



HILLINGDON
LONDON

Infrastructure Funding Statement 2020 – 2021 Financial Year

December
2021

Preface

This Infrastructure Funding Statement has been prepared in accordance with the detailed requirements set out in regulation 9 and schedule 2 of the Community Infrastructure Levy 2010 (as amended) and is expected to include:

- A list of the infrastructure projects or types of infrastructure projects which will be wholly or partially CIL funded.
- Details of neighbourhood CIL collected and spent and any CIL allocated but not spent
- Detail on S106 financial and non-financial obligations, which may also include section 278 contributions.

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1 Introduction

- 1.0 Welcome to the London Borough of Hillingdon's Infrastructure Funding Statement for the 2020/21 financial year.
- 1.1 This Statement will provide information on CIL and S106 receipts for the 2020/2021 financial year and report on how they were allocated and spent. The report concludes with a brief comment on future spend priorities.
- 1.2 This report consists of the following sections:
 - CIL income and allocation/expenditure
 - S106 income, allocation and spend
 - S106 non-financials delivery and spend

2 CIL Summary

- 2.1 The London Borough of Hillingdon is a CIL charging authority. It is responsible for collecting both Hillingdon CIL and the Mayoral CIL set by the Mayor of London.

Hillingdon CIL (HCIL)

- 2.2 Hillingdon's CIL has been charged since August 2014 and has been increasing with indexation since its introduction. The current charges (with indexation) from January 2022 are as follows:

London Borough of Hillingdon CIL Charging Rates 2022

Use Type	Charging Schedule Rate 2014 (per sq.m.)	Rate including Indexation 2022 (per sq.m.)
Large format retail development (A1) greater than 1,000 sq. m, outside of designated town centres	£215.00	$£215 \times 332 / 237 = \text{£}301.18$
Offices (B1)	£35.00	$£35.00 \times 332 / 237 = \text{£}49.03$
Hotels (C1)	£40.00	$£40.00 \times 332 / 237 = \text{£}56.03$
Residential Dwelling Houses (C3)	£95.00	$£95.00 \times 332 / 237 = \text{£}133.08$
Industrial (B8)	£5.00	$£5.00 \times 332 / 237 = \text{£}7.00$
All other uses	£0.00	£0.00

Mayoral CIL (MCIL)

- 2.3 Mayoral CIL monies are transferred to Transport for London on a quarterly basis to be spent on Crossrail and other transport infrastructure as per the requirements of the Mayoral CIL.

CIL Income 2020/21

- 2.4 Hillingdon's CIL monies are allocated to the fund infrastructure delivered through both the Council's Capital Programme and the Chrysalis programme (where the majority of the Neighbourhood CIL monies are spent). In line with the CIL Regulation, a further 5% of the total CIL monies collected is spent on the costs of administering CIL. Table 1 below compares the total amount of CIL income collected in during the last two financial years by category:

	2019/20	2020/21
Strategic HCIL (75%)	£3,568,221.69	£2,520,778.55
Total HCIL admin (5%)	£239,017.32	£156,412.63
Neighbourhood CIL (20%)	£973,107.44	£461,061.27
TOTAL HCIL	£4,780,346.45	£3,138,252.45
Mayoral CIL (transferred to Transport for London)	£1,941,033.84	£4,418,390.16

Table 1: Hillingdon CIL Income

Hillingdon CIL Allocations and Expenditure 2020/21

- 2.5 The strategic portion of HCIL expenditure is currently allocated in accordance with the Council's Financial Capital Programme. The programme sits within the Council's Medium-Term Financial Forecast (MTFF) which is approved by Cabinet and provides information on capital expenditure, capital financing and capital receipts over a five-year period.

