



# **INFRASTRUCTURE FUNDING STATEMENT**

**LONDON BOROUGH OF  
LEWISHAM  
2019-2020**



# INFRASTRUCTURE FUNDING STATEMENT

## 2019-2020

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# 1. BACKGROUND

- 1.1 In previous years the Council has reported a high level update on developer contributions in the Authority Monitoring Report (previously the Annual Monitoring Report). Local Authorities are now required to report on an annual basis what they have received and spent through the Community Infrastructure Levy and Section 106 (Planning Obligations). This reporting is to be presented in an Infrastructure Funding Statement (IFS). Lewisham's IFS fulfils the legal requirements of the Council, as set out in the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019.
- 1.2 Local authorities are also required to publish the IFS on their website. It replaces the current CIL income monitoring and infrastructure list requirements.
- 1.3 Developer contributions which consist of s106 agreements (also known as 's106', 'section 106' or 'planning obligations') and the Community Infrastructure Levy (CIL) are received by the Council from developers to mitigate the impact of schemes
- 1.4 The IFS provides information on the funding which has been generated by development within the borough for the financial year April 2019 - March 2020 and notes projects which have used developer contributions to fund the delivery of infrastructure during the year as well as the use of Neighbourhood CIL.
- 1.5 The Council has recently recruited permanent posts into the S106 and CIL Team. The new team, which will go by the name of the Development Contributions Team will be tasked with comprehensively reviewing the Borough's s106s contributions, allocations and spend. This review is planned to start in April 2021 and it is anticipated to take 6 months.

## 2. POLICY CONTEXT

### Lewisham's Development Plan

- 2.1 The Council's Development Plan contains a strategic plan for the borough's growth up to 2026. It identifies areas and sites for the delivery of growth as well as necessary infrastructure provision and comprises a suite of documents, adopted at different times.
- 2.2 The four main development plan documents are:

#### Lewisham Core Strategy (2011)

This is the Council's principal planning policy document and provides the spatial context for new developments and regeneration initiatives as well as containing strategic site allocations. Lewisham's spatial strategy is contained this document. The spatial strategy seeks to deliver at least 18,165 new homes between 2011 to 2026 across the borough.

#### Site Allocations Local Plan (2013)

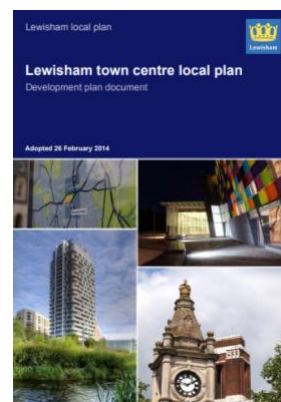
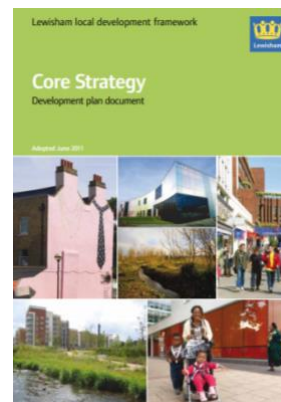
Allocates sites above 0.25ha which are likely to be developed between the lifetime of the plan (2011 – 2026).

#### Development Management Local Plan (2014)

Contains the Council's detailed planning policies.

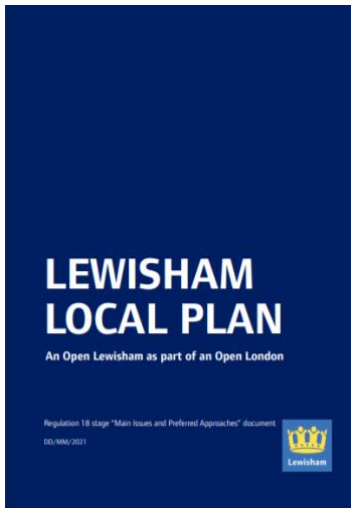
#### Lewisham Town Centre Area Action Plan (2014)

Sets out the vision, objectives, policies, and delivery plan for the regeneration of the Lewisham Town Centre.



## Lewisham's new Local Plan

2.3 Lewisham's new **Local Plan** is at Regulation 18 Stage and commenced consultation on 15<sup>th</sup> January 2021. This document sets out a shared vision for the future of the borough along with the planning and investment framework to deliver this vision through to 2040.



2.4 It includes policies and guidelines used to determine planning applications (together with the London Plan and any future neighbourhood plans). The new Local Plan has brought together our current suite of documents into a single document.

2.5 The plan sets out key strategic policies for the quantity and location of new homes, retail and workspace as well as transport and other infrastructure provision. It seeks to ensure that development is accompanied by the necessary infrastructure to develop high quality places where people want to live and work.

## Other key documents:

### The Infrastructure Delivery Plan

2.6 Sitting alongside the new draft Local Plan is Lewisham's Infrastructure Delivery Plan (IDP) which provides details on the key strategic infrastructure needed to sustainably support future population growth and housing delivery in Lewisham and support and inform the policies included in the new Local Plan. The IDP seeks to ensure that the borough has sufficient schools, health centres and quality open space; the transport and physical infrastructure (e.g. utilities) it needs; and supports the borough's environmental objectives such as seeking to become a carbon neutral borough by 2030, tackling poor air quality and greening the borough. The IDP does not capture all the Borough's infrastructure requirement over the plan period; but focuses on strategic matters that underpin the delivery of the plan.

2.7 Infrastructure (for the purposes of the IDP) is the large-scale public services, systems and facilities that are necessary to support the social and economic activity of the borough. It includes public transport, roads, schools, power and water supplies, telecommunications, and GP practices.

2.8 The Council will undertake further infrastructure planning in relation to the spending of S106 and CIL, and will continue to work with residents, businesses, neighbourhood forums, and other community groups, associations and third parties (such as TfL, Network Rail and the Environment Agency) , to plan for the delivery of other supporting infrastructure.

