

CITY PLAN

INFRASTRUCTURE FUNDING STATEMENT 2021/22

1. INTRODUCTION

1.1. What is the Infrastructure Funding Study?

This is Westminster City Council's (WCC) Infrastructure Funding Statement (IFS) for the reporting period of 1 April 2021 – 31 March 2022.

The Community Infrastructure Levy (CIL) Regulations 2019 require local authorities that collect developer contributions to report annually on what they have received and spent through CIL and section 106 contributions and include information for the following year on the allocation of these funds.

The purpose of this 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.

CIL is a financial contribution from developers on certain types of development. CIL is a standard fee calculated 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 to support the development or growth of the area.

In Westminster, CIL split into three pots:

- 1) Strategic CIL, which is spent by the council in any part of the City on infrastructure of strategic importance;
- 2) Neighbourhood CIL, which is spent in consultation with local people in one of the 21 identified Neighbourhood Areas within which the contributing development was built; and
- 3) Administrative CIL, which can be spent on costs associated with running the CIL programme.

Section 106 agreements are legal agreements between the Council and a developer to provide infrastructure or another contribution or funds in lieu. In general, they are intended to deal with impacts of the development without which the proposal should not be given planning permission. Section 106 contributions must be used in accordance with the terms of the agreement, which often specify what can be funded and where the money can be spent; some are time limited.

1.2. Methodology

The 2021/22 IFS is more concise than previous versions of the report. It reports on the matters required by the CIL Regulations (2019 Amendment) Regulation 121A Schedule 2 Sections 1 and 3.

The Reporting Period is 01 April 2021 to 31 March 2022. 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. Officers have also secured information from Finance and other teams to ensure accuracy of figures.

Westminster City Council is currently reviewing and renewing its infrastructure planning and delivery services. Part of the programme being delivered is to ensure that Westminster 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.

‘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. If new information is made available, the council will update this document with addendum, as appropriate.

1.3. Infrastructure planning at WCC

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 will be 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.** Projects which enhance and accelerate climate action to achieve net zero ambitions.
3. **Sustainable and active travel.** Projects that make it easier, safer, and more convenient to travel by foot, bicycle, or public transport.
4. **Community facilities.** Facilities that offer spaces and provide services within communities, including Family Hubs, libraries, and public toilets.
5. **Accessible and inclusive public spaces.** Projects to make parks, playgrounds, and other public spaces truly inviting and accessible to all community members, such as designing out physical barriers and instituting programming suitable for people with diverse needs. New spaces which are designed to be accessible and inclusive, and improvements to existing spaces to achieve this. Public art can make spaces more inviting and interesting.

SCIL funding decisions are taken annually as part of the capital programme. Projects are informed by broad understanding of the City’s infrastructure requirements as set out in the council’s Infrastructure Delivery Plan.

NCIL is retained centrally by the council but is tracked to each of the 21 neighbouring areas in which the contributing development was built; the list of designated neighbourhood areas and the value of their NCIL pots is set out in Appendix A. Allocations are taken as part of a quarterly application 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. Requests can be made by 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. The council is working to enhance awareness and accessibility of NCIL so that it is spent

2. COMMUNITY INFRASTRUCTURE LEVY (CIL) REPORT

2.1. CIL Collection, Allocation and Expenditure: Sums

WCC collected nearly £30 million of CIL in the reporting period, bringing the total balance of CIL collected but unallocated to approximately £75.6 million. Of all CIL collected, £80.2 million has been allocated to infrastructure projects. Just over £4.6 million of CIL was spent in the reporting period.

Allocation refers to funding which has been approved for a project but that money has not been spent. Expenditure refers to funding which has been spent for a project.

Details of CIL collection, allocation, and expenditure, including amounts related to specific regulatory requirements, are set out in Table 2.1a. Sums described as ‘in the reported year’ relate to collection, allocation, and expenditure made during the period of 1 April 2021 – 31 March 2022. Sums which are not described as within the reported year relate to collection, allocation, and expenditure made since the adoption of Westminster’s CIL.