Allocations process

- 2.6 The Capital Programme is the plan for investment in the borough's infrastructure called capital projects. Specific capital projects are identified primarily through the Council's annual budget. Service managers submit proposals for new projects, outlining the reasons and benefits for the proposal and the estimated cost and method of financing.
- 2.7 Proposals are reviewed by senior managers across the organisation chaired by the Corporate Director of Finance. If proposals are deemed satisfactory at this stage, they are included in further submission to the Leader of the Council. Following a public consultation in December, any further feedback on the final revised five-year capital programme is submitted to Cabinet and Council for approval in February each year.
- 2.8 In order to formally proceed with implementation, all individual capital expenditure projects require a formal democratic decision from the Leader of the Council and Cabinet Member for Finance, Property and Business Services to release the monies included within the capital programme budget.¹
- 2.9 In the 2020/21 financial year a total of £3,128,252.45 of HCIL was collected by the Council. Monies collected was allocated and spent² on the following capital projects listed below:

¹ Capital Strategy Report 2020/2021: The Councils Budget Medium Term Financial Forecast 2020-21 – 2024/25

² In the spend of HCIL, allocation is the same as spend. Hence, the income figure matches the spend figure in the last financial year.

Summary of Hillingdon CIL Expenditure

Hillingdon CIL Spend	Ward(s)	Total
Strategic HCIL		
Education Facilities		
Ruislip High School Expansion	Manor	1,066,674.80
Transport Facilities		
Highways Structural Works	Various	252,373.38
<i>A437 Dawley Road</i>	<i>Botwell</i>	<i>64,924.93</i>
<i>Viveash Close</i>	<i>Botwell</i>	<i>46,107.36</i>
<i>Uxbridge High Street</i>	<i>Uxbridge South Uxbridge North</i>	<i>141,341.09</i>
Leisure Facilities		
West Drayton Leisure Centre	West Drayton	1,186,020.37
Community Facilities		
Botwell Lane, Hayes - Public Conveniences	Botwell	15,710.00
Neighbourhood CIL		
Chrysalis Programme (See Appendix 2 for a detailed list of projects)	Various	451,061.27
Total CIL Infrastructure Financing		2,971,839.82
Administration Fee (5%)		156,412.63
Total CIL Receipts		3,128,252.45

Neighbourhood CIL

- 2.10 Neighbourhood CIL funding schemes across the borough are delivered through the Chrysalis programme - local bids are accepted and reviewed for funding. In 2020/21, 15% of HCIL collected was spent on the local schemes in the Chrysalis Programme.
- 2.11 A total of £451,061.27 was spent on the Chrysalis programme in the 2020/21 financial year.
- 2.12 Figure 1 below summarises the type of schemes that were funded as part of the Chrysalis Programme and the percentage of the total fund each project category spent. Please see Appendix 2 for a full breakdown of schemes.

