

Hounslow Infrastructure Funding Statement 2021/2022



December 2022

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 01/04/2021 – 31/03/2022.

What our Corporate Plan says?

Outcome:
People live in good homes and pleasant neighbourhoods

This means:
Residents enjoy a good quality of life, living in homes that work for them and in communities that support and nurture people.

How we can check we're on track:

- i) housing numbers
- ii) homelessness rate
- iii) involvement in the community
(+ Delivery against Housing Pledge)



Outcome:
People feel proud to live and work

This means:
Residents and visitors see a clean, attractive borough - Hounslow is a destination people want to visit, an appealing place to spend time in, and a borough people are happy to call home.

How we can check we're on track:

- i) recycling rate
- ii) resident satisfaction with Hounslow as a place to live
- iii) voter turnout
(+ Delivery against Recycling Pledge)



Outcome:
Businesses flourish and local people enjoy good quality local jobs

This means:
Hounslow is an attractive place to work and to do business - it is home to successful businesses and high-value jobs that not only bring people into the borough but also provide rewarding work to local residents.

How we can check we're on track:

- i) value of goods and services produced locally
- ii) weekly income by resident
- iii) number of businesses
(+ Delivery against Apprenticeship Pledge)



Outcome:
Children reach their potential

This means:
Children thrive in the borough - academically, emotionally and physically.

How we can check we're on track:

- i) GCSE results
- ii) school-ready children
- iii) levels of childhood obesity



Outcome:
People are safe

This means:
The borough is a safe place with low levels of crime; what's more, residents feel safe and secure.

How we can check we're on track:

- i) crime rate
- ii) feelings of safety
- iii) rates of anti-social behaviour



Outcome:
Residents are healthy, active and socially connected

This means:
People enjoy good health, have a sense of belonging, and play a role in their local community.

How we can check we're on track:

- i) smoking rates
- ii) percentage of physically active adults
- iii) volunteering rates
(+ Action Plan)





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, charitable development and self-build housing.

The Council's CIL Charging Schedule came into effect on 24 July 2015. Approximately £25 million of CIL was collected from adoption of CIL to 31st March 2022 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, open 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.

CURRENT HOUNSLOW CIL RATES (£/m²)



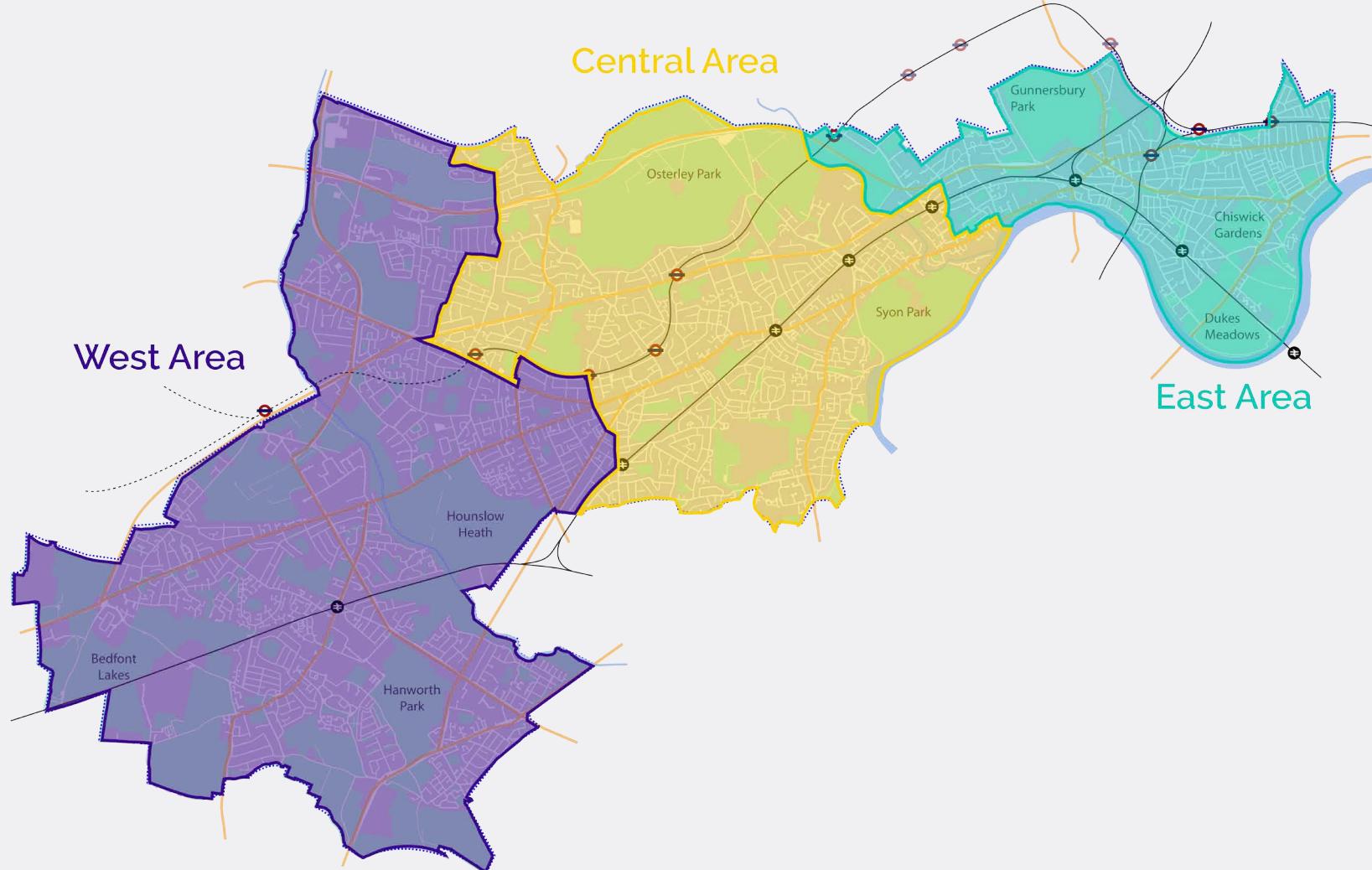
*with net retailing space of over 280m²

these rates are subject to indexation

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 2021/22

£8,659,249.02

Borough CIL Demand
Notices issued in 2021/22

£4,047,688.87

Borough CIL receipts
in 2021/22 (100%)

£3,238,151.10

Borough
Strategic CIL (80%)

£607,153.33

Borough
Local CIL (15%)

£3,777,736.22

Mayoral CIL Demand
Notices issued in 2021/22

£2,470,164.14

Mayoral CIL receipts passed to the
Mayor of London in 2021/22 (96%)

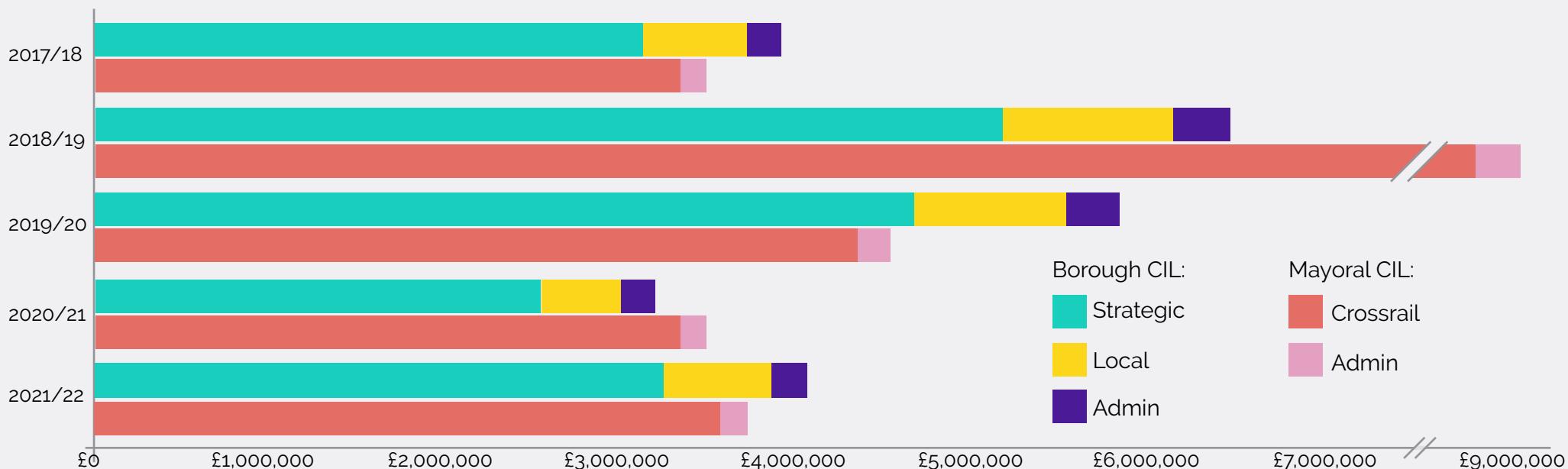
£102,923.51

Mayoral CIL receipts retained for
administration purposes (4%)

£202,384.44

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

OVERALL CIL INCOME OVER THE YEARS





High Street Quarter, Hounslow



Manor Lane, Feltham



Civic Centre, Hounslow



Pissarros, Corney Reach

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 projects 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 came from.