## 3. BOROUGH CONTEXT

### What is CIL?

- 3.1 The Community Infrastructure Levy (CIL) is a pound per square metre charge on most new or existing developments that create a net additional 'gross internal area' of 100 square metres or more, or that create new dwellings.
- 3.2 It is a tool for Local Planning Authorities (LPA's) in England and Wales to help deliver infrastructure to support the development of their area. It came into effect on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
- 3.3 On 25th February 2015, our CIL charging schedule and CIL infrastructure list (123 list) and Installments Policy were adopted.
- 3.4 Since 1<sup>st</sup> April 2015 CIL has been levied on all liable developments which have been granted planning permission in the borough. This is in addition to the mayor of London's CIL which has been collected since 1<sup>st</sup> April 2012.
- 3.5 According to the CIL Regulations 2010 (as amended), Reg 59, any CIL collected must be spent on the provision, improvement, replacement, operation, or maintenance of 'relevant infrastructure'.

### CIL Types

- 3.6 There are two types of CIL in Lewisham: Mayoral CIL (MCIL) and Lewisham CIL or Borough CIL (BCIL). MCIL is collected by LPA's including Lewisham on behalf of the Mayor of London. It is charged in accordance with a Charging Schedule and the money raised currently contributes towards Crossrail.
- 3.7 The current BCIL charges are £100 per sq metre<sup>1</sup> for residential (C3) uses in zone one, which covers the north of the borough; and outside this area, in zone 2, the charge is £70 per sq metre. For all other uses across the borough, excluding uses B1, B2 or B8, the charge is £80 per sq metre. A portion of BCIL is set aside as Neighbourhood CIL which is to be spent on Local Priorities. It can be used to fund community projects that help offset the impact of development in the borough.

### What is Section 106?

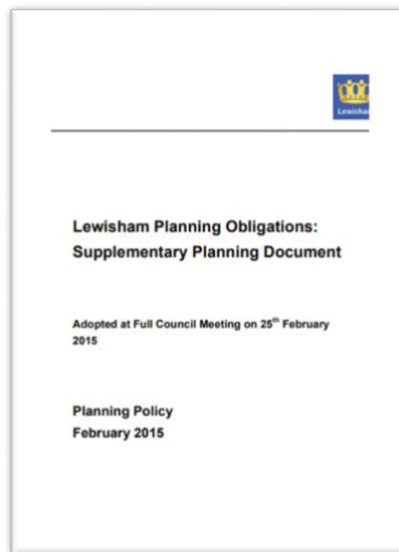
- 3.8 Section 106 or planning obligations are legal agreements entered into to mitigate the impacts of a development proposal. They can be an agreement between the developer and the local planning

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<sup>1</sup> This does not include indexation.

authority or via a unilateral undertaking entered into without the local planning authority under Section 106 of the Town and Country Planning Act 1990 (as amended).

- 3.9 Planning obligations take the form of financial contributions and non-financial obligations. The type and range of planning obligations depends on the development and its impacts.
- 3.10 The Lewisham Planning Obligations SPD provides detailed guidance on the likely type and scale of planning obligations for development proposals to ensure that the impact of development on infrastructure and services can be adequately mitigated. It also seeks to establish a transparent, fair, and consistent process for negotiating, securing, and monitoring planning obligations.
- 3.11 The SPD does not attempt to specify all planning obligations that may be necessary to mitigate the impacts of every development. Other planning obligations may be required that are not set out in the SPD due to site specific or local circumstances.



## **Identification of projects and spend of s106**

- 3.12 S106 agreements often secure financial contributions towards identified infrastructure needs (e.g. contribution to leisure facilities) or are focused on site specific mitigation measures (e.g. a pedestrian crossing). As such, decisions on project spending have to legally meet the specification defined within each S106 agreement.
- 3.13 The procedures for allocating S106 funding were approved by Mayor and Cabinet in October 2003. In summary this established a S106 Overview Group, the terms of reference for this group, a Project Initiation Document (PID) and monitoring procedures. It also established the approval processes which are linked to spending thresholds:

- S106 Steering Group: where the value is less than £40,000;
- Regeneration and Capital Delivery Programme Board<sup>2</sup>: for larger schemes with a value of between £40,000 and £499,999; and
- Mayor and Cabinet: where the value exceeds £500,000.

3.14 Projects are prioritised where they can clearly demonstrate meeting identified need with reference to the Infrastructure Delivery Plan; contribute to delivering Lewisham’s Corporate Strategy; form part of a comprehensive service strategy; offer value for money and meet the legal definitions specified within each S106 agreement.

3.15 Applications to use s106 funds are put forward by the various Council departments. Members of the public wishing to promote particular projects for S106 funding have to seek the support of officers appropriate to the delivery of the project i.e. for community projects support should be sought from Lewisham’s Community, Partnership and Leisure team. Projects can only be delivered by a bona fide organisation with has been properly constituted.

## Local Context

3.16 The London Borough of Lewisham is experiencing significant growth in terms of homes, population, and jobs. The Council is committed to deliver “good growth” that positively contributes to the lives of new and existing residents, workers, and visitors.

3.17 We have prepared a new draft Local Plan which sets out a strategy to accommodate future growth up to 2040 and the essential infrastructure required to support it. This growth includes the targets set for homes in draft London Plan (1667 net homes per year) as well as the Local Housing Need figure of 2,964 net units per year which is calculated using the method set out in national policy. The borough also needs to provide 18 000m<sup>2</sup> of workspace and 15, 000m<sup>2</sup> of retail space.

3.18 One of the key pieces of evidence prepared for the new Local Plan was the Lewisham Characterisation Study. Through the Characterisation Study, 21 neighbourhoods were identified across the borough; these were then grouped into five character areas: North, South, East, West and Central.

3.19 Growth will be managed positively to respect the distinctive character and diversity of the borough and its places, which will help to ensure that investment decisions meet the aspirations of local communities and contribute to sustaining and creating inclusive, safe, healthy, and liveable neighbourhoods.

