Council continues to identify and agree priorities for the use of CIL and the allocation of funds on an annual basis and Hounslow Cabinet is responsible for making the final decision on the allocation of funding raised through CIL, to ensure that the decision making process is transparent. CIL collected will be used to provide infrastructure to support growth within the Borough. Of this:

- 5% will be used to provide a dedicated resource for the annual monitoring and management required by the CIL regulations
- 15% of receipts accruing from development within the local area will be allocated to projects recommended by the community. This is now a part of the Council Thriving Community Fund.

Remaining CIL monies will be allocated by the Council for investment in infrastructure for the borough, in accordance with this spending protocol.

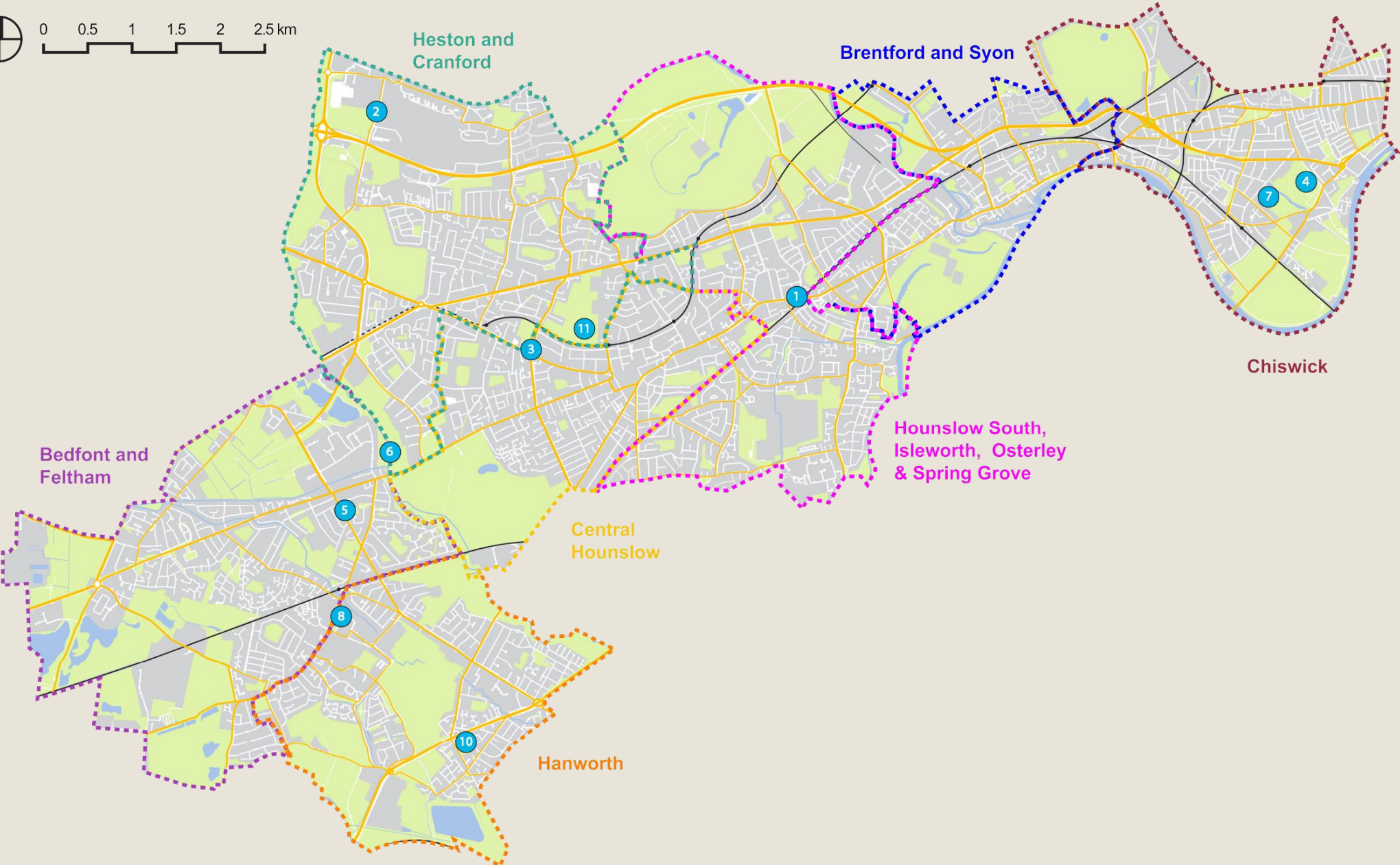
## Strategic Project Allocations 2023/24

1	Strategic Rail Accessibility Improvements	£300,000
2	Priority Cycle Route 7	£1,000,000
3	Priority Cycle Route 6	£100,000
4	Cedar Yards Community & Creative Campus	£384,819
5	Feltham Lodge – Garden Landscaping	£62,534
6	Take me to the River (Crane Valley)	£193,600
7	Chiswick House Cricket Square Improvements	£52,000
8	Feltham Green Open Space Play Area Creation	£250,000
9	Crane Park Play Area Improvements	£270,000
10	Bear Recreation Ground Play Area Improvements	£240,000
11	Make your Mark (Lampton Park)	£400,000
	<b>TOTAL ALLOCATED</b>	<b>£3,252,943</b>



New Access Lift at Isleworth Station

SCIL Allocations 2023/24





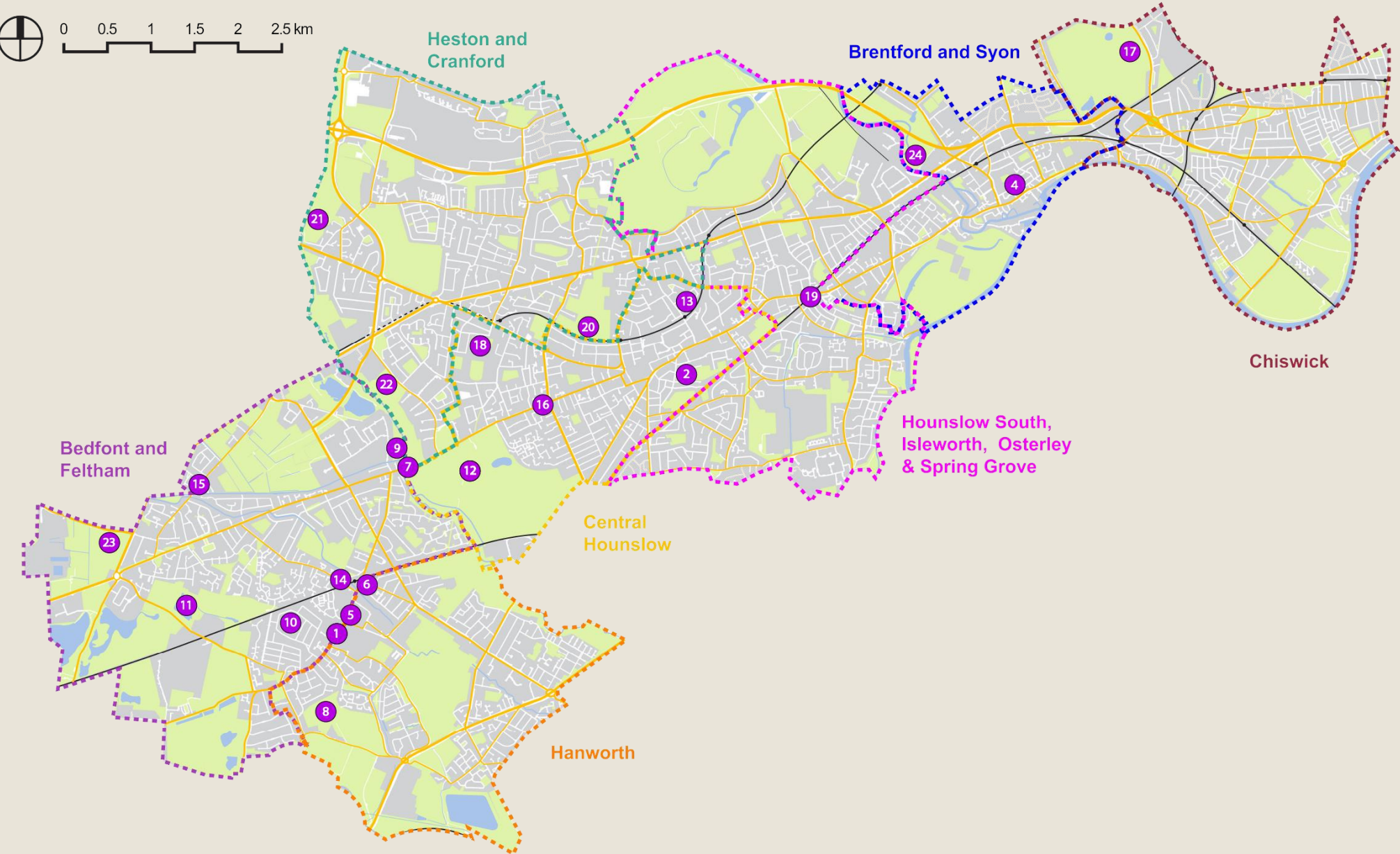
# CIL EXPENDITURE IN 2023/24

## Strategic Projects

	Amount Spent	Project Name	Area Forum
1	£45,045	Feltham Major Transport Scheme	Bedfont & Feltham
2	£3,000	Improving Inwood Park	Central Hounslow
3	£23,287	Active Spaces	Borough-wide
4	£13,136	St Paul's Park	Brentford & Syon
5	£26,287	Our Feltham - Feltham Green	Bedfont & Feltham
6	£4,700	Our Feltham - Bridge House Pond	Bedfont & Feltham
7	£300,000	River Crane corridor improvements	Bedfont & Feltham
8	£3,570	Ludlow Road Open Space improvements	Bedfont & Feltham
9	£70,775	Donkey Woods boardwalk replacement	Bedfont & Feltham
10	£97,650	Grosvenor Park Improvements	Bedfont & Feltham
11	£287,841	Bedfont Lakes Country park infrastructure improvements	Bedfont & Feltham
12	£4,223	Hounslow Heath Improvements	Central Hounslow
13	£1,579	Kingsley Road Open Space Improvement Project	Central Hounslow
14	£266,131	Feltham Major Scheme Phase 3, Hounslow Road western footbridge	Bedfont & Feltham

	Amount Spent	Project Name	Area Forum
15	£272,801	Priority Cycle Route 1	Bedfont & Feltham
16	£259,448	Priority Cycle Route 5	Hounslow
17	£214,512	Gunnersbury Small Mansion Conversion	Chiswick
18	£28,500	Beaversfield Park Play Area Improvements	Central Hounslow
19	£1,000,000	Isleworth Station Step-free Access	Hounslow South, Isleworth, Osterley & Spring Grove
20	£200,000	Allotments Improvements Programme	Borough-wide
21	£200,000	Avenue Park Playground improvements	Heston & Cranford
22	£22,498	Green Lane Sport Centre accessibility improvements	Heston & Cranford
23	£167,720	Stanwell Road Cycle Track	Bedfont & Feltham
24	£150,000	Boston Manor Playground improvements	Brentford & Syon
	<b>£3,662,705</b>	<b>Total Spent</b>	

SCIL Spend 2023/24





# THRIVING COMMUNITIES FUND

The Thriving Communities Fund is available for Community and Voluntary Sector organisations and groups of residents for activities or services that help to deliver the key outcomes of the Thriving Communities Strategy. Funding for the Thriving Communities Fund is provided through the Local Community Infrastructure Levy (LCIL), the Community Partnerships Unit (CPU) and the Housing Revenue Account (HRA).

