



Cabinet
8 February 2016

**Report from the Strategic Director of
Regeneration and Environment**

Development Funds Programme Development for 2016-17

1.0 Summary

- 1.1 This report seeks the approval of Cabinet for the proposed spatial and thematic allocation of Section 106 funds for expenditure in 2016-17 and commissioning specific projects and budget amounts detailed herein.
- 1.2 The allocation and projects have been reported to CMT in October and PCG in December and this report reflects feedback from those two meetings.
- 1.3 Investment has been aligned to strategic priorities, as set out in the Borough Plan. Where possible, investment in highways, pavements and the street scene has been prioritised to reflect the concerns of residents. A comprehensive investment strategy is in the process of being prepared which will seek to repair street and pavement defects and bring the general state of the environment, especially in town centres and major thoroughfares, up to an acceptable standard.
- 1.4 This report has been prepared with the involvement of the Chief Operating Officer, Strategic Director Regeneration & Growth, Operational Directors of Planning & Regeneration, Housing and Employment, Property & Projects, Environment & Neighbourhoods, Environment & Protection and other relevant officers responsible for regeneration and inward investment across the borough.

2.0 Recommendations

- 2.1 That Cabinet approves the proposed 2015-16 programme of Development Funded projects and authorises the relevant Heads of Service to deliver this programme using the allocated budget and resources available.
- 2.2 That Cabinet notes the 2016-17 allocation £3.8m of S106 funding in 2016-17 in the following thematic split: £0.3m for Education; £2.1m for Transport, £1.2m for Amenity and Recreation; £0.2m for Employment; and that opportunities for allocating sums for Affordable Housing, Environment, and Social be pursued further.

- 2.3 That Cabinet notes that any necessary statutory or non-statutory consultation and the consideration of any objections or representations shall be undertaken by the relevant Heads of Service responsible for delivering the projects.
- 2.4 That Cabinet authorises the Director of Planning & Regeneration to approve and relevant Heads of Service to deliver projects in 2016-17 over and above the allocations and projects detailed herein where the exceptional circumstances criteria as set out in section 3.7, below, are met.

3.0 Background

- 3.1 Section 106 agreements are legal agreements between local authorities and developers, which are linked to a planning permission. Planning obligations are secured within S106 agreements when it is considered that a development will have negative impacts that cannot be addressed by conditions to the planning permission. Where the Developer cannot directly mitigate the impact the Council can instead take a financial contribution to undertake works. Section 106 obligations should only be used where a planning condition would not be effective or relevant. Regulation 122 of the Community Infrastructure Levy 2010 (as amended) sets out three tests to be satisfied where a planning obligation must be: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development. Accordingly, these tests are now law and must be met to comply.
- 3.2 This report is concerned with the allocation of those funds which have been paid by developers held by the Council (hereafter “development funds”).
- 3.3 Development funds secured via S106 agreements can only fund those projects which meet the terms of the agreements from which the funding is derived and can be returned to the developer if the monies are not spent within the period specified in the terms and conditions of the Agreement.
- 3.4 Objectives for the selection and shortlisting of projects are split into “Essential” criteria and “Desirable” criteria:

Essential criteria

- meets the terms of the legal agreement;
- mitigates the impact of the development from which funding is derived; and
- has Member support

Desirable criteria

- meets the objectives of the Borough Plan and the Regeneration Strategy and helps to facilitate growth;
- meets Service Unit objectives;
- substitutes Council capital expenditure and/or borrowing;
- is capable of attracting additional funding streams; and
- has local community support

- 3.5 The **essential criteria** mean any project proposed herein is subject to final verification that the funding is available from suitable sources, which will be ascertained following feedback on this paper from PCG. As a principle, providing funding for relevant infrastructure is an important means by which development can help to mitigate the impact an increased population can have on a local area and its amenities and social infrastructure; therefore new or expanded social or physical infrastructure in areas of greater development pressure will be prioritised over maintenance or minor improvements to existing infrastructure in areas of low development pressure.
- 3.6 It is not essential for a project to meet any of the **desirable criteria**, but where there are competing demands for money then it is proposed that projects which meet one or more of the desirable criteria will be favoured.
- 3.7 **Exceptional circumstances** can arise where S106 funding needs to be committed quickly without reporting to Members (for example where match-funding is needed to support a funding bid, or if the funding can only be used on a particular project and so there is no decision to be made); the criteria for exceptional allocation are:

Exceptional circumstances criteria

- the funding would otherwise expire; or
- the funding is needed to support a bid for external funding which meets corporate priorities; or
- Members approve a project at Cabinet which clearly states that S106 funds are being sought; or
- there is a clear public interest e.g. an urgent road safety project; or
- the funding can only be used for the project concerned

4.0 CIL

- 4.1 Since July 2013 the Standard Charge has been replaced with the Community Infrastructure Levy ("CIL") in Brent and the Council will no longer seek financial contributions for infrastructure via S106 agreements.
- 4.2 This report focuses on the expenditure of Section 106 monies as the recent priority has been spending the larger amount of S106 reserves (as these can be subject to expiry). There is currently no firm approved process for allocating CIL resources; a Strategic Infrastructure Plan to allocate CIL was reported to CMT on 7 August 2014 and discussed with Members at PCG. Consultation with Directorates to refresh the Strategic Infrastructure Plan was undertaken in March 2015 and this is expected to be reviewed in 2016 leading to limited commissioning of CIL funds for 2016-17, to be reported separately to S106. In future years the intention is to report both S106 and CIL spend together in a joint Development Funds report.