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<sup>2</sup> Named as the Strategic Development Sites Group in the 2003 report and is now the Regeneration and Capital Delivery Programme Board.



3.20 The plan includes the following key diagram (Figure 1) which illustrates the plan’s spatial strategy. It shows the primary areas of growth in the borough are in the north and along its central spine through Lewisham, Catford and Lower Sydenham.



Figure 1 Diagram from new draft Lewisham Local Plan showing Lewisham’s strategy for growth up to 2040

3.21 The growth for the borough includes the planning of strategic sites supported by key infrastructure schemes. In total, the plan contains 82 site allocations which are spread across the five areas, however much of the planned new homes and employment will be focused in the Borough’s Opportunity Areas which are shaded red on Figure 1. Areas for Regeneration are noted with a blue circle, one of which is located around Bell Green and Lower Sydenham.

3.22 New development will be required to contribute to the delivery of significant new infrastructure to support the level of planned growth in the borough. This will be in the form of social infrastructure such as publicly accessible open space, NHS health facilities and schools and green infrastructure which will include projects such as the Waterlink Way. We will also seek contributions towards various types of transport infrastructure, for example planned improvements to stations such as Lewisham and New Cross Gate, new bus routes or route extensions and improved connections to public transport.

- 3.23 Some impacts from developments are borough wide, such as the impact on secondary schools whereas some developments give rise to localised infrastructure requirements, for example highway improvements around the development site.
- 3.24 Sometimes, developments will be required by policy to deliver specific infrastructure on-site such as publicly accessible open space, schools, and health centres. By securing delivery on-site, it ensures that certain infrastructure provision is local to the location of development and that it is delivered simultaneously.

## 4. DEVELOPER CONTRIBUTIONS: S106

- 4.1 This section provides a summary of financial and non-financial obligations that were agreed, received, allocated and spent during the reported year, 2019 - 2020. The balance of Section 106 funds held by the Council at the end of 2019-20 was **£43,661,891.37** of which £22,638,849.24 was unallocated and £21,023,042.13 has been allocated to various projects. The balance rises and falls depending upon the amount of the funds collected compared to those spent. Phased major and strategic schemes often make large payments over the course of the development which can mean payments being received long after the development has commenced.
- 4.2 During the reported year 2019-2020, the Council secured **£4,136,633.00** in s106 contributions and received **£2,216,536.96**. Table 1, below, sets out a summary of s106 contributions for 2019-2020.

*Table 1: Summary of s106 obligations for the 2019/2020*

<b>FINANCIAL OBLIGATIONS</b>	<b>AMOUNT</b>
S106 monies secured during the reported year	<b>£4,136,633</b>
Total amount of money which was received during the reported year	<b>£2,216,536.96</b>
Total amount of money which was received before the reported year which has not yet been allocated	<b>£27,434,698.30</b>
Total amount of money which was allocated but not spent during the reported year	<b>£2,921,962.70</b>
Total amount of money which was spent by the authority during reported year	<b>£5,722,312.16</b>
Amount of money spent in respect of monitoring in relation to the delivery of planning applications in the reported year	<b>£56,950</b>

- 4.3 The total amount secured in 2019-2020 through Section 106 agreements was **£4,136,633**. This was an increase on the previous year, 2018-2019 when approximately £2.9m was secured. The table below sets out a breakdown of the s106 monies which were secured during the year 2019-2020.

Table 2: Break down of s106 monies secured during 2019-2020

ALLOCATION	SECURED
Carbon Offset	£958,148
Air Quality	£15,000
Employment & Training	£111,000
Highways (Incl. Legible London, CPZ and Healthy Streets)	£182,000
Transport (DLR and Lewisham Station)	1,069,000
Cycling	£50,000
Local Labour & Business	£61,480
River restoration	£1,589,500
Monitoring Fees	£53,200
Playspace	£24,000
Traffic Management Contribution/regulation	£7,564
Public Realm	£15,741
<b>Total</b>	<b>£4,136, 633</b>

4.4 The Council has collected **£2,216,536.96** during 2019-20, from Section 106 agreements signed during this monitoring year and in previous years, where development has commenced on site or triggers have been reached. In 2019-2020 amount of s106 collected was substantially lower (circa £8.8m) than the £10.10 million which was collected during the year 2018-19.

## NON-FINANCIAL PLANNING OBLIGATIONS ENTERED INTO DURING THE REPORTED YEAR

4.5 For the year 2019-2020 various non-financial obligations were also agreed, a detailed list is set out in Appendix 1. The list does not include any education infrastructure, although does include:

- **206 affordable housing units**
- **76 affordable student units**
- **3 affordable work units**
- **3 car clubs**

During the year 2019-2020 the following were also delivered:

- **35 apprenticeships**
- **192 people undertook accredited training**

## FINANCIAL OBLIGATIONS ALLOCATED BUT NOT SPENT

4.6 During the year 2019-2020 the total amount of money from planning obligations allocated towards infrastructure was **£2,921,962.70**. Of this amount **£1,567,326.69** was not spent during the reported year. A detailed breakdown is set out in Appendix 2.

## FINANCIAL OBLIGATION SPEND 2019-2020

4.7 The total amount of money from planning obligations spent during the reported year was **£5,722,312.16**. Appendix 3 sets out a detailed breakdown.

4.8 The total s106 monies collected or allocated for maintenance during the reported year was zero as set out in Table 3 below.

*Table 3 Total collected /allocated for maintenance during reported year.*

Maintenance	Amount allocated
Total collected for long term maintenance	£0.00
Total allocated towards maintenance	£0.00
Total spent on maintenance Community Infrastructure	£0.00

4.9 The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide is zero.

## S106 SPEND: THE GREENING FUND

4.10 One of the ways s106 was spent across the borough during 2019-2020 was through The Greening Fund. This fund was initiated by the Mayor with the objective of making 'Lewisham Greener' and forms part of Lewisham's Corporate Strategy 2018-2022 which includes the aim to "preserve our award winning parks and better care for our local environment and the planet".