Table 2.1a CIL Collection, allocation, and expenditures sums		£'000
total value of CIL the council attempted to collect in the reported year		31,819
total amount of CIL collected by the council in the reported year		29,894
total amount of CIL collected by the council which have not been allocated		75,597
total amount of CIL collected by the council which was allocated in the reported year		55,619

total amount of CIL expenditure for the reported year	4,630
total amount of CIL allocated but not spent	80,197
amount of CIL spent on repaying money borrowed, including any interest	0
amount of CIL spent on administrative expenses (and that amount expressed as a percentage of CIL collected in that year)	852 (2.8%)
total collected for the reported year which was returned after 5 years for not being spent	0
CIL collected in the reported year retained at the end of the reported year which was not earmarked to a neighbourhood	20,675
CIL collected retained at the end of the reported year which was meant to be returned or earmarked to a neighbourhood	71,165
CIL collected in the reported year to which should have been returned or earmarked to a neighbourhood but which was retained at the end of the reported year	0
CIL collected which should have been returned or earmarked to a neighbourhood but which was retained at the end of the reported year	0

Neighbourhood CIL is a portion of the payment which is ringfenced to be spent in the area within which the contributing development took place in consultation with local people. Table 2.1b sets out the amounts which were ringfenced to Neighbourhood Zones during the reporting period.

Table 2.1b CIL amounts passed to Neighbourhood Zones		
Zone	Date	Amount Passed £'000
Belgravia	04 November 2021	200
Belgravia	04 November 2021	26
Belgravia	04 November 2021	10
Church Street	04 November 2021	50
Fitzrovia West	21 February 2022	321
Knightsbridge	04 November 2021	20
Maida Hill	04 November 2021	24
Maida Hill	04 November 2021	8

Marylebone	12 April 2021	100
Marylebone	05 July 2021	60
Marylebone	04 November 2021	100
Marylebone	22 February 2022	54
Mayfair	04 November 2021	338
Mayfair	04 November 2021	230
Outside Neighbourhood areas	12 April 2021	127
South East Bayswater	12 April 2021	120
St James's	22 February 2022	18
St John's Wood	01 July 2021	1,412
Victoria	12 April 2021	30
Westbourne	04 November 2021	45
Total		3,293

2.2. CIL Expenditure and Allocation: List of projects

More than £3.7 million of Strategic CIL funding was spent on eight infrastructure projects during the reporting period. These projects are listed in Table 2.2a.

Infrastructure	Date	Amount £'000	Description
Neighbourhood CIL Projects	Financial Year 2021-2022	922	Various Projects in the City
Church Street Triangle – Good Growth Fund	31 March 2022	60	Public Realm interventions and provision of flexible space for Arts, Public events and Community uses.
John Aird Court CCTV and Fencing	13 August 2021	23	Installation of CCTV & Fencing
Sayers Croft Climbing Tower	31 March 2022	231	New Climbing Tower at WCC's Sayers Croft Outdoor Learning Centre
Children's Centre Improvement Programme (Portman)	31 March 2022	500	Improvements to early years' settings and children's centre
Smart Streets	31 March 2022	6	Install two 'smart streets' at Villiers Street and Church Street, combining new technologies including sensors and fibre optics and assess their...
Wilberforce Primary School Community Outdoor Pitch	31 March 2022	7	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 u...
Rochester Row/Greycoat Place Junction Improvements	31 March 2022	182	Footway widening and road safety improvements at Rochester Row/Greycoat Place junction.

Oxford Street:District Ramillies Street Public Realm	11 February 2022	600	Public realm improvements at Ramillies Street/Ramillies Place/Hills Place including accessibility, lighting and greening.
Zero Emission Street Cleansing Vehicles	31 March 2022	2,099	Street Cleansing Vehicles
Total		4,630	

WCC also passed CIL to a third parties to spend on the provision, improvement, replacement, operation or maintenance of infrastructure, under Regulation 59(4). These amounts, with the infrastructure project and other details, are set out in Table 2.2b.

