

Hounslow Infrastructure Funding Statement 2020/2021



December 2021

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 01/04/2019 – 31/03/2020.

What our Corporate Plan says?





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 c£11.5 million of CIL was collected from adoption of CIL to 31st March 2019 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)

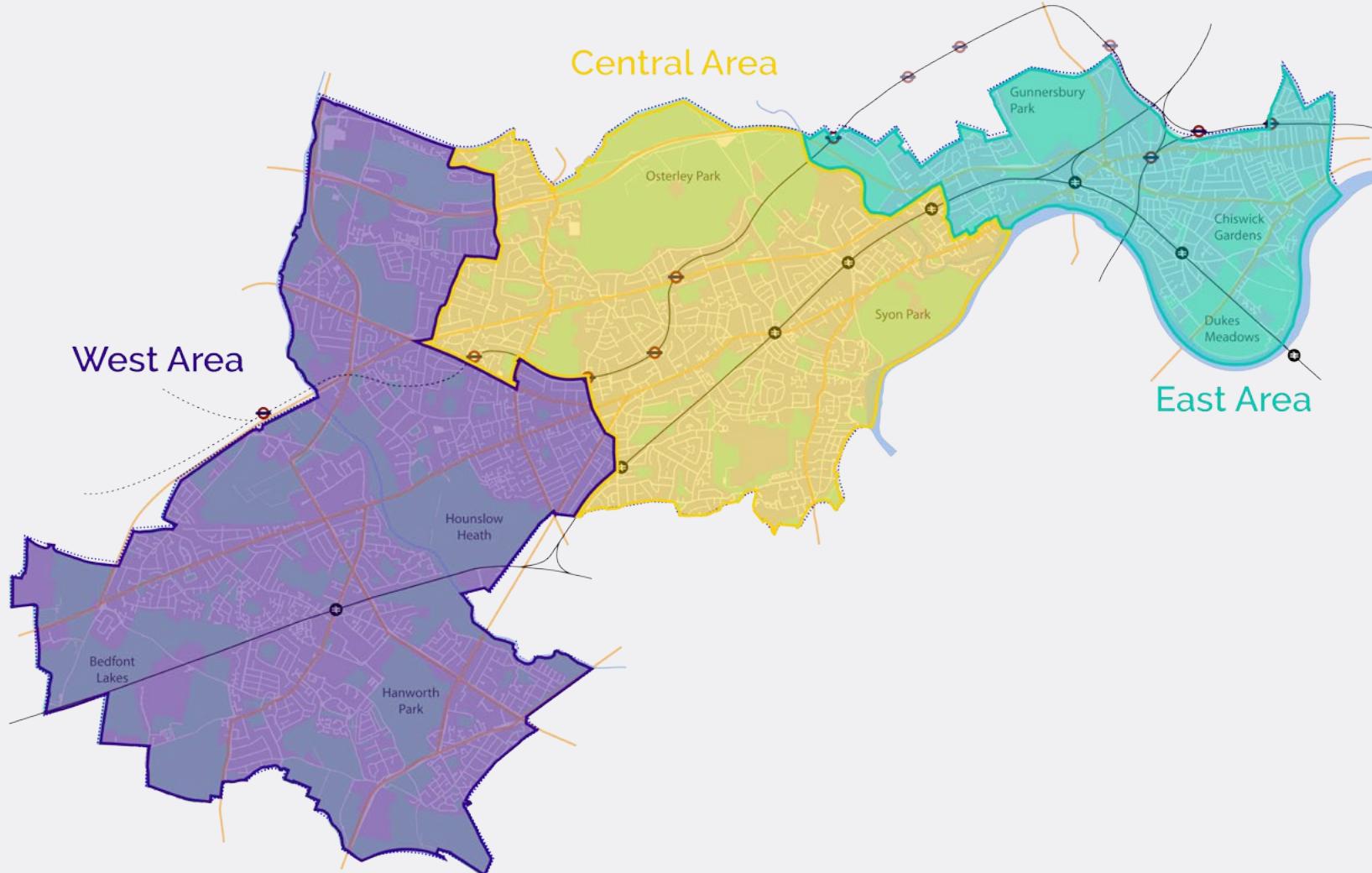


*with net retailing space of over 280m²

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 2020/21

£7,931,419.90

Borough CIL Demand
Notices issued in 2020/21

£3,143,682.69

Borough CIL receipts
in 2020/21 (100%)

£2,514,946.15

Borough
Strategic CIL (80%)

£471,552.40

Borough
Local CIL (15%)

£4,168,286.02

Mayoral CIL Demand
Notices issued in 2020/21

£3,256,330.80

Mayoral CIL receipts passed to the
Mayor of London in 2020/21 (96%)

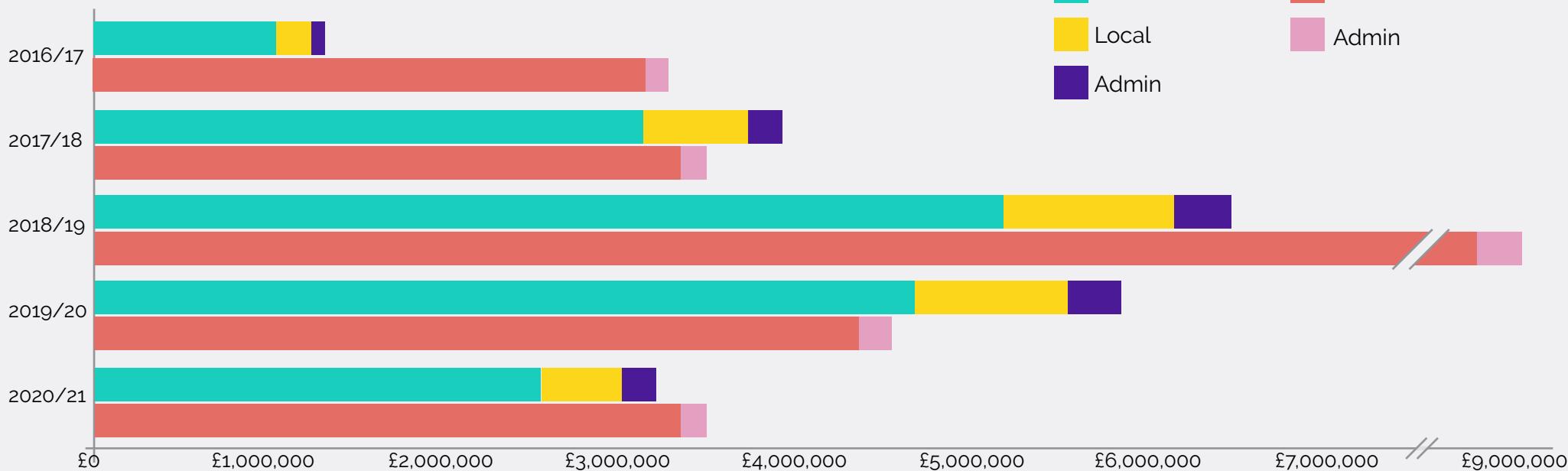
£135,680.45

Mayoral CIL receipts retained for
administration purposes (4%)

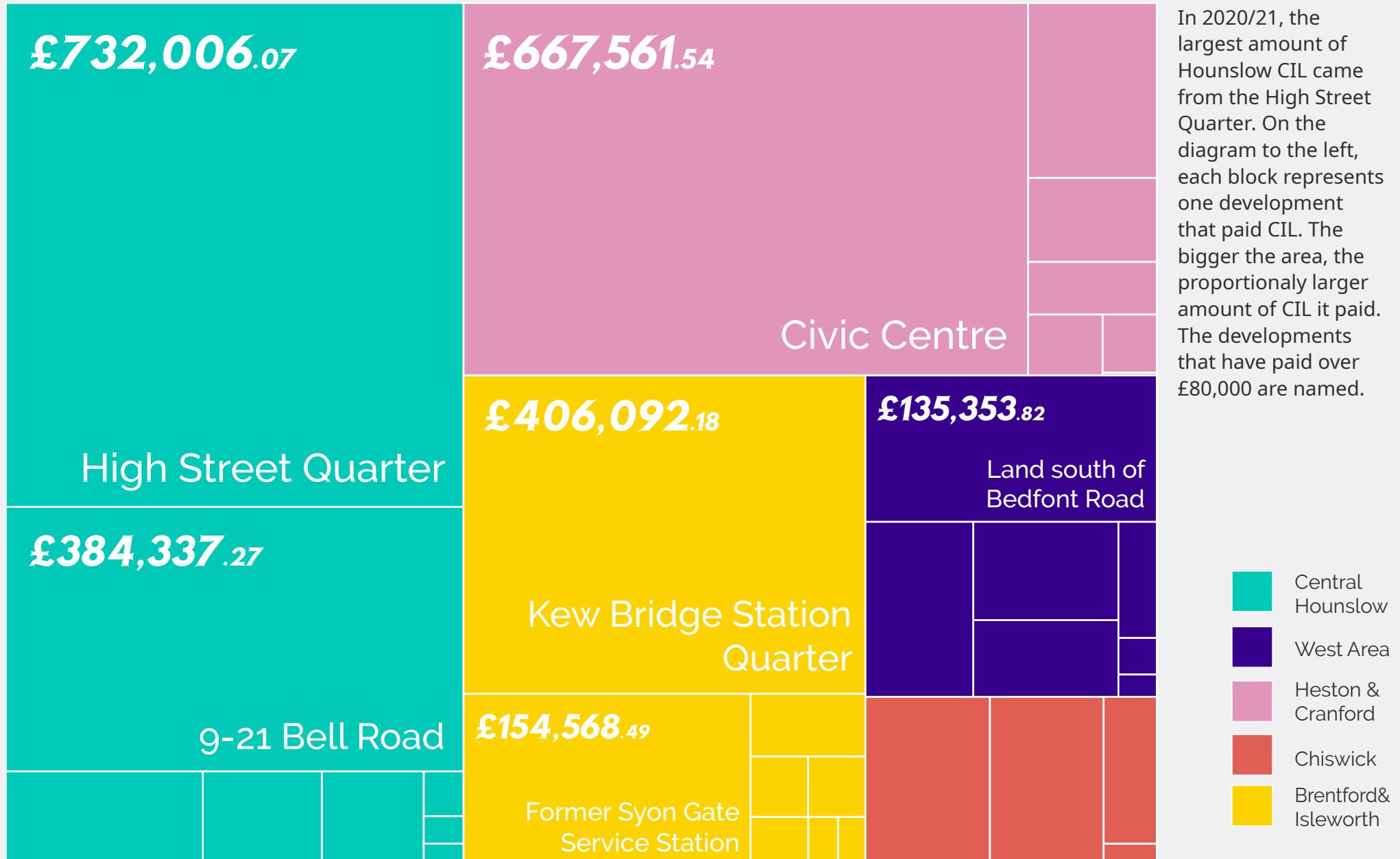
£157,184.13

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

OVERALL CIL INCOME OVER THE YEARS



HOUNSLOW CIL INCOME 2020/2021 BY DEVELOPMENTS





High Street Quarter, Hounslow



9-21 Bell Road, Hounslow



Civic Centre, Hounslow



Former Syon Gate Service Station

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.