There are four streams of funding that can be applied for:

- Small Grant – up to £1,000. 2 – 4 week process
- Your Neighbourhood Grant – must have support from Local Ward Council up to £1,000. 2 – 4 week process
- Revenue – up to £25,000. 8 week process
- Capital – up to £300k. This is a two stage process – first stage: groups and or residents send in an Expression of Interest and if successful will go through to second stage of full application. 3 – 6 month process depending on type of capital project.

All applications are assessed by the Thriving Community Grant Managers alongside relevant teams within the Council for feedback. The recommendations are then taken to Assistant Chief Executive and Director of Communities for approval and sign off.

From 2020/21 the entire sum of collected Local CIL funds is managed by the Thriving Communities Fund.

## Allocated and spent in 2023/24

Beneficiary	Project Name	Allocation	Spent
VJS Parent Teacher Association	Library and Gazebo Transformation	£1,000.00	£1,000.00
The Isleworth Society	Community celebration of the Coronation	£1,000.00	£1,000.00
Hogarth Youth & Community Centre	Enjoy our Courtyard (and Mural)	£1,000.00	£1,000.00
Gurseva	Greener Spaces for our Community	£810.00	£810.00
Friends of Turnham Green	Friends of Turnham Green bulb planting	£1,000.00	£1,000.00
Southville Methodist Church	Community accessible defibrillator	£845.00	£845.00

Cranford Action Group	Cleaning and greening	£1,000.00	£1,000.00
Old Isleworth Four Roads Residents Association	Summer Planters 2024	£450.00	£450.00
Green Dragon Playgroup	SEN Progression	£1,000.00	£1,000.00
Cultivate London	Cultivate London Project	£710.00	£710.00
Age UK Hounslow	Age UK Hounslow's Gardening Club	£1,000.00	£1,000.00
Creative Mile	Creative Mile	£1,000.00	£1,000.00
Eco Church at St Paul's Church	Garden Bridge at St Paul's Church Eco Garden	£850.00	£850.00
Feltham and Hounslow Sea Cadets	Feltham and Hounslow Sea Cadets Repair Cafe	£500.00	£500.00
Feltham Arts	Feltham Station Gallery	£500.00	£500.00
Feltham Community Choir	Feltham Community Choir	£1,000.00	£1,000.00
Friends of Feltham Green	New 'parklet' at entrance to Elmwood Avenue from Feltham High Street	£500.00	£500.00
Friends of Inwood Park	Friends of Inwood Park	£1,000.00	£1,000.00
Friends of Turnham Green	Restoring wildflower meadow on Turnham Green	£1,000.00	£1,000.00
Green Dragon Playgroup	Garden Renovation	£2,000.00	£2,000.00
GRNNS - Greencroft Road Residents Neighbourhood Scheme	GRRNS - Greencroft Road Residents Neighbourhood Scheme	£1,460.00	£1,460.00
Heston Farm Estate TRA	Defibrillator Installation	£1,000.00	£1,000.00



Hounslow Asian & African Youth Association (HAAYA)	Youth Project Equipment	£1,000.00	£1,000.00
Hounslow Youth Counselling Service	Sensory improvements to make a neurodiverse friendly counselling room.	£1,000.00	£1,000.00
Isleworth Bowls Club	Isleworth Bowling Club	£1,000.00	£1,000.00
Resident	Brighten the green!	£1,000.00	£1,000.00
Keen Beans	Keen Beans	£500.00	£500.00
Local veterans, supported by LA CPU Officers	Hounslow Veteran's Support Club	£3,000.00	£3,000.00
Polish Klan Association	Canvas of Culture: Polish Community in Hounslow	£1,000.00	£1,000.00
Queen's Gardens Residents Group	Families gathering to discuss the importance of healthy food	£640.00	£640.00
St Mary's Church Isleworth	Meditations on Hope	£1,000.00	£1,000.00
Strand on the Green Association	Strand on the Green Photo Competition	£1,000.00	£1,000.00
Syon Park Gardens for Wildlife	Syon Park Gardens for Wildlife	£1,000.00	£1,000.00
The Blue School	The Blue School	£1,000.00	£1,000.00
Thornbury Park Friends CIC	Thornbury Park Volunteer Work Parties	£617.00	£617.00
Wild Chiswick	Chiswick Wildlife Photo Exhibition	£500.00	£500.00
Creative Mile	A Refugee Art Exhibition	£1,150.00	£1,150.00

Resident	Repurposing clothes	£1,000.00	£1,000.00
Resident	Community garden and forest school	£1,000.00	£1,000.00
Resident	Cygnets Avenue Green Space	£846.00	£846.00
St Richards Church	St Richard's Church, Hanworth	£1,000.00	£1,000.00
Ricardo's Roughriders youth hub	Ricardo's Roughriders youth hub	£1,000.00	£1,000.00
Cultivate London Ltd	Grow in a Circular Economy	£28,671.00	£28,671.00
Sunshine of Hounslow	Sunshine of Hounslow Community Garden Project	£50,466.06	£50,466.06
Health Means Wealth	Health Means Wealth	£30,000.00	£30,000.00
Cranford Action Group	Rejuvenating Park Lane	£29,200.00	£29,200.00
London Museum of Water and Steam	Community workshop	£44,725.00	£44,725.00
Isleworth Bowls Club	New Kitchen upgrade	£35,000.00	£35,000.00
Hounslow Men's shed	Restoration of exterior stonework on Belfry to make safer for public access and to improve longevity of the building	£110,000.00	£55,000.00
WB YEATS	Memorial Project (additional grant)	£23,037.00	£23,037.00
Greenspace 360 and Avenue Park Friends	Avenue Park Green gym	£107,521.40	£107,521.40
Greenspace 360	Hawthorn Hatch Playground improvements	£41,500.00	£0
Trinjan	Trinjan Allotment Development	£30,418.80	£0



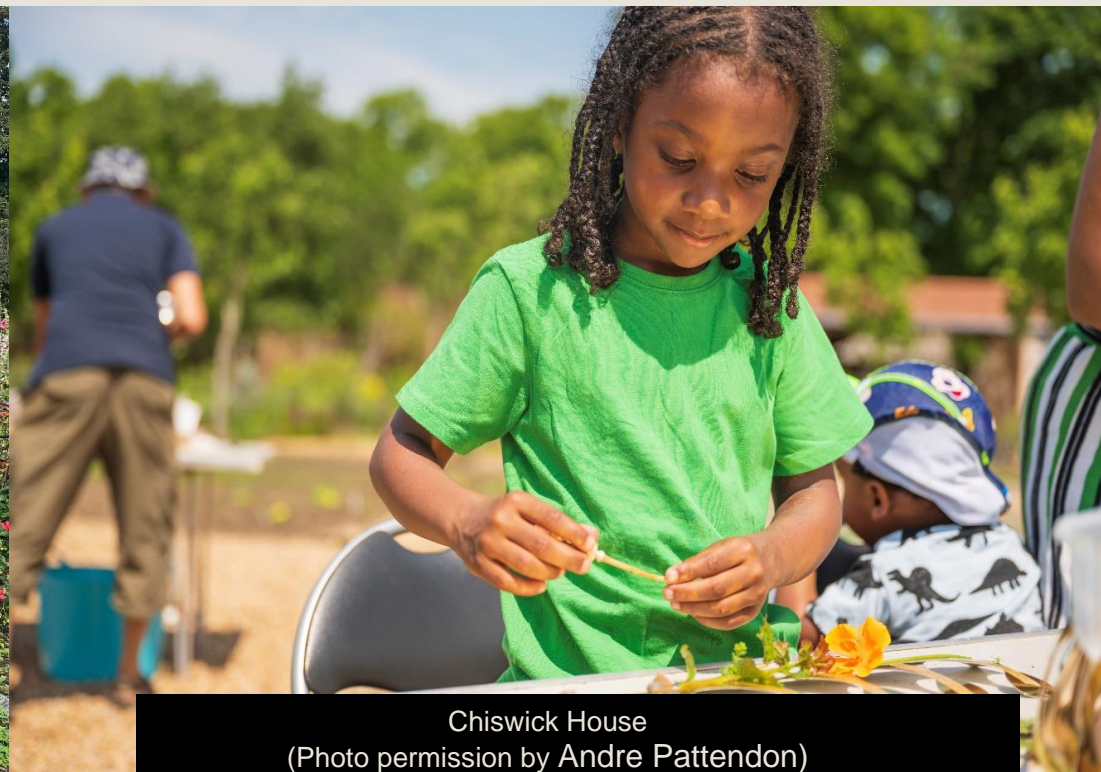
Feltham Arts	Art gallery and community art mural	£34,620.00	£0
Habitats and Heritage	Take me to the River	£153,409.00	£0
Chiswick House and Gardens	Cedar Yards: Community & Creative Campus	£214,591.00	£0
		<b>Total Allocated £974,037</b>	<b>Total Spent £444,498</b>

Spend is as of 31 March 2024 - some of the community groups and other beneficiaries have not managed to draw down the funds allocated. Some projects, especially more complex ones, require significant preparation before works can be commenced. Only projects that were funded with Local CIL are listed above - there are other streams of funding in TCF that have not been taken into account.





Health Means Wealth



Chiswick House  
(Photo permission by Andre Pattendon)



Men In Sheds



Feltham Station Art Gallery



Allocated in previous years and spent in 2023/24

<b>Beneficiary</b>	<b>Project Name</b>	<b>Allocation</b>	<b>Spent</b>
Brentford Voice	The Brentford Waterside Heritage Trail.	£23,406.00	£10,331.82
Heston & District Community Centre	Heston Community Centre Refurbishment	£79,008.11	£29,860.00
Cultivate London	Salopian Garden, Green Infrastructure Improvements	£16,210.00	£8,105.00
St Paul's Church - The Parochial Church Council of the Ecclesiastical Parish of Brentford	Eco Garden	£6,009.50	£3,004.75
Friends of Harvard Hill	Friends of Harvard Hill Playground Planters	£1,000.00	£1,000.00
Grove Park Group residents association	Grove Park Neighbourhood Connection Scheme	£1,000.00	£1,000.00
Bedford Park Bicycle Club	Bedford Park Cycle Club Outreach	£550.00	£550.00
Cavendish Primary School	Cavendish Nature Area	£500.00	£500.00
WB Yeats Project Committee and Bedford Park Society	WB Yeats Memorial Project Safeguarding and Security	£450.00	£450.00
Friends of Beaversfield Park	Move and Mix in the Park, Beaversfield Park	£1,000.00	£1,000.00
Friends of Gainsborough Green	Seating for Gainsborough Green	£1,000.00	£1,000.00

Resident	Women's Self Defence Classes	£1,000.00	£1,000.00
OWGRA	OWGRA Newsletters	£500.00	£500.00
St John's Residents Association	St John's Residents Association - newsletter	£500.00	£500.00
Hindu Temple and Cultural Trust Centre	Janma Ashtami event in Laxmi Narayan Temple	£1,000.00	£1,000.00
		<b>TOTAL Allocated</b> <b>£133,134</b>	<b>TOTAL Spent</b> <b>£59,802</b>







# SECTION 106 CONTRIBUTIONS

Section 106 of the Town and Country Planning Act 1990 (as amended) enables planning obligations to be secured through a S106 agreement between a council and a landowner. This mechanism is designed to make a development proposal acceptable in planning terms that would not otherwise be acceptable. Planning obligations provide means to ensure that Hounslow's planning policy requirements (as set out in the Local Plan and the Planning Obligations Supplementary Planning Document) are fully met and a proposal for development contributes towards the creation of sustainable communities and should be used to mitigate the negative site-specific impacts of a development.