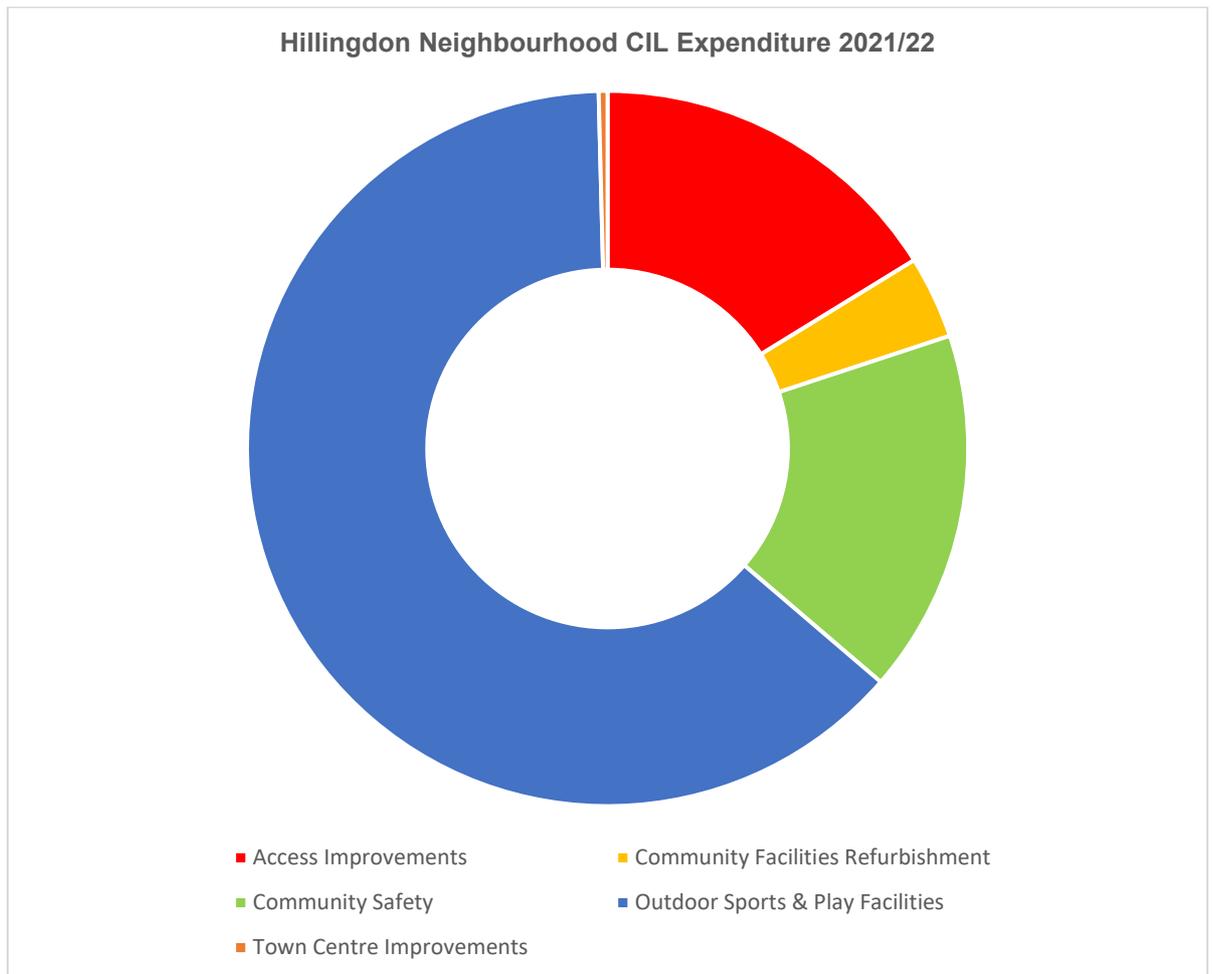


Figure 1: Hillingdon Neighbourhood CIL Expenditure 2021/22

Mayoral CIL

- 2.13 In the 2020/21, £5,222,197.49 was collected in the London Borough of Hillingdon on behalf of Transport for London (TfL). These funds are transferred to the Mayor following the deduction of 4% administration charge which is retained by the Council.

Mayoral CIL

	Amount Collected	Abatement	Amount Paid to TFL	4% Admin Fee
Q1	£ 1,138,255.56	£ 40,778.65	£ 1,051,946.69	£ 45,530.22
Q2	£ 183,764.45	-	£ 176,413.87	£ 7,350.58
Q3	£ 1,349,942.56	-	£ 1,295,944.86	£ 53,997.70
Q4	£ 2,550,234.92	-	£ 2,448,225.52	£ 102,009.40
TOTAL	£ 5,222,197.49	£ 40,778.65	£ 5,013,309.59	£ 208,887.90

3 Section 106 Summary

Section 106 Balances

- 3.1 The table below shows the current S106 balance held by the Council at the beginning and end of the 2020/21 financial year. This shows that just over £1 million of new S106 income was received and £2.1 million was spent.