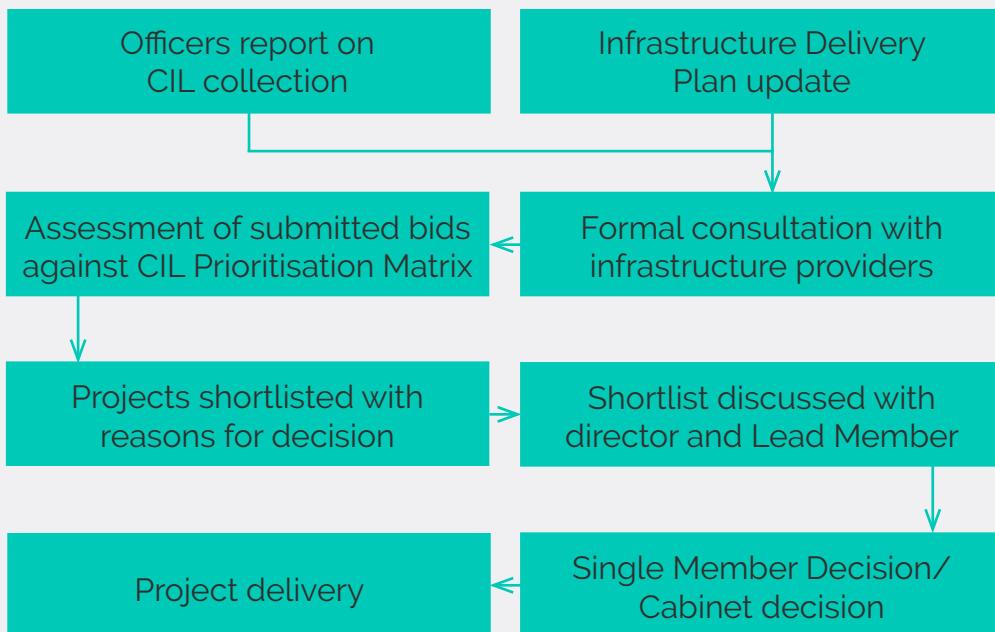
CIL can be spent on both capital projects and revenue projects such as the maintenance of infrastructure listed in the Council's adopted CIL 123 List. CIL cannot be spent on addressing current deficits in infrastructure provision unless those deficits are made worse by new development in the area.

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 2016/17

	2016/17	2017/18	2018/19	2019/20	2020/21
Strategic	£1,050,197.26	£3,110,085.47	£5,138,778.58	£4,635,802.28	£4,635,802.28
Local	£196,911.99	£583,141.03	£963,520.98	£869,213.12	£869,213.12
Admin	£65,637.32	£194,380.34	£321,173.66	£289,737.70	£289,737.70
Total	£1,312,746.57	£3,887,606.84	£6,423,473.23	£5,794,754.10	£5,794,754.10

Hounslow CIL collection summary by area in 2020/21

	Central Hounslow	West Area	Heston & Cranford	Chiswick	Brentford & Isleworth
Strategic	£1,000,036.79	£237,798.87	£655,805.97	£123,251.06	£498,053.46
Local	£187,506.90	£44,587.29	£122,963.62	£23,109.57	£93,385.02
Total	£1,250,045.99	£297,248.59	£819,757.46	£154,063.83	£622,566.82

Local CIL available for allocation in next funding round

Collected in 20/21	£471,552.40
Total unallocated in previous years	£1,526,344.69
Available to allocate	£1,997,897.09

CIL ALLOCATIONS IN 2020/2021

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:

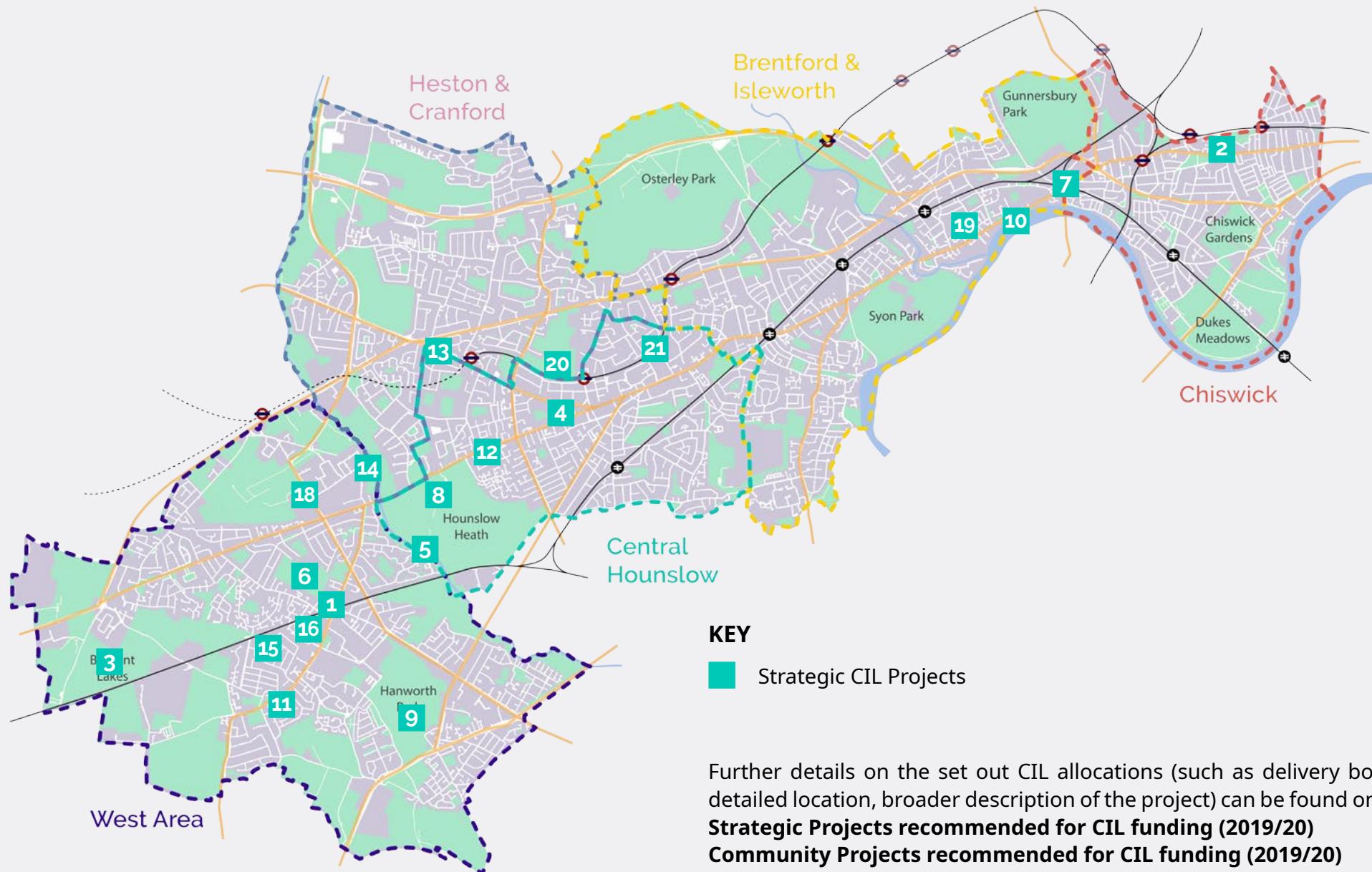
- 5% will be used to provide a dedicated resource for the annual monitoring and management required by the CIL regulations
- 15% of receipts accruing from development within Local area will be allocated to projects recommended by the community. This is now a part of the Council Thriving Community Fund.

