

CITY PLAN

INFRASTRUCTURE FUNDING STATEMENT 2022/23

1. INTRODUCTION

1.1. What is the Infrastructure Funding Statement?

This is Westminster City Council's (WCC) Infrastructure Funding Statement (IFS) for the reporting period of 1 April 2022 – 31 March 2023.

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 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.

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 is 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 2022/23 IFS 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 2022 to 31 March 2023. 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 accuracy of figures.

Westminster City Council is currently implementing changes to infrastructure planning and delivery services, including bedding in new governance organisations to provide strategic oversight. 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.

All figures reported are rounded to the nearest thousand.

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.

1.3. Infrastructure allocations and expenditure 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 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.** 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 removing 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.

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.

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 (IDP). A replacement IDP is currently being produced which will reflect a more robust evidence base and an updated understanding of infrastructure needs and priorities.

NCIL is retained centrally by the Council but is tracked to each of the 21 neighbourhood areas in which the contributing development was built; CIL collected from areas not included in the designated neighbourhood areas is bundled into the 'outside designated neighbourhood areas' pot. 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. 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.

2. COMMUNITY INFRASTRUCTURE LEVY (CIL) REPORT

2.1. CIL Collection, Allocation and Expenditure: Sums

WCC collected more than £20 million of CIL in the reporting period. The council allocated nearly £95 million from the brought forward CIL balance, allocating the full amount of available CIL to spend on infrastructure priorities across the City.

Details of CIL collection, allocation, and expenditure, including amounts related to specific regulatory requirements, are set out in Table 2.1a.

Table 2.1a CIL Collection, allocation, and expenditures sums	£'000
total value of CIL set out in all demand notices issued in the reported year	25,803
total amount of CIL receipts for the reported year	20,047
total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	0
total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	94,693
total amount of CIL expenditure for the reported year	2,546
total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	Figure unavailable
amount of CIL 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 CIL spent on administrative expenses pursuant to regulation 61, (and that amount expressed as a percentage of CIL collected in that year)	933 (4.7%)
total collected by WCC for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent)	0
CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied	0
CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied	0
CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	0

CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	0
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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 Areas during the reporting period.

Table 2.1b CIL amounts ringfenced to Neighbourhood Areas		
Zone	Date	Amount Passed £'000
Bayswater	15 November 2022	60
Church Street	01 August 2022	30
Church Street	01 August 2022	30
Fitzrovia West	01 August 2022	1
Fitzrovia West	22 August 2022	50
Fitzrovia West	29 March 2023	23
Hyde Park and Paddington	29 March 2023	45
Little Venice and Maida Vale	21 November 2022	436
Little Venice and Maida Vale	21 November 2022	38
Maida Hill	15 November 2022	75
Marylebone	29 July 2022	52
Marylebone	29 March 2023	101
Marylebone	29 March 2023	73
Mayfair	27 March 2023	579
Outside Neighbourhood areas	01 August 2022	27
Outside Neighbourhood areas	29 March 2023	71
Outside Neighbourhood areas	29 March 2023	190
Outside Neighbourhood areas	29 March 2023	512
Victoria	29 March 2023	51
Westbourne	29 March 2023	10
Total		2,454

2.2. CIL Expenditure and Allocation: List of projects

Strategic CIL funding was allocated to ten infrastructure projects/programmes during the reporting period, not including projects to indirectly support the delivery of affordable housing. These projects/programmes are listed in Table 2.2a. Strategic CIL is allocated via the council's annual capital programme. For many of these projects/programmes, the Strategic CIL funding supplements funding from other sources, such as third party contributions, council borrowing, or section 106 funding; the amounts in Table 2.2a refer only to the amount of Strategic CIL allocated and not the full cost of the project/programme.

Table 2.2a SCIL allocation	
Infrastructure	Amount (£000s)
Sports and Leisure Sayers Croft Loxwood Hall	170
King Solomon Academy Expansion	200
Elizabeth Street / BPR Diagonals Crossing	1
Wilberforce Multi Use Game Areas	153
Isolated Pitches - Independent Market Trader Bollards	480
St Georges Warwick Drive.	82
Zero Emission Street Cleansing Vehicles	2
School Travel Plan Engineering Programme	211
Central Island Improvements for Elgin Avenue	452
Queen's Park TfL Cycle Hire Expansion	542
Total	2,293

WCC also passed CIL to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure, under Regulation 59(4). This project, including amount and other details, is set out in Table 2.2b.

Table 2.2b CIL passed to third parties			
Infrastructure	Amount (£000s)	Date	Spend Description
All Stars Boxing Club Community Mentoring and Sports	25	22 February 2023	Provided to support urgent works to repair the flooring, repairs to the heating system, and a boxing ring and boxing bags
Total	25		

3. SECTION 106 REPORT

3.1. Section 106 Collection, Allocation and Expenditure: Sums

WCC collected over £33 million from section 106 agreements in the reporting period. During the period, nearly £48 million of section 106 money was spent (which included un-spent balances from previous years), and more than £185 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	7,641
total amount of money under any planning obligations which was received during the reported year	33,372
total amount of money under any planning obligations which was received before the reported year which had not been allocated by the authority before the reported year	42,712
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)	185,679
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)	47,746
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	185
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, also identify separately the total amount of commuted sums (money paid in lieu of on-site affordable housing provision)	186,424 (Committed sums = 185,679)

3.2. Section 106 Expenditure and Allocation: List of projects

Section 106 funding was spent by 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. 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 62 affordable housing units and 0 school places during the reporting period.