Status	Total Amount £000
Opening Balance 01/04/2020	£13,440
Total income 2020/21	£1,251
Total spent 2020/21	£2,143
Closing Balance at 31 March 2021	£12,548

New Section 106 Contributions Agreements

- 3.2 During the 2020/21 financial year, a total of 12 new legal agreements were signed to deliver specific financial and non-financial obligations as set out in the relevant planning legal agreements. The list of sites with legal agreements signed in 2020/21 is provided in Appendix 1.
- 3.3 The Council has recently implemented a new monitoring system for legal agreements (Exacom) and is in the process of securing the services of a third party to log the individual obligations within all live legal agreements onto the system. This is timetabled for completion by the end of Q1 2022/23. A list of financial obligations secured in 2020/21 will therefore be made available in Q2 of 2022/23.

Section 106 Allocations

- 3.4 A total of £3,360,000 of S106 monies were allocated in the 2020/21 financial year. Schemes included bus improvements, school expansions and construction training. Requests for the allocation of Section 106 funding must be approved by the relevant Cabinet Member. The schemes were funded in 2020/21 financial year were as follows:

	CASE REF.	SCHEME/PROJECT	AMOUNT (£)	CABINET MEMBER DECISION
1	PT/150/344A	Upgrade of communal emergency lighting at 3 Council respite homes	15,145	2020 (Apr)
2	E/132/419D, E/135/425D, E/130/418C	Borough Air Quality Action Plan & electric charging point (Ruislip Lido)	62,000	2020 (Jun)
3	H/39/304C, H/54/343D	CCG Scheme to expand & improve clinical space at Harefield Health Centre	24,000	2020 (Aug)
4	PT/144/198H, PT/145/198J,PT/217/427B	Canal towpath improvement works between Cowley Mill Road & Rockingham Road	75,730	2020 (Oct)
5	PPR/105/355C, PPR/110/372B, PPR/111/379A, PPR/113/274C, PPR/117/283E, PPR/101/348D, PPR/121/391	Construction Training Coordinator Service	169,016	2020 (Oct)
6	PT/166/359B	Lighting improvements & Santander Bike scheme, Yiewsley & West Drayton	50,500	2020 (Dec)
7	PT/138/300B	TFL pedestrian & cycle infrastructure improvements at Bulls Bridge Roundabout	20,000	2020 (Dec)
		TOTALS	416,391	

S106 Non-Financial Obligations

3.5 Non-financial obligations are those mitigation measures secured that are typically delivered by the developer through direct on or offsite provision. The types of non-financial benefits negotiation by the Council include:

- Affordable Housing units
- Construction Training
- Highways and Public Realm works
- Travel Planning
- Parking Permit Restrictions
- Community Provision
- Drainage Strategies or works

3.6 As referenced above, the Council has recently implemented a new monitoring system for legal agreements (Exacom) and is in the process of securing the services of a third party to log the individual obligations within all live legal agreements onto the system. This is timetabled for completion by the end of Q1 2022/23. A list of non-financial obligations secured in 2020/21 will therefore be made available in Q2 of 2022/23.

4 Future CIL Spend Priorities

Hillingdon CIL Spend Priorities

- 4.1 For the 2022/23 financial year the priority for the Council's strategic CIL receipts will be allocated to fund the new West Drayton Leisure Centre.

Neighbourhood CIL

- 4.2 Neighbourhood CIL will continue to fund the Chrysalis Programme budget. Again, bids sought will fall under the following funding areas: education improvements, community safety improvements, access improvements, outdoor sports and play facilities and town centre improvements.