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	£1,213,496.58	Feltham Major Scheme: Hounslow Rd footbridge
2	£675,282	Chiswick Health Centre
3	£400,000	Bedfont Lakes Country Park improvements
4	£400,000	Heart of Hounslow Heath Centre
5	£300,000	River Crane corridor improvements
6	£280,250	Feltham Arena Parklands - new play facilities
7	£250,000	Kew Bridge Station Access For All
8	£200,000	Hounslow Heath improvements
9	£180,000	Hanworth Park improvements
10	£150,000	Watermans Park improvements
11	£130,000	Ludlow Road Open Space improvements
12	£130,000	Priority Cycle Route 5 - Hounslow to Feltham
13	£130,000	Priority Cycle Route 6 - Hounslow to Heathrow
14	£100,000	Donkey Wood boardwalk replacement
15	£100,000	Grosvenor Park Improvements
16	£100,000	Feltham Centre for Health
	£100,000	Borough-wide Tree Planting
18	£100,000	Priority Cycle Route 1 - Feltham to Heathrow
19	£85,000	St Pauls MUGA improvements
20	£70,000	Lampton Park MUGA
21	£50,000	Kingsley Road Open Space Improvements
<hr/>		
£5,138,778.58 Total allocated Strategic CIL		
<hr/>		
£2,514,946.15 Unallocated Strategic CIL*		
<small>*received in 2019/20, to be allocated in 2021/22 financial year</small>		

STRATEGIC CIL ALLOCATIONS 2020/21 - MAP



CIL EXPENDITURE IN 2020/2021

Strategic Projects

- 1 £239,000** Dukes Meadows Masterplan
- 2 £227,000** Feltham Arena Parklands
- 3 £205,000** Local Cycle Improvements - Bath Road
- 4 £182,000** Syon Lane Step Free Access
- £50,000** Borough-wide Tree Planting
- 5 £25,000** Hogarth's House

£928,000 Strategic CIL spent

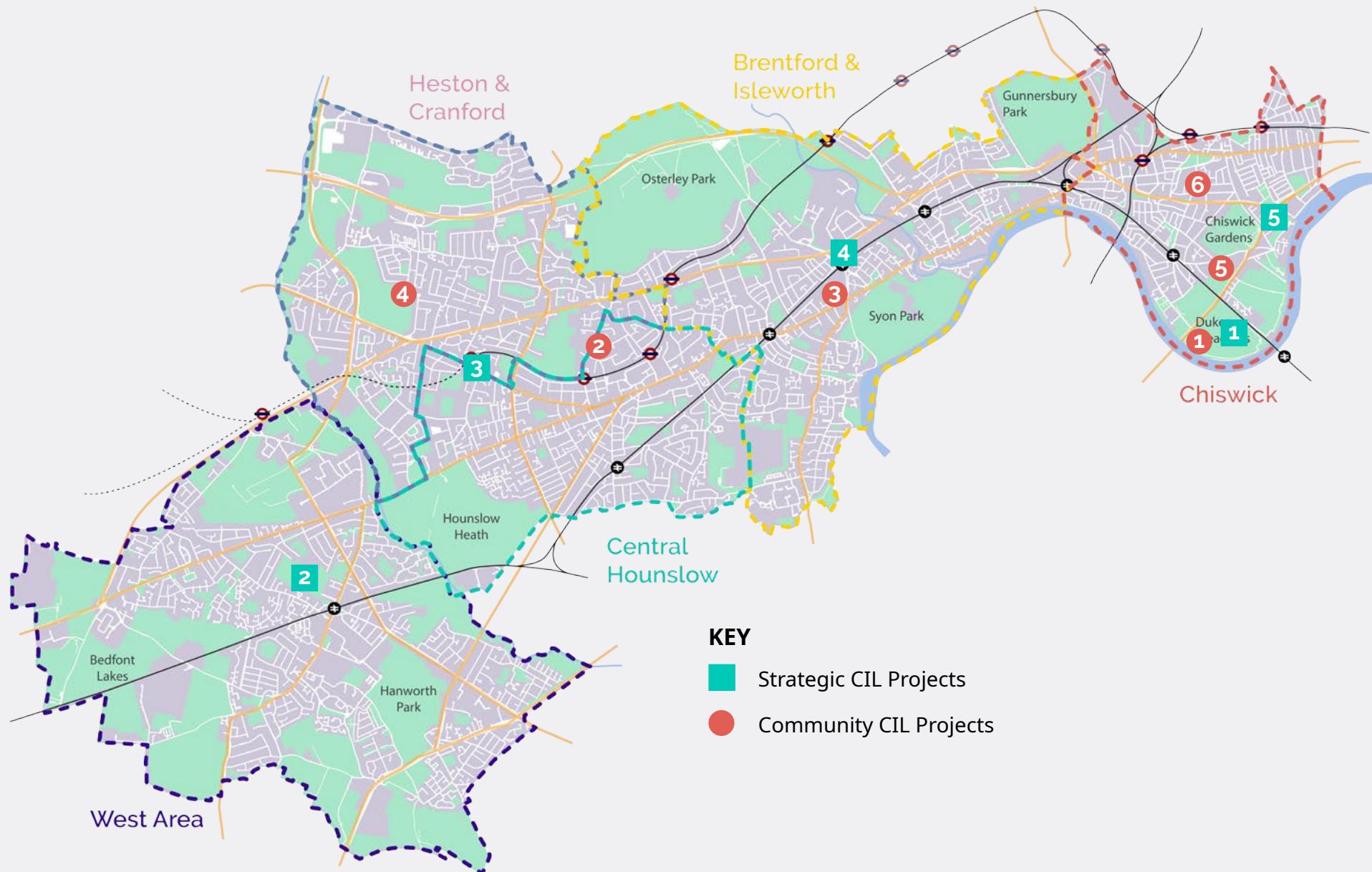
Local Projects

- 1 £16,456.25** Community Sports Hub Project, Dukes Meadow
- 2 £10,662.50** Tailored Work Experience for students with SEN
- 3 £9,000** Safety measures in Quakers Lane
- 4 £3,370** Heston & Cranford Cares - social cohesion events
- 5 £2,380** Number One Allotment Wildlife Area
- 6 £1,000** Improved cycling and walking in Chiswick

£42,868.75 Local CIL spent



CIL EXPENDITURE IN 2020/2021 - 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). The Fund is managed

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.

All applications are assessed by the Thriving Community Grant Managers along side 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.



THRIVING COMMUNITIES FUND

Allocated and spent in 2020/21

Allocated	Project name	Beneficiary	Spent
£63,800	Building improvements (former Isleworth Cemetery Chapel)	Hounslow Men's Shed	£31,900
£49,994	„Know My Mind”	Hammersmith, Fulham and Ealing Hounslow Mind	£9,998
£49,400	Salopian Garden Hive Project	Cultivate London	£24,700
£48,010.90	Birth and Beyond Community Support	National Childbirth Trust	£7,681.60
£47,041	Digital and IT Capacity Building Programme	Ealing Community and Voluntary Service	£23,520.95
£35,000	Art Installation in Chiswick	The WB Yeats Art Project	£0
£34,400	Cultural Recovery and Repair for The Arts Centre	Hounslow Arts Centre	£25,800
£30,000	Covid-19 Rebuild Project	The Mullberry Centre	£15,000
£27,182	New Protective Netting	Chiswick Cricket Club	£27,182
£23,689	Telephone and online counselling for young people	Hounslow Youth Counselling Service	£2,961.23
£23,689.50	Telephone Befriending Service	Age UK Hounslow	£2,368.95
£23,245	DevicesDotNow	Good Things Foundation	£11,622.50
£15,000	Supporting Sports and Recreation in Our Community	Bedfont Sports Club	£7,950
£14,290	Sutton Playing Fields Community Garden	Heston Action Group	£14,920
£10,400	New fencing to improve security and asthetics	Bedfont and Feltham Football Club	£5,200
£10,000	Supporting Hounslow	Citizens Advice	£7,000
£10,000	Better work - lepsza praca	London Spark	£2,500
£9,993.65	Improving emotional and mental well-being	Purple Elephant	£5,996.19
£9,979	Digital Community	East London Advanced Technology Training	£4,989.50
£9,906.64	Connect and Do in Hounslow	Support for Living (Certitude)	£5,943.98

THRIVING COMMUNITIES FUND

Allocated and spent in 2020/21 cont'd

Allocated	Project name	Beneficiary	Spent
£9,695	Covid-19 Isleworth Explorers	Isleworth Explorers Club	£2,423.75
£9,200	A time to create	Feltham Arts Association	£1,656
£9,137	Summer Programme 2020	Hogarth Charitable Trust	£4,933.98
£9,000	Friends at Age UK Hounslow	Age UK Hounslow	£4,500
£8,900	Hounslow Toy Library for Children with Disabilities	Hounslow Toy Library	£2,225
£8,712	Supporting Disadvantaged BAME Somali Community	ILAYS	£6,098.40
£8,321	Covid-10 Emergency Support	The Mulberry Centre	£4,160.50
£7,540	Changing Our WAYS	Riana Development Network	£3,016
£7,500	Changing delivery at Jubilee Lodge	Our Barn Community	£4,575
£6,732.45	The World Between Us	St Paul's and the Church of the Good Shepherd, Hounslow	£4,039.47
£6,333	Shared Space	London Museum of Water & Steam	£1,583.24
£6,000	COVID-19 Telephone Advice Helpline for the Vulnerable	Afghanistan and Central Asian Association	£1,200
£3,306	Replacement windows at a community centre	The Woodland Estate Resident Freeholders Association	£3,306
£3,000	Increasing Access to Justice	Support through the Court	£2,010

£649,027.98 allocated

spent £282,963.04

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 2020/21 S106 CONTRIBUTIONS

30

£2,480,007.06

number of S106 legal agreements signed in 2020/21

£20,130,748.06

S106 contributions agreed in 2020/21 (inc. fees)

818

number of affordable homes agreed via S106 in 2020/21

£68,375.20

amount spent on S106 monitoring

£4,518,100.62

S106 contributions spent in 2020/21

£3,603,419.80

amount of S106 funds allocated in 2020/21

£175,511

amount of S106 funds allocated in 2020/21 and spent in 2020/21

£3,274,508.83

amount of unallocated (retained) S106 funds as of 31/03/2020

£3,427,908.80

amount of S106 funds allocated in 2020/21 and unspent in 2020/21

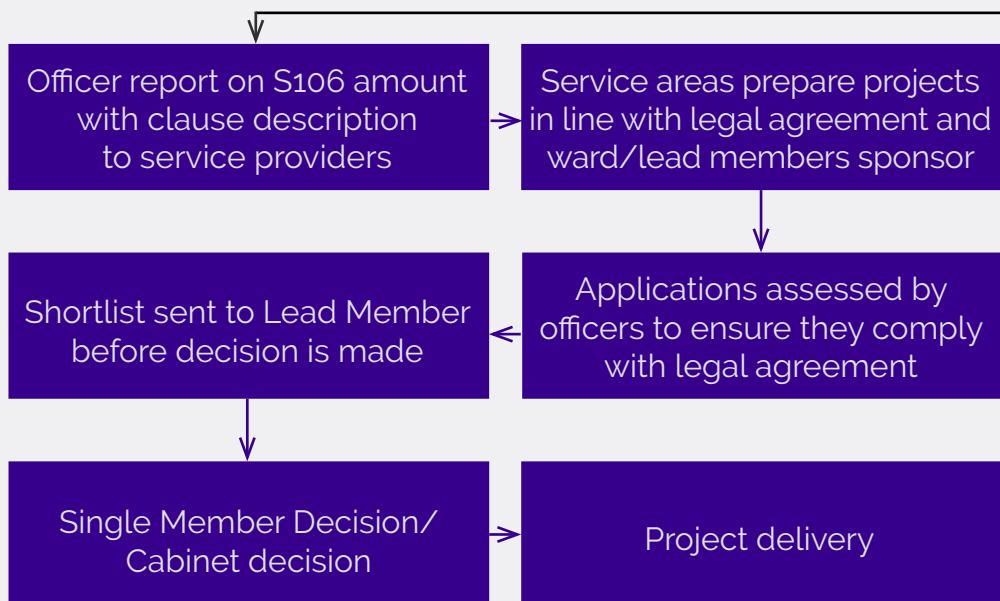
S106 PROCESS

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.

