

Infrastructure Funding Statement

2023/24



1 Introduction

What is an IFS?

This is Westminster City Council's (WCC) Infrastructure Funding Statement (IFS) for the reporting period of 1 April 2023 – 31 March 2024.

All local authorities that collect developer contributions are required to report annually on what they have received and spent through Community Infrastructure Levy (CIL) and Section 106 contributions and include information for the following year on the allocation of these funds.

The purpose of the IFS is to provide public information on the collection, allocation, and expenditure of developer contributions in the City of Westminster. It includes sums of data as well as project-specific data on both CIL and Section 106 contributions. It also highlights projects which demonstrate WCC's use of developer contributions to benefit our local communities and visitors.

CIL is a financial contribution from developers on certain types of development. It is a standard fee based on the development type, location and size, as set out in the Council's CIL Charging Schedule, available on our [website](#). CIL monies can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure or any other function which addresses the impact of development or supports the growth of the area.

In Westminster, CIL is split into three pots:

1. Strategic CIL (SCIL), which is spent by the Council in any part of the City or beyond on infrastructure of strategic importance;
2. Neighbourhood CIL (NCIL), which is apportioned to the pot associated with the Neighbourhood Area within which the contributing development was built but can be spent in any part of the City or beyond in consultation with local people; and
3. Administrative CIL, which can be spent on costs associated with administering the CIL programme.

Section 106 agreements are legal agreements between the Council and a developer which secure funding or direct contributions. In general, they address the direct impacts of the development without which the proposal should not be given planning permission. Section 106 agreements usually identify specific projects, although a minority provide financial contributions which can be spent on a project to be identified later by the Council. These non-project specific contributions must be used in accordance with the terms of the agreement, including restrictions on the infrastructure category, location, and spend-by date.



Methodology (Justification/Governing legislation)

The 2023/24 IFS reports on the matters required by the CIL Regulations (2019 Amendment) Regulation 121A Schedule 2 Sections 1 and 3. We use more accessible language to describe the reporting requirements to make clear what is being reported.

The reporting period is 01 April 2023 to 31 March 2024. The figures are largely drawn from the Council's developer contributions accounting software, Exacom's Planning Obligations Suite. This data is cross-referenced with other internal accounting systems and sources. Figures are interrogated by officers from across the Council, including Finance, to ensure their accuracy.

For the purposes of this report, 'collected' refers to money which has been received from the developer into WCC's accounts, 'allocated' describes money which has been earmarked to fund a project (regardless of whether the funding has yet been spent), and 'spent' indicates that the money has been paid out from WCC's accounts to deliver the project.

The Council is constantly reviewing and improving infrastructure planning and delivery services, including reconciling different datasets and methodologies to ensure that the Council owns, manages and maintains the best possible data on all CIL and Section 106 income and expenditure. It should be noted that during this process, figures relating to both CIL and Section 106 may be subject to change.

All figures reported are rounded, as noted in each table.

For the purpose of this IFS, all financial data is as accurate as it can be for reporting purposes, as of the date of this document. Reporting metrics are described to reflect a reasonable understanding of the requirements. If new information is made available, the Council will update this document with addenda, as appropriate, or reflect updated data in future reports.

The IFS includes case studies to represent the extensive investment that is made into our communities by developer contributions. Ranging from exciting new activities at Community Hubs to pedestrian-friendly improvements to our streets and other public spaces, the case studies use brief descriptions and images to show the real-world benefits that developer contributions make to Westminster. Projects were selected as case studies based on factors related to the project itself such as infrastructure type and location, the amount of investment, and the people served by the project, as well as availability of information and media about the project.



Funding and Investment

Community Infrastructure Levy

In October 2022, the Council set new priorities for CIL spending. Each priority is justified by evidence demonstrating a need for that infrastructure, as well as by alignment with ambitions articulated in other Council strategies. Infrastructure which contributes to delivering these priorities is prioritised for CIL funding.

The priorities for CIL are:

- 1. Affordable housing:** Enabling projects to help deliver truly affordable homes. CIL cannot be spent directly on affordable housing, but it can be allocated to projects which enable the development of affordable homes. For example, CIL could fund a small playground within an estate regeneration scheme.
- 2. Green transition:** Enabling projects which enhance and accelerate climate action to achieve net zero ambitions.
- 3. Sustainable and active travel:** Enabling projects that make it easier, safer, and more convenient to travel by foot, bicycle, or public transport.
- 4. Community facilities:** Enabling facilities that offer spaces and provide services within communities, including Family Hubs, libraries, and public toilets.
- 5. Accessible and inclusive public spaces:** Enabling projects to make parks, playgrounds and other public spaces truly inviting and accessible to all community members, such as by removing physical barriers and instituting programming suitable for people with diverse needs. This could be achieved through building accessible and inclusive new spaces or by improving existing ones. Public art can also make spaces more inviting and interesting.

CIL allocations are also taken with regards to the policies and criteria set out in the Council's CIL Spending Policy Statement, as well as to national legislation and regulations.

The SCIL portion is allocated via the Council's capital programme. All proposed capital projects are considered for eligibility for SCIL spending and then a prioritisation exercise is undertaken to identify where the limited resource will be spent. To be eligible, projects must be identified in the Council's Infrastructure Delivery Plan (IDP), either directly or as a project type; the emerging replacement IDP will reflect an updated and more robust understanding of infrastructure needs and priorities. Eligible projects are then prioritised under a process which considers factors including whether it is one of the Council's priority infrastructure types, availability of other external funding sources and populations served by the infrastructure, as well as any other factors as deemed appropriate by officers and members. Proposed SCIL funding is agreed through the Council's budget-setting process including review by the Capital Review Group (CRG) and decisions taken by Full Cabinet and then Full Council.

The NCIL portion is collected, held and spent by the Council and can be spent anywhere in the City or beyond, but is tracked to each of the 21 neighbourhood areas in which the contributing development was built. NCIL collected from areas not included in the designated neighbourhood areas is bundled into the 'outside designated neighbourhood areas' pot. Allocations are made via a quarterly applications process intended to allow the local community to propose infrastructure projects that positively shape the area and help residents achieve their vision for their neighbourhood. Applications are accepted from any individual or organisation, including the Neighbourhood Forums, other local community groups or community members, or the Council, but applicants must demonstrate local community support. Most proposed NCIL funding is agreed by the Cabinet Member for Planning and Economic Development or another relevant Cabinet Member, although high-value schemes are decided by Full Cabinet.

WCC secures money from developers which we use to help pay for the goods, services and systems that our communities need to thrive. Developer contributions are spent on a variety of infrastructure and other needs all across the City. In this reporting year alone, WCC collected more than £80 million of funding from the two biggest types of developer contributions: the Community Infrastructure Levy (CIL) and Section 106. A list of these payments, including the name and location of the contributing development, is set out in Appendix A.

Section 106 Planning Agreement Contributions

Section 106 funding is primarily spent on projects identified in the planning agreement, with the purpose of making the proposed planning application acceptable under planning policy. The majority of Section 106 funding is hypothecated to affordable housing. Other Section 106 funding is directed to specific projects identified in the agreement itself. Finally, a relatively small portion of Section 106 funding can be spent on projects to be identified at a later point by the Council, although these tend to specify requirements including the infrastructure category, location, and spend-by dates.