S106 obligations include:

- Site-specific financial contributions - these are secured and must be used for defined purposes; for instance, the provision of education facilities, traffic and transport/highways related works, open space provision and affordable housing contributions (where accepted in lieu of on-site provision);
- Provision of infrastructure that does not fall under CIL;
- Provision of financial contributions towards carbon offset funds and employment and skills delivery, on a formulaic basis;
- Provision of on-site affordable housing; and
- Non-financial obligations, including requirements such as employment and skills strategies, construction management plans and travel plans.

## SUMMARY OF 2022/23 S106 CONTRIBUTIONS

**27**

number of S106 legal agreements  
signed in 2023/24

**£2,734,285**

S106 contributions  
received in 2023/24

**£5,961,430**

S106 contributions  
allocated in 2023/24

**£3,722,020**

amount of S106 funds  
spent in 2023/24

**£19,303,774**

S106 contributions agreed  
in 2023/24 (Inc. fees)

**£521,433**

amount of S106 funds allocated in  
2023/24 and spent in 2023/24

**1618**

number of affordable homes  
secured via S106 in 2023/24

**£58,291**

amount spent on  
S106 monitoring

**£6,134,796**

amount of unallocated (retained)  
S106 funds as of 31/03/2024

**£5,439,997**

amount of S106 funds allocated in  
2023/24 and unspent in 2023/24

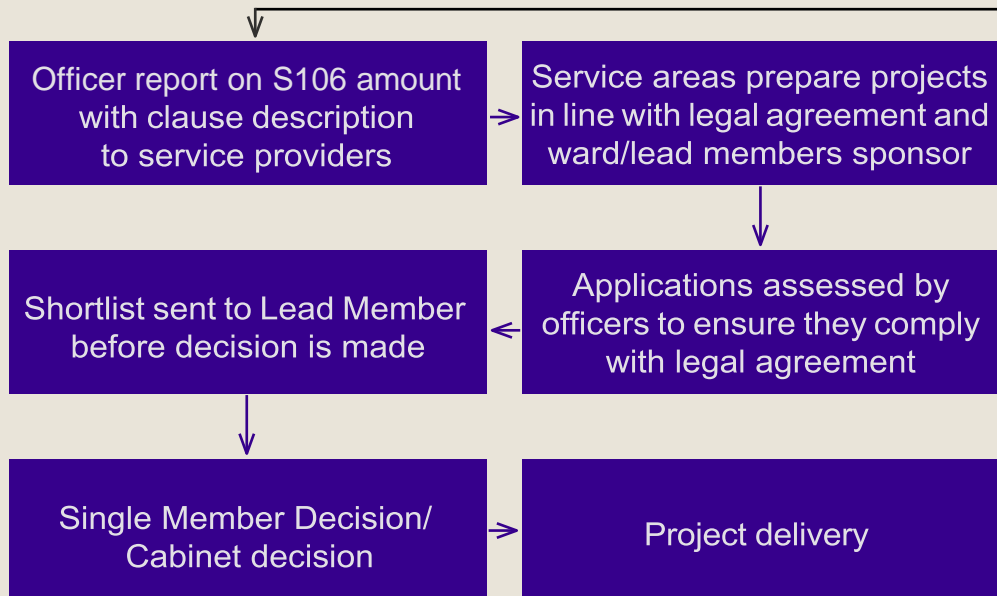
# S106 PROCESS

For the allocation of S106, internal and external infrastructure/service areas are invited once a year to submit projects for S106 funding in accordance to the legal agreement, alternatively the service providers can also throughout the year apply for emergency S106 funds, this is assessed in accordance to the legal agreement before a Single Member Decision or Cabinet decision is made.

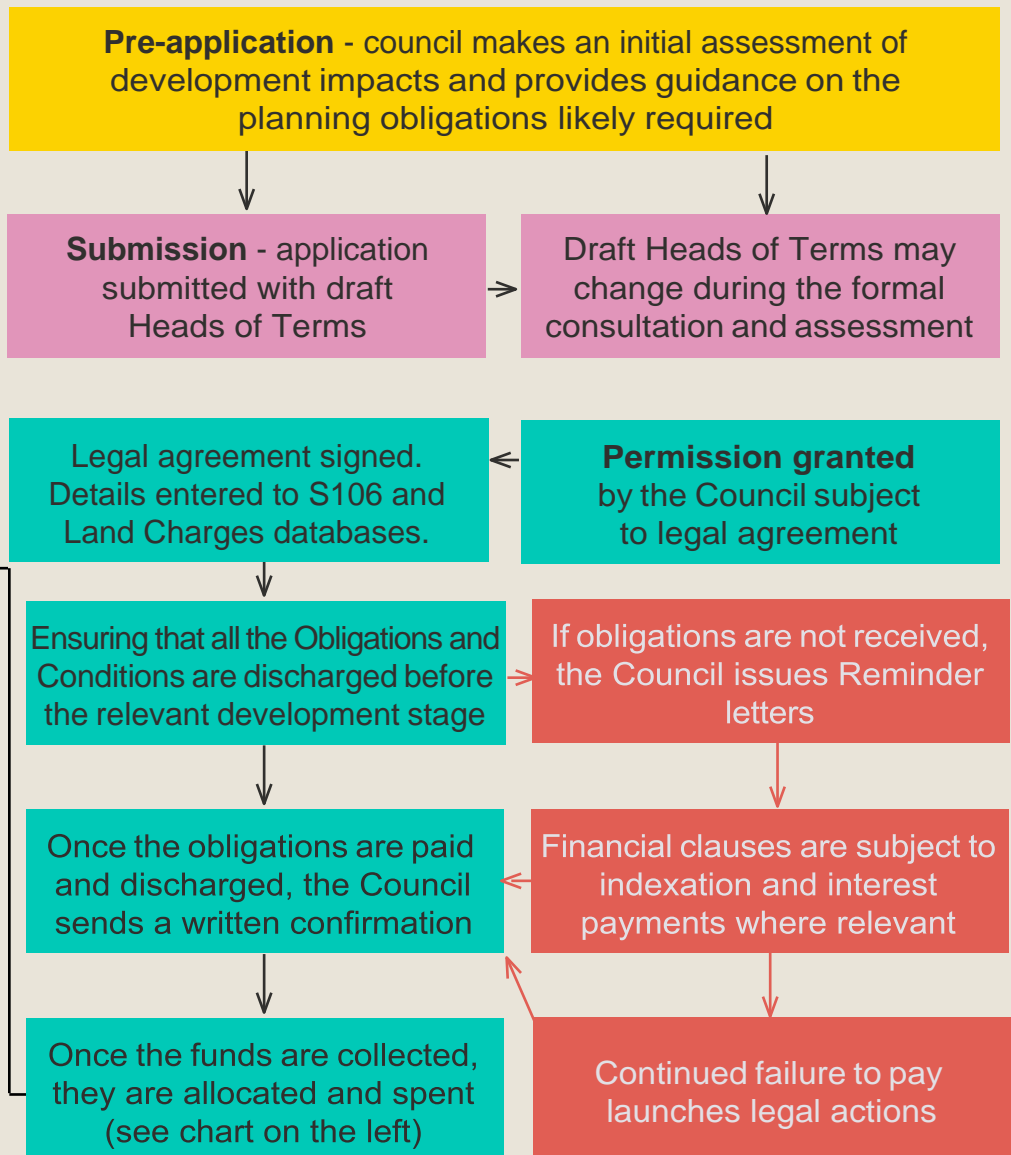
Unlike CIL, the potential s106 obligations are discussed already at the pre-application stage of the development. However, they may change as a result of the formal consultation of the submitted planning application or during the course of the assessment (if any new information comes to light). The Heads of Terms must be agreed prior to the Planning Committee meeting and within an appropriate timescale of Delegation.

The payments can be made by BACS.

## S106 allocation process flow chart



## S106 process flow chart



## OVERVIEW OF S106 INCOME SINCE 2018/19

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Education	<b>£675,129</b>	<b>£479,712</b>	<b>£94,161</b>	<b>£929,537</b>	<b>£506,434</b>	<b>£306,466</b>
Skills & Employment	<b>£294,575</b>	<b>£309,802</b>	<b>£452,436</b>	<b>£830,562</b>	<b>£347,977</b>	<b>£397,263</b>
Health	<b>£203,918</b>	<b>£30,649</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
Environmental & Public Realm improvements	<b>£207,199</b>	<b>£50,847</b>	<b>£49,010</b>	<b>£25,035</b>	<b>£0</b>	<b>£6,510</b>
Open Space and Parks	<b>£0</b>	<b>£181,924</b>	<b>£59,561</b>	<b>£174,050</b>	<b>£3,000</b>	<b>£118,500</b>
Transport & Highways	<b>£495,098</b>	<b>£480,095</b>	<b>£762,038</b>	<b>£2,359,509</b>	<b>£597,817</b>	<b>£391,234</b>
Affordable Housing	<b>£2,514,299</b>	<b>£673,863</b>	<b>£707,780</b>	<b>£818,670</b>	<b>£2,175,235</b>	<b>£136,000</b>
Community Facilities	<b>£84,917</b>	<b>£0</b>	<b>£0</b>	<b>£14,893</b>	<b>£188,864</b>	<b>£0</b>
Various/other	<b>£0</b>	<b>£273,115</b>	<b>£584,809</b>	<b>£1,357,571</b>	<b>£1,409,382</b>	<b>£1,378,313</b>
<b>Total</b>	<b>£4,475,135</b>	<b>£2,480,007</b>	<b>£2,709,795</b>	<b>£6,509,827</b>	<b>£5,228,709</b>	<b>£2,734,286</b>