Infrastructure	Amount £'000	Date	Spend Description
Edgware Road Insights Study	13	08 July 2021	50/50 split with Hyde Park and Paddington
Bis'op's Bridge Public Realm Action Plan	15	02 June 2021	Payment t ^o 5th Studio to develop design options
Bis'op's Bridge Public Realm Action Plan	11	14 December 2021	Payment t ^o 5th Studio to develop design options
Edgware Road Insights Study	8	16 July 2021	Paid to Marble Arch Partnership
Edgware Road Insights Study	8	16 July 2021	Paid to Marble Arch Partnership
Bis'op's Bridge Public Realm Action Plan	19	20 August 2021	Develop Design options
Total	74		

During the reporting period, CIL was allocated to 18 projects, but the funds were not spent during the reporting period. These projects are to be delivered in future years and are listed in Table 2.2c.

Infrastructure	Amount Allocated £'000	Amount Unspent £'000	Allocation Dated
Church Street Green Spine Phase 2	485	485	01 April 2021
Elizabeth Street Highway Improvements	616	616	02 March 2022
Elizabeth Street Highway Improvements	457	457	02 March 2022
CCTV Libraries and Leisure	6	6	02 March 2022
Burlington Gardens Public Realm	567	567	02 March 2022

Zero Emission Street Cleansing Vehicles	610	610	02 March 2022
Zero Emission Street Cleansing Vehicles	1,500	1,500	02 March 2022
School Travel Plan Engineering Programme	211	211	02 March 2022
St Georges Warwick Drive	369	369	02 March 2022
Isolated Pitch Independent Market Trader Bollards	480	480	02 March 2022
Queens Park TfL Cycle Hire Expansion	550	550	01 February 2022
Oxford Street District	600	600	01 February 2022
Oxford Street District	900	900	01 February 2022
Sports and Leisure Sayers Croft Loxwood Hall	170	170	02 March 2022
St John's Wood High Street Public Realm Improvements	1,000	1,000	02 March 2022
St John's Wood High Street Public Realm Improvements	250	250	02 March 2022
Parking Service - Review of Parking Zones & Permissions	66	66	02 March 2022
Central Island Improvements For Elgin Avenue	30	30	02 March 2022
Residential Broadband Connections	200	200	02 March 2022
Residential Broadband Connections	200	200	02 March 2022
Lisson Grove Programme - Main Budget General Fund	9,950	9,950	02 March 2022
Lisson Grove Programme - Main Budget General Fund	9,950	9,950	02 March 2022
Luton Street	7,750	7,750	02 March 2022
Church Street Regeneration	7,052	7,052	02 March 2022
Church Street Regeneration	11,489	11,489	02 March 2022
Church Street Regeneration	8,721	8,721	02 March 2022
Church Street Regeneration	8,721	8,721	02 March 2022
Church Street Regeneration	7,297	7,297	02 March 2022
Total	80,197	80,197	

3. SECTION 106 REPORT

3.1. Section 106 Collection, Allocation and Expenditure: Sums

WCC collected over £58 million from section 106 agreements in the reporting period. During the period, more than £76.052 million of section 106 money was spent (which included unspent balances from previous years), and approximate £149.7 million of section 106 money was allocated for infrastructure but not yet spent.

Table 3.1a Section 106 Collection, allocation, and expenditures sums	Amount £'000
total amount of money to be provided under any planning obligations which were entered into during the reported year	7,804
total amount of money under any planning obligations which was received during the reported year	58,345
total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority	39,322
total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure. (Details in Table 3.2b)	149,691
total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend) (Details in Table 3.2a)	76,052
amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)	0
amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations	230
total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held	203,912 (Committed sums = 149,691)

3.2. Section 106 Expenditure and Allocation: List of projects

50 projects spent Section 106 funding during the reporting period. As infrastructure schemes come forward, the council will continue to apply available and applicable Section 106 contributions. Table 3.2a lists infrastructure projects to which section 106 contributions were applied during the reporting period.