A small portion of Section 106 funding is not allocated to a project specified in the agreement, but instead can be spent on schemes identified by the Council. This funding, referred to as 'unallocated Section 106', is usually restricted in terms of the infrastructure type and location, and the agreement can place any other restrictions it pleases on these contributions.

Unallocated Section 106 is allocated to eligible projects via an internal allocations process, set out in Chart 1.1.

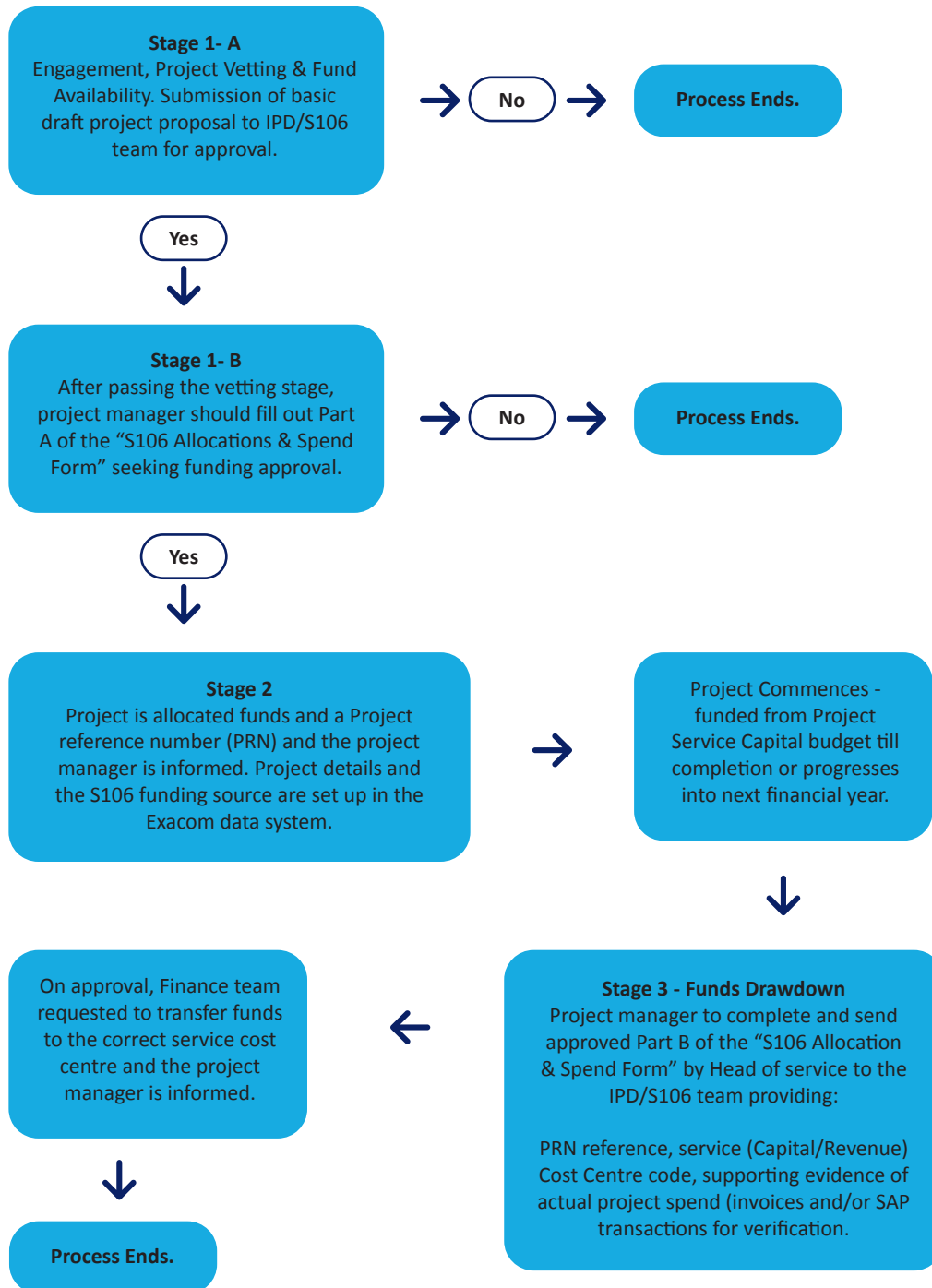


Chart 1.1 Flow chart of internal process for allocation of available Section 106 funding

2 Community Infrastructure Levy

CIL Summary

WCC collected more than £20 million of CIL in the reporting period. Details of CIL collection, allocation and expenditure, including amounts related to specific regulatory requirements, are set out in Table 2.1.

Table 2.1 CIL - Collection, Allocation and Expenditure	£'000
(a) total CIL sought by the Council through demand notices;	25,785
(b) total CIL collected;	20,418
(c) total CIL receipts collected before the reported year but not yet been allocated;	0
(d) total CIL collected before the reported year and allocated in the reported year	
(i) Strategic CIL (SCIL)	0
(ii) Neighbourhood CIL (NCIL) <i>(Details in Table 2.3b)</i>	1,459
(e) total CIL spent <i>(Details in Tables 2.2 and 2.3c)</i>	4,449
(f) total Strategic CIL, whenever collected, which were allocated but not spent during the reported year;	0
(g) for CIL spent on:	
(i) infrastructure on which CIL has been spent, and the amount of CIL spent on each item <i>(Details in Table 2.2)</i>	2,711
(ii) repaying money borrowed, including any interest;	0
(iii) the amount of CIL spent on administrative expenses, and that amount expressed as a percentage of CIL collected in the reported year;	1,026 (5.0%)
(h) Strategic CIL, whenever collected, which was allocated but not spent during the reported year;	0
(i) CIL passed to—	
(i) any Parish Council; and	1
(ii) any person	0
(j) collected and spent CIL to which regulation 59E or 59F applied during the reported year including—	
(i) the total CIL receipts that regulations 59E and 59F applied to; <i>(Table 2.3a)</i>	2,923
(ii) the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item; <i>(Table 2.3b and 2.3.c)</i>	Allocation £1,459 & Spend £1,738
(k) summary details of any notices served in accordance with regulation 59E, including—	
(i) the total value of CIL receipts requested from each Parish Council;	0
(ii) any funds not yet recovered from each Parish Council at the end of the reported year;	0
(l) the total amount of—	
(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	N/A
(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	100,794
(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	N/A
(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	19,115

Strategic CIL (SCIL)

SCIL supports city-wide strategic priority infrastructure.

Since CIL collection began in May 2016, WCC has spent £40.5 million of SCIL on infrastructure projects that have delivered real improvements across the City.

£2.7 million of SCIL was spent during the reporting period. The projects on which CIL (including land payments) was spent and the amount of CIL spent on each item is set out in Table 2.2.