5.0 Draft budget 2016/17

5.1 Available funds

- 5.1.1 As at 1 July 2015 a total of £10.2m was available to commission, subject to the terms of the legal agreements. The table below shows the distribution of

reserves across the main Themes, demonstrating the uneven amounts of funding available for projects within different Themes.

Theme	Available to commission
Affordable Housing	£384,274
Amenity	£1,749,902
Recreation	£502,271
Amenity or Recreation	£1,549,699
Education	£816,747
Employment	£205,830
Environment	£55,464
Social	£163,245
Transfer to external	£1,147,041
Transport	£3,639,108
TOTAL	£10,213,581

Table 1: An overview of available money¹ by Theme as of 1 July 2015

5.2 Methodology

- 5.2.1 Strategic Directors responsible for delivering projects which are eligible for S106 funding were invited in July to propose projects for the draft budget for 2016-17, having regard to the above selection criteria (see paragraph 3.4). Thematic workshops were arranged to discuss proposed projects.
- 5.2.2 A list of Directorates and officers consulted is provided in Appendix 4.
- 5.2.3 The following analysis of the proposed projects has been undertaken by the Development Funds & Information Manager (DFIM):
- Assessment of proposal against the selection criteria
 - Availability of funds within relevant distance of proposal
 - Suitability of available funds for the proposal

5.3 Budget by Theme

- 5.3.1 A total of 50 projects with a combined budget of £3.8m can be funded in 2016-17. The table below shows the split of this money by the Theme and Sub-theme that will be undertaking the works and the details of all fundable projects are provided in Appendix 1.

Theme	Sub-theme	No. of projects	Total budget
TOTAL		50	£3,810,413
Amenity		21	£742,134
	Tree planting	10	£211,335
	Urban greening	2	£19,965
	Children's play areas	3	£225,123
	Landscaping	4	£64,700
	Environmental improvements	1	£61,011
	Open Space improvements	1	£160,000
Recreation		7	£439,091
	Sports pitch	2	£54,099
	Outdoor gym	4	£210,000
	Indoor gym	1	£174,991
Transport		14	£2,099,802
	Town centre	3	£702,802
	Local safety	4	£537,000
	Public transport improvements	3	£110,000
	Controlled parking zone	1	£0
	Public Realm	2	£750,000
Education		5	£319,301
	Capital Schools Programme	5	£319,301
Social		0	£0
Employment		3	£210,085
	Training and Skills	3	£210,085
Affordable housing		0	£0
Environment		0	£0

Table 2: Projects by Theme and Sub-Theme

5.3.2 It is to be expected that the total budget is significantly less than that for 2015-16: Education depleted the entire Education reserve in the last round of budget-setting and only limited funds were available, whilst two of the three highest value projects last year, of £2.1m and £1.5m, were both one-off projects to provide decentralised energy and affordable housing respectively. Whilst £3.8m is lower than last year it is above the five year average expenditure of £2.8m. Further, it is likely that not all funds budgeted for 15-16 will be spent: in 14-15 28% of the £8m commissioned was carried forward to 15-16 and in 13-14 the proportion was higher, at 36%. Taking the lower of those two percentages would suggest the actual budget for 16-17 is likely to be in the region of £7.47m (and correspondingly expenditure in 15-16 is likely to be in the region of £9.5m, not taking account of decommissioning).

- 5.3.3 Some projects requested could not be fully funded from S106. In those cases, the DFIM agreed with the PM concerned whether they wanted to go ahead with a reduced contribution from S106. Those who agreed to do so are expected to either: (a) seek alternative funding sources to bridge the gap; or (b) reduce the scope of the project.

5.4 Budget by Growth Area

- 5.4.1 It is to be expected that Wembley is planned to receive the most amount of funding of the five Growth Areas. Alperton's and South Kilburn's moderate and Church End's very limited level of investment also reflects the development activity in the area.
- 5.4.2 Investment in Burnt Oak/Colindale is in part held back because much of the investment required is to the junctions and public realm of the A5, a route shared with Barnet (who have access to significantly more funding than Brent due to the scale of development in their growth zone) so the work needs to be coordinated; further, it is the Transportation department's intention to submit a bid to TfL for LIP funding for a major project along this part of the A5 however the LIP programme is such that it is not envisaged that the bid will be submitted until 2018 with works starting in 2020. Interim works will be necessary by Transportation as there is funding in the area which will expire by the end of 2019.