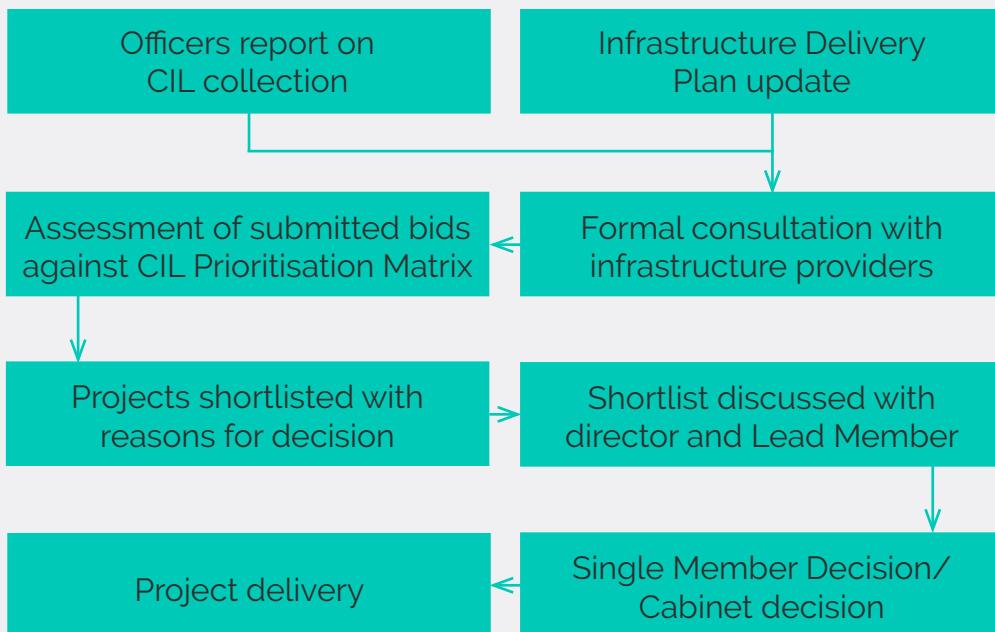
CIL can be spent on both capital projects and revenue projects such as the maintenance of infrastructure listed in the Council's adopted CIL 123 List. CIL cannot be spent on addressing current deficits in infrastructure provision unless those deficits are made worse by new development in the area.

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.

CIL allocation process



What are the CIL assessment criteria?

During consultation Internal and external infrastructure providers will be invited to submit bids for CIL Strategic funds, the biddings 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 links 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?

Hounslow CIL collection summary since 2017/18

	2017/18	2018/19	2019/20	2020/21	2021/22
Strategic	£3,110,085.47	£5,138,778.58	£4,635,802.28	£4,635,802.28	£3,238,151.10
Local	£583,141.03	£963,520.98	£869,213.12	£869,213.12	£607,153.33
Admin	£194,380.34	£321,173.66	£289,737.70	£289,737.70	£202,384.44
Total	£3,887,606.84	£6,423,473.23	£5,794,754.10	£5,794,754.10	£4,047,688.87

Hounslow CIL collection summary by area in 2021/22

	Central Hounslow	West Area	Heston & Cranford	Chiswick	Brentford & Isleworth
Strategic	£69,998.20	£535,866.03	£1,416,465.11	£69,998.20	£291,732.11
Local	£13,124.66	£100,474.88	£212,469.77	£13,124.66	£54,699.77
Total	£87,497.75	£669,832.54	£1,133,172.09	£87,497.75	£364,665.14

Local CIL available for allocation in next funding round

Collected in 21/22	£607,153.33
Total unallocated in previous years	£1,174,661.53
Available to allocate	£1,781,814.86

CIL ALLOCATIONS IN 2021/2022

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 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 Projects

1	£1,105,607	Step Free Access at Hounslow West Station
2	£1,000,000	Isleworth Station Step-Free Access
3	£422,547	Chiswick Health Centre
4	£400,000	Priority Cycle Route 5 - Hounslow to Feltham
5	£396,498.70	Beaversfield Park Play Area Improvements
6	£300,200	Priority Cycle Route 1 - Feltham to Heathrow
7	£289,000	Priority Cycle Route 6 - Hounslow to Heathrow
8	£250,000	Gunnersbury Small Mansion Conversion
9	£200,000	Gunnersbury Stables Conversion
10	£200,000	Feltham Green Open Space Improvements
11	£130,000	Lampton Park MUGA
12	£50,000	Enhancing the Crane Corridor in Cranford
	£30,000	Cycling facilities in parks and open spaces

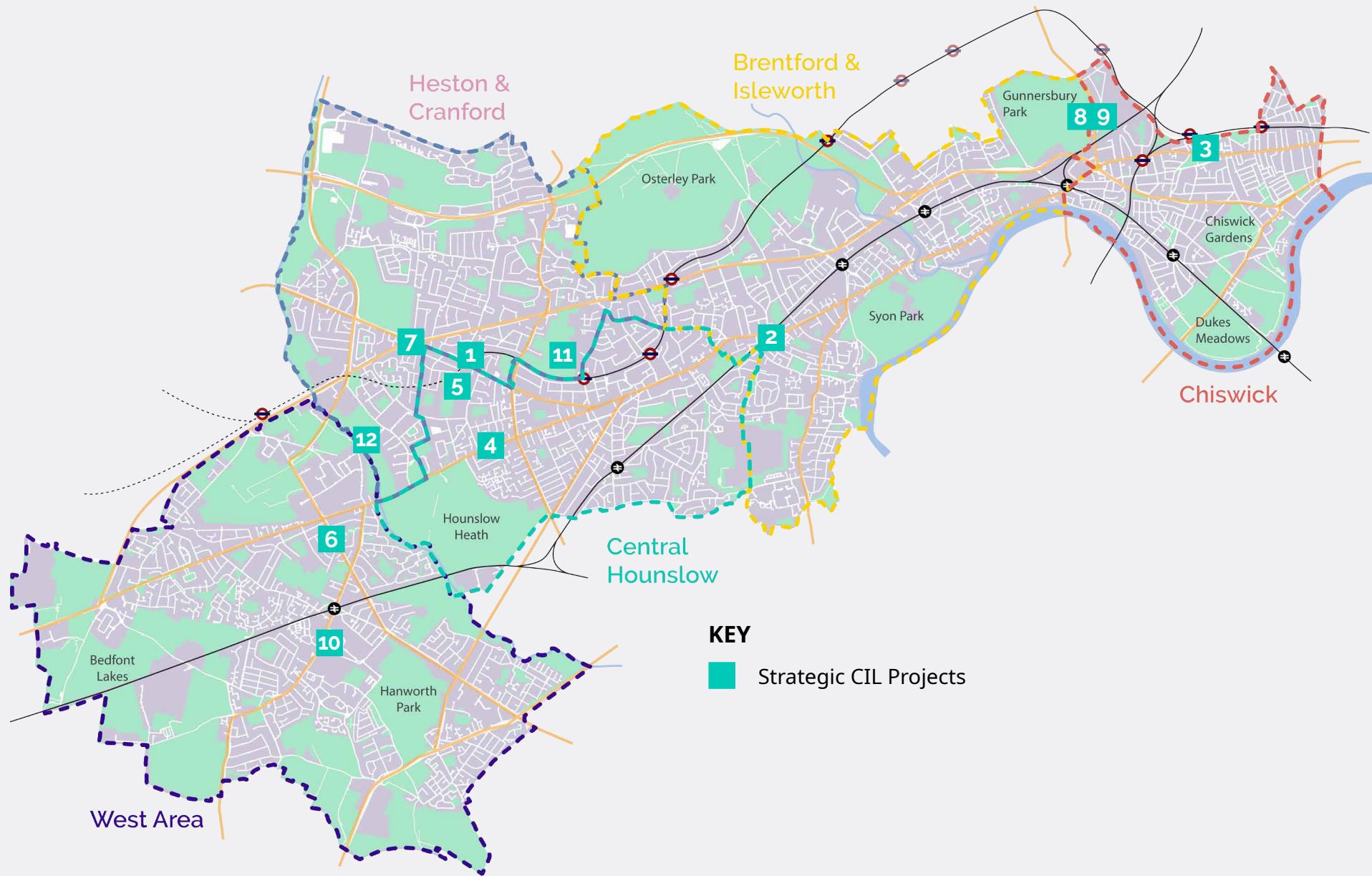
£4,603,652.70 Total allocated Strategic CIL

£3,238,151.10 Unallocated Strategic CIL*

*received in 2021/22, to be allocated in 2023/24 financial year



STRATEGIC CIL ALLOCATIONS 2021/22 - MAP



CIL EXPENDITURE IN 2021/2022

Strategic Projects

- 1 £295,000** Local Cycle Improvements - Bath Road
- 2 £195,721** Hounslow Heath Improvements
- 3 £150,000** Watermans Park Improvements
- 4 £137,239** Hanworth Park Improvements
- 5 £85,000** St Paul's MUGA Improvement Works
- 6 £30,000** Priority Cycle Route 6 - Hounslow to Heathrow
- 7 £29,000** St Paul's Park Improvements
- £22,970** Borough-wide Tree Planting
- 8 £20,000** Feltham Green improvements
- 9 £9,780** Priority Cycle Route 5 - Hounslow to Feltham
- 10 £2,350** Grosvenor Park Improvements
- 11 £795** Priority Cycle Route 1 - Feltham to Heathrow