Table 2.2 SCIL Expenditure 2023-24			
Project Name	Spend Amount £'000	Spend Date	Project Description
Church Street Triangle - Good Growth Fund	917	31/03/2024	Public Realm interventions and provision of flexible space for Arts, Public events and Community uses.
All Stars Boxing Club Community Mentoring and Sports	2	31/03/2024	Upgrade for the building infrastructure of the local mentoring and sports facility including introduction of new community infrastructure.
Wilberforce Primary School Community Outdoor Pitch	1	31/03/2024	To construct a new outdoor sports pitch at Wilberforce Primary School. The pitch will be subject to a Community Use Agreement, enabling it to be used by the wider community outside of school hours.
Rochester Row/Greycoat Place Junction Improvements	418	31/03/2024	Footway widening and road safety improvements at Rochester Row/Greycoat Place junction.
Living Pillar Trial	62	31/03/2024	Installation of 'living pillars' to provide green infrastructure and improve biodiversity on 16 lamp columns on a trial basis.
Residential Broadband Connections	20	31/03/2024	Broadband connections
North Paddington Programme	691	31/03/2024	The Paddington Place Plan is an evolving plan for the Paddington area led by the Place Shaping team. It aims to deliver on the Paddington Opportunity Area and North West Economic Development Area (NWEDA) policies as set out in our City Plan 2019-2040. The Place Plan is still under development.
Pimlico District Heating Undertaking	599	31/03/2024	Replace existing district heat network currently serving approximately 3,300 homes in south of the City.
Total	2,711		

Rochester Row/Greycoat Place Junction Improvements



Road users at Rochester Row and Greycoat Place are now safer thanks to nearly half a million pounds of Strategic CIL spending on a project to improve the junction.

A study found the site was a notorious location for collisions, especially those involving vulnerable road users. The project widened and improved the footways and improved the existing crossings, including improvements to both the existing zebra crossing and the informal crossing facilities at the junction of Horseferry Road. The previous mini roundabout was converted to a roundabout with a physical centre, and pedestrian islands were rebuilt.

Neighbourhood CIL (NCIL)

The NCIL portion is collected, held and spent by the Council in consultation with the local community.

At the end of the reporting period, £15 million of NCIL remained available. £23.5 million had been collected since CIL collection began in May 2016; of that, £4.3 million had been spent and a further £4.1 million was allocated but remained unspent.

NCIL Pots

This can be spent anywhere in the City or beyond but is ringfenced to the NCIL Pot associated with one of the 21 neighbourhood areas in which the contributing development was built. NCIL collected from areas not included in the designated neighbourhood areas is bundled into the 'outside designated neighbourhood areas' pot. Although a project can be funded from NCIL ringfenced to any pot, the appropriate NCIL Pot is selected based on factors including the location of the project, the location of the people it serves, the relative amount of funding in various pots, and the views of local people in neighbourhoods associated with the relevant pots.

Table 2.3a sets out the amount of funding ringfenced to NCIL Pots during the reporting period.

Table 2.3a Funding ringfenced to NCIL Pots	
NCIL Pot	Amount (£)
Bayswater	31,317
Belgravia	4,083
Church Street	46
Fitzrovia West	22,794
Knightsbridge	10,331
Little Venice and Maida Vale	5,425
Marylebone	26,582
Mayfair	1,148,058
Notting Hill East	61,379
Outside Neighbourhood areas	627,026
Queens Park	7,197
Soho	181,070
South East Bayswater	16,862
St James's	£106,182
St John's Wood	143,193
Victoria	531,859
Total	2,923,404

NCIL Allocations

£1.5 million of NCIL was allocated to projects during the reporting period. Allocation means that funding has been approved for expenditure on a project. In some cases, funding cannot be accessed until conditions have been met. The projects which were allocated NCIL, and the amounts allocated, are set out in Table 2.3b.

Table 2.3b Projects allocated NCIL funding				
Project	NCIL Reference	NCIL Pot	Allocation Date	Amount (£)
St Peters Eaton Square School Playground Extension Feasibility and Design	NCIL/080	Belgravia	30/08/2023	84,139
Christ Church Bentick CoE Primary School	NCIL/079	Church Street	30/08/2023	111,686
Marylebone Bangladesh Society Ventilation Equipment	NCIL/076	Church Street	30/08/2023	12,200
Soho Poly Theatre Supplementary Funding	NCIL/078	Fitzrovia West	30/08/2023	22,312
Annunciation Bryanston Street War Memorial	NCIL/077	Marylebone	30/08/2023	12,500
Feathers Club Management System and Operations	NCIL/075	Marylebone	30/08/2023	35,211
Covent Garden Conservation Area Audit	NCIL/074	Outside Neighbourhood areas	30/08/2023	25,000
Soho Public Convenience Project Feasibility	NCIL/081	Soho	30/08/2023	38,000
Greenhouse Sports Roof Repair	NCIL/082	Church Street	20/09/2023	225,000
Greenhouse Sports Roof Repair	NCIL/082	Outside Neighbourhood areas	20/09/2023	225,000
All Souls Primary School Playground Drainage	NCIL/091	Fitzrovia West	10/01/2024	100,000
Paddington Street Gardens Site Investigation	NCIL/084	Marylebone	10/01/2024	35,000
St Mary Bryanston School Playground	NCIL/087	Marylebone	10/01/2024	85,738
Park Lane Transformation Study	NCIL/085	Mayfair	10/01/2024	75,000
Shepherd Market Public Realm Improvements	NCIL/086	Mayfair	10/01/2024	50,000
Maida Vale Hanging Baskets	NCIL/083	Outside Neighbourhood areas	10/01/2024	6,600
Replacement Pagoda at Newport Place	NCIL/088	Outside Neighbourhood areas	10/01/2024	243,929
Soho Kids Xmas Lights	NCIL/089	Soho	10/01/2024	15,500
Adventure Playground Sensory Classroom	NCIL/090	St John's Wood	10/01/2024	56,238
Total				1,459,053

NCIL Spending

Nearly £1.8 million of NCIL was spent on projects during the reporting period. Expenditure means that funding has actually been spent on a project. The projects which had NCIL expenditure in the reporting period are set out in Table 2.3c.