Growth area	No. of projects	Total budget
Alperton	2	£425,000
Burnt Oak/Colindale	1	£202,180
Church End	1	£14,965
South Kilburn	1	£350,000
Wembley	6	£603,172

Table 3: Projects by Growth Area

6.0 Financial Implications

- 6.1 As at 1 July 2015 a total of £10,213,581 was available to commission, subject to the terms of the legal agreements. Of these monies, this report proposes the allocation of £3,810,413 to the Service Units for investment in fundable schemes.
- 6.2 A number of the proposed schemes put forward include external funding sources, such as TfL LIP funding, which are essential to the delivery of the overall scheme. It is likely that should forecast external funding not be delivered then the scheme could not be supported by S106 funding.
- 6.3 The proposed schemes have been generated by, and in conjunction with, Service Units, Heads of Service and Regeneration Managers responsible for delivering capital schemes and the Borough's Growth Areas. The proposals were based on meeting the following criteria:

Essential criteria

- meets the terms of the legal agreement;

- mitigates the impact of the development from which funding is derived; and
- has Member support

Desirable criteria

- meets the objectives of the Borough Plan and the Regeneration Strategy and helps to facilitate growth;
- meets Service Unit objectives;
- substitutes Council capital expenditure and/or borrowing;
- is capable of attracting additional funding streams; and
- has local community support

However, it should be noted that the proposals are based on individual Service priorities which would not necessarily be reflected through a strategic exercise to assess the priorities in the delivery of the Council's overall capital programme.

6.4 The current Capital Programme for 2016/17 includes initial allocations to rolling programmes of works to meet priority requirements in theme areas to which S106 Agreement monies are proposed. The Capital Programme allocations are as follows:

- Delivering the Sports Strategy - £0.535m
- Parks - £0.155m
- Pavements, Roads and Streetscene - £3.55m

These 2016/17 allocations are funded predominantly from borrowing with an associated debt charge to the Council's revenue account or from capital receipts.

Appendix 1 includes a column to identify those Projects that could potentially be considered as a substitute to current rolling programme allocations in the Capital Programme. This is summarised in the table below by theme:

Theme	Sub-theme	Total budget
Amenity & Recreation		
	Children's play areas	148,062
	Sports pitch	54,099
	Outdoor gym	210,000
	Indoor gym	174,991
Transport		
	Town centre	500,622
	Local safety	380,000
	Public Transport Improvements	60,000
	Public Realm	400,000
	Total	1,927,774

Table 4: Potential Capital Funding Substitute by Theme and Sub-Theme

Priority scheme list proposals for the utilisation of provisionally allocated budgets for the rolling programmes of works have not yet been defined. Any proposals will need to be considered against those to which S106 monies are allocated, as part of the budget setting process, in order to minimise the level of borrowing that the Council is required to undertake in the funding of the Capital Programme.

- 6.5 This report focuses on the expenditure of Section 106 monies as there is currently no approved process for allocating CIL resources; a proposal was reported to PCG on 5 June 2015 but is yet to be reported to Cabinet.
- 6.6 Proposals for the use of S106 funding will be included within the Capital Section of the Budget Setting Report to be submitted to Cabinet and Full Council in February/March 2015.

7.0 Legal Implications

- 7.1 Planning Obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) ("The Act") are legal documents under seal either entered into between the Council and developers or provided unilaterally by a developer. As mentioned above the intention of the obligation is to mitigate and off set any harmful impacts of a development. Monies paid to the Council in accordance with the s106 obligation can only be applied for the purposes set out in the relevant agreement. It is noted however, that the Council has received certain sums relating to those contributions which are due to be allocated for specific projects within the Borough, subject to employing the essential and desirable criteria at paragraph 3 of the report.
- 7.2 The Council has the power to modify S106 obligations in accordance with s106A of the Act by agreement between the Council and the parties against whom the obligation are enforceable.

8.0 Diversity Implications

- 8.1 In accordance with the Council's Public Sector Equality Duty under Section 149 of the Equality Act 2010 (in force April 2011), officers who have responsibility for spending s106 contributions must ensure that the appropriate level of equality impact assessments are carried out before projects commence to ensure that improvement work does not inadvertently discriminate against any of the nine protected characteristics as more particularly detailed under section 4.
- 8.2 S106 contributions can have a positive impact on equality and diversity, as they allow the Council to make improvements to the local community which benefit disadvantaged groups the provision of affordable housing, additional community spaces, employment, education and training opportunities.

9.0 Staffing/Accommodation Implications (if appropriate)

- 9.1 The projects above will be managed either directly or at arm's length within existing Service Unit staffing structures.

- 9.2 Some of the funding identified above can be used to meet reasonable professional fees in designing and managing the project. What is considered reasonable is assessed on a case-by-case basis but usually not more than 20% of the S106 funding should be put towards fees.
- 9.3 No accommodation implications are anticipated.

Background Papers

None

Contact Officers

Angus Saunders
Development Funds & Information Manager

Aktar Choudhury
Director of Planning & Regeneration

LORRAINE LANGHAM
Strategic Director, Regeneration and Environment

APPENDIX 1 – List of proposed projects for FY 2016-17 funding

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
Amenity & Recreation					£1,181,225	
Barham Park play area	Children's play areas	Removal of old play equipment and replacement with new accessible activities	Sudbury	Mitigates the impact of child yield from new development whilst also encourage existing residents and their young children to be more active	£111,700	Yes
John Billam cricket wicket	Sports pitch	Refurbishment of the 2 artificial cricket wickets to allow improvement to current derelict wickets bringing them back in to use.	Kenton	Mitigates the impact of population yield from new development whilst also encourage existing residents to be more active	£15,000	Yes
Paddington Old Cemetery planting	Landscaping	Provide low growing plants, Lavender etc. in the cemetery to encourage bees, butterflies and birds, also to improve the aesthetics of the cemetery for visitors.	Queens Park	Encourages more people to use existing Parks infrastructure and helps mitigate loss of habitat from new development	£15,000	No, landscaping works are only undertaken where S106 or other external funding sources are available
Roundwood Park planting and pond	Landscaping	Improved planting around Roundwood pond area, improve the area for amphibians (frogs newts and toads) improvements to the gradient of the pond. Natural log pile size appropriate to the landscaping. Bulb & lavender planting along perimeter fence line bordering cemetery assisting in	Willesden Green	Encourages more people to use existing Parks infrastructure and helps mitigate loss of habitat from new development	£13,000	No,