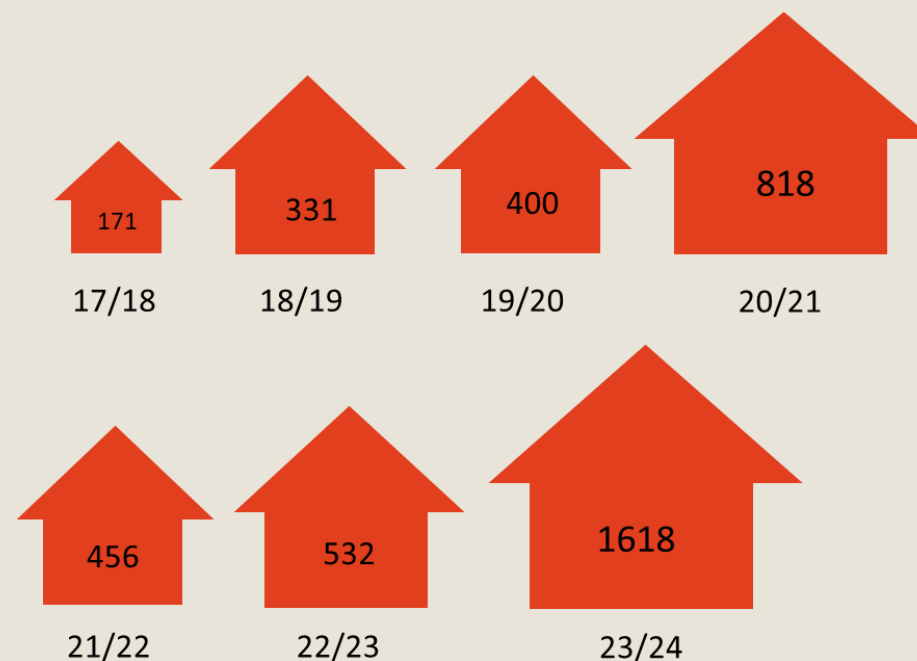


# NON-MONETARY S106 RECEIPTS

## Affordable Housing\*

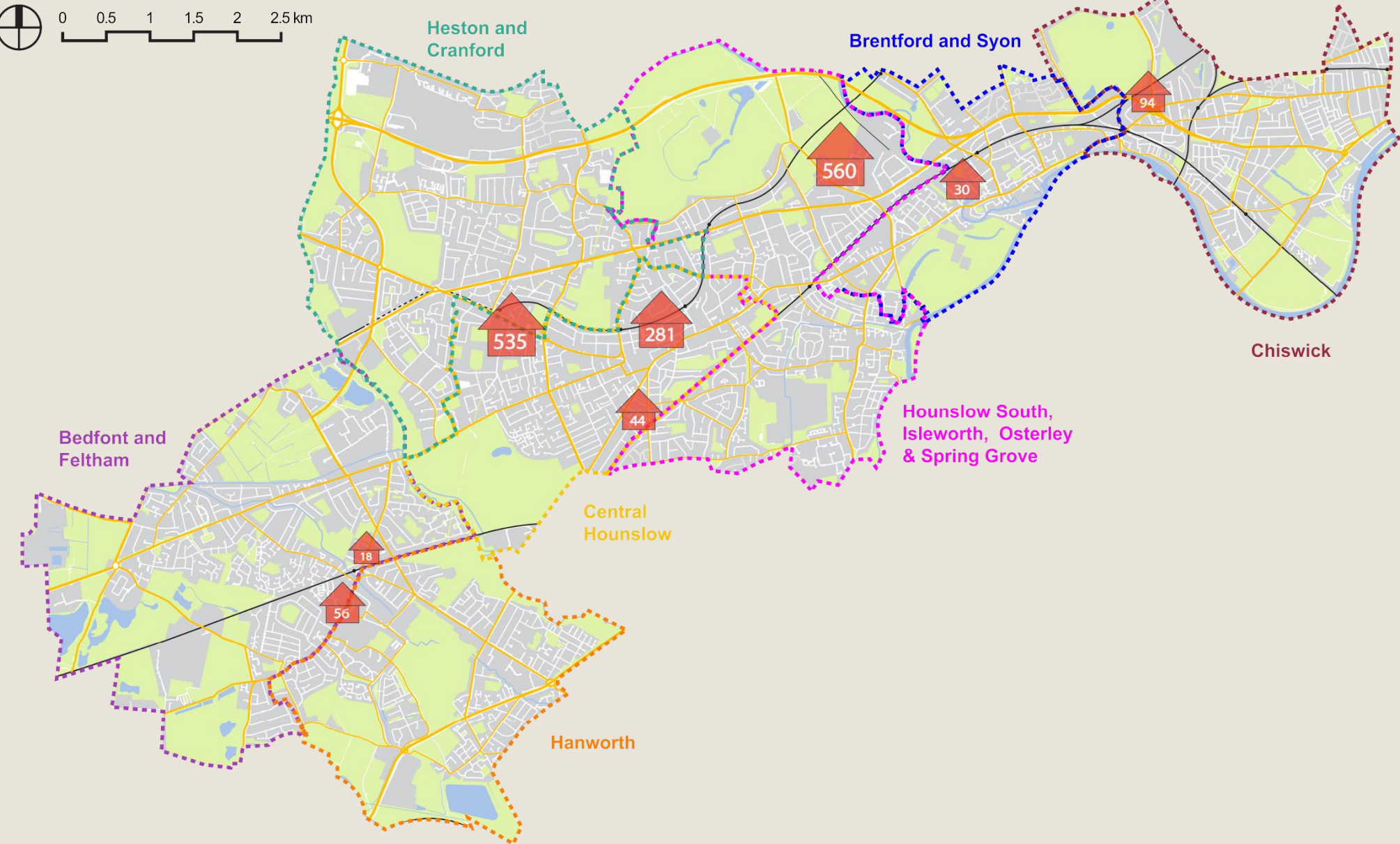
No of Units	Development Address	Planning Reference
94	2 Larch Drive Chiswick	01578/2/P3
535	Cavalry Barracks Beavers Lane	00092/A/P20
281	High Street Quarter (Land Rear Of Starbucks - Hounslow High Street) Alexandra Road / Holloway Street	00616/F/P24(NMA1) & 00616/F/P25
56	Land Adjacent To Tesco Manor Lane	00733/H/P4
18	50-56 Fern Grove	00439/50-56/P1
44	209-213 Hanworth Road	01254/209-213/P82
30	Manderson House Commerce Road	P/2022/2379
560	Tesco Superstore, Syon Lane	01106/B/P137
<b>1618</b>	<b>TOTAL</b>	

## Overview of Affordable Housing agreed since 2017/18



\*These figures exclude Council-built affordable homes, as they are not secured via S106 agreements

Affordable Homes 2023/24



# S106 CONTRIBUTIONS: OPEN SPACE & PARKS

## Agreed in 2023/24

1		<u>Cavalry Barracks Beavers Lane Hounslow</u>	<u>00092/A/P20</u>
	£1,544,614	Beaversfield Park Improvement Contribution	
2		<u>50-56 Fern Grove Feltham</u>	<u>00439/50-56/P1</u>
	£6,031	Open Space Contribution	
3		<u>Cranebank Training Centre Silver Jubilee Way Hounslow</u>	<u>00512/A/P69</u>
	£30,000	Cranford Action Group Contribution	
	£15,000	Nature Garden Contribution	
	£15,000	River Crane Boardwalk Contribution	
	£40,000	River Crane Ecology Contribution	
4		<u>Manderson House Commerce Road, Brentford</u>	<u>00297/D/P10</u>
	£19,121	Park Access Contribution	
5		<u>209-213 Hanworth Road Hounslow</u>	<u>01254/209-213/P82</u>
	£37,415	Community Amenity Contribution	
	<b>£1,707,180</b>	<b>Total Agreed</b>	

## Income in 2023/24

1	£118,500	Land at Commerce Road Brentford	00297/R/P3
	<b>£118,500</b>	<b>Total Income</b>	

## Allocated in 2023/24

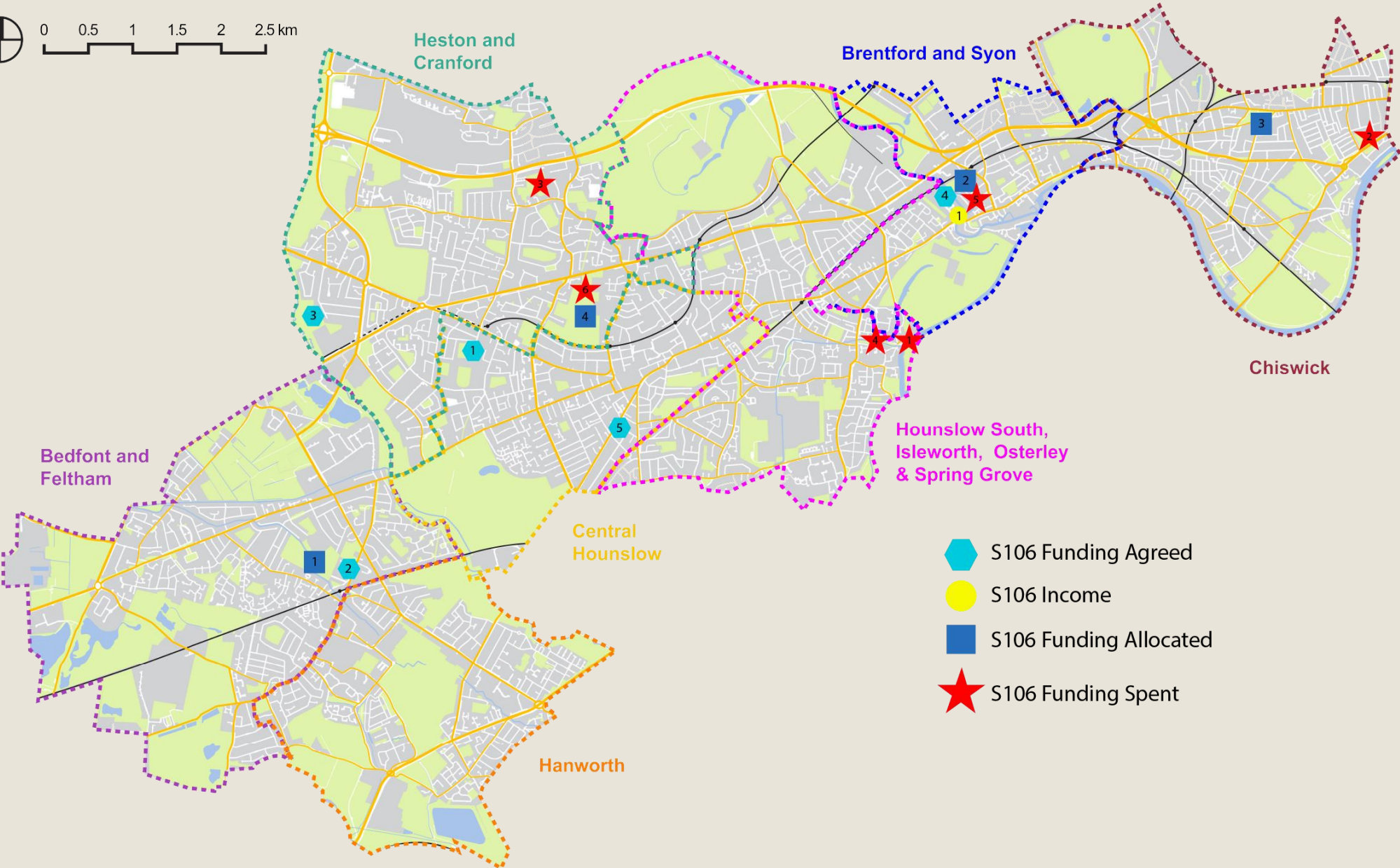
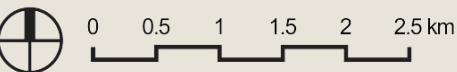
1	£15,521	Glebelands Playing Fields Improvements
2	£118,500	Robin Grove Improvements
3	£6,762	Path Resurfacing & Access to Lampton Park / Improvements to access point - Turnham Green on Healthfield Terrance
4	£10,722	Lampton Park Improvements
	<b>£151,505</b>	<b>Total Allocated</b>

## Spent in 2023/24

1	£8,167	Duke of Northumberland River Bank Improvements
2	£13,359	Infrastructure improvements at Homefield North
3	£889	Heston Park - Trees
4	£4,565	Improvements to Silverhall Park
5	£25,441	Robin Grove Play Infrastructure Improvements
6	£4,567	Lampton Park, development of community sensory garden
	<b>£56,989</b>	<b>Total Spent</b>



# S106 Contributions: Open Space and Parks



# S106 CONTRIBUTIONS: EDUCATION

## Agreed in 2023/24

1	None	
	<b>£0</b>	<b>Total Agreed</b>

## Income in 2023/24

1	£306,466	Land to the South Side of Brentford High Street Brentford Waterside	00607/BA/P2
	<b>£306,466</b>		<b>Total Income</b>

## Schools

No new school places were created using S106 funds in the reporting year. The Council's schools expansion programme was completed in previous years.