Table 2.3c NCIL Spending				
Project Ref	Project Name	Date	NCIL POT	Amount Spent (£)
NCIL/006	Sussex Gardens Edgware Road Junction Improvements	31/03/2024	Little Venice and Maida Vale	15,168
NCIL/015	Star Street Green Space Improvements	31/03/2024	St John's Wood	538
NCIL/017	Central Island Improvements for Elgin Avenue	31/03/2024	Mayfair	8,620
NCIL/032	Blomfield Road Public Realm	31/03/2024	Maida Hill	4,544
NCIL/038	St John's Wood High Street Configuration	31/03/2024	Maida Hill	892,154
NCIL/042	Mayfair Green Route Aldford Street Garden	31/03/2024	Fitzrovia West	24,685
NCIL/048	Consultant for Maida Hill NP	27/07/2023	Little Venice and Maida Vale	550
NCIL/048	Consultant for Maida Hill NP	21/11/2023	Bayswater	5,500
NCIL/049	Maida Hill Parklets	20/10/2023	Fitzrovia West	826
NCIL/052	FitzWest Planters	31/03/2024	Fitzrovia West	13,314
NCIL/061	Elgin Ave Central Island Improvements	31/03/2024	Westbourne	45,031
NCIL/064	Porchester Garden Crossing	31/03/2024	Westbourne	39,584
NCIL/066	Fitzrovia Community Centre Improvements	21/11/2023	Westbourne	11,088
NCIL/066	Fitzrovia Community Centre Improvements	01/03/2024	Westbourne	11,496
NCIL/068	Paddington Arts Development	11/10/2023	Westbourne	5,094
NCIL/068	Paddington Arts Development	08/02/2024	Westbourne	8,500
NCIL/068	Paddington Arts Development	13/11/2023	Westbourne	8,684
NCIL/068	Paddington Arts Development	21/12/2023	Outside Neighbourhood areas	12,249
NCIL/068	Paddington Arts Development	04/10/2023	Victoria	20,000
NCIL/068	Paddington Arts Development	21/09/2023	Victoria	21,750
NCIL/068	Paddington Arts Development	08/08/2023	Victoria	31,724
NCIL/069	St Augustines Sport Hall Flooring	23/11/2023	Outside Neighbourhood areas	70,620
NCIL/072	Victoria Neighbourhood Plan	01/03/2024	Outside Neighbourhood areas	5,240
NCIL/072	Victoria Neighbourhood Plan	01/03/2024	Marylebone	5,315
NCIL/072	Victoria Neighbourhood Plan	18/12/2023	Fitzrovia West	6,363
NCIL/073	Temple Roof Artists Gardens	19/05/2023	Church Street	249,113
NCIL/074	Covent Garden Conservation Area Audit	31/03/2024	Belgravia	4,974
NCIL/077	Annunciation Bryanston Street War Memorial	25/01/2024	Belgravia	12,500
NCIL/078	Soho Poly Theatre Supplementary Funding	24/10/2023	Soho	22,312
NCIL/079	Christ Church Bentick CoE Primary School	29/12/2023	Soho	102,078

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Table 2.3c NCIL Spending				
Project Ref	Project Name	Date	NCIL POT	Amount Spent (£)
NCIL/080	St Peters Eaton Square School Playground Extension Feasibility and Design	01/03/2024	Mayfair	15,498
NCIL/080	St Peters Eaton Square School Playground Extension Feasibility and Design	21/11/2023	Soho	25,701
NCIL/081	Soho Public Convenience Project Feasibility	29/12/2023	Little Venice and Maida Vale	12,667
NCIL/081	Soho Public Convenience Project Feasibility	01/03/2024	St John's Wood	15,200
NCIL/086	Shepherd Market Public Realm Improvements	31/03/2024	Mayfair	400
NCIL/089	Soho Kids Xmas Lights	31/03/2024	Maida Hill	7,792
			Total	1,736,870



St John's Wood High Street Configuration



People spending time on St John's Wood High Street will appreciate a more inviting and safer environment, thanks in part to a nearly £900,000 contribution of Neighbourhood CIL to the St John's Wood High Street Public Realm Improvements project.

St John's Wood High Street has long served both its local community and those who come from further afield, attracted by the excellent restaurants and high-quality shops.

The scheme has delivered an improved public realm and accessibility along the high street between Wellington Place and St John's Wood Terrace. It took a pedestrian-centred approach, with the permanent conversion of the previously two-way street to a one-way street southbound for vehicles, allowing the widening of footways on either side.

The improvements include wider footways with opportunity for more alfresco dining, junction improvements, new informal crossing points, green infrastructure, benches, and traffic calming measures while increasing the levels of accessibility and ease of pedestrian movement.

Temple Roof Artist's Garden



A previously hidden and neglected roof terrace above a tube station has been transformed into a vibrant public space for people to experience large-scale life affirming art installations.

The roof at Temple tube station was for some time an underused and unwelcoming public space, until arts organisation the CoLab intervened. Each year, a new installation by a world-renowned woman artist is opened to the public for free, accompanied with programmes of exhibitions, residencies and workshops. The Artist's Garden has created an uplifting outdoor environment, drawing in families and the local community of workers, students and other visitors, giving them a reason to visit the Northbank and stimulate the local economy.

Just over £500,000 has supported three years of installations on the site, delivered by the CoLab.

NCIL: Community Council

Under the regulations, where the Neighbourhood Area is covered by a Parish Council or Community Council, Westminster City Council must pass the NCIL portion of that area to that Community Council. Community Councils are uncommon within London, but there is one within Westminster: Queens Park Community Council (QPCC).

£722 was transferred to QPCC during the reported year.

QPCC reports on the use of their NCIL, including expenditure and remaining balances, twice per year. These reports are available for public inspection on the QPCC website at this address: <https://queensparkcommunitycouncil.gov.uk/community-infrastructure-levy-cil/>.



SECTION 3

Section 106

Agreements

The Council enters Section 106 agreements with developers to secure contributions needed to make their developments acceptable in terms of planning.

WCC collected over £61 million from Section 106 agreements in the reporting period. During the period, nearly £9 million of Section 106 money was spent (which included un-spent balances from previous years), and more than £61 million of Section 106 money was allocated for infrastructure but not yet spent. In addition to these financial contributions, non-monetary contributions were entered into during the reporting period, including to deliver 325 affordable housing units.

Table 3.1a sets out summary figures of Section 106 collections, allocations and expenditure over the reporting period.

Table 3.1a Section 106 Collection, Allocation and Expenditure	£'000
(a) the total amount of Section 106 money to be provided under any planning obligations entered;	8,707
(b) total amount of Section 106 money under any planning obligations which was actually received during the reported year;	61,354
(c) the total amount of money under any planning obligations which was received before the reported year but not yet allocated;	6,294
(d) the total amount of Section 106 money (received under any planning obligations) which was allocated but not spent during the reported year;	50,999
(e) the total amount of money (received under any planning obligations) which was spent by the authority;	85,383
(f) The total amount of Section 106 money (received under planning obligations) which was allocated but not spent during the reported year; <i>(Details in Table 3.1b)</i>	50,999
(g) details of Section 106 money (received under planning obligations) which was spent during the reported year:	
(i) infrastructure on which that Section 106 money was spent; <i>(Details in Table 3.1c)</i>	85,383
(ii) Section 106 money spent on repaying money borrowed, including any interest;	0
(iii) Section 106 money spent on monitoring the delivery of planning obligations;	262
(h) the total amount of money (received during any year under any planning obligations) which was retained at the end of the reported year, and amount of retained money allocated for the purposes of provision and longer-term maintenance ("commuted sums") of highway works, play space and social community facilities.	Retained sums 169,203 Committed Sums 1,371

Unspent S106 Affordable Housing Allocations

The Council allocated millions of pounds of Section 106 contributions for affordable housing schemes. A portion of these allocated funds are for housing that will continue to be delivered beyond the reporting period. The amount of Section 106 allocated to affordable housing but not yet spent by the end of the period is listed in Table 3.1b.