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		both aesthetics of the area also providing benefits for bees etc. in a section of the park where there is currently no planting.				
Streathly Road play area	Children's play areas	Additional equipment needed, levelling of site and removal of outdated play equipment	Kilburn	Mitigates the impact of child yield from new development whilst also encourage existing residents and their young children to be more active	£36,362	Yes
GEC sports pitch improvements	Sports pitch	Create two official entrances from the adjacent estates into the sports ground to encourage use and make entry safer. Currently children walk through the shrubbed area and straight into the street but a more official entrance will allow a holding area before stepping into the street. Additional planting to boundaries	Preston	Mitigates the impact of population yield from new development whilst also encourage existing residents to be more active	£39,099	Yes
Chelmsford Square planting and pathway improvements	Landscaping	Improved planting scheme, improved fencing requested by Cllrs and residents group	Brondesbury Park	Encourages more people to use existing Parks infrastructure	£10,000	No,
Mapesbury Dell planting and pathway improvements	Landscaping	Improved planting scheme in partnership with the local Trust Group, improved pathways, replacement and renewal of play equipment on site.	Mapesbury	Encourages more people to use existing Parks infrastructure	£26,700	No, £5k had to spend on Mapesbury Dell
Grove Park open space improvements	Open space improvements	Improvements to the existing play area, New outdoor gym and landscaping works	Queensbury	Supports the Borough Plan Better Lives and Better Place	£160,000	No, due to particular new development pressure
One Tree Hill outdoor gym	Outdoor gym	Improvements one tree hill including some planting landscape works & outdoor gym (although in	Wembley Central	Supports the Borough Plan Better Lives and Better Place	£60,000	Yes

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		Wembley central ward effected by Alperton projects)				
Tiverton tree planting	Tree planting	Planting of new trees within the park as requested by the local residents group.	Brondesbury Park	Encourages more people to use existing Parks infrastructure and helps mitigate loss of habitat from new development	£10,000	No, tree planting is only undertaken where S106 or other external funding sources are available
Rainbow Park play area	Children's play areas	Additional equipment needed and removal of outdated play equipment	Mapesbury	Mitigates the impact of child yield from new development whilst also encourage existing residents and their young children to be more active	£77,061	No, relates to particular development pressure
Alperton Sports ground outdoor gym	Outdoor gym	Installation of outdoor gym - requires planning permission	Alperton	Supports the Borough Plan Better Lives and Better Place	£50,000	Yes
Brent River Park outdoor gym	Outdoor gym	Installation of outdoor gym - requires planning permission. Consultation needed to determine exact location	Tokington	Supports the Borough Plan Better Lives and Better Place	£50,000	Yes
Bridge Park indoor gym redevelopment	Indoor gym	Relocation of gym upstairs including bringing current area back into use	Stonebridge	Direction is sought from PCG on this project as it is a significant investment in a facility which is expected to be re-developed in 2020. It is thought that this investment will significantly improve the quality of the service provision and revenue generation in the interim period. This is a suitable project for S106 funding in all other respects.	£174,991	Yes

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
Queens Park outdoor gym	Outdoor gym	Installation of outdoor gym - requires planning permission. Consultation needed to determine exact location. Will need to work with Corporation of London richard.gentry@cityoflondon.gov.uk Possible additional funding available from Corporation of London	Queens Park	Supports the Borough Plan Better Lives and Better Place	£50,000	Yes
Alperton Ealing Road south tree planting	Tree planting	Creation of a tree lined avenue in southern section of Ealing Road between bridge over the Grand Union Canal at junction with Bridgewater Road and bridge over the River Brent at boundary with Ealing.	Alperton (Alperton)	Tree planting provides a number of positive outcomes including improvements in air quality, softening the built environment, provision of habitat opportunities for various fauna as well as enhancing the general quality of life for local residents. This project will specifically mitigate impact of recent residential developments in the area that do not provide significant tree planting within the site boundary.	£25,000	No
West of Ealing Road residential streets tree planting	Tree planting	Tree planting in Alperton, specifically Ealing Road shopping area between Alperton station and junction with Lyon Park Avenue. Also residential streets off Ealing Road, mainly to west, including Eagle Road, Bowrons Avenue, Braemar Avenue and St James's Gardens.	Wembley Central	As above	£8,814	No
Church End, Neasden Lane tree planting	Urban Greening	Tree planting or other greening improvements to Neasden Lane and other streets in the Church End area. A design for Church End High Street to include new tree planting at appropriate locations, implementation of that tree	Dudden Hill (Church End)	As above	£14,965	No