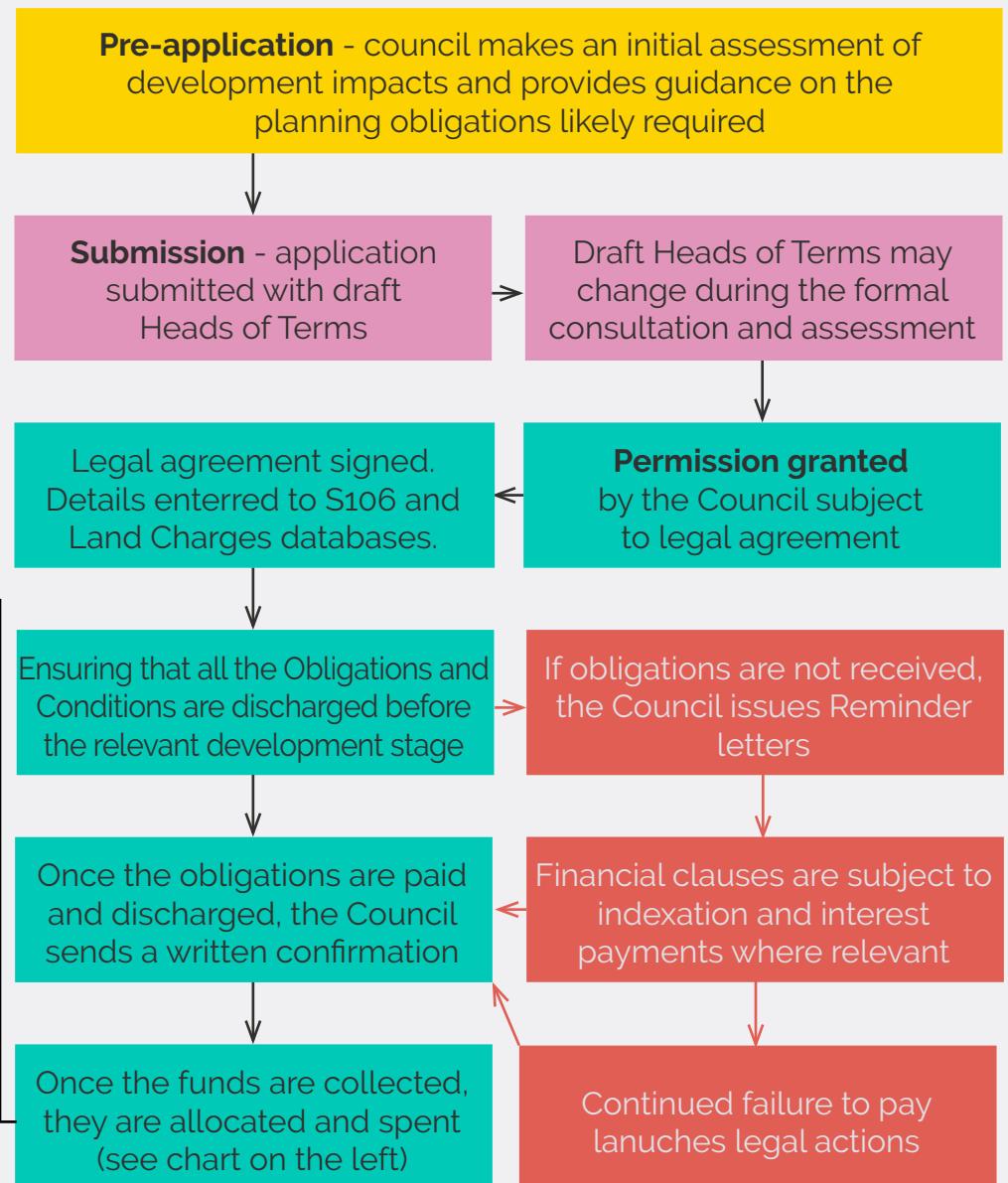
Unlike CIL, the potential s106 obligations are discussed already at the pre-application stage of the development. However, they may change as a result of the formal consultation of the submitted planning application or during the course of the assessment (if any new information comes to light). The Heads 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 2016/17

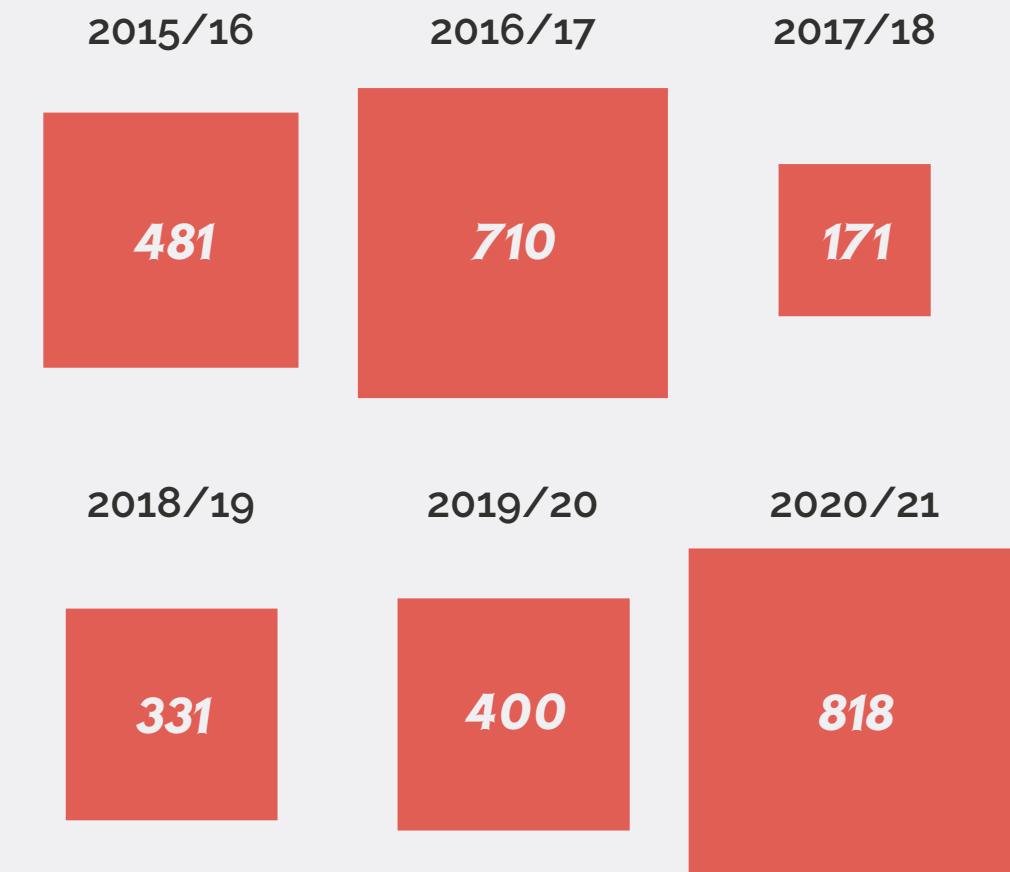
	2016/17	2017/18	2018/19	2019/20	2020/21
Education	£999,707	£941,330	£675,129	£479,712	£94,161
Skills & Employment	£611,640	£229,545	£294,575	£309,802	£452,436
Health	£415,576	£91,356	£203,918	£30,649	£0
Environmental & public realm improv.	£133,220	£136,162	£207,199	£50,847	£49,010
Open Space and Parks	£125,940	£163,692	£0	£181,924	£59,561
Transport & Highways	£4,616,932	£599,676	£495,098	£480,095	£762,038
Affordable Housing	£4,604,516	£464,864	£2,514,299	£673,863	£707,780
Community Facilities	£100,000	£13,372	£84,917	£0	£0
Various/other	£71,550	£0	£0	£273,115	£584,809
Total	£11,679,081	£2,639,906	£4,475,135	£2,480,007	£2,709,795

NON-MONETARY S106 RECEIPTS

Affordable Housing*

240	High Street Quarter, Hounslow	00616/F/P23
218	Former Citroen Garage, Brentford	01508/A/P6
124	Brentford Lock West, Commerce Road	00297/R/P15
102	Frank Towell Court, Feltham	00483/A/P4
60	40 & 40A High Street, Brentford	00607/T/P1
43	Land NW of Fern Grove	00439/E/P8
14	369-373 Staines Road, Hounslow	01054/369-373/P21
9	Feltham Magistrates Court, Hanworth Rd	00553/E/P5
8	396-400 Chiswick High Road	00248/396-400/P21
818	Total affordable homes agreed in 2020/21	