5 Appendices

Appendix 1: List of S106 agreements signed in the 2020/2021 financial year

Application No	Type	Decision	Site Address	Decision Date
74423/APP/2018/4437	Full	Granted	LAND AT STATUS PARK, NOBEL DRIVE, HARLINGTON	15/04/2020
23799/APP/2019/2850	Variation	Granted	401 UXBRIDGE ROAD, HAYES Yiewsley & West Drayton Leisure Centre, Harmondsworth Road/, ROWLHEYS PLACE, WEST DRAYTON	21/04/2020
75127/APP/2019/3221	Full	Granted	DRAYTON	27/04/2020
40050/APP/2020/1000	COU	Granted	WATERSIDE HOUSE, OXFORD ROAD, UXBRIDGE, UB8 1HS	18/05/2020
40050/APP/2020/1001	COU	Granted	RIVERVIEW HOUSE, OXFORD ROAD, UXBRIDGE, UB8 1HS	18/05/2020
40050/APP/2020/1009	COU	Granted	RIVERVIEW HOUSE, OXFORD ROAD, UXBRIDGE, UB8 1HS	18/05/2020
40050/APP/2020/999	COU	Granted	WATERSIDE HOUSE, OXFORD ROAD, UXBRIDGE, UB8 1HS	18/05/2020
13338/APP/2019/2414	Full	Appealed	29-31 SHEPISTON LANE, HAYES, UB3 1LJ	30/06/2020
40050/APP/2018/1737	Full	Granted	BRIDGE HOUSE, OXFORD ROAD, UXBRIDGE, UB8 1HS	30/06/2020
2082/APP/2019/4091	Full	Granted	NORTHWOOD COLLEGE EDUCATIONAL FOUNDATION, MAXWELL ROAD, NORTHWOOD, HA6 2YE	05/08/2020
67335/APP/2018/3565	Full	Granted	LAND ADJACENT TO, 30 HARVEY ROAD, NORTHOLT, UB5 6QT	12/08/2020
67544/APP/2019/1978	Full	Granted	19-22, CHIPPENDALE WAYE, UXBRIDGE, MIDDX	08/09/2020
1331/APP/2019/1666	Variation	Granted	FORMER NESTLE FACTORY, NESTLES AVENUE, HAYES	11/09/2020
18175/APP/2020/2157	Full Res	Appealed	63-65, STATION ROAD, HAYES	22/09/2020
35805/APP/2019/137	Matter	Granted	1 & 1A, BATH ROAD, HEATHROW, TW6 2AA	24/09/2020
6616/APP/2019/3268	Full	Granted	LAND REAR OF 122 - 123, HIGH STREET, UXBRIDGE	02/10/2020
73298/APP/2020/1194	Full	Granted	LAND TO THE EAST SIDE OF, NEWPORT ROAD, HAYES, UB4 8JX	02/10/2020
3348/APP/2020/1589	Full	Granted	MEADOW HIGH SCHOOL, ROYAL LANE, HILLINGDON	05/10/2020
11026/APP/2020/142	Full	Granted	THE CRANE PH, WATERSPLASH LANE, HAYES, UB3 4QS	09/10/2020
4058/APP/2020/1003	Full	Granted	HILLINGDON HOSPITAL, PIELD HEATH ROAD, HILLINGDON, UB8 3NN	09/10/2020
12933/APP/2020/1023	Full	Granted	QUEENSMEAD SCHOOL, QUEENS WALK, RUISLIP, HA4 0LS	27/10/2020
5746/APP/2019/2403	Full	Granted	FORMER CHANTRY SCHOOL SITE, FALLING LANE, YIEWSLEY, UB7 8AG	02/11/2020
59872/APP/2019/3852	Full	Granted	1 VINYL SQUARE, THE OLD VINYL FACTORY, BLYTH ROAD, HAYES, UB3 1HA	02/11/2020
11068/APP/2020/1586	Full	Granted	DOUGLAS WEBB HOUSE, 546, SIPSON ROAD, SIPSON LAND TO THE EAST OF LONDON SCHOOL OF THEOLOGY, GREEN LANE, NORTHWOOD, HA6 2UW	03/11/2020
10112/APP/2019/1244	Full	Granted	2UW	09/11/2020
68153/APP/2019/1319	Full	Granted	15 GREEN LANE, NORTHWOOD, HA6 2UZ	09/11/2020
71582/APP/2019/2584	Full	Granted	LAND TO THE REAR OF 2-24, HORTON ROAD, YIEWSLEY, UB7 8EP	10/11/2020