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		planting, subject to co-ordination with new developments due on site at the car park site. Tree planting in other residential roads in the area. Production of a Green Infrastructure Strategy for the Church End area. This project will follow on from previous tree planting work in the Dudden Hill/ west end of Willesden High Road area.				
Wembley First Way tree planting	Tree planting	New tree planting in First Way, Wembley. Aims of the project are to provide a green screen of street trees to east of the Wembley Masterplan area and to improve the poor appearance of that industrial district which is not likely to have any redevelopment for many years. Initial site appraisal has been done, project would be drawn up and works on site tendered in Summer 2016, with a start on site in Autumn of the same year, to achieve completion by December 2016/January 2017	Tokington (Wembley)	As above	£28,911	No
Harlesden west of town centre tree planting	Tree planting	Tree planting in residential streets to west side of Harlesden town centre. Specifically to west of High Street Harlesden and Craven Park Road. Initial feasibility work has indicated project focus would be in Acton Lane and Nicol Road, both being deficient in trees.	Harlesden	As above	£25,000	No

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
Kensal Green tree planting	Tree planting	Planting of new trees, other planting and public realm improvements in area to east of Harlesden town centre. Main focus of the project is area of the Kensal Green Streets community group. This will be a continuation of previous work in the area which has so far planted around 100 trees and planted two street corner shrub beds.	Kensal Green	As above	£8,225	No
Kenton & Kingsbury tree planting	Tree planting	New tree planting in residential streets of Kenton & Kingsbury area, also to consider new tree planting in Kingsbury town centre to co-ordinate with planned major scheme for that area.	Kenton	As above	£25,000	No
Mapesbury north of ward tree planting	Tree planting	Tree planting in streets to north of Mapesbury Ward, generally to north and east of Walm Lane/Chichele Road, specifically Anson, Olive, St Michael's, Ivy, Cedar, Larch and Pine Roads and other roads in the area. This project will seek to green an area which is currently impoverished in tree cover.	Mapesbury	As above	£50,000	No
Queensbury station environs tree planting	Tree planting	New tree planting, including flowering Cherries and other colourful ornamentals in shopping area at Queensbury Station Parade. Also larger trees including London Plane in surrounding residential streets with wide grass verges and medium sized	Queensbury	As above	£15,385	No

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		ornamental trees in other streets.				
Wembley Hill residential streets tree planting	Tree planting	Tree planting in Wembley Hill area, specifically Wembley Hill Road, Linden Avenue, Dagmar Avenue, Mostyn Avenue, Park Chase and other residential streets between Empire Way and Park Lane.	Tokyngham	As above	£15,000	No
Chamberlayne Road urban greening	Urban greening	Tree planting, shrub and flower planting, public realm improvements in Chamberlayne Road local centre. To include a design strategy for the full length of Chamberlayne Road and southern section of Kilburn Lane aimed at improving environment of this local high street. Also planting improvements to existing area at Station Terrace and a tree planting strategy for surrounding residential streets.	Queens Park	As above	£5,000	No
Wealdstone Brook improvements - Japanese Knotweed Control and naturalisation plan	Environmental improvements	Control of Japanese Knotweed growing on banks of the Wealdstone Brook in Wembley, specifically at locations near to Brook Avenue and downstream in the Wembley Growth Area. To remove Japanese Knotweed from potential development sites, specific sites identified at this time are Durkin, Amex House North End Road and Watkin Road Industrial Estate. Also to conduct an invasive weeds survey of entire length of Wealdstone Brook between points	Tokyngham (Wembley)	Project will mitigate impact of development at Brook Avenue by improving amenity of a natural watercourse, Wealdstone Brook which passes near to site and through Wembley. By introducing control of Knotweed the project will prevent current moderate level of infestation becoming severe or spreading to other sites and may encourage further development by removing the threat of knotweed from relevant sites	£61,011	No

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		it emerges from a culvert at Woodcock Hill, to confluence with River Brent at rear of Fourth Way industrial area. To initiate spraying, stem injection or removal control measures in any other reaches of the Wealdstone Brook where funds permit. To liaise with Harrow Council on any cross boundary work. To engage with Environment Agency, Brent Catchment Partnership, Thames21 and any other voluntary sector organisations involved with river management. To engage with Network Rail and TfL on Knotweed issues where spreading from rail or tube lines. To prepare an outline design for naturalisation of the Wealdstone Brook with aim of creating an amenity walk between Wembley and the River Brent at Toykngton.				
Transport					£2,099,802	
BOC public realm, public transport accessibility cycling and road safety improvements	Town centre	Public realm, public transport accessibility cycling and road safety improvements In Burnt Oak and Colindale following the adoption of the Burnt Oak Colindale Place Making Plan in 2014. This document was developed in partnership with Barnet and has identified a vision to support growth in the area where approximately 12,000 new homes will be built. The BOC Place Making Plan identifies a number of projects for	Fryent	<p>Projects to improve the public realm and promote the use of sustainable transport through the improvement of walking and cycling facilities in the area and accessibility to public transport. This will help reduce car dependency to mitigate the affect of development in the area.</p> <p>Funding to progress the project was approved in the Local Implementation Plan report to Cabinet in September 2014. Consultants have engaged with members and the local community in recent months and there is</p>	£202,180	No