Overview of Affordable Housing agreed since 2015/16*

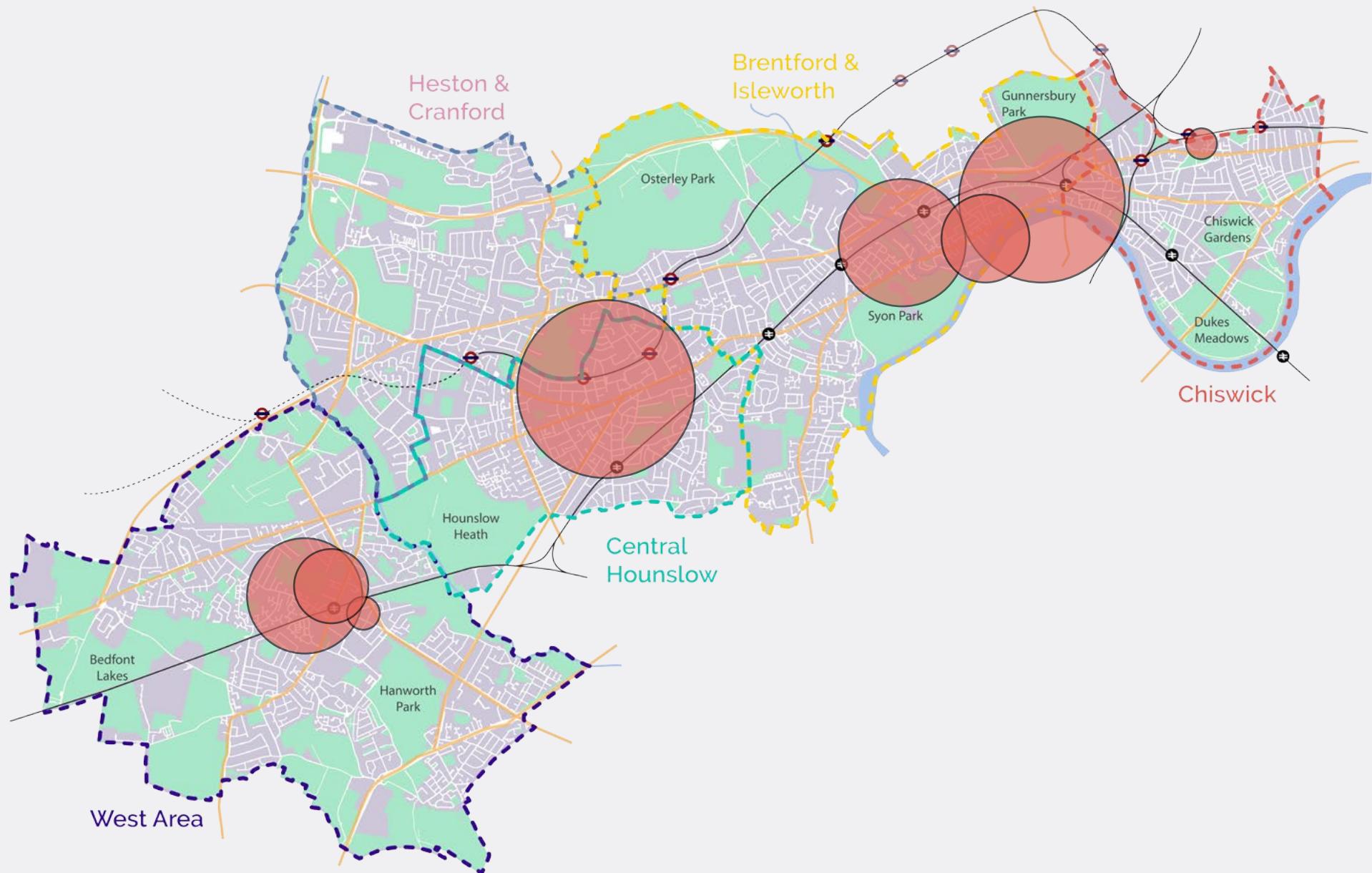


Schools

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 2020/21

1	£15,000	369-373 Staines Road, Hounslow	01054/369-373/P21
£15,000 Local Parks Contribution (Midsummer and Wesley Rd Parks)			
£15,000 Total agreed			

Allocations in 2020/21

1	‡ £105,258	Chiswick House and Garden improvements
2	£98,840	Bedfont Lakes Masterplan
3	£47,500	River Crane Corridor Pathway
4	£30,784	Robin Grove Play Infrastructure Improvements
5	£21,156	Lampton Park Infrastructure Improvements
6	£20,257	Thornbury Park Infrastructure Improvements
7	£10,890	Heston Park Improvements
8	£10,290	Sutton Playing Fields Improvements
9	£5,630	St Paul's MUGA Improvements
10	£3,603	Tree Planting in Brentford
11	£3,477	Access point improvements - Turnham Green

£357,684 Total allocated

Income in 2020/21

1	£38,489.26	Wheatstone House, 650 Chiswick High Rd	00248/U/P7
2	£12,041.14	215-223 Staines Rd, Hounslow	01054/215-334/P18
3	£9,030.85	12-32 Lampton Road, Hounslow	00676/12-32/P5

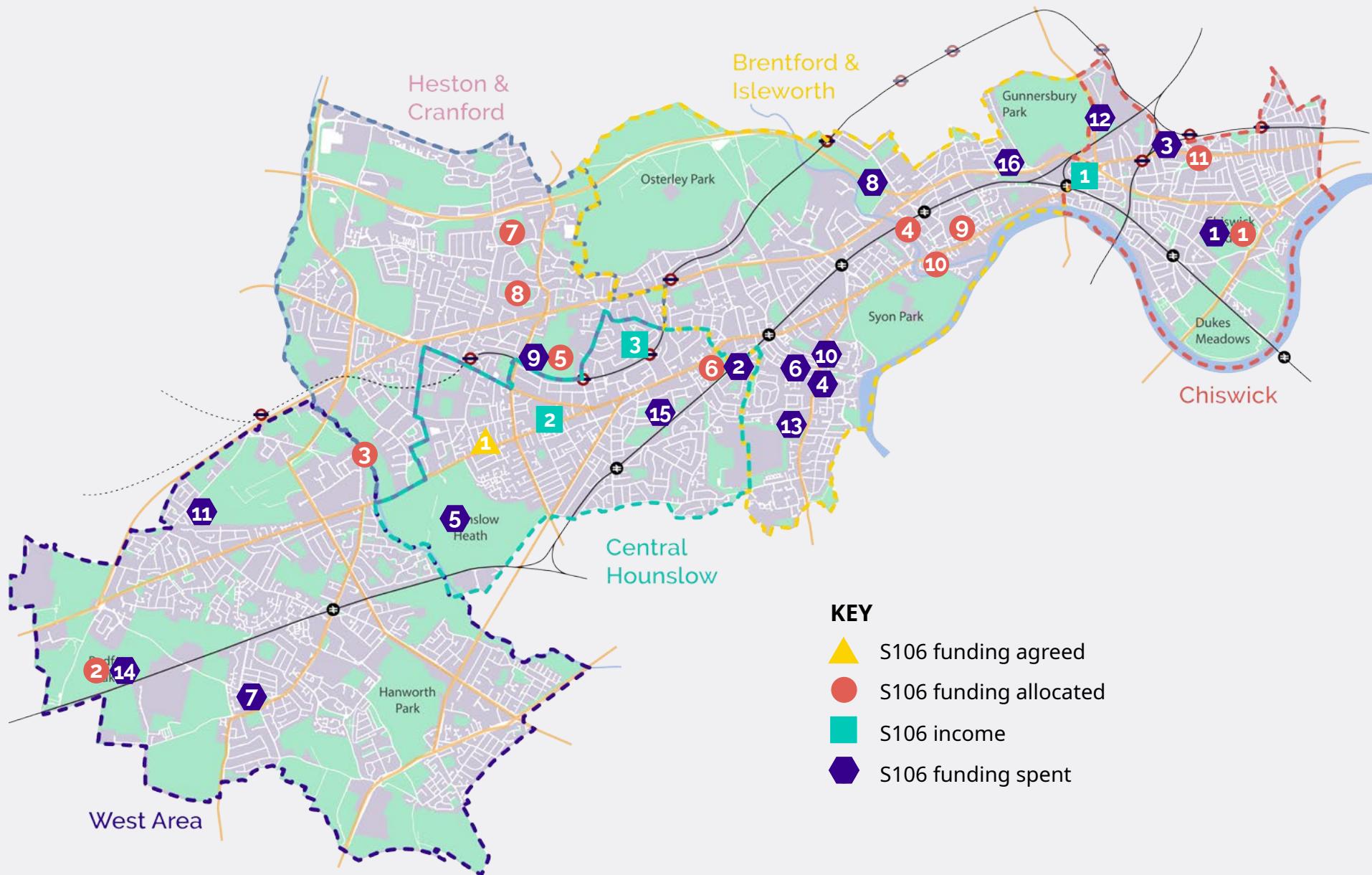
£59,561.25 Total income

Spend in 2020/21

1	£116,500	Chiswick House and Gardens improvements
2	£62,227	Thornbury Road Park Maintenance
3	£15,500	Gunnersbury Triangle improvements
4	£15,000	Silverhall Park improvements
5	£10,531	Hounslow Heath habitat restoration
6	£10,421	St John's Gardens improvements
7	£7,468	Path repairs at St Dunstan's Park
8	£6,344.92	Boston Manor Park Planting
9	£6,011	Lampton Park infrastructure refurbishment
10	£5,013	Play space improvement at Townfield Way
11	£5,000	New fence - Hatton Road Allotments
12	£1,867	Play space improvements near Manor Gardens
13	£762	Redlees Park Improvements
14	£400	Bedfont Lakes Improvements
15	£130	Inwood Park fence repairs
16	£105	Play area at Carville Hall Park North