£977,855 Strategic CIL spent

Local Projects

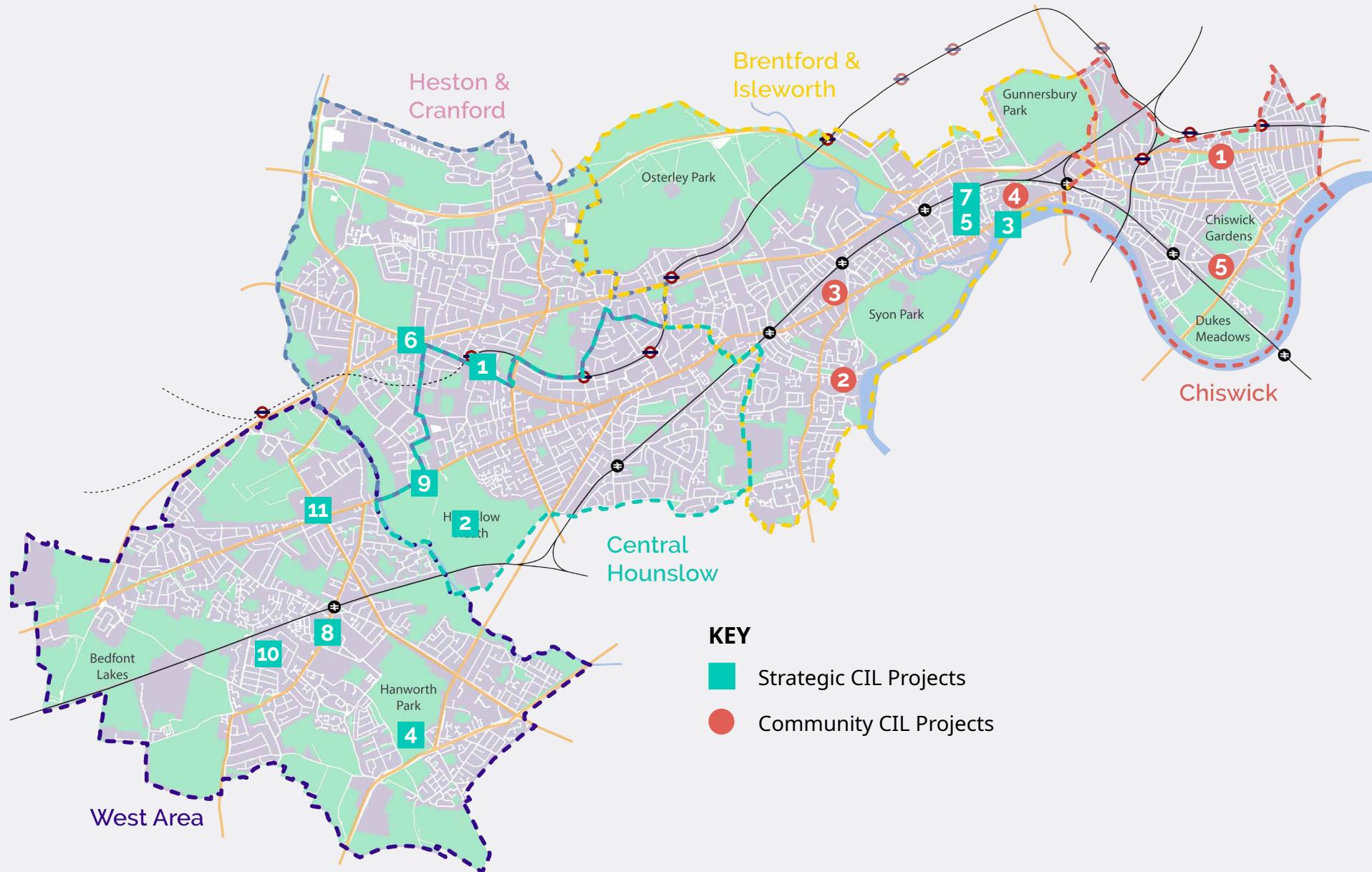
- 1 £19,498** Remedial Works at Chiswick Town Hall
- 2 £15,059** Isleworth Public Hall renovation
- 3 £10,000** Safety measures in Quakers Lane
- 4 £10,000** Modernisation of the "Pit" at Brentford Towers
- 5 £6,000** Improved cycling and walking in Chiswick

£845 Local cycle improvements in Hounslow

£61,402 Local CIL spent



CIL EXPENDITURE IN 2021/2022 - MAP



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 (CIL), 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 Councill 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.

Allocated in previous years and spent in 2021/22

Project name	Beneficiary	Spent
	Hounslow Men's Shed	£31,900
Digital and IT Capacity Building Programme	Ealing Community and Voluntary Service	£23,520.95
Art Installation in Chiswick	The WB Yeats Art Project	£17,500
Covid-19 Rebuild Project	The Mullberry Centre	£15,000
Know My Mind	Hammersmith, Fulham and Ealing Hounslow Mind	£9,998
New fencing to improve security and asthetics	Bedfont and Feltham Football Club	£5,200
Telephone and online counselling for young people	Hounslow Youth Counselling Service	£2,961.33
Telephone Befriending Service	Age UK Hounslow	£2,368.95
		spent £103,250.03

THRIVING COMMUNITIES FUND

Allocated in 2021/22

Allocated	Project name	Beneficiary	Spent
£125,000	Dukes Meadows Community Sports Fields Development	Old Meadowians FC	£125,000
£96,503.55	Hanworth Air Park Playground	Friends of Hanworth Air Park	£96,503.55
£78,652.07	Feltham Station Access Path Safety Improvement Project	The Reach Foundation	
£55,645.76	Heston War Memorial	Heston Action Group	£55,645.76
£51,720	The Brentford Highline	Brentford Voice Community Interest Company	£25,860
£50,000	Feltham Green EcoCabin	Friends of Feltham Green	
£49,750	Community Garden	Heston West Big Local	
£38,915.16	Brent Lea all weather perimeter path	Friends of Brent Lea	
£33,000	Mini Me's Pre School	Minimes preschool/Isleworth Public Hall	
£30,000	Revitalising 3G play surface for the Bedfont Community	Bedfont Sports Ltd	£30,000
£24,903	Jersey Gardens & Thornbury Park Green Gym	The Conservation Volunteers	£12,451.50
£24,868.96	The 'Nurture Challenge Inspire Project'	Marjory Kinnon School	£12,434.48
£23,479	Riverside Mill House Crane	Riverside Mill House	£11,729.50
£21,000	Wild Play Space	London Museum of Water and Steam	£10,500
£19,511.11	The Restoration of Isleworth War Memorial	The Isleworth Society	£19,511.11
£18,750	Salopian Hive Project Expansion year 2	Cultivate London	£9,375
£15,000	Reconnecting with residents after lockdown	Stoll	£7,500
£9,945	WEFRA Playgound Improvement	Woodlands Estate Residents Freehold Association	
£3,650	The Bedford Park War Memorial	Bedford Park Society	£3,600
£3,500	Planters for Cranford	Cranford Action Group	
£3,000	Polish Heritage Day	Polish Klan Association	£3,000
£3,000	Homegrown Feltham Fete 2022	Friends of Feltham Green	£3,000

THRIVING COMMUNITIES FUND

Allocated in 2021/22 cont'd

Allocated	Project name	Beneficiary	Spent
£3,000	Heston in Bloom, Heston Planters, Heston Blooming	Heston Action Group	£3,000
£2,000	Wellington Day Centre	The Queen Platinum Jubilee Celebration	£2,000
£2,000	Ivybridge Boxing Gym	Westside Gym	£2,000
£1,965	WERFA	A bit of the World in the Werfa	£1,965
£1,860	Community Defibrillator	Brentford Free Church	£1,860
£1,500	PlayAirBall Community Support	PlayAirBall	£1,500
£1,500	Better garden – more cycling	Age Concern Chiswick	£1,500
£1,500	Navratri - The 7 days of the Goddess.	Lakshmi Narayen Temple	£1,500
£1,200	Community Action Lead Mentoring & Sport	Project Turn-Over	£1,200
£1,128	Picnic in the Park	Brentford Voice	£1,128
£1,000	Butts Farm Biodiversity	Butt's Farm	£1,000
£1,000	St Nicholas' Church	Defibrillator at St Nicholas Church	£1,000
£1,000	Project Wrap' - celebration event	Friends of Hanworth Park House	£1,000
£1,000	Whitton Tennis Club	Community Defibrillator	£1,000
£1,000	Caring for our Elderly	Hounslow Multicultural Centre	£1,000
£1,000	Covid recovery	Darpan	£1,000
£1,000	FHAB Fest (Feltham, Hanworth And Bedfont)	No Shame in Running	£1,000
£1,000	Growing and Standing Tall	Health Means Wealth	£1,000
£1,000	Defibrillators Spring Grove		£1,000
£1,000	Support to asylum seeker families in Feltham North	Feltham Foodbank	£1,000
£1,000	Celebrating Isleworth Mural	Bridgelink	£1,000
£1,000	Queen's Jubilee Celebration on Bedfont Green		£1,000

THRIVING COMMUNITIES FUND

Allocated in 2021/22 cont'd

Allocated	Project name	Beneficiary	Spent
£1,000	Grove Park Terrace Street Party		£1,000
£1,000	Gurdwara Siri Guru Singh Sabha	Guru Har Rai Bagh	£1,000
£1,000	Clayton Crescent Planting		£1,000
£1,000	Mangalam HOLI Celebrations	Mangalam HOLI Celebrations	
£1,000	Feltham in Bloom	FREE PLANT GIVE-AWAY	
£1,000	Peace Garden Orchard		
£995	Enhancing Pevensey Road Nature Reserve	Pevensey Road Green	£995
£982.95	St. Stephen's Church Community Garden	St Stephen's Church	£982.95
£961	Jubilee Jamboree	Spring Grove Residents Association	£961
£960	Jersey Gardens Update	Friends of Jersey Gardens	£960
£940	Strand on the Green Association	Strand on the Green Platinum Jubilee Celebration,	£940
£900	Salopian Seedlings	Cultivate London	£900
£700	ASCUK. Stop hunger	Anne Shine Charity	£700
£550	Roots and Shoots		£550
£500	Queen's Jubilee Celebration on Faitholme Estate		
£300	Hope Church Hounslow Football Academy	Hope Church	£300
£823,235.56 allocated		spent £466,052.85	

The spend is as of 31 March 2023 - 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.



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 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 on-site affordable housing; and
- non-financial obligations, including requirements such as employment and skills strategies, construction management plans and travel plans.