Table 3.2a Projects which spent Section 106 funding			
Infrastructure	Spent £000	Date Spent	Spend Description
Affordable Housing Fund			
Affordable Housing	43,953	Financial Year 2022/2023	Various affordable housing provisions within the City
Public Realm/Environmental Improvements			
Marylebone Low Emissions N'hood (LEN)	9	31 March 2023	
Hanover Square Public Realm	207	17 August 2017 to 31 March 2023	Hanover Sq Public Realm Improvements
St Vincent Street West Public Realm Improvements	52	31 March 2022 to 31 March 2023	Public Realm Improvements
Bayswater Road / Inverness Terrace / Queensway Junction Improvements	77	31 March 2023	
Queensway Public Realm Improvements (North of Porchester Gardens)	176	31 March 2021 to 31 March 2023	Public Realm Improvements
Great Chapel Street Pedestrianization	32	31 March 2023	Prep and consultation work undertaken
Air Quality Monitoring			
Air Quality Monitoring - Kings Gate East 66-74 Victoria St - 11/03854/FULL	4	30 December 2016 to 31 March 2023	Air Quality Monitoring in the Victoria area
Parking Mitigation			
Parking Services: Common Complaint Location Review 2020-21 Kilburn Pk Rd	66	31 March 2023	
Parking Occupancy Survey 2022	276	31 March 2023	Parking Occupancy Survey
Secure Cycle Parking	279	31 March 2023	Purchase and installation of 57 residential secure cycle storage units (cycle hangars) Parking mitigation
Carbon Offset			
Window Replacement for St Marylebone CE School	70	28 September 2022	Carbon mitigation
MEES Pilot for Private Rented Sector	78	31 March 2023	Meet minimum energy efficiency standards
Community Energy Fund - AKA Community Assets	677	31 March 2023	Deliver energy efficiency improvements
Green Doctors Energy Advice and Support	16	31 March 2023	Green Doctors energy advice and support service
Community			
Somerset House Earth Day Sculpture	20	06 May 2022	Delivery of artist sculpture to raise awareness on plastic pollution (Includes Third Party spending)
Strand Aldwych Curation Programme	280	31 March 2023	Curation Kick-Starters Curation & Voice Line Commission

Temple Roof Gardens Art Sculpture	50	31 March 2023	Temple Roof Gardens Art Sculpture
Paddington			
Westminster Academy Basketball Court and Skatepark	3	31 March 2023	Feasibility study
Praed Street Traffic Management	103	31 March 2023	Design and implement a footway build-out
Education			
SEND Play Area for St Mary of the Angels	93	30 November 2022	Play Area (Includes Third Party spending)
Employment and Training			
WCC Employment and Skills Training 2021/2022	1,225	21 March 2023	Employment & Skills Training
Total	£3,793(excluding AH)		47,746

Many projects were allocated funding but did not spend it during the reporting period. These are listed in Table 3.2b. Many of these schemes will have spent all or some of the section 106 funding since the end of the reporting period. As infrastructure schemes come forward, the council will continue to apply available and applicable Section 106 contributions.

Table 3.2b Projects allocated funding but not yet spent Section 106 funding		
Infrastructure	Allocated £000	Date Allocated
Paddington		
Alfred Road Playground	84	June and November 2022
Paddington & Hyde Park Estate Low Traffic Neighbourhood	259	November 2022
Paddington Arts extension	1,169	November 2022
Westminster Academy Skatepark, Basketball Court and MUGAs	127	June and November 2022
Community		
Somerset House Earth Day Sculpture	20	April 2022
Strand Aldwych Curation Programme	520	April 2022
Sports & Leisure- Condition Survey and Maintenance Projects	114	November 2022
Queen Mother Sports Centre	415	March 2023 (two allocations)

Westbourne Green Skate Park & MUGA	400	November 2022
Community Hubs	10,000	November 2022
Arundel Court	1,073	November 2022
Wellington Hotel	700	November 2022
Temple Roof Gardens Art Sculpture	50	May 2022
Affordable Housing Fund		
Affordable Housing Schemes	129,934	2022-2023
Highways		
Parking Occupancy Surveys 2022	395	Multiple Allocations
Victoria Street Red Route	297	November 2022
Employment and training		
WCC Employment and Skills Training 2021/2022	551	April and July 2022 and March 2023
Stimulating The Economy	193	November 2022
Trees		
Tree Planting on various estates	27	February 2023
Education		
SEND Play Area for St Mary of the Angels	93	May 2022
School Development Capital Projects Generic	130	March 2023
Environment		
Jubilee Sports Centre Caird	5	December 2022

Development Site At 5-9 Marble Arch, 2-209 evens Edgware Road & 53-59 (odd)	29	December 2022
Grosvenor Gardens House	13	December 2022
Whiteleys Centre Queensway London W2 4YH	45	December 2022
1-17 Shaftesbury Avenue	50	December 2022
Moxon Street	40	December 2022
22 Arlington Street	20	December 2022
Grosvenor Square Realm Scheme	2,500	November 2022
Hall Place Greening	415	November 2022
Oxford Street Programme	309	November 2022
Public Realm/Environmental Improvements		
Great Chapel Street Pedestrianisation	600	September 2022
Queensway Public Realm Improvements	2,187	November 2022
Public Transport		
Buckingham Gate Red Route and Coach Management	297	March 2023
Carbon Offset		
Electric Vehicle Charging Infrastructure	2,619	November 2022 and March 2023
Future Projects		
Future Projects	30,000	November 2022
Total	185,680	

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 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.

4.2. 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.