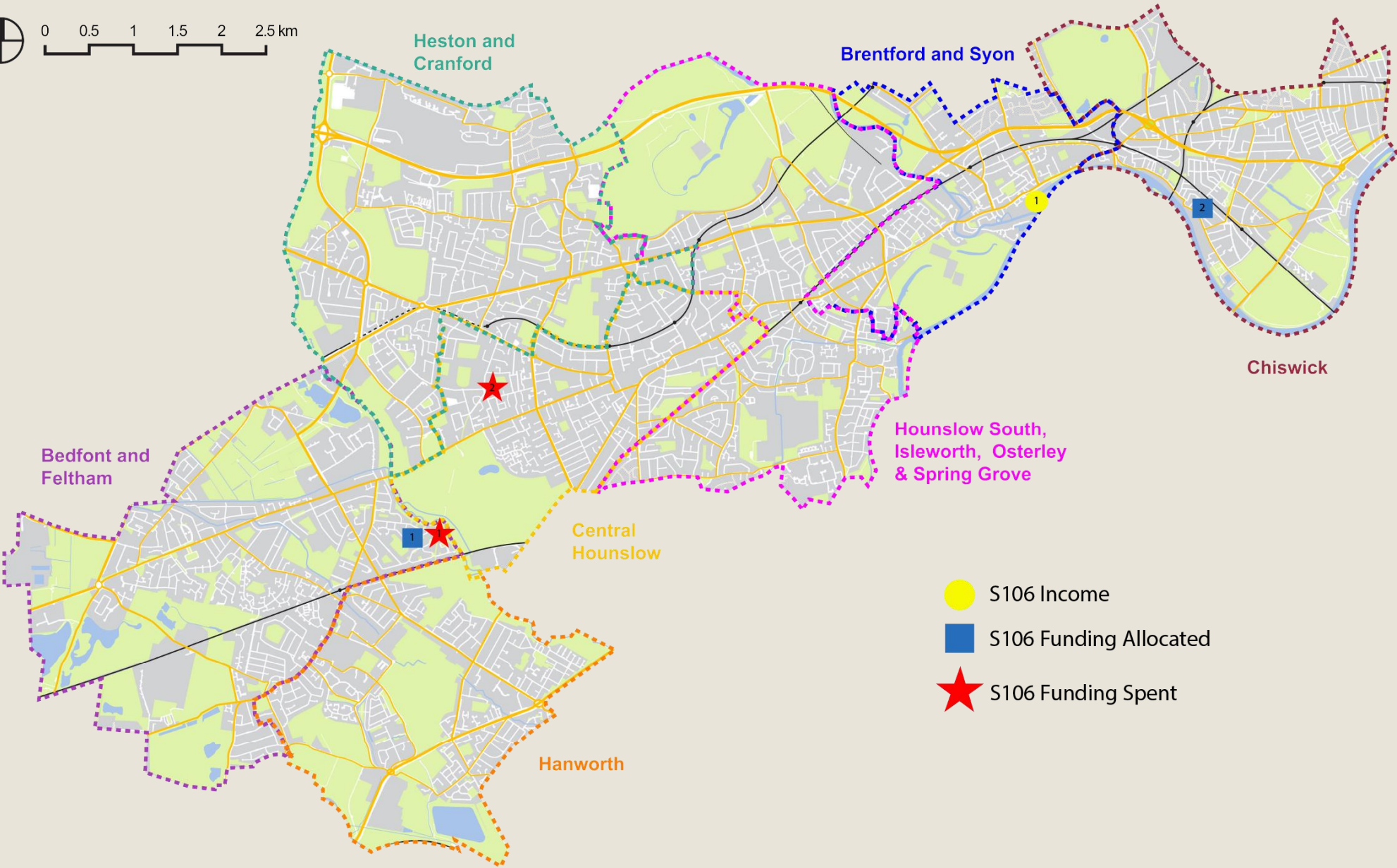
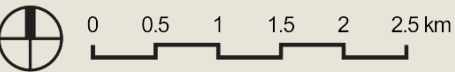
## Allocated in 2023/24

1	£3,804	Sparrow Farm School-Path Project
2	£7,000	Strand OTG Kitchen Upgrade
	<b>£10,804</b>	<b>Total Allocated</b>

## Spent in 2023/24

1	£3,804	Sparrow Farm School-Path Project
2	£85,000	Amalgamation of the Hounslow Heath Schools
	<b>£88,804</b>	<b>Total Spent</b>

S106 Contributions: Education





# S106 CONTRIBUTIONS: HIGHWAYS, TRAFFIC & TRANSPORT

Agreed 2023/24

<b>1</b>		<u>2 Larch Drive Chiswick</u>	<u>01578/2/P3</u>
	£475,000	Bus Service Improvement Contribution	
	£20,000	Bus Stop Relocation Contribution	
	£1,650,833	Gunnersbury Station Improvement Contribution	
	£800,000	Kew Bridge Station Improvement Contribution	
	£15,000	Signal Timing Improvements Contribution	
	£300,000	Sustainable Travel Contribution	
	£50,000	Toucan Crossing Feasibility Study Contribution	
	£150,000	Toucan Crossing Implementation Contribution	
<b>2</b>		<u>Cavalry Barracks Beavers Lane Hounslow</u>	<u>00092/A/P20</u>
	£1,061,000	Active Travel Improvement Contribution	
	£474,998	Bus Networks Improvement Contribution	
	£75,000	CPZ Consultation and Implementation Contribution	
	£50,000	Cromwell Road Restrictions Study Contribution	
	£676,000	Hounslow West Improvement Contribution	
	£25,000	Legible London Contribution	
<b>3</b>		<u>Land To South Of Western International Market Southall Lane</u>	<u>01032/E/P49</u>
	£30,000	Cycle Lane Improvements Contribution	
	£50,000	Healthy Streets Scheme Contribution	

<b>4</b>		<u>209-213 Hanworth Road Hounslow</u>	<u>01254/209-213/P82</u>
	£30,000	CPZ Monitoring and Review Contribution	
	£56,300	Highway Improvement Contribution	
	£34,200	Street Lighting Contribution	
<b>5</b>		<u>13-24 Linkenholt Mansions Stamford Brook Avenue Chiswick</u>	<u>01055/C13-C24/P1</u>
	£21,000	Cycle Contribution	
<b>6</b>		<u>Cranebank Training Centre Silver Jubilee Way Hounslow</u>	<u>00512/A/P69</u>
	£100,000	Active Travel Improvements Contribution	
	£30,000	TfL Contribution	
<b>7</b>		<u>Manderson House Commerce Road, Brentford</u>	<u>00297/D/P10</u>
	£50,000	Active Travel Contribution	
	£30,000	CPZ Contribution	
	£6,660	Cycle Training Contribution	

<b>8</b>	<u>Tesco Superstore Syon Lane Isleworth</u>	<u>01106/B/P137</u>
£22,500	CPZ Consultation and Implementation Contribution	
£124,000	Osterley Station Improvement Contribution	
<b>£6,407,491</b>	<b>Total Agreed</b>	

### Income 2023/24

<b>1</b>	£642	396-400 Chiswick High Road	00248/396-400/P21
<b>2</b>	£7,356	2 Larch Drive Chiswick London	01578/2/P3
<b>3</b>	£2,318	Land To South Of Western International Market Southall Lane	01032/E/P49
<b>4</b>	£2,318	Land To The East Of The Marjory Warren Building West Middlesex University Twickenham Road Isleworth	01137/E/P82
<b>5</b>	£2,892	30 Rugby Road Twickenham	00967/30/P21
<b>6</b>	£4,637	209-213 Hanworth Road Hounslow	01254/209-213/P82
<b>7</b>	£4,637	Manderson House Commerce Road Brentford	P/2022/2379
<b>8</b>	£2,318	Cranebank Training Centre Silver Jubilee Way	00512/A/P69

<b>9</b>	£161,086	Land To The Rear Of 21 High Street Feltham	00609/21/P9
<b>10</b>	£163,715*	Land To The South Of Bedfont Road Stanwell	01660/B/P9
<b>11</b>	£250,418	Land To The South Side Of Brentford High Street Brentford Waterside	00607/BA/P2
<b>12</b>	£36,489	359-363 Staines Road Hounslow	01054/359-363/P7
<b>13</b>	£5,973	50 London Road Brentford	00570/50/P1
<b>14</b>	£15,398	396-400 Chiswick High Road	00248/396-400/P21
<b>15</b>	£58,468	Shalimar Hotel 215 - 223 Staines Road Hounslow	01054/215-223/P18
	<b>£391,234</b>	<b>Total Income</b>	

\* Refund on completion of works by the developer

### Allocated 2023/24

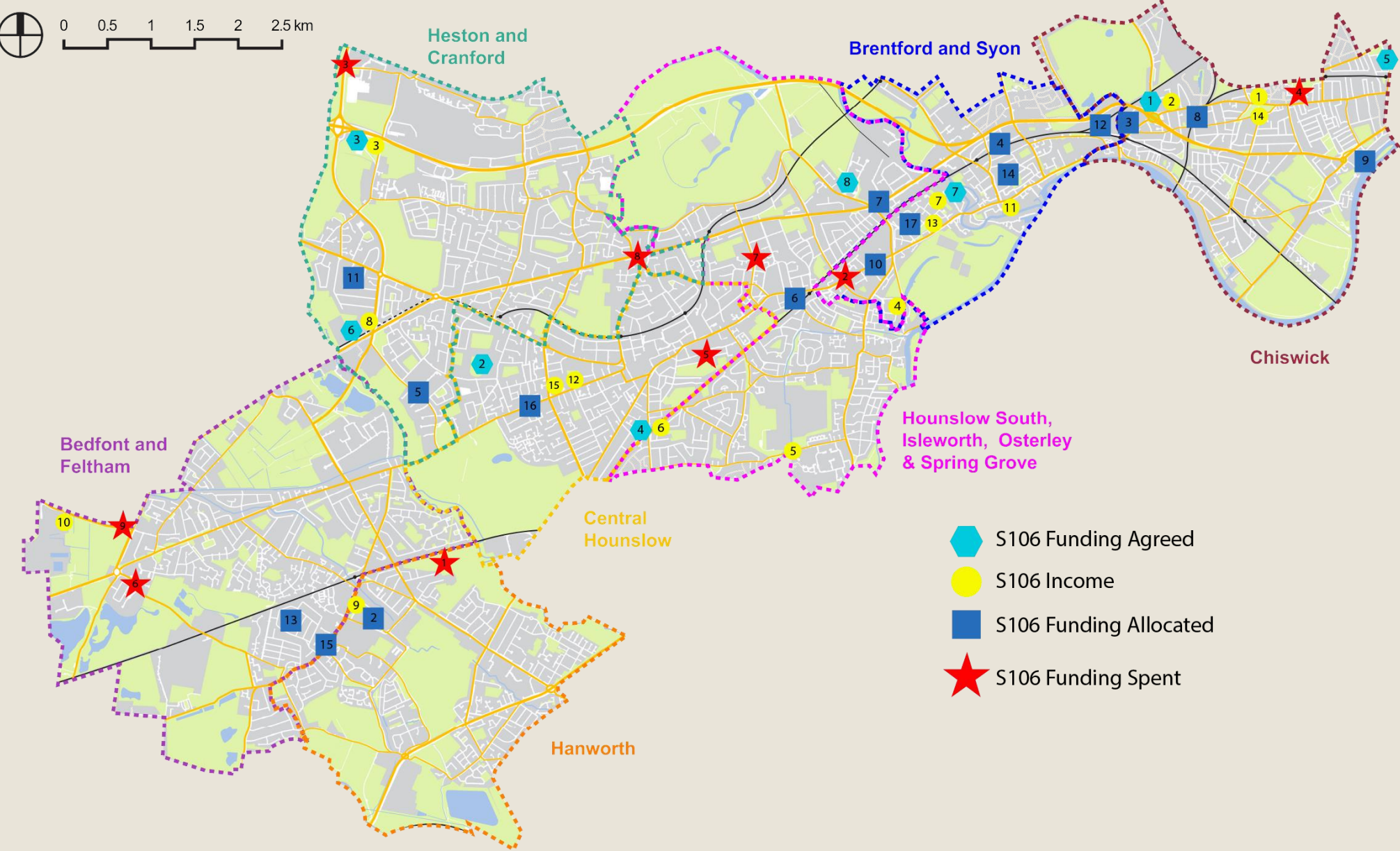
1	£9,674	Travel plan monitoring
2	£161,086	Highways & public realm improvements to roads in the vicinity (Victoria Road and Mono Lane
3	£32,344	Pedestrian improvements on Capital Interchange Way
4	£7,079	Installation of Legible London Signage in Brentford
5	£87,388	Footway widening on Green Lane
6	£7,739	Bus countdown and transport improvements in Isleworth
7	£208,522	Great West Corridor transport improvements
8	£424,008	Gunnersbury Station
9	£25,452	Parking Study
10	£37,171	Reallocation of funds - Marlborough/Hartham/Northumberland/Syon
11	£10,565	Reallocation of funds - Bath Road CPZ review
12	£5,816	Consultation & implementation of CPZ in the vicinity (Brentford Stadium)
13	£2,529	Grosvenor Park area CPZ
14	£41,895	Brentford area CPZ
15	£5,462	Feltham area CPZ
16	£36,489	CPZ in Staines Road area
17	£5,973	Consultation & implementation of CPZ in the vicinity (London Road)
	<b>£1,109,192</b>	<b>Total Allocated</b>