SUMMARY OF 2021/22 S106 CONTRIBUTIONS

32

number of S106 legal agreements signed in 2021/22

£6,509,827.36

S106 contributions received in 2021/22

£4,187,231.25

S106 contributions spent in 2021/22

£2,724,410.73

amount of S106 funds allocated in 2021/22

£6,567,014.79

S106 contributions agreed in 2021/22 (inc. fees)

£480,726.91

amount of S106 funds allocated in 2021/22 and spent in 2021/22

456

number of affordable homes agreed via S106 in 2021/22

£106,448.51

amount spent on S106 monitoring

£8,005,744.42

amount of unallocated (retained) S106 funds as of 31/03/2022

£2,243,683.82

amount of S106 funds allocated in 2021/22 and unspent in 2021/22

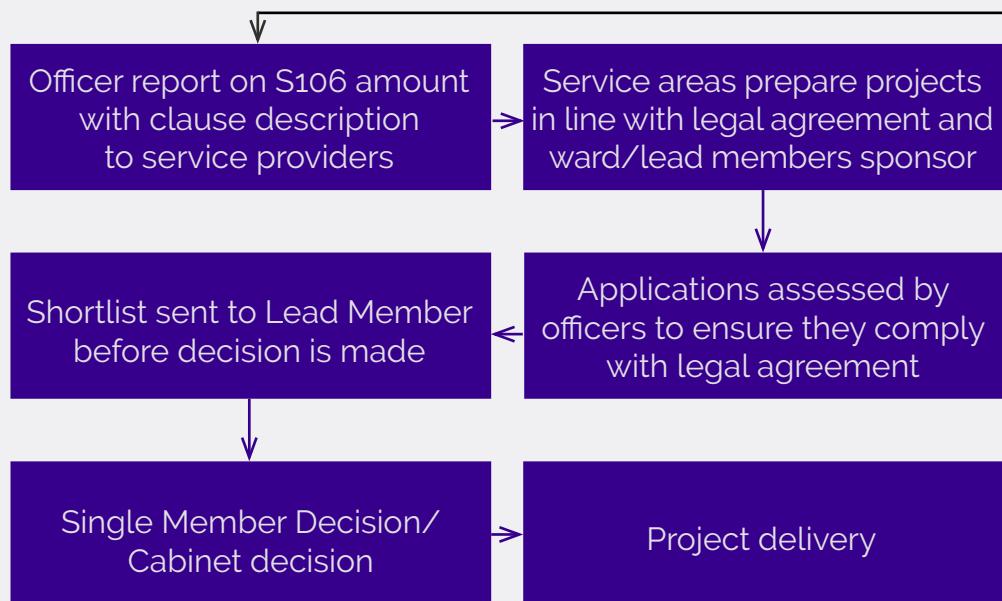
S106 PROCESS

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.

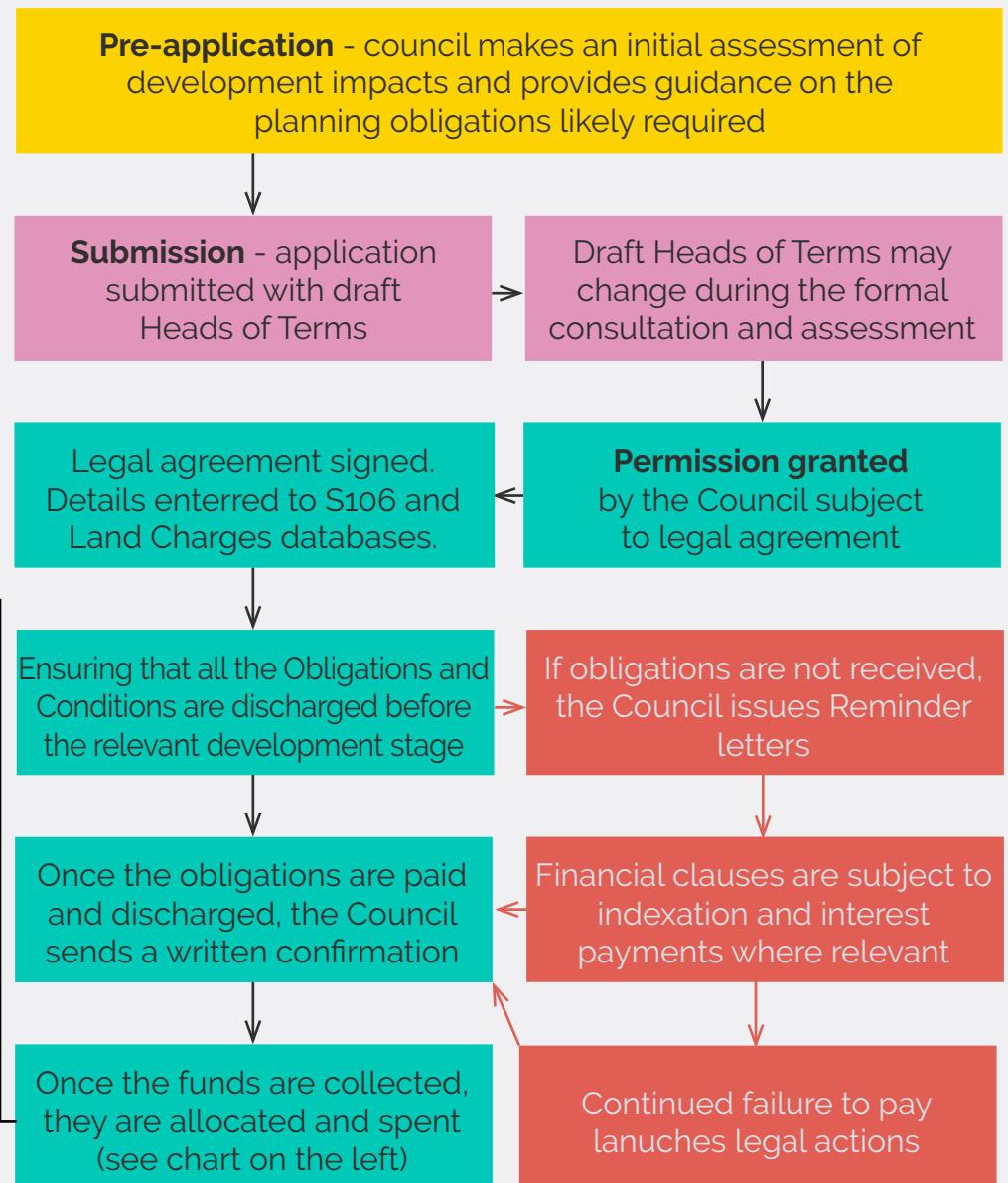
Unlike CIL, the potential s106 obligations are discussed already at the pre-application stage of the development. However, they may change as a result of the formal consultation of the submitted planning application or during the course of the assessment (if any new information comes to light). The Heads 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 2017/18

	2017/18	2018/19	2019/20	2020/21	2021/22
Education	£941,330	£675,129	£479,712	£94,161	£929,537
Skills & Employment	£229,545	£294,575	£309,802	£452,436	£830,562
Health	£91,356	£203,918	£30,649	£0	£0
Environmental & public realm improv.	£136,162	£207,199	£50,847	£49,010	£25,035
Open Space and Parks	£163,692	£0	£181,924	£59,561	£174,050
Transport & Highways	£599,676	£495,098	£480,095	£762,038	£2,359,509
Affordable Housing	£464,864	£2,514,299	£673,863	£707,780	£818,670
Community Facilities	£13,372	£84,917	£0	£0	£14,893
Various/other	£0	£0	£273,115	£584,809	£1,357,571
Total	£2,639,906	£4,475,135	£2,480,007	£2,709,795	£6,509,827

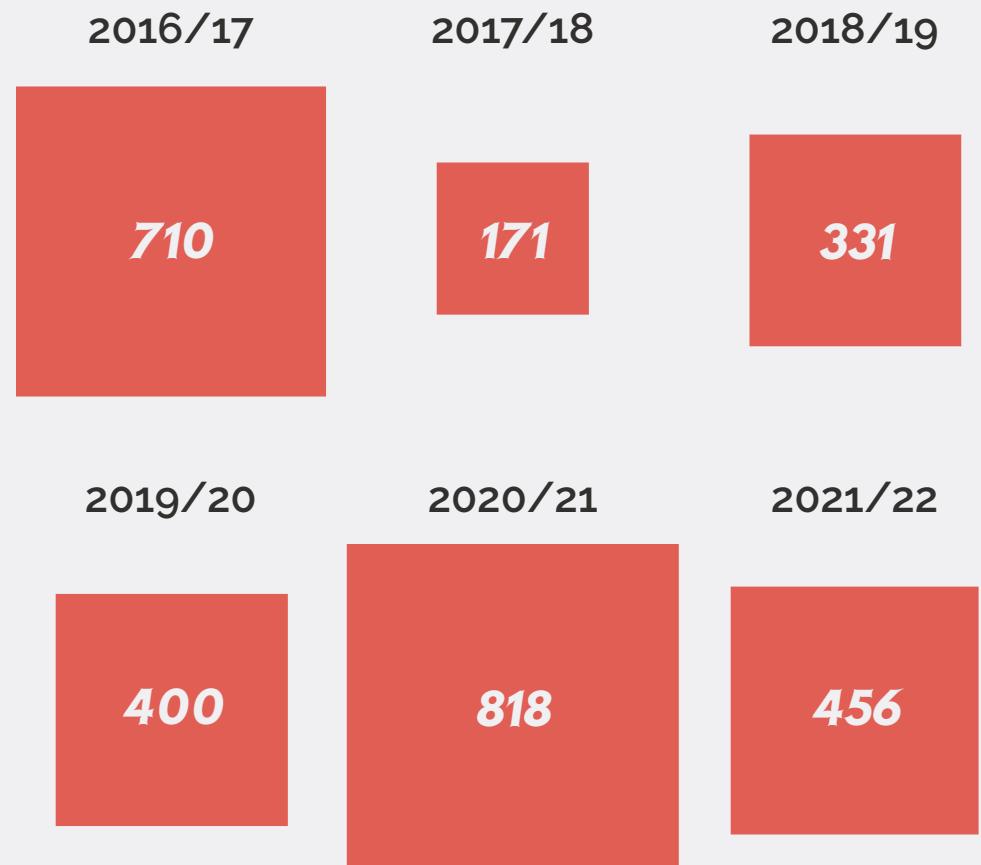
NON-MONETARY S106 RECEIPTS

Affordable Housing*

141	228-246 High Street, Brentford	00607/228-246/P2
84	New Road Triangle, Feltham	00793/L/P3
74	Clements Court, Green Lane, Feltham	00274/A/P11
55	Chiswick Health Centre, Fishers Lane	00454/B/P11
42	41 Rose Gardens, Feltham	00958/C/S1
27	50 London Road, Brentford	00570/50/P1
12	Eldridge House, Hounslow Rd, Feltham	00631/M/P3
11	359-363 Staines Road, Hounslow	01054/359-363/P7
8	486 Bath Road, Hounslow	00083/486/P15
2	Conduit House, Chiswick High Rd	00248/309-317/P10