*Photo of Upper Pepys Park looking towards River Thames. Photo Credit BDP*



4.11 The fund was established to support a broad range of projects devised by community groups using a catalogue of indicatively costed options ranging from small items of park furniture through to larger-scale improvements, such as items of play area equipment and no single group could apply for more than £40,000. The Parks Team identified the following key priorities / themes for 2019–20:

1. Drinking fountains
2. Benches
3. Soft landscaping
4. Signage
5. Animal-proof bins

4.12 The monies for this fund come from s106s and the list of s106 allocations which were available at the time can be read in the appendix to the Greening Fund Toolkit document. Submissions for the first round of the fund closed in June 2019.

4.13 Thirty-five green spaces across the borough have benefited from the first round of The Greening Fund from 32 applications. The funds awarded totalled £360,000. Most project enhancements occurred during 2019-2020 but the full delivery of the first round of funding was delayed due to the COVID-19 emergency.

4.14 Greening Fund monies have also been used to support five community garden applications. Some of these supported food growing projects and had a total funding of £12,202.

- Grow Mayow Community Garden – through the provision of fruit trees.
- Friendsbury Garden – through provision of raised/bed planters for planting vegetable and fruits.
- Verdant Lane Community Garden - through provision of new raised /bed planters for planting vegetable and fruits.
- Besson Street Community Garden - through provision of new raised/ bed planters for planting vegetable and fruits.
- Culverley Green Community Garden - through provision of new raised bed /planters for planting vegetable and fruits.



*Photo of Grow Mayow community Garden,  
Photo Credit growmayow.org*



*Extract from photo of Besson Street Community  
Garden. Photo Credit NX Gate Trust*

4.15 The Greening Fund was also used to part fund Green Screens at three primary schools in the borough: Deptford Park Primary in Evelyn Street, Haseltine Primary in Sydenham, and St James Hatcham Primary in New Cross. These screens aim to improve the quality of the air for pupils and are essentially large screens covered in plants that help absorb dangerous air pollutants from nearby road vehicles. Each of the schools were given £10,000 by Transport for London, which was matched by £10,000 from Greening Fund.



*Image shows example of Green Screen from Ambler Primary Finsbury Park Credit: Ambler Primary School*

### **Improvements to Green Spaces**

4.16 The following parks and open spaces also benefited from s106 funds during the reported year:

- Eckington Gardens – new picnic benches and litter bins.
- Ladywell Fields – new outdoor gym equipment, litter/dog waste bins and table tennis table.
- Luxmore Gardens – new drinking water fountain, litter/dog waste bins, benches/picnic benches, table tennis table, refurbished and enhanced children’s playground, 2 new bins; 1 new disabled picnic bench and 1 new sign.
- Manor Park – new drinking water fountain.

4.17 In many cases s106 funding was used as leverage or match funding to secure additional funds from other sources. These sources being from organisations such as; Veolia, GLA/ Mayor’s Greener Funds, Groundwork and internal funding came from Local Ward Assemblies and the Neighbourhood Communities Development Partnership.

## 5. DEVELOPER CONTRIBUTIONS: COMMUNITY INFRASTRUCTURE LEVY

### TOTAL CIL RECEIPTS WITHIN THE REPORTED YEAR (2019/20)

- 5.1 During the year 2019-2020 the Council collected **£5,804,846.77** in Borough CIL receipts, which was an increase of **£5,053,736.77** on the previous year, 2018-2019, when **£751,110** Borough CIL was collected. This was particularly low and a direct consequence of the small number of housing completions during 2017-2018.
- 5.2 In 2019-2020, the Council collected **£3,407,204.53** in Mayoral CIL compared to **£463,606.01** in the previous year (2018/19). The Council retained 4% in administration fees and during the reported year **£136,371.61** was collected as administration CIL on behalf of the collecting authority. Of this amount the Council has allocated **£136,371.61** towards administration expenses and **£50,602.10** has been spent on the administration of collecting CIL on behalf of other charging authorities.