### Spent 2023/24

1	£27,369	Upgraded north-south path across Feltham Marshalling Yard
2	£52,000	Syon Lane Pedestrian Crossing Improvements
3	£10,000	Improvements by TfL at Bull's Bridge roundabout
4	£70,095	Swan Ct Public Realm - highway improvements
5	£20,000	Pears Road Hounslow Town Centre environmental improvements
6	£1,552	Highway improvements along Bedfont Road
7	£25,000	Thornbury Rd Traffic & environmental improvements
8	£6,000	Great West Corridor
9	£15,000	New bus shelter Stanwell Road
	<b>£227,016</b>	<b>Total Spent</b>



# S106 Contributions: Highways, Traffic and Transport



# S106 CONTRIBUTIONS: COUNCIL AND AFFORDABLE HOUSING

Affordable housing S106 funds collected from developers in previous years have contributed to delivery of affordable housing by Hounslow Council on various sites across the borough.

## Agreed 2023/24

<b>1</b>	£TBC*	209-213 Hanworth Road Hounslow	01254/209-213/P82
<b>2</b>	£TBC*	Tesco Superstore Syon Lane Isleworth	01106/B/P137

\*Dependent on updated viability assessments

## Income 2023/24

<b>1</b>	£133,000	Great West Road Alfa Laval Site	00505/Z/P33
<b>2</b>	£3,000	Land To The Rear Of 21 High Street Feltham	00609/21/P9
	<b>£136,000</b>	<b>Total Income</b>	

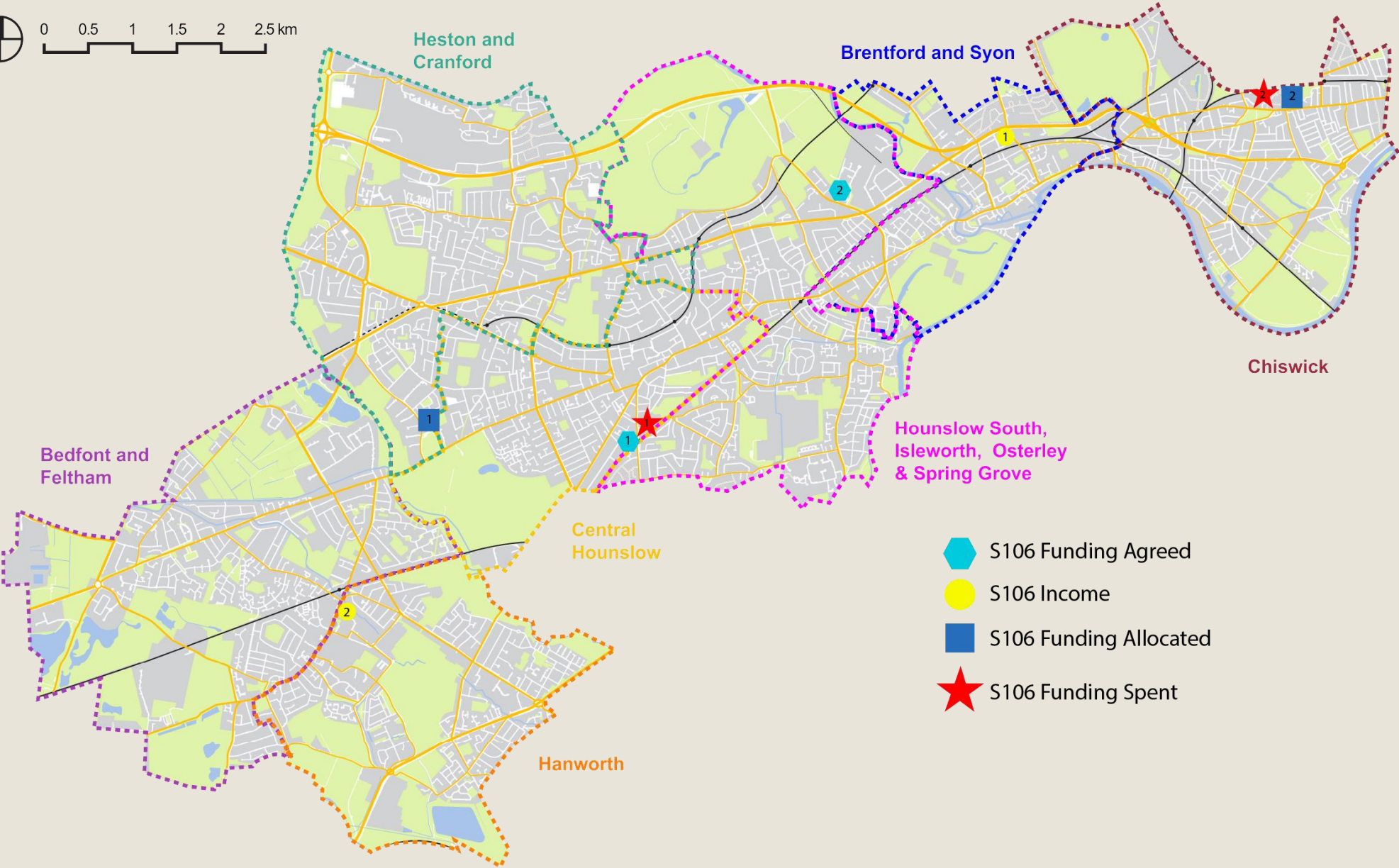
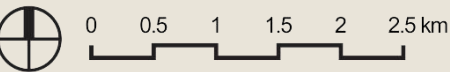
## Allocated 2023/24

<b>1</b>	£1,662,235	Clements Court Phase 2 - creation of additional 26 Units
<b>2</b>	£450,000	Chiswick Health Centre
	<b>£2,112,235</b>	<b>Total Allocated</b>

## Spent 2023/24

<b>1</b>	£285,700	Whitton Road, 5 new affordable homes building project
<b>2</b>	£2,122,053	On the site of the former Chiswick Health Centre, to build 55 new affordable homes for health key workers
	<b>£2,407,753</b>	<b>Total Spent</b>

# S106 Contributions: Affordable Housing



- S106 Funding Agreed
- S106 Income
- S106 Funding Allocated
- S106 Funding Spent



# S106 CONTRIBUTIONS: PUBLIC REALM & ENVIRONMENTAL IMPROVEMENTS

## Agreed 2023/24

1	None	
	<b>£0</b>	<b>Total Agreed</b>

## Income 2023/24

1	£6,510	50 London Road Brentford	00570/50/P1
	<b>£6,510</b>	<b>Total Income</b>	

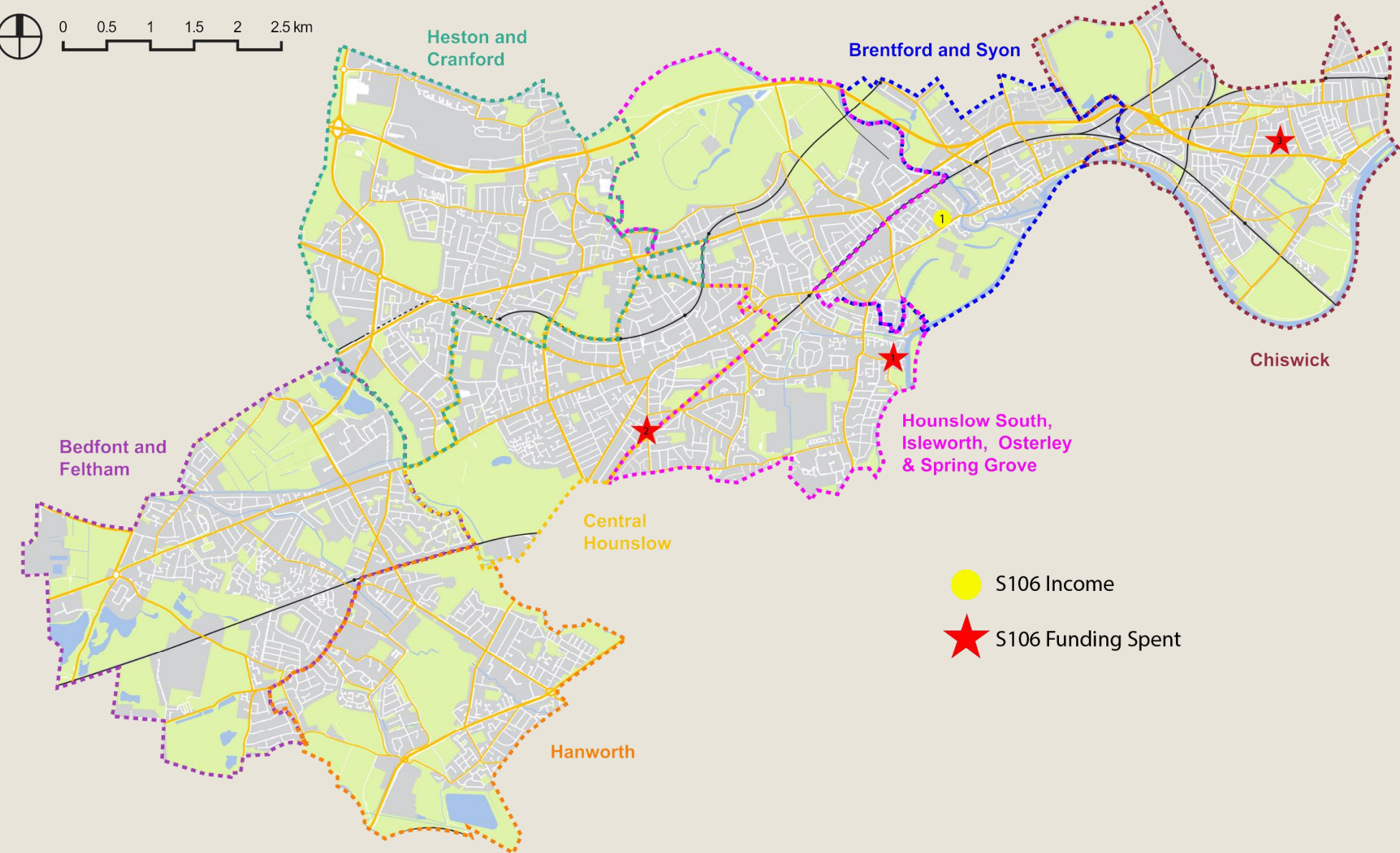
## Allocated 2023/24

1	None	
	<b>£0</b>	<b>Total Allocated</b>

## Spend 2023/24

1	£11,159	Swan Court PR improves
2	£1,264	Improved Legible London signage associated with pedestrian route
3	£2,469	Public realm improvements to Barrowgate Road
	<b>£14,892</b>	<b>Total Spend</b>