456 Total affordable homes agreed in
2021/22

Overview of Affordable Housing agreed since 2016/17*

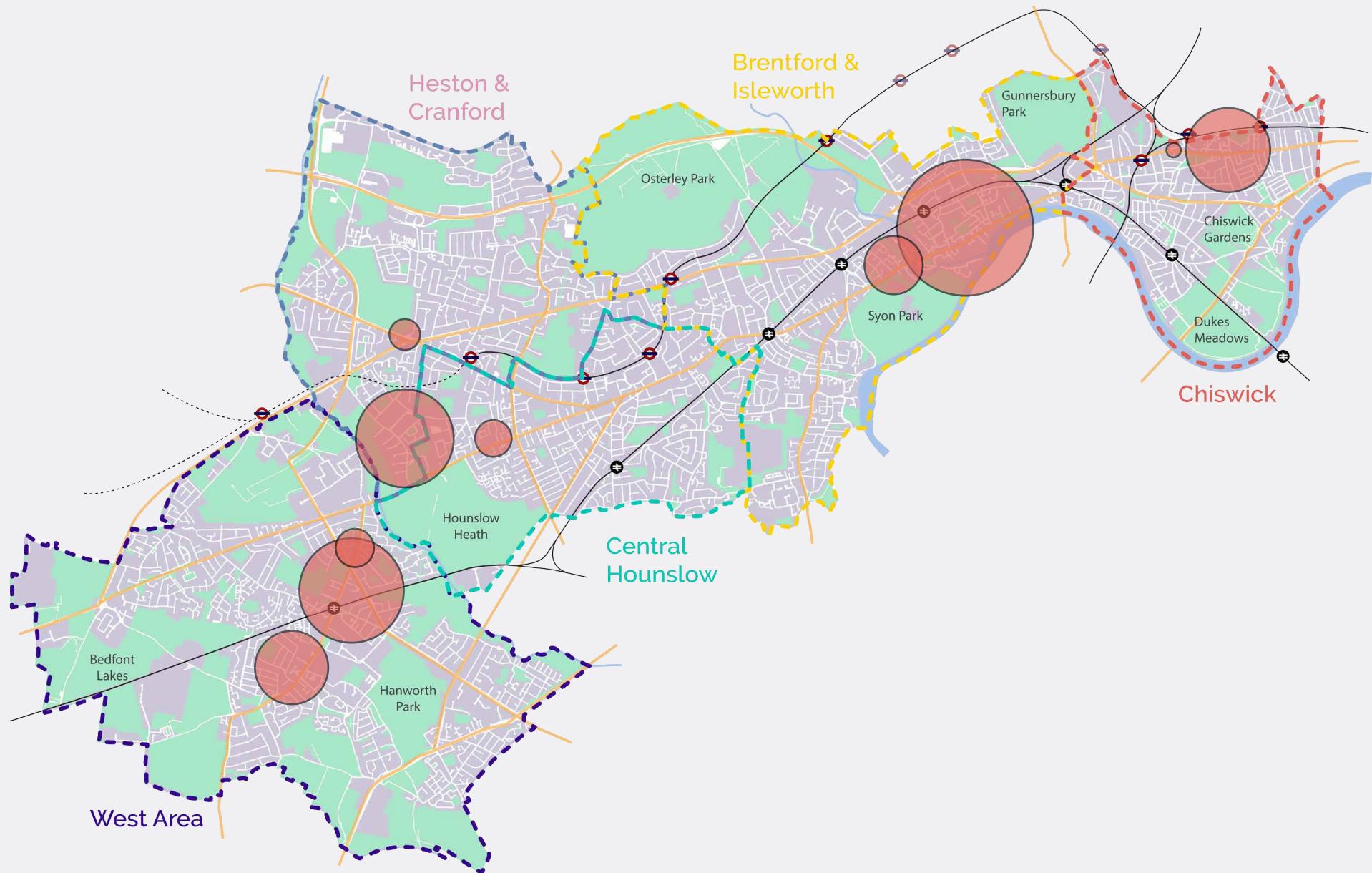


Schools

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

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

Affordable Housing - map



S106 CONTRIBUTIONS: OPEN SPACE & PARKS

Agreed in 2021/22

- 1 **£30,000** Morrisons, 228-246 High Street Brentford 00607/228-246/P2
St Paul's Recreation Ground Improvement Works Contribution
- 2 **£5,449.95** Brentford Community Stadium, Lionel Rd 00703/A/P21
Brent Lea Improvement Contribution
- 3 **£2,248** Brentford Community Stadium, Lionel Rd 00703/A/P21
Tree Replacement Contribution

£37,697.95 Total agreed

Allocations in 2021/22

- 1 **£38,849** Hawthorne Hatch sidewide improvements
- 2 **£12,041** Midsummer Park
- 3 **£9,031** Lampton Park Improvements

£59,921 Total allocated

Income in 2021/22

- 1 **£15,520.62** 61 Fern Grove, Feltham 00439/61/P2
- 2 **£10,721.65** 155-157 Staines Rd, Hounslow 01054/155-157/P22
- 3 **£10,307.43** 408-430 Chiswick High Road 00248/408-430/P1

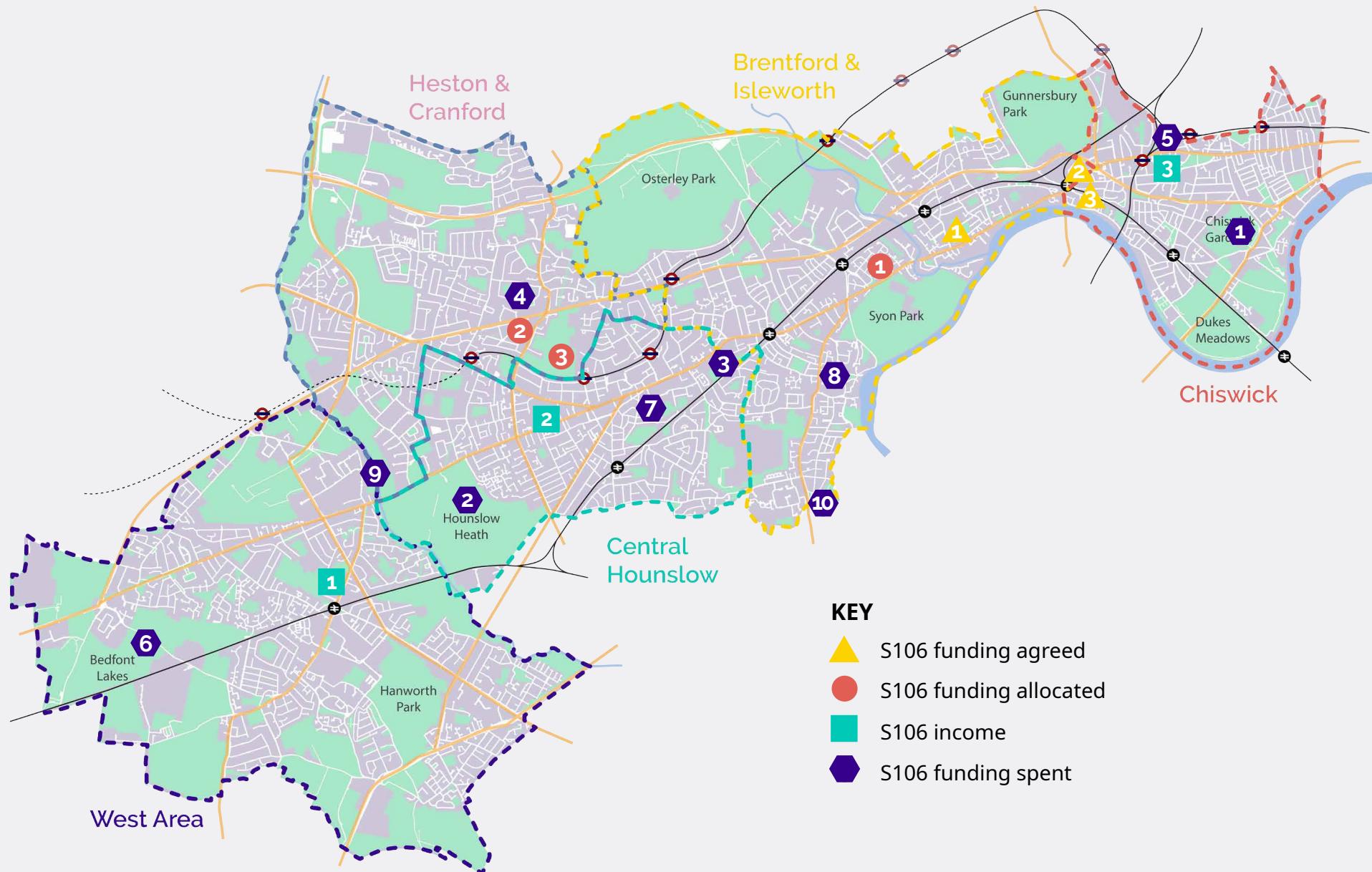
£36,549.70 Total income

Spend in 2021/22

- 1 **£105,258** Chiswick House surroundings
- 2 **£66,885** Hounslow Heath Habitat Restoration
- 3 **£56,352** Thornbury Park improvements
- 4 **£27,465.80** Sutton Playing Fields
- 5 **£15,473** Gunnersbury Triangle Improvements
- 6 **£11,185.80** Bedfont Lake Masterplan
- 7 **£10,032** Inwood Park fence repairs
- 8 **£4,439.16** Improvements to Silverhall Park
- 9 **£2,179** Donkey Wood path and fence improvements
- 10 **£1,539.31** Improvements to Northcote Recreation Ground