66021/APP/2020/1422	Full	Granted	1 VINE STREET, UXBRIDGE	19/11/2020
8057/APP/2019/3861	Full	Granted	The former Star PH, corner of Star Road and, UXBRIDGE ROAD, HILLINGDON	02/12/2020
67622/APP/2017/4325	Variation	Granted	FORMER CONTRACTOR'S COMPOUND, SOUTH OF, SWINDON ROAD, HEATHROW AIRPORT SITE ENCLOSED BY BENTINCK ROAD & TAVISTOCK ROAD, TAVISTOCK ROAD, YIEWSLEY, UB7 7RQ	29/12/2020
45200/APP/2018/4447	Full	Granted	53-55 THE BROADWAY, JOEL STREET, NORTHWOOD, HA6 1NZ	08/01/2021
5564/APP/2020/847	Full	Granted	ALLPORT HOUSE, COWLEY BUSINESS PARK, HIGH STREET, COWLEY, UB8 2AD	19/01/2021
46104/APP/2020/789	Full	Granted	The Pressing Plant, The Old Vinyl Factory, BLYTH ROAD, HAYES, UB3 1HA	25/01/2021
59872/APP/2020/2517	Variation	Granted	LAND EAST OF BROADMEAD ROAD & SOUTH OF ARCON WAY, BROADMEAD ROAD, NORTHOLT	11/03/2021
71486/APP/2020/1369	Full	Granted	GETHCELN HOUSE, DAWLEY ROAD, HAYES	22/03/2021
71737/APP/2020/2960	Variation	Granted		31/03/2021

Appendix 2: Chrysalis Programme CIL Breakdown 2020/2021

Chrysalis Programme Breakdown 2020/21	£
Access Improvements	
Hayes End Community Park, Car Park & Pedestrian Footway Resurfacing	18,592.08
Celandine Walk Public Footpath Improvements	54,350.70
Access Improvement Total	72,942.78
Community Facilities Refurbishment	
West Drayton Allotment Site Storage Building Renovation	1,148.87
Hillingdon Autistic Care & Support (HACS) Flooring & Kitchen Imp	3,660.00
South Ruislip Children's Centre Garden Improvements	12,000.00
Community Facilities Refurbishment Total	16,808.87
Community Safety	
Hayes End Community Centre Security Fencing	13,545.00
8th Hayes Scouts Replacement Fencing	5,790.00
Sandgate Youth Football Club Fencing Refurbishment	10,101.94
South Ruislip Community Dean Park Hall CCTV	4,287.00
Uxbridge Childrens Centre Electronic Security Gates Install	12,328.00
1-37 Park Court AG	6,000.48
26-34 Hillcroft Crescent (including 23-31 Hunters Hill) AG	1,848.00
4-140 Pine Gardens & 101-135 Southbourne Gardens AG	3,120.90
48-58 Victoria Avenue (including 314-318 Long Lane) AG	1,577.00
140 Church Road (Including 10-13 Kerstin Close), Hayes AG	4,054.50
63-73 Bourne Ave / 58-64 Waltham Ave / 1 Mildred Ave AG	1,424.70
39-53 Brixham Crescent & 58-74 Linden Ave AG	2,349.90
165-183 Pine Gardens & 4-24 Springfield Gardens AG	1,446.30
Yeading Gardens & Yeading Fork AG	2,948.60
Singret Place AG	3,256.20
Community Safety - Total	74,078.52
Outdoor Sports & Play Facilities	
Northwood Recreation Cricket Square	8,381.11
Brookside Playing Fields Cricket Pitch Re-instatement	10,190.00
Cowley Recreation Playground	89,000.00
Yiewsley Recreation Playground	88,999.99
Parkfield Crescent Playground	88,875.00
Outdoor Sports & Play Facilities - Total	285,446.10
Town Centre Improvements	

Ruislip High St Public Realm Imp	1,785.00
Town Centre Improvements - Total	1,785.00