S106 Contributions: Public Realm and Environmental Improvements





# S106 CONTRIBUTIONS: CONSTRUCTION, EMPLOYMENT AND TRAINING

Agreed 2023/24

1		<u>2 Larch Drive Chiswick</u>	<u>01578/2/P3</u>
	£104,727	Construction Training Contribution	
	£651,750	Employment Initiatives Contribution	
2		<u>Land To South Of Western International Market Southall Lane</u>	<u>01032/E/P49</u>
	£2,750	Construction Training Contribution	
	£23,100	Employment Initiatives Contribution	
3		<u>Land To The East Of The Marjory Warren Building West Middlesex University Twickenham Road Isleworth</u>	<u>01137/E/P82</u>
	£121,550	Construction Training Contribution	
	£123,750	Employment Initiatives Contribution	
4		<u>50-56 Fern Grove Feltham</u>	<u>00439/50-56/P1</u>
	£21,588	Construction Training Contribution	
5		<u>209-213 Hanworth Road Hounslow</u>	<u>01254/209-213/P82</u>
	£71,500	Construction Training Contribution (Residential)	
	£36,675	Construction Training Contribution (School)	
6		<u>Cranebank Training Centre Silver Jubilee Way Hounslow</u>	<u>00512/A/P69</u>
	£88,534	Construction Training Contribution	
7		<u>Manderson House Commerce Road, Brentford</u>	<u>00297/D/P10</u>
	£107,250	Construction Training Contribution	
	£52,800	Employment Initiatives Contribution	

8		<u>Cavalry Barracks Beavers Lane Hounslow</u>	<u>00092/A/P20</u>
	£TBD	Construction Training Contribution	
	£TBD	Employment Initiatives Contribution	
9		<u>Tesco Superstore Syon Lane Isleworth</u>	<u>01106/B/P137</u>
	£TBD	Construction Training Contribution	
	£TBD	Employment Initiatives Contribution	
	<b>£1,405,974</b>	<b>Total Agreed</b>	

## Income 2023/24

1	£50,616	Land To The Rear Of 21 High Street Feltham	00609/21/P9
2	£3,000	2 Larch Drive Chiswick	01578/2/P3
3	£3,000	Land To South Of Western International Market Southall Lane	01032/E/P49
4	£12,422	West Cross Industrial Estate 1 To 6 Windsor Close & 1 To 5 West Cross Way Brentford	01483/F/P1
5	£29,734	396-400 Chiswick High Road	00248/396-400/P21
6	£3,000	Land To The East Of The Marjory Warren Building West Middlesex University Twickenham Road Isleworth	01137/E/P82
7	£3,742	30 Rugby Road Twickenham	00967/30/P21
8	£218,345	69-76 High Street Brentford	00607/69-76/P12
9	£3,000	209-213 Hanworth Road Hounslow	01254/209-213/P82
10	£32,157	Shalimar Hotel 215 - 223 Staines Road Hounslow	01054/215-223/P18
11	£3,000	Manderson House Commerce Road Brentford	00297/D/P10
12	£3,000	Cranebank Training Centre Silver Jubilee Way	00512/A/P69
13	£766	Land To The Rear Of 21 High Street Feltham	00609/21/P9
14	£19,481	Land To The Rear Of 21 High Street Feltham	00609/21/P9
15	£3,000	2 Larch Drive Chiswick	01578/2/P3
16	£3,000	Land To South Of Western International Market Southall Lane London	01032/E/P49
17	£3,000	Land To The East Of The Marjory Warren Building West Middlesex University Twickenham Road Isleworth	01137/E/P82
18	£3,000	Manderson House Commerce Road Brentford	00297/D/P10
	<b>£397,263</b>	<b>Total Income</b>	

## Allocated 2023/24

1	£124,667	Work Hounslow employment support offer - delivery management & Resident Employment Support Training Costs
2	£418,878	Youth Skills & Employment Guarantee
3	£147,793	S106 Employment training & skills monitoring & delivery
	<b>£691,338</b>	<b>Total Allocated</b>

## Spent 2023/24

1	£7,961	Apprenticeships
2	£81,280	Employment training
3	£100,000	CEZ match funding
4	£136,133	Skills escalator
5	£118,245	S106 Employment and Skills monitoring and delivery
6	£57,962	Into Work Programme
7	£81,998	Construction training academy
8	£82,500	Apprenticeship academy
	<b>£691,338</b>	<b>Total Spent</b>

# S106 CONTRIBUTIONS: OTHER

## Agreed 2023/24

	<u>Play Space</u>		
1	£2,011.22	209-213 Hanworth Road Hounslow	01254/209-213/P82
2	£2,304.76	Manderson House Commerce Road Brentford	00297/D/P10
3	TBD	Tesco Superstore Syon Lane Isleworth	01106/B/P137
	<b>£4,316</b>	<b>Total Play space Agreed</b>	
	<u>Health</u>		
4	£3,000	Land To The East Of The Marjory Warren Building West Middlesex University Twickenham Road Isleworth	01137/E/P82
5	£689,480	Cavalry Barracks Beavers Lane Hounslow	00092/A/P20
6	£28,109	50-56 Fern Grove Feltham	00439/50-56/P1
7	£105,000	209-213 Hanworth Road Hounslow	01254/209-213/P82
8	£335,030	Manderson House Commerce Road Brentford	00297/D/P10
9	£781,440	Tesco Superstore Syon Lane Isleworth	01106/B/P137
	<b>£1,939,059</b>	<b>Total Health Agreed</b>	

## Income 2023/24

	<u>Play Space</u>		
1	£23,936	69-76 High Street Brentford	00607/69-76/P12
	<b>£23,936</b>	<b>Total Play space Income</b>	

## Allocated 2023/24

1	None		
	<b>£0</b>	<b>Total Allocated</b>	

## Spend 2023/24

1	£63,872	Bedfont Lake Masterplan
	<b>£63,872</b>	<b>Total Amenity Space Spend</b>
<u>Environmental Health</u>		
2	£11,483	Environmental improvements to Mogden Lane
	<b>£11,483</b>	<b>Total Environmental Health Spend</b>
<u>Green Belt Works</u>		
3	£17,833	Greenway Path / Duke of Northumberland
	<b>£17,833</b>	<b>Total Green Belt Works Spend</b>



# CARBON OFFSET FUND

## What is Carbon Offset Fund?

The Hounslow Carbon Offset Fund has been set up to assist new developments to comply with the planning policies outlined in the National Planning Policy Framework (NPPF), the London Plan (policy 5.2) and the Hounslow Local Plan (policy EQ1 and EQ2) whilst contributing towards the funding of carbon-saving projects which will ultimately result in reduction of carbon dioxide (CO<sub>2</sub>) emissions and an increase in the sustainability of existing Council-owned building stock.

The carbon dioxide reduction targets set out in the Local Plan policy EQ1 are expected to be met through on-site design measures. However, where it is clearly demonstrated that the required carbon dioxide reduction standards cannot be fully achieved on-site, any shortfall in carbon dioxide emissions may be provided off-site through an associated financial contribution to the Hounslow Carbon Offset Fund, in accordance with the Planning Obligations and CIL SPD (2015).

The adopted Planning Obligations SPD emphasises that the contribution to the Carbon Offset Fund will only be accepted if the applicant's justification for not fully achieving the carbon reduction targets onsite is considered acceptable. In no circumstances will a contribution to the Carbon Offset Fund be accepted by the Council if the onsite carbon performance could reasonably be further improved. This approach is supported by the Greater London Authority (GLA).

**1t CO<sub>2</sub>  
/year = £95**

## What is carbon offsetting?

If a development or a process, is unable to comply or deliver a target reduction in carbon emissions because it is not feasible, practical or viable; then the development or the process can still be deemed 'compliant' if the carbon emissions savings can be funded and delivered elsewhere. This is known as carbon offsetting.

## How is it calculated and collected?

The Council requires developers to deliver the maximum feasible and viable carbon dioxide emission reductions on-site, but where developments are not able to meet the Mayor's Sustainable Design and Construction SPG requirement for a 35% reduction in carbon emissions over the Building Regs Part L (2013), carbon abatement should be delivered elsewhere in the borough through a financial contribution to Hounslow Council.

**The shortfall in CO<sub>2</sub> reduction is charged at £2,850 per tonne of carbon dioxide. £2,850 represents £95 per tonne calculated over 30 years.** This is in line with regional policy set out by the GLA in the London Plan and has increased from the previous rate of £60 per tonne. This will be periodically updated in line with amendments published by the Mayor of London and all associated guidance and policies issued by the GLA. Carbon dioxide emission reductions are assessed against a Building Regs Part L (2013) compliant baseline: the Target Emission Rate (TER). Developments are required to demonstrate a carbon dioxide emissions reduction in the building's actual energy performance: the Building Emission Rate (BER). A Dwelling Emissions Rate (DER) is also used for residential developments.

# CARBON OFFSET FUND 2023/24

Agreed 2023/24

1	£1,973,984	2 Larch Drive Chiswick	01578/2/P3
2	£6,270	288-290 Worton Road Isleworth	01239/288-290/P2(9)
3	£447,164	Cavalry Barracks Beavers Lane Hounslow	00092/A/P20
4	£6,540	Land To South Of Western International Market Southall Lane	01032/E/P49
5	£452,028	Land To The East Of The Marjory Warren Building West Middlesex University Twickenham Road Isleworth	01137/E/P82
6	£7,088	50-56 Fern Grove Feltham	00439/50-56/P1
7	£46,170	369-373 Staines Road Hounslow	01054/369-373/P21(4)
8	£93,220	209-213 Hanworth Road Hounslow (Carbon Offset Contribution (Residential))	01254/209-213/P82
	£2,512	209-213 Hanworth Road Hounslow (Carbon Offset Contribution (School))	01254/209-213/P82
9	£72,210	13-24 Linkenholt Mansions Stamford Brook Avenue Chiswick	01055/C13-C24/P1
10	£252,218	Cranebank Training Centre Silver Jubilee Way Hounslow	00512/A/P69
11	£117,548	Manderson House Commerce Road, Brentford	00297/D/P10
12	£1,812,600	Tesco Superstore Syon Lane Isleworth	01106/B/P137
	<b>£5,289,552</b>	<b>Total Agreed</b>	