£300,863.07 Total spent

S106 CONTRIBUTIONS: OPEN SPACE & PARKS - MAP



S106 CONTRIBUTIONS: EDUCATION

Allocations in 2021/22

- 1 ‡ £196,000 Gresham Road SEN
- 2 ‡ £139,918 Isleworth & Syon School
- 3 † £62,000 St Mary's Primary School
- 4 † £50,000 Hounslow Heath Junior School
- 5 ‡ £38,000 Marjory Kinnon School
- 6 ‡ £20,000 Sparrow Farm Junior School
- 7 † £20,000 Grasshoppers RFC
- 8 † £5,624 Hounslow Town Primary School
- 9 † £3,000 The Green School for Boys

£534,542 Total allocated

Income in 2021/22

- 1 £692,432.77 Brentford Football Club, Lionel Road 00703/A/P11
- 2 £129,511.31 408-430 Chiswick High Road 00248/408-430/P1
- 3 £107,593.02 Brentford Waterside 00607/BA/P2

£929,537.10 Total income

† - funds allocated and entirely spent in the same financial year
‡ - funds allocated and partially spent in the same financial year
no symbol - fund allocated and unspent in the same financial year

Agreed in 2021/22

- 1 **£500,000** Brentford Community Stadium, Lionel Rd 00703/A/P21
- £500,000** *Interim Education Centre Default Contribution*

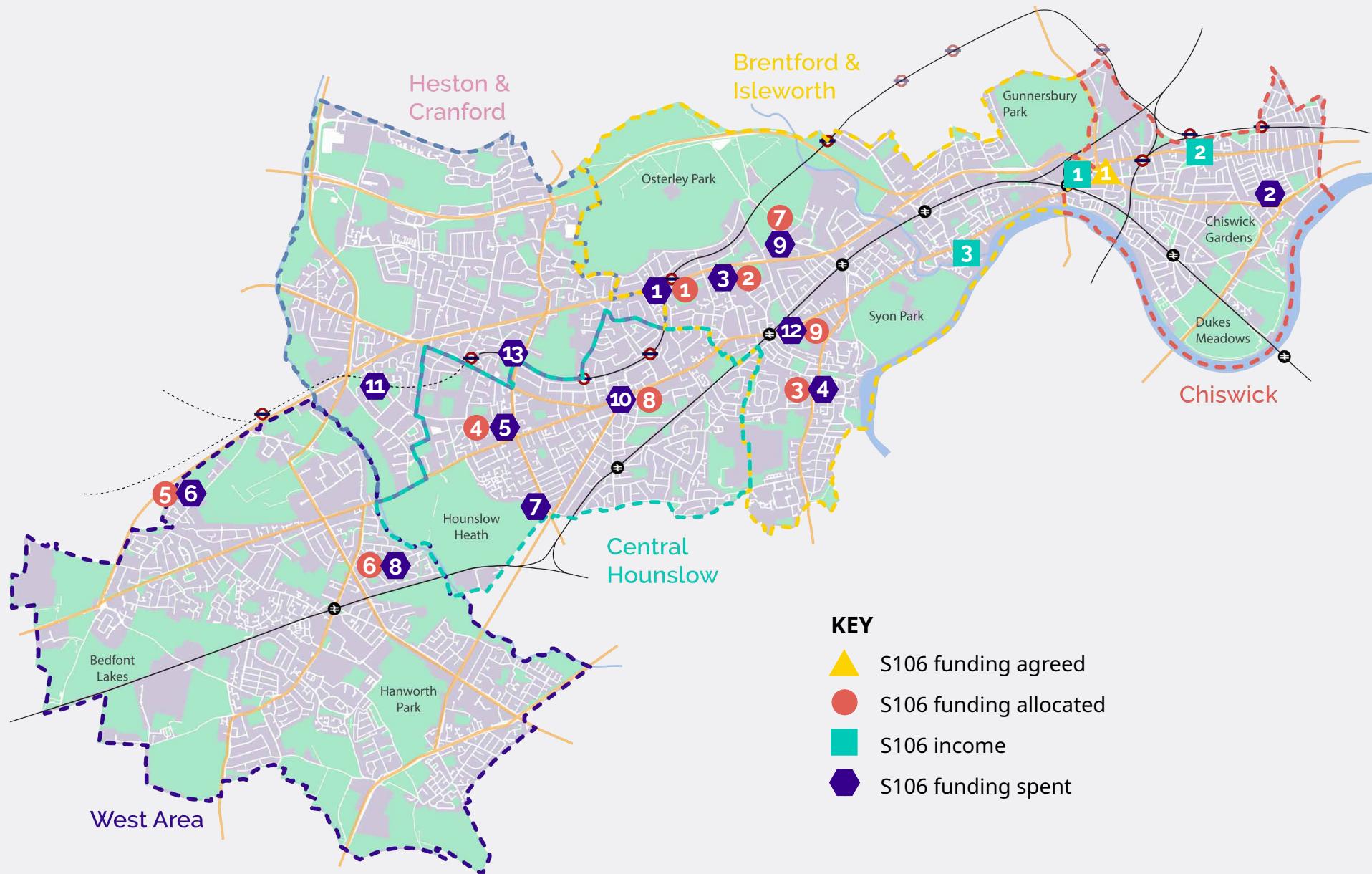
£500,000 Total agreed

Spend in 2021/22

- 1 £195,626.91 Gresham School (Oaklands) expansion
- 2 £112,000 William Hogarth Primary School
- 3 £87,225.69 Isleworth & Syon School Expansion
- 4 £62,000 St Mary's RC Primary 2FE Expansion
- 5 £50,000 Hounslow Heath Junior School Expansion
- 6 £37,425.31 Marjory Kinnon School Expansion
- 7 £32,000 Heathland School Kitchen Refurbishment
- 8 £23,825 Sparrow Farm Junior School Expansion
- 9 £20,000 Grasshoppers RFC
- 10 £5,624 Hounslow Town Primary School Redevelopment
- 11 £4,000 Beavers 4FE Expansion
- 12 £3,000 The Green School for Boys
- 13 £2,000 Wellington School Expansion

£634,725.91 Total spent

S106 CONTRIBUTIONS: EDUCATION - MAP



KEY

- S106 funding agreed
- S106 funding allocated
- S106 income
- S106 funding spent

S106 CONTRIBUTIONS: HIGHWAYS, TRAFFIC & TRANSPORT

Agreed in 2021/22

1	£175,000	Unit 5, Bullsbridge Industrial Estate	00580/AI/P1
	£150,000	<i>Roundabout Works Contribution</i>	
	£25,000	<i>Traffic Light Contribution</i>	
2	£40,000	50 London Road, Brentford	00570/50/P1
	£35,000	<i>CPZ Implementation Contribution</i>	
	£5,000	<i>CPZ Consultation Contribution</i>	
3	£40,000	Rose Gardens, Feltham	00958/C/S1
	£50,000	<i>CPZ Implementation Contribution</i>	
	£5,000	<i>CPZ Consultation Contribution</i>	
4	£32,000	486 Bath Road, Hounslow	00083/486/P15
	£25,000	<i>CPZ Implementation Contribution</i>	
	£5,000	<i>Local Transport Contribution</i>	
	£2,000	<i>CPZ Consultation Contribution</i>	
5	£30,000	359-363 Staines Road, Hounslow	01054/359-363/P7
		<i>CPZ Implementation Contribution</i>	
6	£30,000	Heston Sport Centre, Crane Lodge Rd	00315/B/P66
		<i>Transport Active Travel Improvements Contribution</i>	
7	£15,000	30 Rugby Road, Twickenham	00967/30/P21
	£10,000	<i>Twickenham Event Day CPZ Review Contribution</i>	
	£5,000	<i>Varsity Drive Parking Restrictions Contribution</i>	
8	£6,995.17	Quattro, Southall Lane	01032/E/P48
		<i>Roundabout Contribution</i>	
9	£5,000	Chiswick Health Centre, Fishers Lane	00454/B/P11
		<i>CPZ Consultation Contribution</i>	

£371,995.17 Total agreed

Allocations in 2021/22

1	£242,542	Kew Bridge Station improvements
2	£202,268	Pedestrian & cycle improvements in Feltham Arenas
3	£170,000	Feltham Marshalling Yard Path
4	£80,970	North-south upgrade at Feltham Marshalling Yard
5	£66,032	Public Transport improvements in GWC
6	£65,786	Cycle Improvements at Syon Lane
7	£13,356	Legible London Signage in Hounslow West
8	£11,494	Match Day CPZ Brentford
9	£7,405	CPZ Consultation in Fern Grove
	£23,649	Travel Plan Monitoring
£883,502 Total allocated		

S106 CONTRIBUTIONS: HIGHWAYS, TRAFFIC & TRANSPORT

Income in 2021/22

1	£1,698,837.21	Brentford Waterside	00607/BA/P2
2	£391,528.29	Brentford Football Club, Lionel Road	00703/A/P11
3	£182,886.51	Unit 5, Bullsbridge Industrial Estate, Hayes Rd	00580/AI/P1
4	£28,825.42	Heston Sport Centre, Crane Lodge Rd	00315/B/P66
5	£21,133.33	Land adj to Tesco, Manor Lane, Feltham	00733/H/P1
6	£6,995.17	Quattro, Southall Lane	01032/E/P48
7	£5,360.82	155-157 Staines Rd, Hounslow	01054/155-157/P22
8	£5,164	Frank Towell Court, Feltham	00483/A/P4
9	£5,000	Chiswick Health Centre, Fishers Lane	00454/B/P11
10	£6,303.16	Chiswick Garage, Cedars Road	01094/A/P24&P25
11	£4,170.16	408-430 Chiswick High Road	00248/408-430/P1
12	£3,104.12	61 Fern Grove, Feltham	00439/61/P2