£263,279.92 Total spent

S106 CONTRIBUTIONS: OPEN SPACE & PARKS - MAP



S106 CONTRIBUTIONS: EDUCATION

Agreed in 2020/21

1 **£1,168,482** Brentford Lock West, Commerce Road 00297/R/P15

£1,168,482 Total agreed

Allocations in 2020/21

1 **‡ £120,000** William Hogarth Primary School

2 **‡ £65,150** Hounslow Heath Infant & Primary School

3 **‡ £14,694** Beavers Primary School

£199,844 Total allocated

Income in 2020/21

1 **£94,161.21** Wheatstone House, 650 Chiswick High Rd 00248/U/P7

£94,161.21 Total income

Spend in 2020/21

1 **£264,842** Gresham School (Oaklands) expansion

2 **£248,000** Amalgamation of Sparrow Farm Schools

3 **£154,000** Heathland School Kitchen Refurbishment

4 **£65,150** Hounslow Heath Infant & Primary School

5 **£23,234** Marjory Kinnon expansion

6 **£14,694** Beavers Primary School

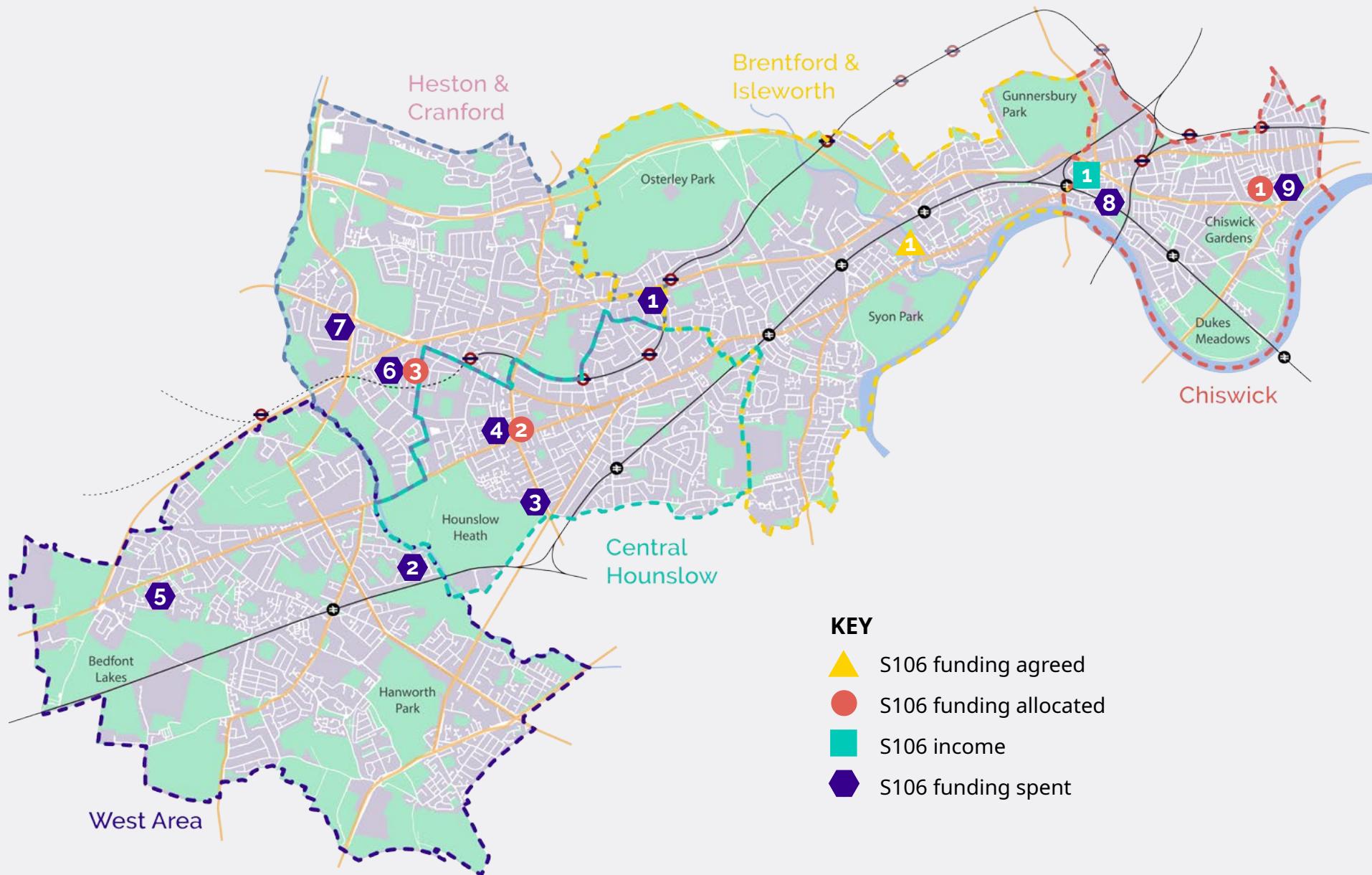
7 **£10,429** Adult Learning Disability Centre

8 **£10,351.75** Lionel and Strand-on-the-Green expansion

9 **£7,750** William Hogarth Primary School

£798,450.75 Total spent

S106 CONTRIBUTIONS: EDUCATION - MAP



S106 CONTRIBUTIONS: HEALTH

Agreed in 2020/21

1 **£97,840** Brentford Lock West, Commerce Rd 00297/R/P15

£97,840 Total agreed

Allocations in 2020/21

1 **£115,000** Heart of Hounslow Centre for Health

2 **£55,647** Thornbury Road Centre for Health

3 **£20,922** Chiswick Health Centre

4 **£9,726** Brentford Health Centre

5 **£7,643** Feltham Centre for Health

£208,938 Total allocated

Income in 2020/21

None

£0 Total income

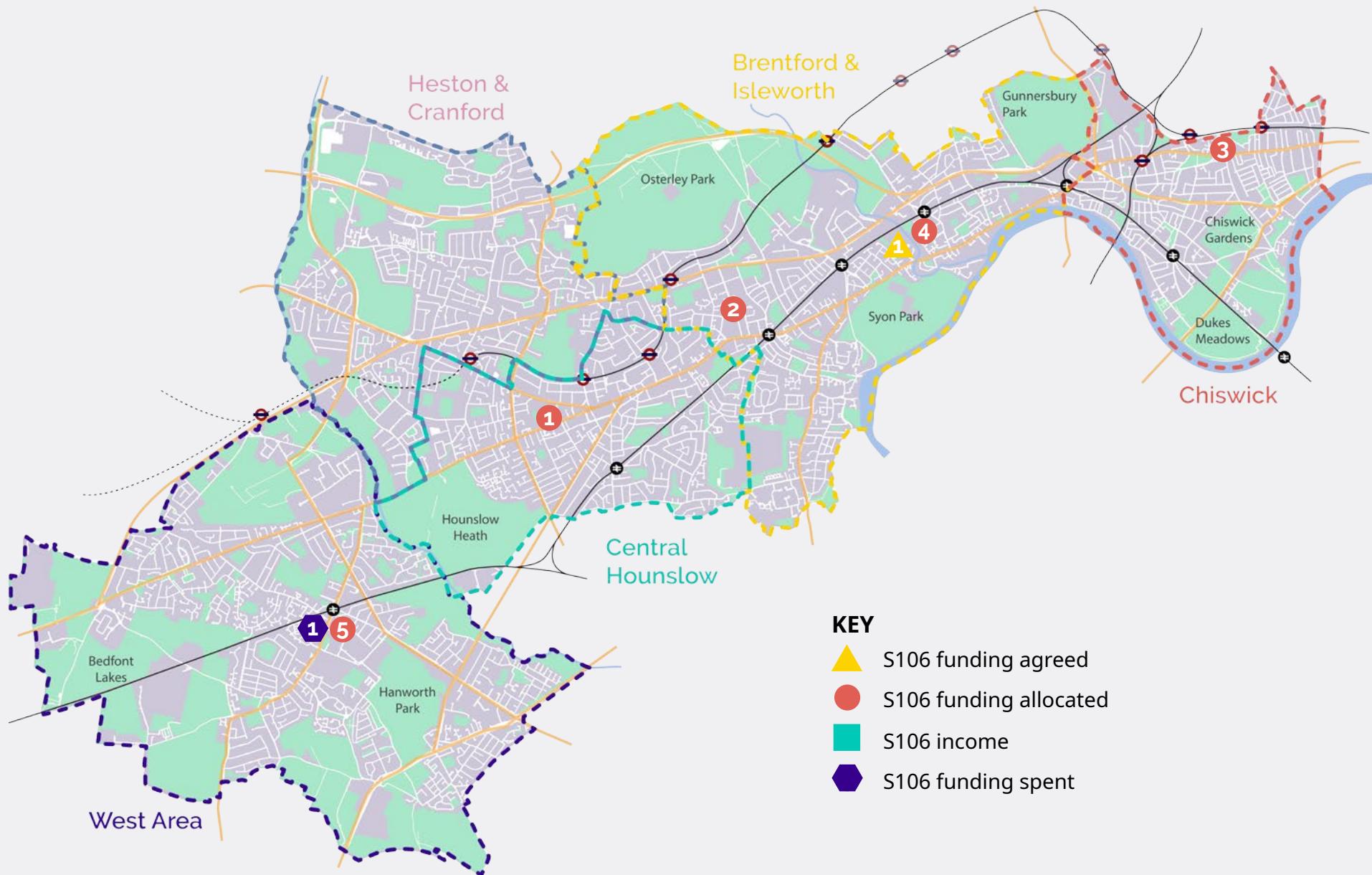
Spend in 2020/21

1 **£2,850** Feltham Centre for Health

£2,850 Total spent



S106 CONTRIBUTIONS: HEALTH - MAP



S106 CONTRIBUTIONS: TRAFFIC & TRANSPORT

Agreed in 2020/21

1	£254,050	Land to the south of Bedfont Road	01660/B/P9
	£200,000	Highway Works Contribution	
	£39,050	Local Transport Contribution	
	£15,000	(Beacon Road) Bus Shelter Contribution	
2	£65,000	Leisure West, Browells Lane, Feltham	01724/A/P1
	£65,000	CPZ Implementation Contribution	
3	£50,000	40&40A High Street, Brentford	00607/T/P1
	£50,000	Cycle Superhighway Contribution	
4	£40,000	Frank Towell Court, Feltham	00483/A/P4
	£40,000	CPZ Implementation+Consultation Contribution	
5	£30,000	369-373 Staines Road, Hounslow	01054/369-373/P21
	£30,000	CPZ Contribution (Consultation+Implementation)	
6	£30,000	Former Citroen Garage, Brentford	01508/A/P6
	£30,000	Gunnersbury Station Contribution	
7	£30,000	Feltham Magistrates Court, Hanworth Rd	00553/E/P5
	£30,000	CPZ Implementation Contribution	
8	£15,000	The George Inn, Twickenham Rd, Isleworth	01137/114/P2
	£15,000	CPZ Consultation Contribution	
9	£12,500	396-400 Chiswick High Road	00248/396-400/P21
	£10,000	EV Chargers Contribution	
	£2,000	Blue Badge Bays Contribution	
	£500	Cycle Stands Contribution	
	£23,363.20	Total transport monitoring fees	