In addition to those projects listed in Table 3.2a, Section 106 funding was spent on 20 affordable housing units and 0 school places during the reporting period.

Table 3.2a Projects receiving Section 106 funding			
Infrastructure	Spent £	Date Spent	Spend Description
Affordable Housing	70,411,276	Financial Year 2021/2022	Various affordable housing provision within the City
Donmar Theatre Schools Outreach project	26,179	20 May 2021	Schools Tours *Includes Third Party spending
Active Travel and Air Quality Programme	207,658	10 September 2020 to 31 March 2022	Road safety/active travel/air quality education and training delivered in 92 schools (age range 5 to 18 years old) Delivery of Council's Active Street Programme
15/11056/FULL / 21 -23 Farm Street	857	31 December 2018 to 31 March 2022	
15/03972/FULL/22 - 23 Hanover Square,London W1S 1JA	6,452	31 December 2018 to 31 March 2022	
15/07092/FULL / 1-17 Shaftesbury Avenue	9,853	31 December 2019 to 31 March 2022	
14/11837/FULL/125 Cleveland Street	2,142	31 March 2018 to 31 March 2022	
16/02343/FULL / 18-25 Park Crescent	1,242	31 December 2018 to 31 March 2022	Site inspection
15/07756/FULL/Millbank Complex 21 - 30 Millbank	857	31 December 2019 to 31 March 2022	
15/07800/FULL/Macdonald House 1 - 3 Grosvenor Square	321	31 December 2019 to 31 March 2022	Site inspection
14/02855/FULL/Amalco House 26-28 Broadwick Street	86	31 December 2018 to 31 March 2022	Site inspection
15/10671/FULL/Development Site At 117 - 125 Bayswater Road, 2 And 6 Queensway, Consort House	13,824	31 March 2018 to 31 March 2022	
15/11677/FULL/Development Site At 285-329 Edgware Road	9,960	31 December 2018 to 31 March 2022	

12/11740/FULL/Development Site At 56 Curzon Street	4,031	31 December 2018 to 31 March 2022	
14/11220/FULL/Development Site At 5-9 Marble Arch, 2-209evens0 Edgware Road & 53-59 (odd)	6,019	31 December 2018 to 31 March 2022	
Highways Works Contribution	231,812	29 June 2021	TFL Highways works *Includes Third Party spending
10/10496/OUT/Development Site At Chelsea Barracks Chelsea Bridge Road	7,219	31 December 2018 to 31 March 2022	Site Inspection
13/09737/FULL/Development Site At Ergon House Horseferry Road And 9 Millbank	8,418	31 December 2018 to 31 March 2022	
14/08299/FULL/Stockley House 130 Wilton Road	2,635	31 December 2018 to 31 March 2022	Site Inspection
12/03930/FULL/The Arts Theatre 6-7 Great Newport Street	364	31 December 2019 to 31 March 2022	Site Inspection
14/01000/FULL/Hobhouse Court	86	31 December 2018 to 31 December 2021	Site Inspection
13/12250/COFUL/Jubilee Sports Centre Caird	7,368	31 December 2018 to 31 March 2022	
14/12261/FULL/London School of Economics & Political Science Houghton Street	1,071	31 December 2018 to 31 March 2022	
14/12787/FULL/Site Bounded by 18-20 Hanover Sq 64-72 New Bond Street 14-18 Brook Street	3,723	31 December 2018 to 31 March 2022	
13/07443/FULL/Site of Proposed Development At Leicester Square	1,692	31 December 2018 to 31 March 2022	Site Inspection
Westminster Carbon Reduction Target and Action Plan	21,110	16 July 2020 to 31 March 2022	Deliver a carbon management approach and action plan to guide the council's corporate energy management/carbon emissions reduction activities consistent with meeting the council's Climate Emergency declaration targets. Carbon emission management plan *Includes Third Party spending