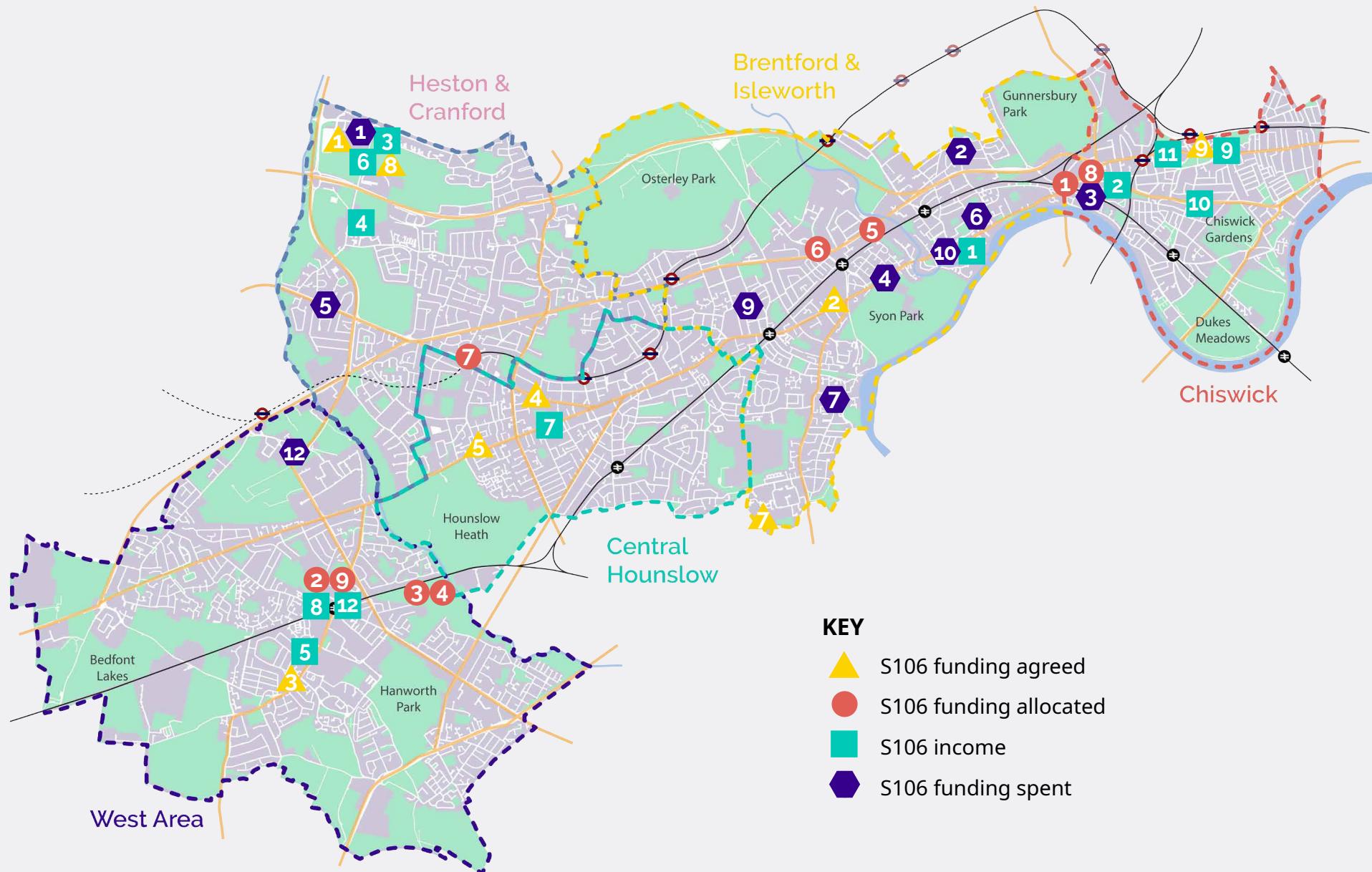
Spend in 2021/22

1	£79,721.76	Southall Lane widening in vicinity of new Costco site
2	£60,966	Pedestrian improvements near Reynard Mills
3	£44,007.05	Match Day CPZ
4	£13,749.90	Bus countdowns in Brentford and Isleworth
5	£16,950.97	Bus stop improvements in Cranford High Street
6	£8,272.83	Pedestrian and cycling facilities in Brentford
7	£7,641.41	CPZ in Isleworth
8	£5,240.50	Thornbury Road Traffic Management
9	£4,962	Raised table at Ridgeway Road
10	£800.67	Brentford High Street Improvements
11	£585	Cycle Spine
12	£530	New cycle lane at Stanwell Road

£243,428.09 Total spent

£2,359,509.23 Total received

S106 CONTRIBUTIONS: HIGHWAYS, TRAFFIC & TRANSPORT - MAP





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 in 2021/22

1 **£TBC** 1-3 Bath Road, Hounslow *00083/1-3/P24*

£TBC Total agreed

Allocations in 2021/22

£965,749 Care Leavers Programme

£965,749 Total allocated



Income in 2021/22

1 **£450,700** Former Alfa Laval, Great West Road *00505/Z/P33*

2 **£181,970** 8 Kew Bridge Road, Brentford *00657/P/P23*

3 **£99,000** Dudley House, The Grove, Isleworth *00523/C/P15*

4 **£87,000** Convent Way Estate Garages *01310/G/P2*

£818,670 Total received

Spend in 2021/22

1 **£1,300,000** Brentford Waterside Block D

2 **£1,037,412** High Street Quarter Purchases

3 **£362,000** Hatchett Road, Bedfont

£2,699,412 Total spent

S106 CONTRIBUTIONS: COUNCIL AND AFFORDABLE HOUSING - MAP



S106 CONTRIBUTIONS: PUBLIC REALM & ENVIRONMENTAL IMPROVEMENTS

Agreed in 2021/22

1 **£137,500** Chiswick Health Centre, Fishers Lane 00454/B/P11
Landscaping Contribution

2 **£87,388.20** Clements Court, Green Lane, Hounslow 00274/A/P11
Footway Widening Contribution

£224,888.20 Total agreed

Allocations in 2021/22

1 **£104,754** Public realm improvements in Great West Corridor

2 **£25,035** Barrowgate Road public realm improvements

3 **£15,996** Legible London signage around Hounslow station

£145,784 Total allocated

Income in 2021/22

1 **£137,500** Chiswick Health Centre, Fishers Lane 00454/B/P11

2 **£25,035.37** Chiswick Garage, Cedars Road 01094/A/P24&P25

£162,535.37 Total received

Spend in 2021/22

1 **£71,681** Public realm improvements near Reynard Mills

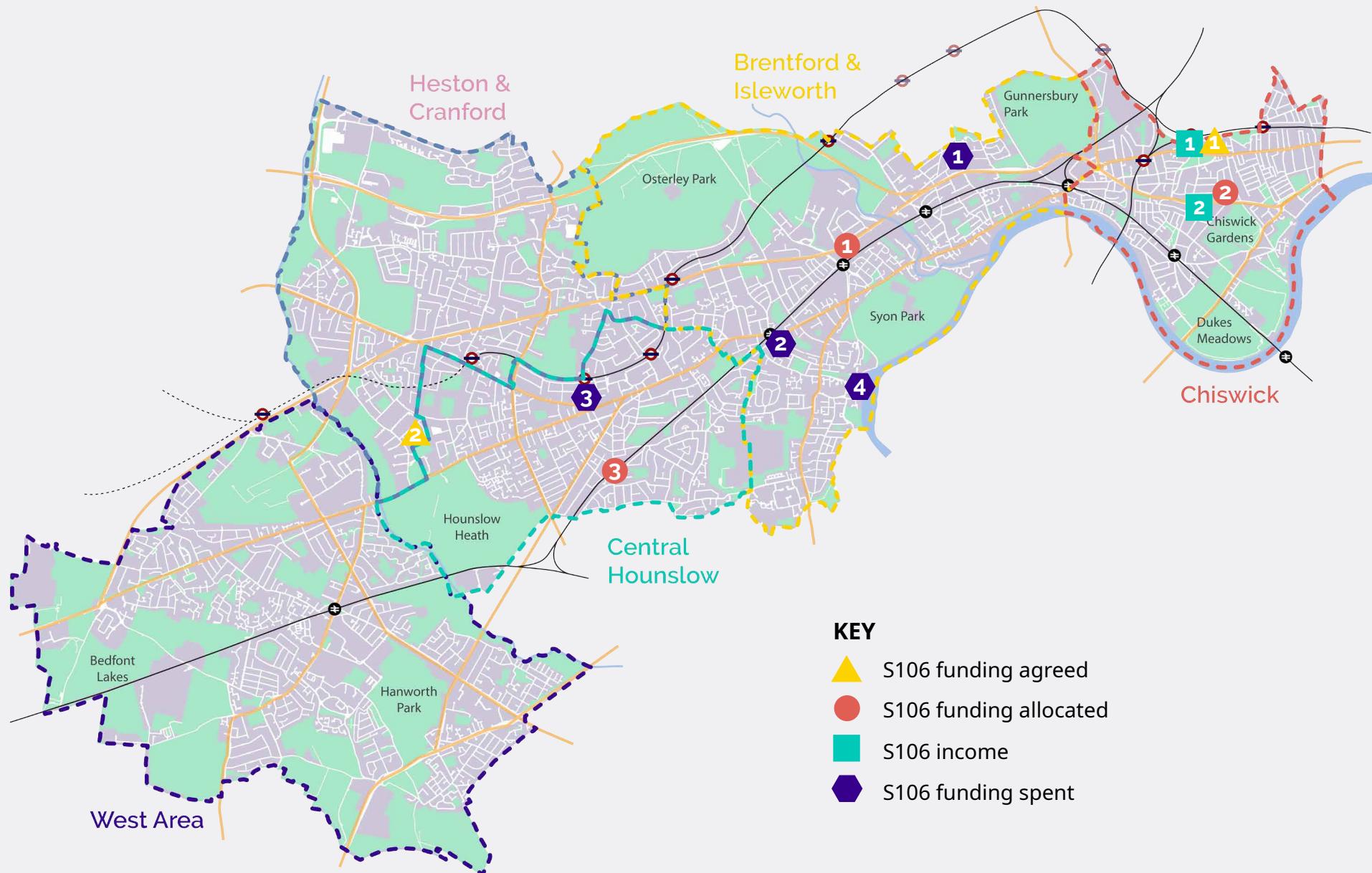
2 **£22,270.09** Environmental Improvements - Isleworth station