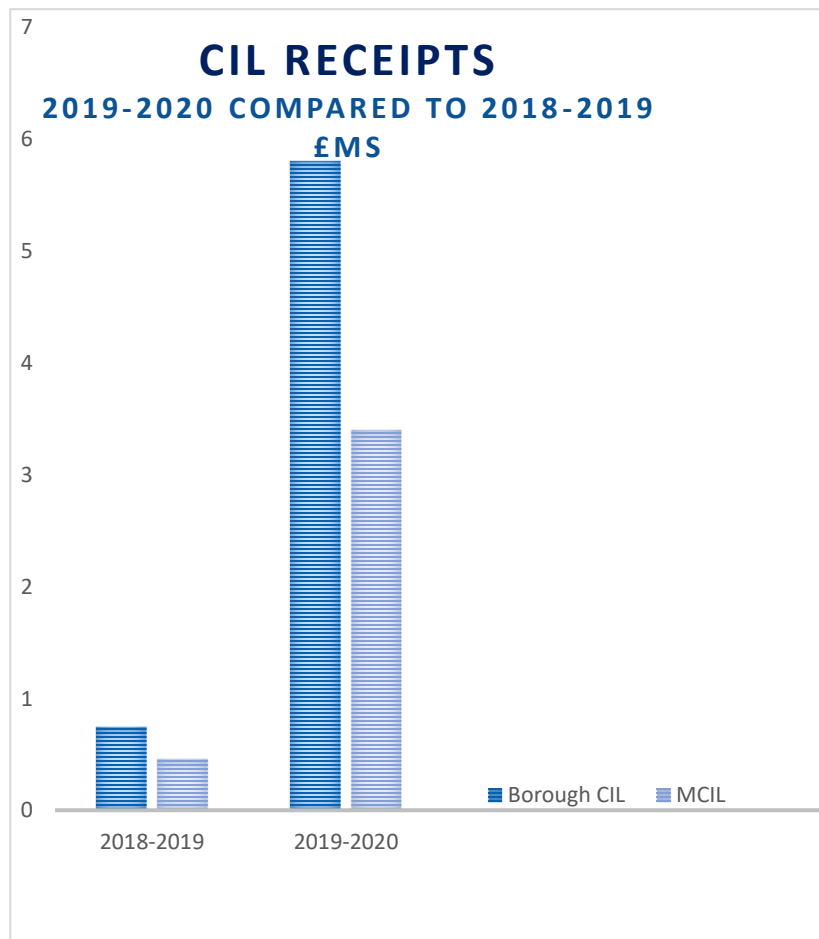


Figure 2 Comparison on Borough CIL and MCIL collection for 2018-2019 and 2019-2020



## CIL INCOME FOR 2019-2020

5.3 Table 4 below sets out the total CIL receipts, administration fees and apportionment to NCIL for the reported year 2019-2020. Table 5 shows the same information for the years 2015-2020.

*Table 4 Summary of CIL income for reported year*

2019-20	TOTAL
TOTAL CIL RECEIPTS IN 2019-20	£5,804,846.77
5% ADMIN FEE	£290,242.34
TOTAL CIL RECEIPTS MINUS 5% ADMIN FEE	£5,514,604.43
TOTAL AMOUNT OF THE NEIGHBOURHOOD PROPORTION OF CIL RECEIPTS IN 2019-20 (25% OF RECEIPTS)	£1,378,651.11
REMAINING CIL RECEIPTS FOR 2019-20 EXCLUDING NEIGHBOURHOOD PROPORTION	£4,135,953.32

*Table 5 Summary of CIL income for 2015-2020*

TOTAL CIL COLLECTED 2015 - 2020	TOTAL
TOTAL CIL RECEIPTS	£15,901,219.73
TOTAL ADMIN FEE DEDUCTED FOR 2019-20	£290,242.34 <sup>2</sup>
BALANCE OF CIL RECEIPTS	£15,432,528.99
TOTAL AMOUNT OF THE NEIGHBOURHOOD PROPORTION OF CIL RECEIPTS (25% OF RECEIPTS)	£3,858,132.25
REMAINING CIL RECEIPTS 2015-20 EXCLUDING NEIGHBOURHOOD PROPORTION	£11,574,369.74

<sup>2</sup> In previous years we have been able to use pooled Mayoral CIL and Section 106 admin fees to cover the costs of monitoring and administering CIL thereby avoiding deducting the 5% from the Lewisham CIL pot. Due to changes in the CIL regulations we can no longer pool admin fees from previous years and hence from 2018/19 onwards we will be required to deduct 5% (£37,555.50) for the administration of Lewisham CIL.

## TOTAL VALUE OF DEMAND NOTICES ISSUED

- 5.4 Once a Commencement Notice is received from the developer or agent, a Demand Notice for payment is sent by the Council to those who have assumed liability to pay. The Demand Notice explains the date that the CIL is to be paid (usually 60 days from the date of commencement).
- 5.5 During the period 2019-2020 period 63 Demand Notices were issued. These notices had a value of **£5,293,985.96**
- 5.6 Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) was **£4,945,315.31**. The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations was **£282,677.95** and the total value of the late payment interest accrued was **£65,992.70**.

## OTHER CIL INFORMATION

- 5.7 The total amount of CIL collected within the reported period totals **£5,804,846.77**. The amount of CIL collected prior to the reported period totals **£10,096,372.96**. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

*Table 6 CIL Cash and as Land Transactions 2019- 2020*

Type	Received	Unallocated
Cash	£10,096,372.96	£9,917,924.56
Land Payment	£0.00	£0.00

- 5.8 The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is **£178,448.40** and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- 5.9 The total amount of CIL allocated and not spent during the reported period was zero for all types of CIL (Admin, NCIL, CIL Land Payments and other CIL cash), this does not include allocations made within the reported year that have been fully spent.
- 5.10 During the reported year it was agreed that the Neighbourhood CIL would be spent on the NCIL Programme although it has not yet been allocated to projects. 25% of overall CIL collection prior to the reporting year which totals **£1,378,651.11** (see paragraphs 5.3-5.5 for details on this).
- 5.11 The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

	Date	Amount
Infrastructure	n/a	0.00

5.12 The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

	Date	Amount Used
<b>Infrastructure Funded</b>	n/a	0.00

5.13 The amount of CIL collected towards administration expenses was **£290,242.34**. This was the 5% set a collection percentage of the total CIL receipts collected (**£5,804,846.77**) in the reported period.

5.14 The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses, Surcharges and Late Payment Interest not being split with Neighbourhood Areas.

5.15 Regarding CIL collected within the reported year, none has yet been allocated. The Council are prioritising the spend of s106 balances ahead of spending CIL. An Infrastructure Delivery Plan has been prepared setting out how we intend to direct the spend of CIL.

5.16 The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £4,135,953.32.

5.17 The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 April 2015 to the end of the reported year that had not been spent is £11,574,369.74.

5.18 The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained Reported
<b>Regulation 59E</b>	£0.00
<b>Regulation 59F</b>	£0.00

5.19 The amount of CIL collected from 01 April 2015 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
<b>Regulation 59E</b>	£0.00
<b>Regulation 59F</b>	£0.00

## CIL PAYMENTS IN-KIND

5.20 The CIL Regulations 2010 (as amended), Reg 73, includes a provision that enables infrastructure to be provided by developers on development sites in lieu of a CIL monetary payment, should it be acceptable to the Council.