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		development and delivery over the next several years. These will support pedestrian access and sustainable crossing facilities, removal of street clutter, and other measures improve the public realm. Fryent and Queensbury wards.		strong support. The scheme supports the borough plan objectives of; making Brent a safer, more attractive and more environmentally friendly borough; Better lives- enabling people to live healthier lives and reducing health inequalities (by participating in active travel, namely walking and cycling); Better place - making sure Brent is an attractive place to live with a pleasant environment. It meets the aim by April 2016 to promote and support the development of sustainable transport opportunities and managing the use of the road network through reduced congestion and traffic flow, increased footfall and improved pedestrian, cycling and public transport facilities in town centres.		
Dollis Hill station interchange	Public transport improvements	Contribution to the development and implementation of public realm improvements in the vicinity of Dollis Hill Station. The scheme will improve accessibility to public transport as well as the public realm and facilities for pedestrians and cyclists. It will focus on the north side of the station and access to bus services.	Dudden Hill	The project will mitigate against the potential negative impact of developments in the area by smoothing and calming traffic and improving public transport accessibility and facilities for pedestrians and cyclists in the area.	£50,000	No
Forty Lane - The Paddocks local safety scheme	Local safety	Continuation of scheme developed in 2014/15 to improve traffic signal junctions and road safety between Bridge Road and the Paddocks. The scheme will also include a 20mph speed limit of the vicinity of the new school and new pedestrian and cyclist's facilities.	Barnhill	The project will mitigate against the potential negative impact of developments in the area by smoothing and calming traffic and improving facilities for pedestrians and cyclists in the area. The scheme supports the borough plan objectives of; making Brent a safer, more attractive and more environmentally friendly borough; Better lives- enabling people to live	£180,000	Yes

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
				healthier lives and reducing health inequalities (by participating in active travel, namely walking and cycling); Better place - making sure Brent is an attractive place to live with a pleasant environment. It meets the aim by April 2016 to promote and support the development of sustainable transport opportunities and managing the use of the road network through reduced congestion and traffic flow, increased footfall and improved pedestrian, cycling and public transport facilities.		
Fulton Road Olympic Way pedestrian crossing	Local safety	Improvements to the pedestrian crossing facility in Fulton Road at the junction with Olympic Way. The scheme will be developed to support the Wembley Area Action Plan and in consideration of planned development in the area. Measures will include new and improved pedestrian crossing facilities to accommodate visitors to the Brent Civic Centre and London Designer Outlet as well as improve the link to Wembley Park Underground station.	Tokington	The project will mitigate against the potential negative impact of developments in the area by smoothing and calming traffic and improving crossing facilities for pedestrians and cyclists in the area.	£120,000	Yes
Kensal Rise station interchange	Public transport improvements	Contribution to the development and implementation of public realm improvements in the vicinity of Kensal Rise Station and bus interchange. The scheme will improve accessibility to public transport as well as the public realm and facilities for pedestrians and cyclists. A scheme is being developed following meetings with Councillors, the GLA, TfL and local	Queens Park	The project will mitigate against the potential negative impact of developments in the area by smoothing and calming traffic and improving public transport accessibility and facilities for pedestrians and cyclists in the area.	£35,000	Yes

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		residents groups.				
Kingsbury town centre major project	Town centre	Public realm, public transport accessibility cycling and road safety improvements in Kingsbury Town Centre. Transportation have commissioned consultants for community engagement and the creation of ' A Vision for Kingsbury - Town Centre Charter'. This will be used to create design concepts and visualisations for applying to Transport for London for Major Scheme funding for 2018/19. The scheme affects four wards, Queensbury, Fryent, Kenton and Barnhill. This scheme will include widened footways, new cycle parking, pedestrian crossing facilities, removal of street clutter, and other measures to create a safer pedestrian and cyclist environment. The estimated cost of delivering the scheme is estimated to be in the region of £3.7M. It will be delivered over several years and extent and programme will depend on securing TfL funding in future years. Queensbury, Fryent, Kenton and Barnhill wards.	Queensbury	<p>The project promotes the use of sustainable transport through the improvement of walking and cycling facilities in the area and accessibility to public transport. This will help reduce car dependency to mitigate the affect of development in the area.</p> <p>Funding to progress the project was approved in the Local Implementation Plan report to Cabinet in September 2014. Consultants have engaged with members and the local community in recent months and there is strong support.</p>	£400,622	Yes
Olive Road local measures	Local safety	Development of local safety and public realm improvements to mitigate the effect of development in the area. The scheme will include road safety measures and new pedestrian and cyclists	Mapesbury	The project will mitigate against the potential negative impact of developments in the area by smoothing and calming traffic and improving public transport accessibility and facilities for pedestrians and cyclists in the area.	£157,000	No