## Income 2023/24

1	£104,869	Land To The Rear Of 21 High Street Feltham	00609/21/P9
2	£6,270	288-290 Worton Road Isleworth	01239/288-290/P2(9)
3	£167,933	Land Adjacent to 632 Chiswick High Road Chiswick	00248/ADJ632/P1
4	£45,544	359-363 Staines Road Hounslow	01054/359-363/P7
5	£75,578	50 London Road Brentford	00570/50/P1
6	£26,312	Building 3 - Bedfont Lakes 3 New Square Feltham	01636/3/P5
7	£18,987	396-400 Chiswick High Road	00248/396-400/P21
8	£175,785	69-76 High Street Brentford	00607/69-76/P12
9	£181,314	30 Rugby Road Twickenham	00967/30/P21
10	£46,170	369-373 Staines Road Hounslow	01054/369-373/P21(4)
11	£102,627	West Cross Industrial Estate 1 To 6 Winsdor Close & 1 To 5 West Cross Way Brentford	01483/F/P1
12	£40,693	Shalimar Hotel 215 - 223 Staines Road Hounslow	01054/215-223/P18
13	£362,293	Land To The East Of The Marjory Warren Building West Middlesex University Twickenham Road Isleworth	01137/E/P82
14	£975	Garages Adjacent 7-12 The Dell Feltham	00342/A/P1
15	£1,203	Garage Block Adjacent 9 Fir Road Feltham	00450/ADJ9/P1
16	£7,383	180 Wood Lane Isleworth	01225/180/P6
17	£951	112 Wellington Road North Hounslow	01180/112/P3
18	£3,478	Garage Block Adjacent 9 Fir Road Feltham	00450/ADJ9/P1
19	£3,457	Cavendish House Cavendish Road Chiswick	00222/H/P1
20	£4,760	2A South Street, Isleworth	01031/2A/P1(5-9)



<b>21</b>	£1,401	56-57 Ferry Quays Courtyard,High Street,Brentford	00607/56-57/P12
<b>22</b>	£4,194	251-253 Hanworth Road Hounslow	01254/251-253/P12
<b>23</b>	£216	Land Rear Of 63 Swan Road Feltham	01100/R/O63/P3
<b>24</b>	£915	140 Cygnet Avenue Feltham	00331/140/P1
<b>25</b>	£1,101	303 Jersey Road Isleworth	00647/303/P11
<b>26</b>	£2,402	6 Northumberland Crescent Feltham	00820/6/P1
<b>27</b>	£542	The Gunnersbury 590 Chiswick High Road Chiswick	00248/590/P17
<b>28</b>	£6,420	2 Parkfield Road Feltham	00863/2/P3
<b>29</b>	£7,930	44-48 New Heston Road Hounslow	00798/44-48/P2
	<b>£1,401,704</b>	<b>Total Income</b>	

### Allocated in 2023/24

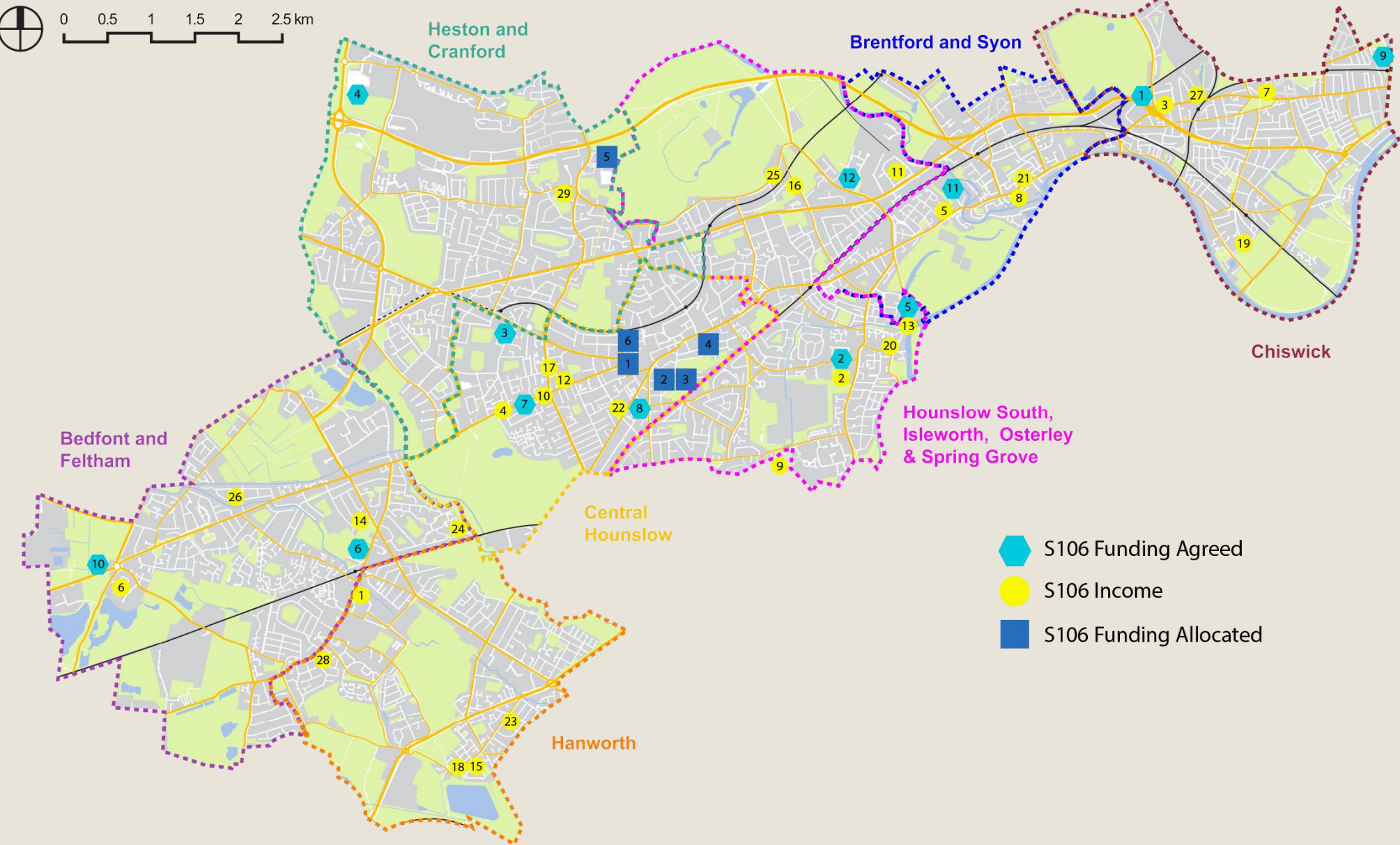
1	£999,190	Social Housing Decarbonisation Fund - Wave 2
2	£209,966	Holly House Retrofit- New External Wall
3	£220,000	Holly House – External Wall Insulation
4	£300,000	Installation of Solar PV on seven sheltered housing schemes
5	£7,200	Fenton & Bellamy - enhanced insulation
6	£150,000	Community Energy Fund - Round 3
	<b>£1,886,356</b>	<b>Total Allocated</b>

### Spent 2023/24

1	£167,300	Cavity Wall Insulation Programme
	<b>£167,300</b>	<b>Total Spent</b>



S106 Contributions: Carbon Offset Fund





# INFRASTRUCTURE LIST

The Infrastructure List has largely been taken from the (August 2024) Draft Infrastructure Delivery Plan (IDP), prepared as supporting evidence to support the Local Plan (Regulation 19) Public Consultation. In preparing the Draft IDP key infrastructure providers across the borough, submitted information regarding infrastructure requirements and projects over the lifetime of the Local Plan.

This in turn has provided a list of infrastructure projects, or types of Infrastructure Projects that Hounslow Council intends will be, or may be, wholly or partly funded by Community Infrastructure Levy (CIL) funds. This is set out in the table below. Inclusion of a type of project on the Infrastructure List does in no way guarantee that any related project will receive any CIL funding as projects will be subject to further allocation criteria.

Criteria	Assessment
Council Priorities	How does it fit with the Council's spending priorities, and does it support post-COVID-19 recovery?
Development Needs	Does it address strategic infrastructure needs that links with the adopted Local Plan/Infrastructure Delivery Plan / major planning permissions?
Deliverability	When can the infrastructure be delivered and are there any constraints to delivery of the infrastructure?
Legacy	Are the project outcomes sustainable with funding?
Climate change	How would the project support climate change adaptation and/or mitigation?
Investment	Does the infrastructure align with other Council strategies and partner investment plans?

## **INFRASTRUCTURE TABLE:**

(INFRASTRUCTURE PROJECTS THAT MAY BE WHOLLY OR PARTLY FUNDED BY CIL)

Area	Types of Infrastructure Projects identified by LB Hounslow as CIL Eligible	Lead Agencies
<b>Climate Change, Energy and Utilities</b>		
Borough Wide	Air Quality	LBH, GLA & TfL
Borough Wide	Electric Vehicles	LBH, GLA & TfL
Borough Wide	Energy Efficiency/Building Fabric	LBH
Borough Wide	Renewable Energy	LBH
Borough Wide	District Heating and Energy Networks	LBH & Partners
Borough Wide	Telecoms and Digital Connectivity	LBH & Partners
Borough Wide	Waste	LBH, DEFRA, GLA, ReLondon
<b>Blue and Green Infrastructure</b>		
Borough Wide	Biodiversity	LBH Parks
Borough Wide	Habitat Creation	LBH Parks
Borough Wide	Woodland Creation	LBH Parks
Borough Wide	Parks Masterplans	LBH Parks
Borough Wide	Parks and Open Spaces Improvements General	LBH Parks

Borough Wide	Childrens Play	LBH Parks
Borough Wide	Management Plans	LBH Parks
Borough Wide	Strategic Connections	LBH Parks, Landowners, Community Groups
Borough Wide	Partnership Work	LBH Parks, Landowners, Community Groups
Borough Wide	Food Growing	LBH Parks/Allotment Societies
Borough Wide	Cemeteries	LBH Parks & Cemetery Service
Borough Wide	Flood Alleviation and Blue Infrastructure	LBH Parks, LLFA (Hounslow), Env Agency & Partners
<b>Leisure, Physical Activity and Sports Activity</b>		
Borough Wide	Leisure & Sports Activity Outdoor	LBH Parks & Leisure
Borough Wide	Leisure Centres	LBH Leisure
<b>Community Hubs &amp; Localities</b>		
Borough Wide	Locality Approach	LBH
Borough Wide	Council/Community Building Asset Improvements	LBH & Community Groups
<b>Heritage and Culture Spaces</b>		
Borough Wide	Heritage and Culture Building Asset Improvement Renewal	LBH Culture/Conservations
Borough Wide	Park Heritage Improvements	LBH Parks/Culture/Conservation



Education		
Borough Wide	Early Years Provision	LBH Education, Schools, Private & Community Providers
Borough Wide	Primary and Secondary School Places	LBH Education/Schools
Borough Wide	Special Education Needs & Disabilities Provision	LBH Education/Schools
Borough Wide	School Building Maintenance and adaptations	LBH Education/Schools
Borough Wide	Further Education including Adult Education and Schools and Training	LBH/West Thames College
Borough Wide	Youth Provision	LBH
Borough Wide	Higher Educations	LBH / Universities
Health		
Borough Wide	Expansion/ Renovation of Existing Health Facilities or Hubs	NHS Northwest London ICB/LBH
Borough Wide	Provision of new Health Facilities	NHS Northwest London ICB/LBH
Transport		
Borough Wide	Active Travel/Walking and Cycling	TfL/LBH
Borough Wide	Pedestrian Movement and Public realm	LBH

Borough Wide	Public Transport (Bus)	TfL
Borough Wide	Public Transport (Rail)	TfL, SWR, Network rail, & LBH
Borough Wide	Road network and Safety	TfL/LBH
<b>Emergency Services and Community Safety</b>		
Borough Wide	Neighbourhood Police bases/Offices	MPS
Borough Wide	CCTV	LBH



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