£547,595.20 Total agreed

Allocations in 2020/21

1	£200,000	Bedfont Road Highway Improvements
2	£101,779	Improvements to Brentford High Street
3	£45,359	CPZ - Isleworth
4	£39,050	New cycle lane - Stanwell Road
5	£34,082	CPZ - Brentford
6	£18,521	New bus shelter on Upper Sutton Lane
7	£15,000	New bus shelter on Stanwell Road
	£8,681	Travel Plan Monitoring (x3)
8	£5,017	CPZ - Hounslow West
9	£3,070	Traffic order & Highways works at Grant Way
10	£3,065	Introduction of No Loading at London Road
11	£409	Public Transport improvements in GWC

£474,033 Total allocated

S106 CONTRIBUTIONS: TRAFFIC & TRANSPORT

Income in 2020/21

1	£256,368	Land to the south of Bedfont Road	01660/B/P9
2	£202,268.04	Feltham Labour Club, Manor Place	00793/M/P1
3	£170,000	Land east of former Feltham Marshalling Yard	00553/F/P31
4	£13,355.60	Morrison's, 8 Cavendish Parade, Hounslow	00083/Q8/P13
5	£11,494.34	Brentford Football Club, Lionel Road	00703/A/P11
6	£7,405.25	21 Fern Grove, Feltham	00439/21/P1
7	£5,017.14	215-223 Staines Road, Hounslow	01054/215-334/P18
8	£3,678	Former Brentford Police Station, Half Acre	00540/A/P6
9	£2,318.40	Leisure West, Browells Lane, Feltham	01724/A/P1
10	£2,318.40	396-400 Chiswick High Road	00248/396-400/P21
11	£2,318.40	Canal Yard, Hayes Rd, Southall	00580/A/P48
12	£2,318.40	Frank Towell Court, Feltham	00483/A/P4
13	£2,208	Land NW of Fern Grove, Feltham	00439/E/P8

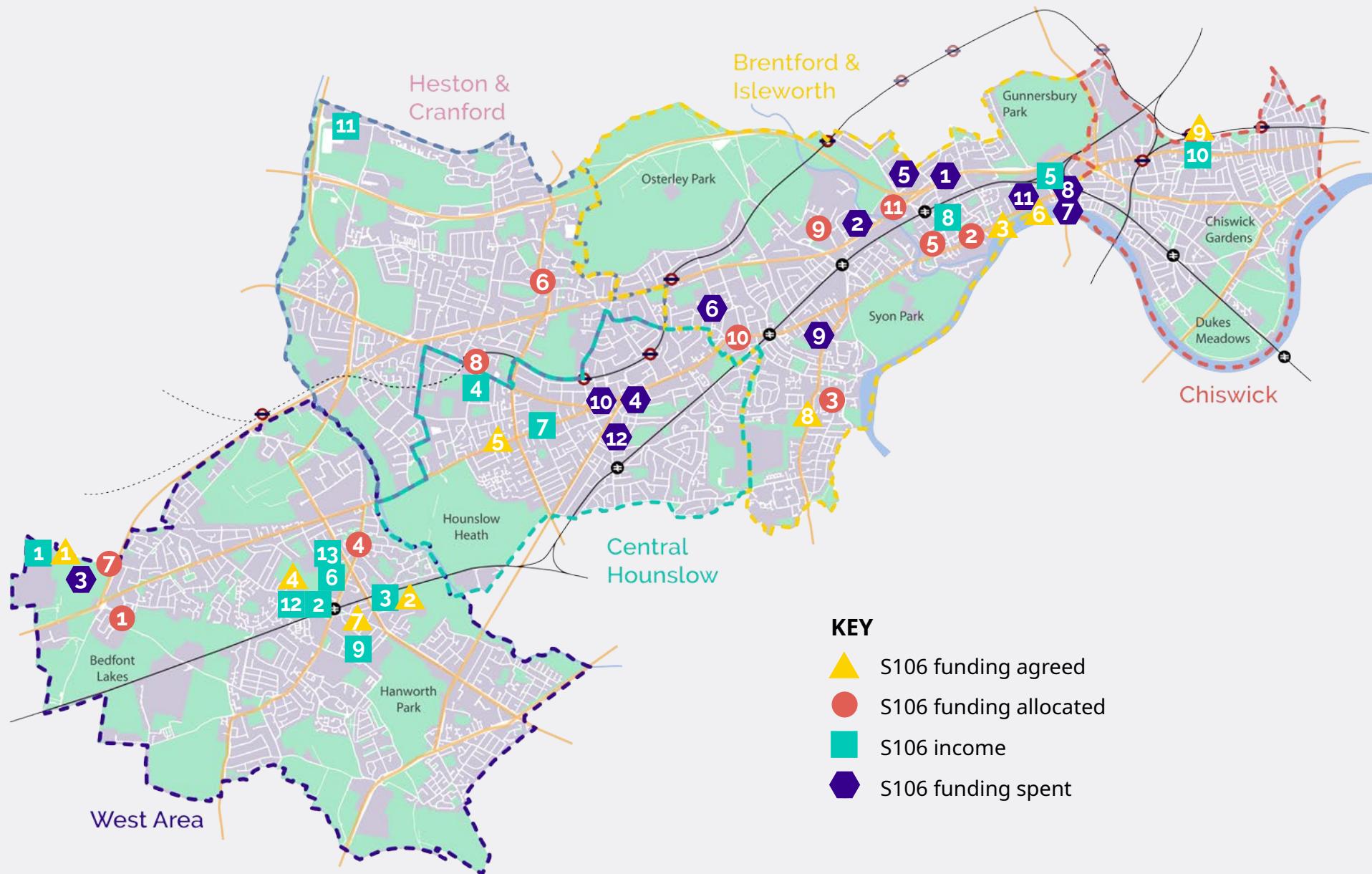
£681,067.97 Total received

Spend in 2020/21

1	£218,225	Great West Corridor Public Transport improvements
2	£92,890	Brentford-Southall Rail Link
3	£52,219	Bedfont Lane Improvements
4	£39,516.51	Pears Road improvements
5	£31,069.94	Pedestrain improvements near Reynards Mills
6	£29,655.40	Traffic Management at Thornbury Road
7	£21,969.09	Toucan crossing at Kew Bridge Road
8	£15,891.65	Kew Bridge Station Improvements
9	£8,661	Amhurst Gardens CPZ
10	£5,154	Hounslow Major Scheme
11	£1,447	Improvements to Green Dragon Lane
12	£870.35	Hounslow CPZ

£517,568.94 Total spent

S106 CONTRIBUTIONS: 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 2020/21

- 1 £11,404,950** 40&40A High Street, Brentford 00607/T/P1
- 2 £1,000,000** 396-400 Chiswick High Road 00248/396-400/P21
- 3 £166,785** Feltham Magistrates Court, Hanworth Rd 00553/E/P5
- £1,908** Monitoring Fees

£12,573,643 Total agreed

Allocations in 2020/21

- 1 £1,033,412** HRA - Bulk Purchases - High Street Quarter

£1,033,412 Total allocated



Income in 2020/21

- 1 £322,630** 8 Kew Bridge Road, Brentford 00657/P/P23
- 2 £251,100** Former Alfa Laval, Great West Road 00505/Z/P33
- 3 £134,050** Wallis House, Great West Road, Brentford 00505/P/P73