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		facilities along with enhancements to the public realm. The contribution will be used for design, consultation and implementation.		The scheme has been previously approved in the LIP report to Cabinet in September 2015 and there is strong local support for action.		
Alperton CPZ	Controlled parking zone	Contribution to expansion of the Alperton CPZ as mitigation against the effects of development in the Alperton Regeneration Area and specifically new housing at 243 and 255 Ealing Road. Stage 1 of the CPZ is programmed for implementation in 2015/16 following Highways Committee approval in January 2015. Parking controls will promote the use of sustainable transport in the Regeneration area and reduce congestion.	Alperton	The scheme has been approved by Highways Committee in January 2015 and has strong member and community support. The scheme will be subject to consultation with local councillors and the public. There is not any funding available at present and this will rely on the development at 255 Ealing Road coming forward to provide the money.	£0	No
Kilburn town centre major project	Town centre	Tri-borough scheme with Camden and Westminster to deliver public realm, public transport accessibility cycling and road safety improvements in Kilburn Town Centre. The scheme has been in development since 2012 and Camden have completed the modelling and preliminary design. Brent will lead on the application for major funding and if successful the implementation of the project in the section under the management of Brent (approx. £3M) Camden will complete the section under their management. The scheme will also address the high number of collision accidents and casualties in	Kilburn	<p>The project promotes the use of sustainable transport through the improvement of walking and cycling facilities in the area and accessibility to public transport. This will help reduce car dependency to mitigate the affect of development in the area.</p> <p>The scheme supports the borough plan objectives of; making Brent a safer, more attractive and more environmentally friendly borough; Better lives- enabling people to live healthier lives and reducing health equalities (by participating in active travel, namely walking and cycling); Better place - making sure Brent is an attractive place to live with a pleasant environment. It meets the aim by April 2016 to promote and support the development of sustainable transport opportunities and managing the use of the</p>	£100,000	Yes

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		this area and indirectly support the South Kilburn Regeneration area through improvement to the local town centre. Kilburn and Brondesbury Park Wards affected.		road network through reduced congestion and traffic flow, increased footfall and improved pedestrian, cycling and public transport facilities in town centres.		
Peel Precinct enabling works	Public realm	Development of project to support the regeneration of South Kilburn in collaboration with the South Kilburn Project team and in particular the Peel Precinct development. This will include links to the £550,000 Carlton Vale Cycle Route to be implemented in 2015/16, which currently divides the regeneration area, as well as linking the existing area with new development. Measures will include improvements to the public realm and pedestrianized streets, reverting to shared traffic areas to unlock the Peel Precinct site, public transport accessibility, cycling and pedestrian facilities over 2016/17.	Kilburn	<p>The work to roads around the Peel Precinct is an ideal use of S106 funds to make improvements to the public realm and connectivity whilst also encouraging the further development of the area by unlocking the Peel Precinct.</p> <p>The amount of funding could be increased if the scope of the project changes during design work.</p>	£350,000	No
Alperton Community School public realm improvements	Public realm	Alperton Community School is being rebuilt under the EFA Priority School Building Programme to allow all pupils to be accommodated on a single site facility in Ealing Road. This will result in a significant increase in pupil numbers and activity adjacent to the new school entrance/frontage in Ealing Road near to Alperton underground station. The footway along this section of Ealing Road is already congested particularly near to	Alperton	This project supports the development of the school by covering the cost of the highway works necessary to make the school's redevelopment acceptable in planning terms whilst also making improvements to the visual amenity of the area and local highway and pedestrian safety. This funding negates the necessity to potentially fund such schemes from unsupported borrowing.	£400,000	Yes

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		existing bus stops. A scheme is being designed to improve the public realm and road safety in Ealing Road by providing better public space provision and improved pedestrian facilities adjacent to the school. The scheme will also support and be integrated with joint Transport for London/LB Brent proposals to improve the public space to the front of Alperton Station. The timing of implementation of the proposed scheme will need to be co-ordinated with the school building works and all works completed in advance of the new school opening in September 2017.				
Ark Elvin School highway works	Local safety	Proposals to redevelop the Ark Elvin school in Wembley High Road (planning ref: 15/3161) will involve the formation of a new pedestrian access to the school alongside the Brent House car park exit (the current entrance is on Cecil Avenue). As such, pupils using eastbound buses will need to cross High Road close to Ecclestone Place, rather than at the crossing near Cecil Avenue as at present. There is therefore an identified need for a new signalised pedestrian crossing at this location to allow pupils to safely cross the High Road. The crossing will need to be in place prior to the opening of the redeveloped school currently programmed for January 2018.	Wembley Central	<p>This project supports the development of the school by covering the cost of the highway works necessary to make the school's redevelopment acceptable in planning terms whilst also making improvements to local highway and pedestrian safety. This funding negates the necessity to potentially fund such schemes from unsupported borrowing.</p> <p>There may be scope to extend these works, subject to funding availability (currently S106 funding in this part of the borough is limited), if it was considered beneficial to the marketing of the residential site envisaged to the front of the redeveloped school.</p>	£80,000	Yes

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
Unattended Camera Installation - Kingsbury Road (Slough Lane)	Public transport improvements	Supply, commission and install unattended traffic compliance cameras at box junctions with known non-compliance. The effect of the project will be to improve public transport journey times through improving bus lane compliance and relieving congestion; the cameras will also be erected with a view to improving road safety through the enforcement of banned manoeuvres	Fryent	Sustained traffic compliance measures improve the flow of traffic in the local area thereby improving public transport journey times and vehicular access to the local development; the allocation of S106 funding negates the necessity to potentially fund such schemes from unsupported borrowing and the unattended nature of the cameras mean on-going revenue costs are minimised.	£25,000	Yes
Local Measures	Various	Targeted local safety, accessibility, and ad-hoc improvements to address local issues using localised S106 allocations prioritising those that are near expiry. Measures will include improvements to the public realm, public transport accessibility, cycling and pedestrian facilities over 2016/17. All wards.	Borough-wide		To be confirmed	No
Education					£319,301	
Carlton Vale Infant & Kilburn Park Junior	Capital Schools Programme	Proposed new school building for amalgamated and expanded schools: deliver a high quality 3FE new school, that will provide 630 school places and 100 nursery places to meet the demand for pupil places in South Kilburn, by September 2017	Kilburn	These projects meet Borough Plan objectives Better lives for children and families and all these projects are suitable for S106 funding as school expansion mitigates the impact of new development. Investment in schools also attracts investment into the area by supporting the school in raising standards. Schools performing well attract local investment	£122,545	No, the S106 allocation to the schools programme does not represent additional expenditure to the capital