- 5.21 If the Council requires a developer to provide physical infrastructure on a development site such as a school, then an independent cost consultant would be appointed to establish the reasonable costs which the developer would incur in delivering the infrastructure. This amount is then reduced from the CIL liability.
- 5.22 There are benefits to receiving infrastructure as a payment, for example when the Council has already planned to invest CIL monies into a project, it may be more time and cost efficient to accept a completed piece of infrastructure from the liable party rather than the levy. Receiving payment in kind can also offer certainty over the timescale when certain pieces of infrastructure will be delivered.

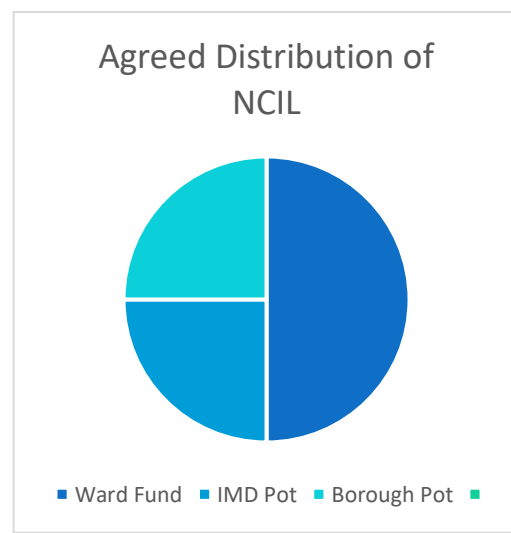
## NEIGHBOURHOOD CIL

- 5.25 Currently the overall amount of NCIL monies is £1,584,644.54. This has accrued since 2015 and includes the reported year. In Lewisham, a strategy for the Neighbourhood CIL Process, including the distribution of funds for the period 2015 to 2018 was approved by Full Council on the 24th July 2019. This followed extensive dialogue with Councillors. The strategy sets out that 25% of CIL be allocated as NCIL instead of the minimum 15% (the additional 10% allocated is to be spent on infrastructure). The increased percentage allows for more meaningful local involvement and provide the community with sufficient resources to address the local impacts of development in a more comprehensive way.
- 5.26 The strategy also set out a six stage NCIL process using the existing ward assembly structure at its core; and it agreed the re-distribution of NCIL funding as follows:
- 50% will be retained by the ward where the development took place. This is known as the NCIL community funding programme;
  - 25% to be redistributed across the wards using the Indices of Multiple Deprivation (IMD). This is known as the NCIL IMD fund;
  - 25% to be set aside for a borough pot to be used on projects across the whole borough. This is known as the NCIL borough wide fund.

### Agreed distribution of NCIL

- **Ward Fund**  
50% to be retained by the ward where the development took place
- **IMD Pot**  
25% redistributed across the wards using the indices of multiple deprivation
- **Borough Pot**  
25% set aside for projects across borough

*Figure 3: Chart detailing the breakdown of how Neighbourhood CIL is to be spent within the borough.*



- 5.27 The NCIL community funding programme was launched in August 2019. Members of the public were invited through an online consultation, to submit ideas and priorities of how they would like NCIL spent in their ward. These priorities were then discussed at all local ward assemblies and agreed (except in one which has been delayed due to COVID 19). Where priorities have been agreed, they are now the main criteria which have to be met when applications are made for NCIL funding.
- 5.28 The borough wide pot 2015 - 2018 currently amounts to £580,933. Mayor and Cabinet agreed to allocate £100,000 of the fund specifically to projects relating to improving air quality. The remaining funds (£480 933) are to be allocated to:
- Initiatives that seek to support local community groups to contributing to tackle crime and anti-social behaviour
  - Provision of high quality mentoring services and those designed to keep Lewisham's children and young people safe from exploitation, violence and serious youth crime
  - Support people with learning disabilities and/or issues with mental health to find employment opportunities
- 5.29 The scheme development stage of the NCIL borough wide fund has not yet been launched due to the delays incurred by the Covid-19 lockdown.

**Plan for 2021**

- 5.30 The Council has recently recruited permanent posts into the S106 and CIL Team. The new team, which will go by the name of the Development Contributions Team will be tasked with comprehensively reviewing the Borough's s106s contributions, allocations and spend.

## **Appendices:**

Appendix 1: Breakdown of non-financial obligations secured in s106s during 2019-2020

Appendix 2: Items that have had money allocated towards them during the reported year and the amount of unspent allocations