Table 3.1b Section 106 Allocations Made in Reported Year Yet Unspent By End of Reported Year		
Site Address	Allocation Date	Amount £'000
Grosvenor Gardens House 35-37 Grosvenor Gardens London SW1W 0BS	30/11/2023	5,327
5 Cork Street, London, W1S 3LQ	30/11/2023	526
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	30/11/2023	32,804
Grenadier House, 99-105 Horseferry Road, London, SW1P 2DD	30/11/2023	1,800
Macdonald House, 1 - 3 Grosvenor Square, London, W1K 4BN	30/11/2023	418
127-133 Charing Cross Road, London, WC2H 0EA	30/11/2023	2,120
Berger House, 36-38 Berkeley Square, London, W1J 5AE	30/11/2023	1,518
Development Site On Land Bounded By Dean Street, Oxford Street, Diadem Court And, Great Chapel Street, London	31/03/2024	2,264
Development Site At 117 - 125 Bayswater Road, 2 - 6 Queensway, Consort House And 7, Fosbury Mews, London	31/03/2024	4,223
Total		50,999



Section 106 Spending

Section 106 funding was spent on a variety of projects during the reporting period. As infrastructure schemes come forward, the Council will continue to apply available and applicable Section 106 contributions.

In addition to those projects listed in Table 3.1c, Section 106 agreements entered into during the reporting period negotiated the provision of 325 affordable housing units.

Table 3.1c S106 Spending			
Project Name	Amount Spent (£)	Date Spent	Contributing Development (Planning Ref)
Affordable Housing	76,550,000	31/03/2024	Multiple
Actionfunder Charity	50,943	21/07/2023	15/11677/FULL
Environmental Inspectorate and Sciences Monitoring	195,137	Various	Multiple ¹
Active Travel and Air Quality Programme	7,342	31/03/2024	11/05626/FULL
Air Quality Monitoring - Kings Gate East 66-74 Victoria St - 11/03854/FULL	4,000	31/03/2024	11/03854/FULL
Arundel Great Court Public Realm	435,882	31/03/2024	11/05626/FULL
Bayswater Road / Inverness Terrace / Queensway Junction Improvements	27,987	31/03/2024	15/10671/FULL
Carbon Offset Temple Roof Art Garden Solar Panels	37,969	20 and 21/12/2023	13/06028/FULL, 14/06969/FULL, and 12/02746/FULL
Community Energy Fund - AKA Community Assets	322,795	31/03/2024	16/08369/FULL
Community Hubs Programme	240,013	31/03/2024	18/10917/FULL
Cycle Parking Occupancy Survey 2022	86,375	31/03/2024	Multiple ²
Electric Vehicle Charging Infrastructure	724,264	31/03/2024	Multiple ³
Great Chapel Street Pedestrianisation	49,170	31/03/2024	11/10055/FULL
Marshall Street/Broadwick Street Public Realm	14,523	31/03/2024	08/02440/FULL
Marylebone Low Emissions N'hood (LEN)	6,223	31/03/2024	12/09397/FULL
Neat II - KB09 Horseferry Road North Public Realm Junction Improvements	30,000	31/03/2024	14/05687/FULL
NHS Paddington Green Health Centre	50,943	10/08/2023	15/11677/FULL
Paddington Green School Pitch	1,300	31/03/2024	15/11677/FULL

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1. Environmental Inspectorate and Science Monitoring projects were funded by Section 106 expenditure from the following contributing developments: 06/07846/FULL; 08/08205/FULL; 10/01741/FULL; 10/01741/FULL; 11/05626/FULL; 11/05626/FULL; 11/05626/FULL; 11/05626/FULL; 11/10043/FULL; 11/10043/FULL; 11/10055/FULL; 11/10055/FULL; 12/03930/FULL; 12/07764/FULL; 12/07764/FULL; 12/11911/FULL; 12/11911/FULL; 13/00369/FULL; 13/03364/FULL; 13/03364/FULL; 13/03364/FULL; 13/03364/FULL; 13/07443/FULL; 13/09737/FULL; 13/09737/FULL; 14/06964/FULL; 14/07730/FULL; 14/07730/FULL; 14/07730/FULL; 14/07730/FULL; 14/08299/FULL; 14/10918/FULL; 14/11220/FULL; 15/02197/FULL; 15/02197/FULL; 15/02197/FULL; 15/06448/FULL; 15/06448/FULL; 15/07092/FULL; 15/07497/FULL; 15/07497/FULL; 15/08352/FULL; 15/10671/FULL; 15/11056/FULL; 16/02343/FULL; 16/02343/FULL; and 16/02343/FULL.

2. Cycle Parking Occupancy Survey were funded by Section 106 expenditure from the following contributing developments: 13/03434/FULL; 12/10394/FULL; 14/06964/FULL; 13/01285/FULL; 12/12041/FULL; 13/00203/FULL; 12/05020/FULL; and 13/11549/FULL.

3. Electrical Vehicle Charging Infrastructure projects were funded by Section 106 expenditure funding from the following contributing developments: 16/09548/FULL; 14/01000/FULL; 16/08369/FULL; 16/10952/COFUL; 15/07661/FULL; 14/10352/FULL; 14/06794/FULL; 14/01806/FULL; 12/02746/FULL; 16/06423/FULL; and 13/12539/FULL.

Continued from the previous page

Table 3.1c S106 Spending			
Project Name	Amount Spent (£)	Date Spent	Contributing Development (Planning Ref)
Praed Street Traffic Management	18,070	31/03/2024	13/11045/FULL
Queensway Public Realm Improvements (North of Porchester Gardens)	6,553	31/03/2024	15/10671/FULL
Regents Park Sports Pitch/Royal Parks Hybrid Pitch	41,604	31/03/2024	10/09758/FULL
S106 Crossrail Transfer	4,353,223	04/03/2024	15/11234/FULL, 16/11376/FULL, 13/00369/FULL, and 08/05789/FULL
Shepherd Market Public Realm Improvements	80,536	31/03/2024	12/11740/FULL
St Johns Wood High Street Public Realm Trees	18,940	31/03/2024	18/08414/FULL
St Vincent Street West Public Realm Improvements	421,297	31/03/2024	14/10918/FULL
Strand Aldwych – Kick-starter Curation Programme Fund	113,647	31/03/2024	17/07672/FULL
Tree Planting Amberley Estate	331	03/04/2023	12/09397/FULL
Tree Planting Brunel Estate	1,012	03/04/2023	12/11197/FULL
Tree Planting Hall Park Estate	2,126	03/04/2023	12/09397/FULL
Tree Planting Hallfield Estate	1,220	03/04/2023	05/04297/FULL
Tree Planting Holcroft Court	992	03/04/2023	15/07957/FULL
Tree Planting John Aird Court	644	03/04/2023	09/05355/FULL
Tree Planting Lilestone Estate	314	03/04/2023	18/08510/FULL
Tree Planting Lisson Green Estate	1,217	03/04/2023	18/08414/FULL
Tree Planting Luxborough Tower	630	03/04/2023	15/07957/FULL
Tree Planting Lydford Estate	2,183	03/04/2023	14/10440/FULL
Tree Planting Maida Vale Estate	1,264	03/04/2023	15/11007/FULL
Tree Planting NW8	13,878	31/03/2024	18/08510/FULL
Tree Planting Sheringham Estate	314	03/04/2023	18/08510/FULL
Tree Planting Wessex Gardens Estate	311	03/04/2023	12/11197/FULL
Westminster Academy Basketball Court and Skatepark	61,900	31/03/2024	13/11045/FULL
Westminster Cathedral School (WCS) & St Vincent de Paul Primary School (SVPD)	150,000	31/03/2024	03/05999/FULL and 10/10496/OUT
Westminster Employment Service 2023/24	1,256,412	31/03/2024	Multiple ⁴
TOTALS	85,383,484		

4. Westminster Employment Service 2023/24 projects were funded by s106 expenditure from the following contributing developments: 20/03987/FULL; 21/05110/FULL; 21/04390/FULL; 19/05099/FULL; 19/04487/FULL; 20/06093/FULL; 20/08040/FULL; 20/05792/FULL; and 15/10671/FULL.