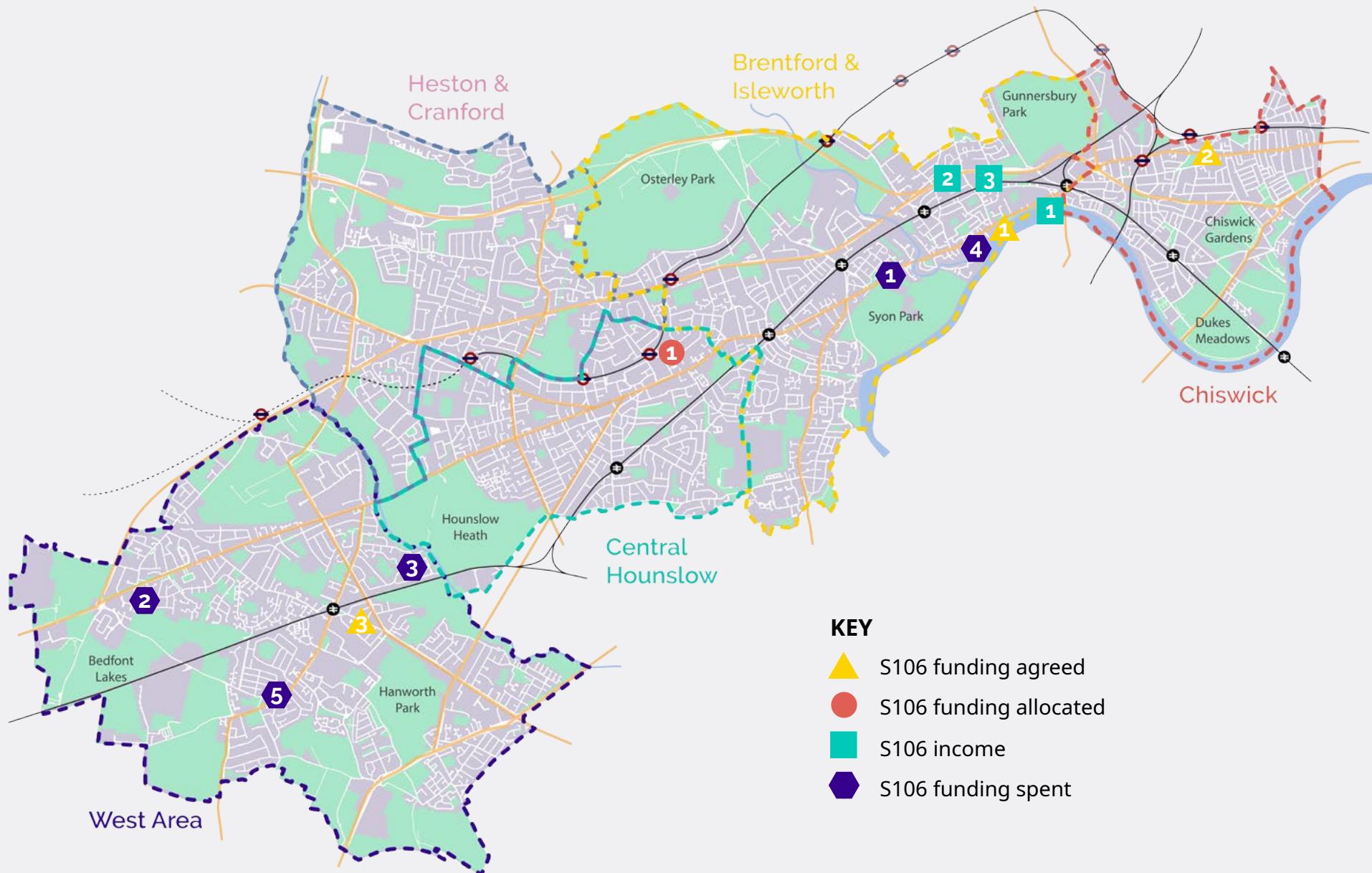
£707,780 Total received

Spend in 2020/21

- 1 £2,014,845** Acton Lodge, Brentford
- 2 £432,000** Hattchet Road, Bedfont
- 3 £180,602.93** Sparrow Farm Drive, Feltham
- 4 £40,483.07** Brentford Waterside Block D
- 5 £4,069** Wilson House, Feltham

£2,672,000 Total spent

S106 CONTRIBUTIONS: COUNCIL AND AFFORDABLE HOUSING - MAP



S106 CONTRIBUTIONS: PUBLIC REALM & ENVIRONMENTAL IMPROVEMENTS

Agreed in 2020/21

1 **£14,000** 40&40A High Street, Brentford
£14,000 Legible London Signage Contribution

2 **£6,000** Former Citroen Garage, Brentford
£6,000 Legible London Signage Contribution

£20,000 Total agreed

Allocations in 2020/21

1 **£33,615** Public realm improvements in Great West Corridor

2 **£26,000** Mogden Lane - environmental improvements

£59,615 Total allocated

Income in 2020/21

00607/T/P1 **1** **£33,015.03** Wheatstone House, 650 Chiswick High Rd 00248/U/P7

01508/A/P6 **2** **£15,994.57** 9-21 Bell Road, Hounslow 00108/9-21/P4

£49,009.60 Total received

Spend in 2020/21

1 **£8,000** Great West Road/Syon Lane improvements

2 **£3,956.97** Redlees Park Improvements

3 **£148.59** Swan Court - public realm improvements

£12,105.56 Total spent

S106 CONTRIBUTIONS: PUBLIC REALM & ENVIRONMENTAL IMPROVEMENTS - MAP



S106 CONTRIBUTIONS: CONSTRUCTION, EMPLOYMENT AND TRAINING

Agreed in 2020/21

£400,247	High Street Quarter, Hounslow	00616/F/P23
£313,500	Former Citroen Garage, Brentford	01508/A/P6
£266,851.75	Brentford Lock West, Commerce Road	00297/R/P15
£171,715	40&40A High Street, Brentford	00607/T/P1
£121,382	Land to the south of Bedfont Road	01660/B/P9
£75,625	Frank Towell Court, Feltham	00483/A/P4
£31,625	Leisure West, Browells Lane, Feltham	01724/A/P1
£51,165.75	Canal Yard, Hayes Rd, Southall	00580/A/P48
£26,802.90	396-400 Chiswick High Road	00248/396-400/P21
£19,541	369-373 Staines Road, Hounslow	01054/369-373/P21
£17,217.15	Feltham Magistrates Court, Hanworth Rd	00553/E/P5
£14,875	Land at Ascot Road, Feltham	01270/G/P2
£14,025	Land NW of Fern Grove, Feltham	00439/E/P8
£11,000	100 Jersey Road, Hounslow	00647/C/P12
£24,000	Monitoring fees	

£1,559,572.55 Total agreed (+ monitoring)

Allocations in 2020/21

£267,423	Skills Escalator
£247,173	Into Work Programme
£114,421	Construction Training Academy
£102,500	Targeted Job Brokerage
£83,480	Sector Specific Skills Academies and Fairs
£82,500	Apprenticeship Academy
‡ £42,000	Development Activity Monitoring & Support

£939,497 Total allocated

Spend in 2020/21

£104,700.15	Sustaining the Skills and Employment Team
£3,750	Youth Work Partnership Project

£108,450.15 Total spent

Income in 2020/21 (summary)

£452,435.61 Total received

S106 CONTRIBUTIONS: OTHER

Agreed in 2020/21

CF **£1,921,809** 40&40A High Street, Brentford
£1,921,809 (Watermans) Arts Centre Fit Out

00607/T/P1

£1,921,809 Total agreed

Income in 2020/21

No other income

£0 Total received

Spend in 2020/21

CF **£84,917** Brentford Library Refurbishment
CF **£22,245.30** Shopfront Improvements in Hounslow TC
CF **£5,200** Chiswick Library Refurbishment

£112,362.30 Total received

Allocations in 2020/21

CF **† £84,917** Brentford Library Refurbishment
V **‡ £44,121** Shopfront Improvements in Hounslow TC

£129,038 Total allocated



Brentford Library

S278 CONTRIBUTIONS

Agreed in 2020/21

£112,893.47 Feltham Labour Club, Manor Place 00793/M/P1

£40,072.67 10 Windmill Road, Brentford 01218/10/P11

£18,457.95 The Mansion, High Street, Feltham 00609/CC/P1

£156,056.73 Non-monetary contributions agreed

£15,367.36 Monetary contributions agreed

What are S278 contributions?

Section 278 agreements are part of the Highways Act 1980. They enable a highway authority to enter into an agreement with a third party to deliver improvements on the existing public highway. An S278 is usually necessary where planning permission has been granted for a development that requires improvements, or changes, to the existing roads and pavements that form part of the publicly-maintained highway.

In order to deliver these improvements, the developer must obtain approval for the detailed design of the works from the highway authority and enter into an agreement that sets out how the works are to be delivered. Predominantly, S278 agreement is used to allow the development access to the existing road network.

Where the developer is entering into the agreement in order to deliver works, as opposed to just providing a contribution to further works, they will be responsible for the design of the works to the satisfaction of the council.

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 2020/21

£157,644	Feltham Labour Club, Manor Place	00793/M/P1
*£133,756	Burlington Close, Feltham	00174/B/P1
£98,657	Land r/o Cavendish Parade, Hounslow	00083/Q8/P13
£74,605	21 Fern Grove, Feltham	00439/21/P1
£55,675	Frank Towell Court, Feltham	00483/A/P4
£50,264	1 Commerce Road, Brentford	00297/H/P13
£49,669	12-32 Lampton Road, Hounslow	00676/12-32/P5
£31,798	Land r/o Kew Bridge Station, Brentford	00657/D/P17
£31,427	215-223 Staines Road, Hounslow	01054/215-334/P18
*£24,460	10 Stille Hall Parade, Chiswick	01073/10/P5(4)
£21,381	Cole Gardens, Hounslow	01354/B/S1
£13,689	Green School for Boys, Isleworth	01137/AA/P3

£742,845 Total received

* - non-s106 contributions

Agreed in 2020/21

£754,860	Former Citroen Garage, Brentford	01508/A/P6
£404,700	40&40A High Street, Brentford	00607/T/P1
£290,205	Brentford Lock West, Commerce Road	00297/R/P15
£140,000	100 Jersey Road, Hounslow	00647/C/P12
£112,261.50	Leisure West, Browells Lane, Feltham	01724/A/P1
£107,960.85	Feltham Magistrates Court, Hanworth Rd	00553/E/P5
£85,674.09	High Street Quarter, Hounslow	00616/F/P23
£63,924.55	369-373 Staines Road, Hounslow	01054/369-373/P21
£55,675	Frank Towell Court, Feltham	00483/A/P4
£49,057.05	Land NW of Fern Grove, Feltham	00439/E/P8
£22,924.85	Edison Primary School, Hounslow	01151/G/P3
£14,797	396-400 Chiswick High Road	00248/396-400/P21
£9,559	Churchdale Court, Harvard Rd, Chiswick	00571/A/P5
£8,658.30	Garages r/o Vineyard Rd, Feltham	01158/D/P7
£8,625	302 Bath Road, Hounslow	00083/302/P7
£7,210.50	Canal Yard, Hayes Rd, Southall	00580/A/P48

£2,139,092.64 Total agreed

CARBON OFFSET FUND 2020/21

Allocated in 2020/21

£200,000 Air Source Heat Pump in Cavendish Primary School

£120,000 Better Homes, Better Health Scheme

£44,415 Retrofitting Council Buildings

£364,415 Total allocated

Spent in 2020/21

£120,000 Better Homes, Better Health Scheme

£44,415 Retrofitting Council Buildings

£164,415 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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