Appendix 3: Breakdown of s106 spending during 2019-2020

## APPENDIX 1

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Address	Covenant Type/Service	Deed Signed	Planning Application
Land adj to Brasted Close, SE26	Housing Provision - Affordable/Housing	10/04/2019	DC/18/107210
Land adj to Brasted Close, SE26	Housing Tenure/Housing	10/04/2019	DC/18/107210
223-229 Lewisham High Street	Restriction on Commencement/Planning	29/05/2019	DC/18/109604
223-229 Lewisham High Street	Highway Works/Transport	29/05/2019	DC/18/109604
223-229 Lewisham High Street	TfL/TfL	29/05/2019	DC/18/109604
1 White Post Street, SE15	Housing Tenure/Housing	30/05/2019	DC/17/104772
10-14 Mercy Terrace, SE13	Public Realm/Environment	05/07/2019	DC/15/91587
Rothesay Court, Le May Ave, SE12	Housing Provision - Affordable/Housing	05/07/2019	DC/17/103284
Rothesay Court, Le May Ave, SE12	Housing Tenure/Housing	05/07/2019	DC/17/103284
154-158 Sydenham Road, SE26	Housing Provision - Affordable/Housing	22/07/2019	DC/17/104571
154-158 Sydenham Road, SE26	Housing Tenure/Housing	22/07/2019	DC/17/104571
154-158 Sydenham Road, SE26	Local Labour & Business/Economic Development	22/07/2019	DC/17/104571
154-158 Sydenham Road, SE26	Contract(s)/Planning	22/07/2019	DC/17/104571
154-158 Sydenham Road, SE26	Housing Provision - Affordable Wheelchair/ Housing	22/07/2019	DC/17/104571
154-158 Sydenham Road, SE26	Viability Re-Assessment/Planning	22/07/2019	DC/17/104571
Land at Waldram Crescent, SE23	Housing Provision - Affordable/Housing	02/08/2019	DC/19/110957
Land at Waldram Crescent, SE23	Housing Tenure/Housing	02/08/2019	DC/19/110957
Land at Waldram Crescent, SE23	TfL/TfL	02/08/2019	DC/19/110957
Land at Waldram Crescent, SE23	Parking Permits/Transport	02/08/2019	DC/19/110957
Land at Waldram Crescent, SE23	Car Club/Transport	02/08/2019	DC/19/110957
Land at Waldram Crescent, SE23	Viability Re-Assessment/Planning	02/08/2019	DC/19/110957
1-3 Bellingham Road, SE6	Housing Provision - Affordable/Housing	12/11/2019	DC/18/110243
1-3 Bellingham Road, SE6	Viability Re-Assessment/Planning	12/11/2019	DC/18/110243
1-3 Bellingham Road, SE6	Parking Permits/Transport	12/11/2019	DC/18/110243
1-3 Bellingham Road, SE6	Highway Works/Transport	12/11/2019	DC/18/110243
1-3 Bellingham Road, SE6	Public Access/Environment	12/11/2019	DC/18/110243
Gemini Project	Notification/Planning	20/01/2020	DC/19/112395
Former Carpertright, Loampit Vale, SE1	Student Accommodation/Housing	07/11/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Developer Covenants/Planning	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Housing Provision - Affordable/Housing	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Car Club/Transport	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Local Labour & Business/Economic Development	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Public Access/Environment	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Housing Provision - Wheelchair/Housing	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Commercial Units/Planning	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Flood Management/Planning	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Lewisham Construction Forum/Planning	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Energy Centre/Environment	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Bakerloo Line Extension/TfL	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Travel Plan/Transport	18/10/2019	DC/19/110610

Address	Covenant Type/Service	Deed Signed	Planning Application
Former Carpertright, Loampit Vale, SE1	Highway Works/Transport	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Bus Service/TfL	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Housing Standards/Housing	18/10/2019	DC/19/110610
Former Carpertright, Loampit Vale, SE1	Travel Plan/Transport	18/10/2019	DC/19/110610
Former Tesco's Car Park, Conington Rd	Construction Management/Planning	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Local Labour & Business/Economic Development	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Management Plan/Planning	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Public Realm/Environment	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	River Improvements/Environment	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Communal & Public Access/Environment	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Car Club/Transport	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Cycle Parking/Transport	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Flood Management/Planning	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Lewisham Station Works/Environment	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Commercial Floorspace/Economic Development	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Tourism/Economic Development	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Financial Review/Planning	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Housing Provision - Affordable/Housing	31/05/2019	DC/17/101621
Former Tesco's Car Park, Conington Rd	Housing Provision - Wheelchair/Housing	31/05/2019	DC/17/101621
Former Our Lady and Philip Neri RC Primary, SE23	Developer Covenants/Planning	24/02/2020	DC/19/113252
Former Our Lady and Philip Neri RC Primary, SE23	Parking Permits/Transport	24/02/2020	DC/19/113252
Former Our Lady and Philip Neri RC Primary, SE23	Housing Provision - Affordable/Housing	24/02/2020	DC/19/113252
Former Our Lady and Philip Neri RC Primary, SE23	Housing Tenure/Housing	24/02/2020	DC/19/113252
Former Our Lady and Philip Neri RC Primary, SE23	Car Club/Transport	24/02/2020	DC/19/113252
Former Our Lady and Philip Neri RC Primary, SE23	Highway Works/Transport	24/02/2020	DC/19/113252
Former Our Lady and Philip Neri RC Primary, SE23	Viability Re-Assessment/Planning	24/02/2020	DC/19/113252



## APPENDIX 2

The following items have had money allocated to them during the reported year with unspent allocations

Infrastructure	Allocated	Date Allocated	Unspent
Baxter Field Playground Equipment Replacement	£23,913.78	14 May 2019	£23,913.78
Tideway Activities for Young People	£30,000.00	06 April 2020	£21,000.00
Friendly Gardens Improvement Project	£39,077.84	30 June 2019	£39,077.84
Mayor's Air Quality Audit St James Hatcham Primary School	£10,000.00	30 June 2019	£10,000.00
Waldron Refurbishment and Reconfiguration	£535,714.44	12 June 2019 to 20 June 2019	£229,245.00
Affordable Housing Grant to Phoenix, Rushey Green	£500,000.00	12 June 2019	£499,754.51
Riverdale Sculpture Park Improvements	£25,919.12	26 July 2019	£25,919.12
Longton Nursery and Lee District Land Club Society	£6,968.54	31 July 2019	£6,465.53
Friends of Blythe Hill Fields	£15,584.52	31 July 2019	£14,859.66
Friends of Manor Park and Hilly Fields	£28,452.69	31 July 2019	£27,306.82
Friends of Mountsfield Park	£27,733.60	31 July 2019	£27,294.13
Friends of Chinbrook Meadows	£9,031.63	31 July 2019	£6,892.92
Friends of Verdant Lane Community Garden	£5,921.68	31 July 2019	£3,529.84
Eckington Gardens and Besson Street Greening Fund	£36,210.34	31 July 2019	£32,761.84
Deptford Park Sayers Court and Folkestone Gardens	£25,887.23	31 July 2019	£20,361.03
Friends of Forster Memorial Park	£39,974.62	31 July 2019	£39,187.77
Blackhorse Road Allotments	£4,473.30	31 July 2019	£4,473.30
Chinbrook Barmeston Road Meadow Close Allotments	£14,650.85	31 July 2019	£14,013.55
Friends of Grove Park Nature Reserve	£410.00	31 July 2019	£410.00
Friends of River Pool	£18,458.78	31 July 2019	£13,264.48
St Johns Vale/Cliff Terrace and Fordham park	£22,634.90	31 July 2019	£22,634.90
Ladywell Fields Greening Fund	£13,259.37	31 July 2019	£10,727.37
Friends of Tewksbury Lodge Estate RA	£2,640.00	31 July 2019	£2,640.00
Mayow and Grow Mayow Greening Fund	£11,909.98	31 July 2019	£8,269.32
Friends of Sydenham Well Park Baxter Fields Albion	£20,661.14	31 July 2019	£14,309.04
Friends of Frensbury and of Luxmore Gardens	£8,704.90	31 July 2019	£3,457.84
Friends of Downham Woodland Walk	£13,697.50	31 July 2019	£13,697.50
Friends of Lewisham Park Manor House Gardens	£32,822.72	31 July 2019	£32,070.47
Greening Fund Lewisham Homes bids	£132,191.93	19 August 2019	£132,191.93
East Sydenham Healthy Neighbourhood	£23,091.78	16 April 2019	£23,091.78
Royal Naval Allotments	£2,600.00	05 February 2020	£2,600.00
Demolition of Mayow Road Warehouse	£151,977.84	17 February 2020	£151,977.84
2000 Community Action Centre	£795.00	4 February 2020	£795.00