SECTION 106 EXPENDITURE: CASE STUDY

Community Hubs Programme

Westminster's Community Hubs are essential community infrastructure, providing spaces where residents can connect with others, access a wide range of community-led activities and find support.

The Council is investing in these facilities with the Community Hubs programme, a multi-year effort to create a series of community hubs which improve access to services and support and strengthen community resilience by collaborating with communities to co-design and deliver local Community Hubs cross the city. The initiative has already launched two new mini-hubs: one in Victoria Library and one in Charing Cross Library. Each is open three days a week and offers a bespoke programme of activities, including crafts, games, support groups, amateur performing arts and Sip and Chat sessions.

£10 million of Section 106 funding has been allocated to the programme, and a quarter of a million pounds was spent during the reporting period. The funding is made possible by the Nova development.

SECTION 106 EXPENDITURE: CASE STUDY

Electric Vehicle Charging Points

Westminster already has the most on-street charge points in the UK, but even more of this infrastructure is needed to make EV use as convenient as possible, to encourage consumers to make the switch from petrol. Most trips should be taken by active travel or public transport. But when this is not possible, EVs represent the best alternative because they do not emit CO₂ or other air pollutants that have a detrimental effect on human health through their tailpipes.

WCC is therefore investing Section 106 funding into our EV charging points to help achieve our ambition to be a Zero Carbon city by 2040. The charging points support a range of measures to encourage EV use over traditional petrol vehicles, including discounted parking (both pay-to-park and resident permits) and free parking in bays whilst charging.





SECTION 106 EXPENDITURE: CASE STUDY

Shepherd Market Public Realm Improvements

The Council is currently delivering improvements around the historic Shepherd Market to help this tucked-away corner of Mayfair fulfil its potential as a vibrant market serving both locals and visitors.

Shepherd Market has welcomed shoppers since the 1740s, but issues with vehicles and waste management in recent years has made it a little less welcoming.

The Shepherd Market Public Realm Improvements scheme will address these and other issues to bring significant pedestrian and community benefits to the Market square and surrounding streets. It will create a new pedestrianised and paved Shepherd Market square by relocating parking spaces and limiting vehicle access, widening and re-paving footways with high-quality natural stone, and improving step-free crossings. A more welcoming atmosphere will be created through the introduction of seating, trees and wall-mounted lighting, and by implementing better ways to deal with waste so it no longer piles up on the pavement.

You can see the changes being implemented in the photos.

Section 106 is supplementing the Council's general capital funding and a contribution from the landowner, as well as a Neighbourhood CIL contribution to pay for the tree planting.



SECTION 106 EXPENDITURE: CASE STUDY

Regents Park Sports Pitch

More Westminster residents can now get out and participate in sport using a state-of-the-art facility within a beautiful park setting thanks to the new carpet-hybrid pitch in Regents Park.

There has long been significant demand for sporting facilities in Regents Park. It is home to 239 football clubs, including 40 teams participating in the Regents Park Girls Football League. The park is also used by local schools, including three which regularly use the park for PE lessons and more than 20 which hold their School Sports Days in the park. The new pitch provides much-needed capacity to help meet this demand. The pitch will also instigate a new Inclusion League, targeting people with disabilities who wish to play football at both competitive and entry levels.

Although Regents Park attracts visitors from across London and beyond, WCC has secured a Community Use Agreement (CUA) which ensures that our residents have access to the pitch.

Just over £40,000 of Section 106 funding was used to leverage contributions from both the Football Foundation and the Royal Parks towards the £600,000 total cost of the pitch.

St. Vincent Street Pedestrianisation



Pedestrianisation and other improvements in the streets around a local primary school offers a much safer shared space and encourages sustainable active travel to and from school.

The western section of St. Vincent Street has been pedestrianised, expanding the space in front of a school from a narrow pavement into a large, attractive space. New crossings have also been introduced on nearby streets. These changes encourage pupils and parents to walk or cycle to school, further assisted by the introduction of new cycle parking stands.

The scheme highlights the way developments are used to pay for improvements that are enjoyed by the broader community. Contributions from the separate developments at 110 Marylebone High Street and at Moxon Street Car Park were combined to fund the scheme.

4 Infrastructure Needs

Current Needs

For strategic infrastructure projects, the Westminster Cabinet agreed in June 2021 that CIL will be made available to fund the following infrastructure:

- Regeneration and Public Realm
- Green Infrastructure
- Health Services
- Community and Leisure Services
- Education
- Utilities and Waste

In October 2022, the cabinet adopted the [revised CIL Spending Policy Statement](#) which identifies new priorities for CIL funding:

- Affordable housing (enabling)
- Green transition
- Sustainable and active travel
- Community facilities
- Accessible and inclusive public spaces

In addition to the priorities identified above, infrastructure needs are identified by the [current IDP](#). The document identifies requirements across infrastructure types, including: public realm; public transport; river transport; active travel i.e. walking and cycling; highways including not just carriageways and footways but also bridges, street lighting, signage and other highway infrastructure assets; health services; emergency services including ambulance, police and fire; community and family facilities; libraries; cultural facilities; sports facilities and playspace; affordable workspace; cemeteries; education including early years, primary and secondary provision as well as special education needs and adult and higher education; parks and open spaces; urban greening; water supply and wastewater; energy; digital infrastructure; and recycling and waste. Any specific project or unspecified project within an identified or related infrastructure type might be required to support the City and its growth.

Updating Needs

WCC is producing a replacement IDP. Infrastructure planning will be informed by a more robust evidence base and enhanced communication and collaboration between internal and external infrastructure providers and delivery teams.

The IDP will demonstrate the infrastructure funding gap.

The draft IDP is currently out for public consultation until 17 January 2025. You can learn more about the draft IDP, including helpful summary and explanatory notes, and participate in the consultation via <https://draftinfrastructuredeliveryplan.commonplace.is/>.

APPENDIX

Appendix A

The council collected more than £80 million in CIL and Section 106 payments during the reporting period.

The tables in this appendix list each payment, including the address of the contributing development and when it was paid.