3 **£11,402.11** Hounslow TC shopfront improvements

4 **£5,493.23** Swan Court Public realm improvements

£117,886.39 Total spent

S106 CONTRIBUTIONS: PUBLIC REALM & ENVIRONMENTAL IMPROVEMENTS - MAP



S106 CONTRIBUTIONS: CONSTRUCTION, EMPLOYMENT AND TRAINING

Agreed in 2021/22

£193,416.67	Chiswick Health Centre, Fishers Lane	00454/B/P11
£189,750	30 Rugby Road, Twickenham	00967/30/P21
£125,017.25	1-3 Bath Road, Hounslow	00083/1-3/P24
£100,973	New Road Triangle, Feltham	00793/L/P3
£47,107.62	50 London Road, Brentford	00570/50/P1
£43,725	Land adjacent to 632 Chiswick High Rd	00248/ADJ632/P1
£41,250	Clements Court, Green Lane, Feltham	00274/A/P11
£37,675	Russell Finex, Browells Lane, Feltham	00167/U/P24
£35,750	486 Bath Road, Hounslow	00083/486/P15
£31,625	Eldridge House, Hounslow Rd, Feltham	00631/M/P3
£27,500	41 Rose Gardens, Feltham	00958/C/S1
£27,500	Heston Sport Centre, Crane Lodge Rd	00315/B/P66
£13,750	359-363 Staines Road, Hounslow	01054/359-363/P7
£11,275	Quattro, Southall Lane	01032/E/P48
£9,625	150-152 Great South West Road	00504/150-152/P11

£935,939.54 Total agreed

Allocations in 2021/22

£470,713	Construction Career Cluster-supporting Colleges
£18,000	Development Activity Monitoring & Support
£488,713	Total allocated

Spend in 2021/22

£110,920.79	Skills Escalator
£36,000	Development Activity Monitoring & Support
£15,474	Construction Training
£162,394.79	Total spent

Income in 2021/22 (summary)

£830,561.56 Total received

S106 CONTRIBUTIONS: OTHER

Agreed in 2021/22

CF **£194,366.89** Heston Sport Centre, Crane Lodge Rd 00315/B/P66
Offsite Sporting Facilities Contribution

£194,366.89 Total agreed

Income in 2021/22

CF **£14,893.41** 408-430 Chiswick High Road 00248/408-430/P1

£14,893.41 Total received

Spend in 2021/22

EH **£20,409** Environmental Improvements - Isleworth station

EH **£8,131** Gully cleansing

£28,540 Total received

Allocations in 2021/22

No allocations

£0 Total allocated

EH - Environmental Health

CF - Community Facilities



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 (CO2) emissions and an increase in the sustainability of existing Council-owned building stock.

The carbondioxide 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 CO₂
/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 CO2 reduction is charged at £2,850 per tonne of carbon dioxide. £1,800 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 2020/21

Income in 2021/22

£413,699.76	Heston Sport Centre, Crane Lodge Rd	00315/B/P66
£198,594.27	Land r/o Cavendish Parade, Bath Road	00083/Q8/P13
*£160,097	Brentford Waterside Block D	00607/BN/S1
£152,544	Land adj to Tesco, Manor Lane, Feltham	00733/H/P1
£140,381.60	Unit 5, Bullsbridge Industrial Estate	00580/AI/P1
*£133,576	Burlington Close, Feltham	00174/B/P1
£85,674.09	High Street Quarter, Hounslow	00616/F/P23
£78,219.78	61 Fern Grove, Feltham	00439/61/P2
*£57,177	Burlington House, Burlington Close, Feltham	00174/A/S2
£53,980.43	Feltham Magistrates Court, Hanworth Rd	00553/E/P5
£52,725	Chiswick Health Centre, Fishers Lane	00454/B/P11
£49,902.30	Land NW of Fern Grove, Feltham	00439/E/P8
*£45,486	The Gunnersbury, 590 Chiswick High Rd	00248/590/P14
£44,976.03	2a Marriott Close, Feltham	00743/2A/P3
£39,503.60	84 London Road, Brentford	00707/84/P2
£30,283.14	155-157 Staines Rd, Hounslow	01054/155-157/P22
*£29,700	1-20 Loraine Road, Chiswick	00711/1-20/P1
*£24,460	10 Stile Hall Parade, Chiswick High Rd	01073/10/P5
*£18,023	1 Bethany Waye, Feltham	00115/E/S1
£13,289	Bellevue Court, 141-149 Staines Rd	01054/141-149/P35
£18,906	other s106 and non-s106 income below 10k each	

£1,841,198 Total received

* - non-s106 contributions

Agreed in 2021/22

£456,912	1-3 Bath Road, Hounslow	00083/1-3/P24
£401,850	Heston Sport Centre, Crane Lodge Rd	00315/B/P66
£371,926	Land adjacent to 632 Chiswick High Rd	00248/ADJ632/P1
£248,640	228-246 High Street, Brentford	00607/228-246/P2
£202,350	New Road Triangle, Feltham	00793/L/P3
£145,350	30 Rugby Road, Twickenham	00967/30/P21
£134,328	Unit 5, Bullsbridge Industrial Estate	00580/AI/P1
£86,445	Eldridge House, Hounslow Rd, Feltham	00631/M/P3
£63,270	50 London Road, Brentford	00570/50/P1
£54,520.50	486 Bath Road, Hounslow	00083/486/P15
£52,725	Chiswick Health Centre, Fishers Lane	00454/B/P11
£37,445	359-363 Staines Road, Hounslow	01054/359-363/P7
£22,600.50	The Old Station House, Grove Park Rd	00527/2/P3
£20,520	Clements Court, Green Lane, Feltham	00274/A/P11
£12,751	276-278 Chiswick High Road	00248/276-278/P4
£12,095.40	66A Waldeck Road, Chiswick	01161/66A/P2
£6,460	41 Rose Gardens, Feltham	00958/C/S1

£2,330,188.40 Total agreed

CARBON OFFSET FUND 2020/21

Allocated in 2021/22

£358,287 Fenton & Bellamy House Enhanced Insulation

£164,362 External Wall Insulation - Clayton Crescent

£89,299 Retrofitting Council Buildings

£611,948 Total allocated

Spent in 2021/22

none

£0 Total spend



INFRASTRUCTURE LIST

Assessment criteria

The Infrastructure List was compiled following consultation with key infrastructure providers across the borough. Submitted projects were assessed against the criteria set out in table to the right to determine their inclusion on the list. In order for a project to be added to the list it is required to satisfy all six criteria.

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

Where a significant number of projects are considered to meet all of the required criteria in a particular year then in order for the list to remain focused and realistic it may be necessary to only include those projects that include the most significant and positive effects.

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?

Area	Project	Delivery body
Education		
Borough-wide	Day Nurseries	Corporate Property
Energy		
West of Borough	Solar PV Farm at Western International Market	TBC
Health		
Brentford	Brentford Health Centre	Hounslow NHS CCG
West of Borough	Heston Health Centre	Hounslow NHS CCG
Chiswick	Chiswick Health Centre	Hounslow NHS CCG
Hounslow Heath	Heart of Hounslow Centre for Health	Hounslow NHS CCG
West of Borough	Feltham Centre for Health	Hounslow NHS CCG
Green and blue infrastructure		
West of Borough	Feltham Parks improvements	LBH Parks & Leisure
West of Borough	Bedfont Lakes Improvements	LBH Parks & Leisure
Hounslow Heath	Hounslow Heath improvements	LBH Parks & Leisure
Borough-wide	Parks & Leisure buildings	LBH Parks & Leisure
Borough-wide	Sports, play and fitness facilities	LBH Parks & Leisure
Brentford	Upgrades to River Brent towpath	Canal and River Trust

Area	Project	Delivery body
Digital infrastructure		
Borough-wide	Roll out of fibre cable via TfL stations	TfL
Borough-wide	Continuation of fibre roll out across public sector asset netowrk and 5G enablement	TBC
Transport		
Great West Corridor	Bus enhancments in GWC and surroundings	TfL
Great West Corridor	A4 Bus Rapid Transit	TfL
Great West Corridor	Improvements to train station capacity, accessibility and customer experience	LBH/TfL
Great West Corridor	Rail capacity upgrades - Piccadilly and District Lines, SWR Hounslow Loop	SWR/TfL/ Network Rail
Great West Corridor	Southall Rail Link	LBH/TfL/ Network Rail
Great West Corridor	West London Orbital Rail	LBH/TfL/DfT/ Network Rail/WLA
Borough-wide	Cycleway 9	LBH/TfL
West of Borough	West Area Greenways	LBH/TfL
Borough-wide	Hounslow Priority Cycle Network	LBH
West of Borough	Bus priority and cycle improvements in Lower Feltham	LBH/TfL
West of Borough	High Street Cranford and Southall Lane improvements	LBH/TfL
West of Borough	Feltham Station Interchange and Feltham Major Scheme	Network Rail/LBH
West of Borough	Feltham Town Centre <i>Liveable Neighbourhood</i>	LBH
West of Borough	Bridge widening to improve cycling and pedestrian access at New Road, Feltham	LBH

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