## APPENDIX 3:

In 2019-2020 s106 funds were spent on the following:

Infrastructure	Spent	Date Spent
Folkestone Gardens Improvements	£0.52	31 March 2015 to 31 March 2020
Thurston Road Bus Stop and Footpath Improvements	£6,015.18	01 March 2018 to 31 March 2020
Bell Green Gyrotary Accessibility Works	£1,671.32	30 March 2012 to 31 March 2020
Mountsfield Park	£41.00	31 March 2020
Quietway Project 3 - Childers Street	£181.32	31 March 2016 to 31 March 2020
Thames Tunnel St Joseph's School	£111,477.12	31 March 2017 to 31 March 2020
Local Labour and Business Scheme 2016 to 2017	£57,070.91	01 March 2018 to 31 March 2020
Lee Green Staplehurst Road Trees	£3,089.32	31 March 2020
Ashmead School Expansion 2018	£774,557.87	01 January 2019 to 31 March 2020
Ladywell Fields Installation	£4,704.74	01 January 2019 to 31 March 2020
Deptford Park Improvement Deep Seated History	£630.00	31 March 2020
Crossfield Amenity Green Contribution	£10,559.96	01 March 2018 to 31 March 2020
Creekside Streetscape Improvements Phase 1	£22,496.61	01 January 2019 to 31 March 2020
Tideway Activites For Young People	£4,000.00	25 July 2018 to 11 May 2019
Love Luxmore Gardens Improvement project	£6,080.25	29 March 2019 to 31 March 2020
Beckenham Place Park Incorporating land	£85,070.27	01 January 2019 to 31 March 2020
Temporary Accommodation Developments	£193,817.60	01 January 2019 to 31 March 2020
New Woodlands School Remodelling Project	£938,141.09	01 January 2019 to 31 March 2020
Greenvale Special School Expansion	£701,917.00	01 January 2019 to 31 March 2020
Waterlink Way Walking and Cycling Improvements	£20,000.00	31 March 2020
Forster Memorial Park Improvements	£99.00	01 January 2019 to 31 March 2020
Yeoman Street Footpaths and Carriageways	£6,564.92	31 March 2020
Brookmill Road Nature Reserve and Risk Register	£58,510.49	31 March 2020
Improvements at Evelyn Community Centre	£17,183.32	31 March 2020
Hither Green Town Centre Improvements	£6,000.00	31 March 2020
Tideway Activites for Young People	£9,000.00	31 March 2020
Mayor's School Air Quality Audit Deptford School	£10,000.00	31 March 2020
Mayor's School Air Quality Audit Haseltine School	£10,000.00	31 March 2020
Achilles Street Redevelopment Proposals	£1,701,792.06	01 January 2019 to 31 March 2020
Waldron Health Centre Refurbishment Phase 1	£92,714.61	01 July 2019
Stanstead Autistic Housing Scheme	£66,500.00	28 February 2020
Waldron Refurbishment and Reconfiguration	£770,755.00	01 August 2019 to 31 March 2020
Affordable Housing Grant to Phoenix, Rushey Green	£245.49	31 March 2020
Tideway Activities for Young People	£11,500.00	31 March 2020
Deptford Lounge Toilet Refurbishment	£40,000.00	31 March 2020
Longton Nursery and Lee District Land Club Society	£503.01	31 March 2020
Friends of Blythe Hill Fields	£724.86	31 March 2020
Friends of Manor Park and Hilly Fields	£1,145.87	31 March 2020
Friends of Mountsfield Park	£439.47	31 March 2020
Friends of Chinbrook Meadows	£2,138.71	31 March 2020
Friends of Verdant Lane Community Garden	£2,391.84	31 March 2020

Infrastructure	Spent	Date Spent
Eckington Gardens and Besson Street Greening Fund	£3,448.50	31 March 2020
Deptford Park Sayers Court and Folkestone Gardens	£5,526.20	31 March 2020
Friends of Forster Memorial Park	£786.85	31 March 2020
Chinbrook Barmeston Road Meadow Close Allotments	£637.30	31 March 2020
Friends of River Pool	£5,194.30	31 March 2020
Ladywell Fields Greening Fund	£2,532.00	31 March 2020
Mayow and Grow Mayow Greening Fund	£3,640.66	31 March 2020
Friends of Sydenham Well Park Baxter Fields Albion	£6,352.10	31 March 2020
Friends of Frensbury and of Luxmore Gardens	£5,247.06	31 March 2020
Friends of Lewisham Park Manor House Gardens	£752.25	31 March 2020
Baring Road Safety	£1,417.68	02 March 2020
Roof repairs for Creekside Discovery Centre	£24,431.81	13 February 2020