CIL Payments

CIL Payments		
Development Location	Amount Received (£)	Date Received
Southside, 105 Victoria Street, London, SW1E 6QT	2,953,163.19	05/04/2023
Development Site At 127-143 Oxford Street, 53-55 Berwick Street And 201-205, Wardour Street, London	592,202.41	06/04/2023
Basement And Ground Floor, 49 Newman Street, London, W1T 3DZ	46,063.47	18/04/2023
15 Berkeley Street, London	46,798.52	10/05/2023
Westminster House, 7 Millbank, London, SW1P 3JA	570,522.98	18/05/2023
2 - 14 Palmer Street, London, SW1H OAP	369,352.23	25/05/2023
25 Hanover Square, London, W1S 1JF	35,282.66	05/06/2023
Southside, 105 Victoria Street, London, SW1E 6QT	1,476,581.60	08/06/2023
2 Wallenberg Place, City of Westminster, London, W1H 7TN	43,109.44	14/06/2023
Alexander House, 85 Frampton Street, London, NW8 8NQ	306.27	22/06/2023
302 Kilburn Lane, London, W9 3EF	28,789.67	23/06/2023
Development Site At 127-143 Oxford Street, 53-55 Berwick Street And 201-205, Wardour Street, London	85,755.96	04/07/2023
5 Strand, London, WC2N 5AF	1,991,441.86	13/07/2023
Development Site At 55-58 Pall Mall And 1-4, Crown Passage, London	260,749.82	20/07/2023
64 - 65 St James's Street, London, SW1A 1NF	71,780.00	27/07/2023
Lansdowne House, 57 Berkeley Square, London, W1J 6ER	877,393.34	01/08/2023
12 -14 Cavendish Place, London, W1G 9DJ	141,269.63	02/08/2023
131 Shirland Road, London, W9 2EP	43,780.02	10/08/2023
Westminster House, 7 Millbank, London, SW1P 3JA	259,109.49	21/08/2023
Development Site At 47-50 Poland Street And 54-57, Great Marlborough Street, London	511,660.88	29/08/2023
7-9 Botts Mews, London, W2 5AG	469,023.87	11/09/2023
Film House, 142-150 Wardour Street, London, W1F 8ZR	17,513.34	14/09/2023
St Johns Wood Police Station 20 And A Half, Newcourt Street, London, NW8 7AA	591,597.05	22/09/2023
The Ritz Hotel, 150 - 156 Piccadilly, London, W1J 9BR	568,846.83	26/09/2023
30 Foley Street, London, W1W 7TJ	23,186.67	26/09/2023
21 Bruton Place, London, W1J 6QR	71,398.38	27/09/2023
Sussex Mansions, 36-39 Maiden Lane, London, WC2E 7LJ	43,752.77	28/09/2023
5 Strand, London, WC2N 5HR	809,936.69	18/10/2023
1 Knightsbridge, London, SW1X 7LX	32,823.72	25/10/2023
99 Hamilton Terrace, London, NW8 9QY	338,756.41	27/10/2023
6 Charles Street, London, W1J 5DG	117,915.14	01/11/2023

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CIL Payments		
Development Location	Amount Received (£)	Date Received
Development Site At 105-106 New Bond Street And 18, Haunch of Venison Yard, London	211,580.33	02/11/2023
Central Park Hotel, 49-67 Queensborough Terrace, London, W2 3SY	130,066.61	03/11/2023
Southside, 105 Victoria Street, London, SW1E 6QT	1,476,581.59	06/11/2023
Portland House, Bressenden Place, London, SW1E 5BH	676,988.93	30/11/2023
Lansdowne House, 57 Berkeley Square, London, W1J 6ER	438,696.67	06/12/2023
Lansdowne House, 57 Berkeley Square, London, W1J 6ER	438,696.66	06/12/2023
Development Site At 24-32, Queen's Mews, London	200,665.75	12/12/2023
50 Berkeley Street, London, W1J 8DJ	463,250.92	15/12/2023
79 Abbey Road, London, NW8 0AE	30,525.00	17/12/2023
17 - 21 South Audley Street, London, W1K 2NY	326,297.22	21/12/2023
First Chicago House, 90 Long Acre, London, WC2E 9RA	-152,686.67	29/12/2023
7 Burlington Gardens, London, W1S 3QG	99,557.20	05/01/2024
17a, 17B And 18 Three Kings Yard, London, W1K 4JT	13,735.59	10/01/2024
5 Strand, London, WC2N 5HR	809,936.68	17/01/2024
Development Site Bound by Brook Street, Davies Street And South Molton Lane (excluding 58 Davies Street) And 10, 15-25, 27 And 42 South Molton Street, London	1,457,124.72	19/01/2024
50 - 57 Newman Street, London, W1T 3EB	31,200.01	23/01/2024
3 Lancelot Place, London, SW7 1DR	41,686.46	20/02/2024
72 Hamilton Terrace, London, NW8 9UL	33,096.89	20/02/2024
3 Lancelot Place, London, SW7 1DR	5,413.72	13/03/2024
40 Long Acre, London, WC2E 9LG	81,261.25	18/03/2024
Development Site At 1-11 And 13-15 Carteret Street, 40 Broadway, London	114,714.16	19/03/2024
Total:	20,418,254.00	

S106 Payments

S106 Payments			
Development Location	Type	Amount Received (£)	Date Received
55-91 Knightsbridge, 18 Duplex Ride, 1 - 7 William Street	Environmental Inspectorate Contribution (F/R)	37,746.33	07/06/2023
Arundel Great Court, Surrey Street, London, WC2R 2NE	Environmental Inspectorate Contribution (F/R)	150,000.00	24/04/2023
Arundel Great Court, Surrey Street, London, WC2R 2NE	Environmental Sciences Contribution (F/R)	15,000.00	24/04/2023
Development Site on Land Bounded By Dean Street, Oxford Street, Diadem Court And, Great Chapel Street, London	Affordable Housing Fund (F)	2,264,419.76	01/02/2024
Grosvenor Gardens House, 35-37 Grosvenor Gardens, London, SW1W 0BS	Affordable Housing Fund (F/R)	5,246,974.77	31/05/2023
Grosvenor Gardens House, 35-37 Grosvenor Gardens, London, SW1W 0BS	Affordable Housing Fund (F/R)	80,019.22	07/07/2023
Admiralty Arch, The Mall, London, SW1A 1AA	Environmental Inspectorate Contribution (F)	36,009.56	13/11/2023
Admiralty Arch, The Mall, London, SW1A 1AA	Environmental Sciences Contribution (F)	15,003.98	13/11/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Affordable Housing Fund (F)	2,803,578.37	11/05/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Education (F)	741,546.48	11/05/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Early Years (F)	350,447.30	11/05/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Health (F/R)	350,447.30	11/05/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Play Space (F)	140,178.92	11/05/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	TfL Highway Works	140,178.92	11/05/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Affordable Housing Fund (F)	30,000,000.00	21/08/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Affordable Housing Fund (F)	52,897.71	07/11/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Education (F)	13,991.44	07/11/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Early Years (F)	6,612.21	07/11/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Health (F/R)	6,612.21	07/11/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	Play Space (F)	2,644.88	07/11/2023
St Johns Wood Barracks, Ordnance Hill, London, NW8 6PT	TfL Highway Works	2,644.88	07/11/2023
Grenadier House, 99-105 Horseferry Road, London, SW1P 2DD	Affordable Housing Fund (F)	1,800,000.00	28/09/2023
Macdonald House, 1 - 3 Grosvenor Square, London, W1K 4BN	Affordable Housing Fund (F)	417,692.31	14/04/2023
Development Site At 117 - 125 Bayswater Road, 2 - 6 Queensway, Consort House And 7, Fosbury Mews, London	Affordable Housing Fund (F)	4,222,801.79	21/12/2023
Development Site At 117 - 125 Bayswater Road, 2 - 6 Queensway, Consort House And 7, Fosbury Mews, London	Carbon Offset (F)	893,219.85	21/12/2023
Development Site At 117 - 125 Bayswater Road, 2 - 6 Queensway, Consort House And 7, Fosbury Mews, London	Employment and Training (F)	2,174.63	21/12/2023
Development Site At, 285-329 Edgware Road, London, W2 1DH	Carbon Offset (F)	125,295.00	22/05/2023
Development Site At, 285-329 Edgware Road, London, W2 1DH	Community (F)	101,886.79	22/05/2023
Development Site At Capland Street, Bedlow Close And, Luton Street, London, NW8	Carbon Offset (F)	286,722.95	11/04/2023
Repeater Station, 2 Ashbridge Street, London, NW8 8DS	Carbon Offset (F)	37,017.08	07/06/2023
Repeater Station, 2 Ashbridge Street, London, NW8 8DS	S106 Monitoring Fee	3,270.18	07/06/2023