Ebury Square Tree Management	4,169	01 September 2021	Tree Management
Tree Planting NW8	8,058	06 November 2020 to 31 March 2022	Trees Tree Planting & Watering
Berkeley Square Pedestrian Crossing	20,084	28 March 2022	Berkley Square Zebra Crossing
Hanover Square Public Realm	1,795,096	17 August 2017 to 31 August 2021	Hanover Sq Public Realm Improvements
Strutton Ground Public Realm	37,040	15 March 2018 to 31 May 2021	Enhancing pavement and facilities
Air Quality Monitoring - Kings Gate East 66-74 Victoria St - 11/03854/FULL	4,000	30 December 2016 to 28 March 2022	Air Quality Monitoring
Westminster Wheels pitch	155,495	31 March 2021 to 31 March 2022	Employment & Training Employment & Training
St. Johns Gardens Improvements	200,412	31 March 2022	Public Realm
Tree Planting - Hallfield Estate	704	30 November 2020 to 31 March 2022	Tree Planting Tree planting and young tree maintenance.
Tree Planting - Churchill Gardens Estate	675	30 November 2020 to 31 March 2022	Tree Planting Tree planting and young tree maintenance
Tree Planting - Brunel Estate	575	30 November 2020 to 31 March 2022	Tree Planting Tree planting and young tree maintenance
Zoological Society of London: Energy Metering Project	99,825	28 May 2021	Deliver a low-cost energy efficiency solution Deliver a low-cost energy efficiency solution
St Vincent Street West Public Realm Improvements	6,779	31 March 2022	Public Realm Improvements
Queensway Public Realm Improvements (North of Porchester Gardens)	15,832	31 March 2021 to 31 March 2022	Public Realm Improvements Public Realm Public Realm
Mount Street/Davies Street	51,908	31 March 2022	Installation of pedestrian facilities at the junction.
15/10072/FULL-Whiteleys Centre Queensway London W2 4YH	20,131	31 December 2020 to 31 March 2022	
12/11911/FULL - North Westminster Community School North Wharf Road London	2,056	31 December 2020 to 31 March 2022	Site Inspection
08/08205/FULL-Development Site (Nova) At Bressenden Place Victoria Street Allington Street And Buckingham Palace Road London SW1E 5EF	8,654	31 December 2019 to 31 March 2022	Site Inspection

Church Street Green Spine Phase 1	1,757,535	31 March 2021 to 31 March 2022	Delivery of the Green Spine Delivery of Green Spine
Westminster Employment Services	50,000	31 March 2022	Community
Westminster Employment Services - City wide 2022	807,916	31 March 2022	Employment & Training
13/00369/FULL	5,205	31 March 2022	To check transfer date
06/07846/FULL 22 Arlington Street	4,477	31 March 2022	
14/10918/FULL Moxon Street	8,739	31 March 2022	
12/07764/FULL Grosvenor Gardens House	857	31 March 2022	
Total	76,052,477		

Five projects were allocated funding from Section 106 agreements during the reporting period but the funds were not spent in full. This is in addition to funding allocated towards delivery of future Affordable Housing. These are listed in Table 3.2b.

Table 3.2b Projects allocated funding but not yet spent Section 106 funding			
Infrastructure	Allocated £	Date Allocated	Unspent
Manchester Square Public Realm Improvements	104,281	05 January 2022	104,281
St Vincent Street West Public Realm Improvements	480,215	14 September 2021	480,215
Bayswater Road / Inverness Terrace / Queensway Junction Improvements	1,133,922	25 August 2021	1,133,922
Queensway Public Realm Improvements (North of Porchester Gardens)	1,711,644	25 August 2021	1,711,644
14/10918/FULL Moxon Street	897	31 March 2022	897
Affordable Housing Schemes	146,260,000	April 2021 – March 2022	146,260
Total	149,690,959		

4. INFRASTRUCTURE NEEDS

4.1. 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 ie 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.

4.2. Updating needs

WCC plans to update the IDP in 2023. Infrastructure planning will be informed by a more robust evidence base, including potentially an infrastructure audit to identify existing assets and needs and enhanced communication and collaboration between internal and external infrastructure providers and delivery teams.

The IDP will demonstrate the infrastructure funding gap.