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S106 Payments			
Development Location	Type	Amount Received (£)	Date Received
Marylebone Institute School House, 29 Cosway Street, London, NW1 6TH	Carbon Offset (F)	108,155.17	07/06/2023
Marylebone Institute School House, 29 Cosway Street, London, NW1 6TH	S106 Monitoring Fee	5,232.28	07/06/2023
Ashmill Street Car Park, Ashmill Street, London	S106 Monitoring Fee	1,962.11	07/06/2023
Development Site At 268-282, Vauxhall Bridge Road, London	Carbon Offset (F)	378,361.70	15/06/2023
Development Site At 268-282, Vauxhall Bridge Road, London	Employment and Training (F)	119,114.79	15/06/2023
Berger House, 36-38 Berkeley Square, London, W1J 5AE	Affordable Housing Fund (F)	1,517,831.40	21/08/2023
Development Site At 55-58 Pall Mall And 1-4, Crown Passage, London	Employment and Training (F)	36,046.11	16/01/2024
Development Site At 55-58 Pall Mall And 1-4, Crown Passage, London	Carbon Offset (F)	95,394.50	16/01/2024
Development Site Bound By Brook Street, Davies Street And South Molton Lane (excluding 58 Davies Street) And 10, 15-25, 27 And 42 South Molton Street, London	Cycling / Cycle Parking (F)	28,918.08	24/11/2023
Development Site Bound By Brook Street, Davies Street And South Molton Lane (excluding 58 Davies Street) And 10, 15-25, 27 And 42 South Molton Street, London	Employment and Training (F)	400,226.28	24/11/2023
Lansdowne House, 57 Berkeley Square, London, W1J 6ER	Employment and Training (F)	281,892.66	31/01/2024
Lansdowne House, 57 Berkeley Square, London, W1J 6ER	Trees (F)	6,113.09	31/01/2024
Lansdowne House, 57 Berkeley Square, London, W1J 6ER	Cycling / Cycle Parking (F)	122,261.83	31/01/2024
Southside, 105 Victoria Street, London, SW1E 6QT	Carbon Offset (F)	1,293,297.47	03/08/2023
Southside, 105 Victoria Street, London, SW1E 6QT	Employment and Training (F)	984,282.61	03/08/2023
48-56 Ebury Bridge Road, London, SW1W 8QF	Employment and Training (F)	19,482.11	24/04/2023
48-56 Ebury Bridge Road, London, SW1W 8QF	Trees (F)	15,088.44	24/04/2023
48-56 Ebury Bridge Road, London, SW1W 8QF	Carbon Offset (F)	126,494.87	24/04/2023
50 Berkeley Street, London, W1J 8DJ	Carbon Offset (F)	721,327.39	15/12/2023
50 Berkeley Street, London, W1J 8DJ	Employment and Training (F)	72,774.98	15/12/2023
45 Kilburn Park Road, London, NW6 5XD	Carbon Offset (F)	77,603.84	16/08/2023
45 Kilburn Park Road, London, NW6 5XD	Trees (F)	11,686.45	16/08/2023
45 Kilburn Park Road, London, NW6 5XD	Employment and Training (F)	36,402.16	16/08/2023
Paddington Green Police Station, 4 Harrow Road, London, W2 1XJ	S106 Monitoring Fee	20,000.00	24/05/2023
334 - 348 Oxford Street, London, W1C 1JG	Carbon Offset (F)	975,867.00	09/02/2024
Audley Square, London	S106 Monitoring Fee	500.00	17/05/2023
Development Site At 8-10 Grafton Street, 11-14 Grafton Street And 22-24, Bruton Lane, London, W1S 4EN	Employment and Training (F)	223,555.75	05/12/2023
Development Site At 8-10 Grafton Street, 11-14 Grafton Street And 22-24, Bruton Lane, London, W1S 4EN	Carbon Offset (F)	94,560.23	27/03/2024
28 - 32 Shelton Street, London, WC2H 9JE	S106 Monitoring Fee	1,500.00	31/05/2023
7 Burlington Gardens, London, W1S 3QG	Affordable Housing Fund (F/R)	3,000,000.00	24/04/2023

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Continued from the previous page

S106 Payments			
Development Location	Type	Amount Received (£)	Date Received
7 Burlington Gardens, London, W1S 3QG	S106 Monitoring Fee	500.00	25/04/2023
14 North Row, London, W1K 7DQ	S106 Monitoring Fee	1,000.00	25/04/2023
Portland House, Bressenden Place, London, SW1E 5BH	Employment and Training (F)	53,032.77	15/01/2024
Portland House, Bressenden Place, London, SW1E 5BH	Carbon Offset (F)	26,439.96	15/01/2024
Portland House, Bressenden Place, London, SW1E 5BH	Cycling / Cycle Parking (F)	52,651.41	15/01/2024
Portland House, Bressenden Place, London, SW1E 5BH	Legible London Contribution	21,060.56	15/01/2024
2 Stanhope Row; 16 Stanhope Row, 36 And 37 Hertford Street, 16a, 16B And 17 Market Mews	S106 Monitoring Fee	1,000.00	23/05/2023
Drury House, 32 Vauxhall Bridge Road, London, SW1V 2SA	S106 Monitoring Fee	500.00	01/06/2023
Westmead, 4 Tavistock Road, London, W11 1BA	Carbon Offset (F)	48,247.26	14/08/2023
Westmead, 4 Tavistock Road, London, W11 1BA	Trees (F)	10,250.54	14/08/2023
John Stewart House, 435 - 437 Edgware Road, London, W2 1TH	S106 Monitoring Fee	500.00	20/06/2023
John Stewart House, 435 - 437 Edgware Road, London, W2 1TH	S106 Monitoring Fee	500.00	20/06/2023
1-7 Harley Street, London, W1G 9QD	Air Quality Monitoring (F)	15,606.17	05/10/2023
Total:		61,354,256.79	