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
						programme but rather an alternative funding source.
Elsley Primary School	Capital Schools Programme	Proposed 2FE permanent expansion of primary school from September 2016	Wembley Central	As above	£60,701	No
Islamia Primary School	Capital Schools Programme	Proposed new 2FE primary school building	Queens Park	As above	£106,055	No
Stonebridge Primary School	Capital Schools Programme	Proposed 1FE permanent expansion of primary school from September 2015	Stonebridge	As above	£25,500	No
Uxendon Manor Primary School Expansion	Capital Schools Programme	Permanent expansion of Uxendon Manor Primary School by 2FE to meet local demand for school places.	Kenton	As above	£4,500	No
Employment					£210,085	
Working People Working Places	Training and skills	Whole Place Community Budget pilot, providing a holistic offer to residents of St Raphael's estate and ensuring that their wider needs are understood so that they can be supported to improve their skills and confidence and access employment. This is a place-based approach that focuses on engaging with and building relationships with the community to help them engage with available support and to then build their own resilience to support their own aspirations.	Stonebridge	There are no legal impediments to using this funding for this project; it was secured for this purpose.	£59,835	No, the Employment schemes will only progress on the basis of available S106 funding.
Care Leavers Employment Support	Training and skills	Match-funding a West London Alliance (WLA) proposal to secure JCP Flexible Support Funding, to	Tokington	There are no legal impediments to using this funding for this project; it was secured for employment and training purposes.	£17,000	No

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		deliver bespoke support to care leavers across the borough, helping them to improve their skills and access employment. The additional support will be commissioned to ensure a provider is working collaboratively with the care leaver's team to provide an integrated offer that assists the transition from being in care to being an adult with reduced levels of support.				
Brent Works employment officer	Training and skills	<p>Employ three Employment Officers to supplement the service being developed through the New Homes Bonus and ESF funding.</p> <p>The team is responsible for: providing on-going recruitment support to employers at the London Designer Outlet; supporting new developers, their suppliers, and other employers who come into Wembley Park through regeneration; developing a hotel training model at Novotel in Shubette House to improve in-work progression for people in this sector. The team also targets high vacancy, growth employers in Wembley including those in the retail, hospitality, and social care sectors for apprenticeships and vacancies. The costs also cover the lease and building costs for the Wembley Works office.</p> <p>The service will be extended to develop relationships with</p>	Tokyington	There are no legal impediments to using this funding for this project; it was secured for employment and training purposes.	£133,250	No

Project name	Sub-theme	Project description	Ward (and Growth Area)	Comments	S106 budget	Capital funding substitute ?
		employers across the borough, particularly in growth areas and Park Royal, working closely with the Park Royal Business Group.				

APPENDIX 2 - List of money proposed to be committed in the above budget that is due to expire by March 2017

To expire during FY 2016-17

Grey denotes cannot be used for any other purpose. White denotes Standard Charge money and so can be used for any of the Standard purposes if necessary.

These amounts should be noted as should the proposed projects do not go ahead, it will be necessary to quickly identify and commission alternative projects.

Oracle code	Proposed for project code	Draft budget amount	Expiry date
207	TN/16/02	£32,311	01/12/2016
188	TN/16/02	£5,000	10/02/2017
195	TN/16/04	£4,699	01/02/2017
195	TN/16/12	£32,000	01/02/2017
195	LD/16/04	£28,911	01/02/2017
39	LD/16/09	£4,438	11/12/2016
207	EE/16/01	£59,835	01/12/2016
207	EE/16/02	£17,000	01/12/2016
207	EE/16/02	£86,350	01/12/2016
195	EE/16/02	£9,853	01/02/2017
	TOTAL	£280,397	

APPENDIX 3 – List of money not committed that is due to expire by March 2019

List of money that is not proposed to be committed in the above budget that is due to expire by March 2019

Grey denotes cannot be used for any other purpose. White denotes Standard Charge money and so can be used for any of the purposes in the contribution cell.

Service Units should note these amounts and ensure suitable projects are proposed in the 2016 round of budget-setting for projects in 2017-18.

Oracle code	Address	Ward	Purpose of contribution	Earmarked or allocated to	Available to commission	Expiry date
305	39 & 41, Hillside, Stonebridge	Stonebridge	Towards Children play area and recreational facilities and open space	Amenity or Recreation	£47,545.86	14 Mar 19
304	Land next to Stonebridge Park Hotel, Hillside, Stonebridge, London	Stonebridge	Education, sustainable transport, sport and/or open space	Transport	£68,220.50	14 Mar 19
304	Land next to Stonebridge Park Hotel, Hillside, Stonebridge, London	Stonebridge	Education, sustainable transport, sport and/or open space	Amenity	£30,000.00	14 Mar 19
301	Land at junction of Capitol Way and Edgware Road London NW9 (Wickes Sites)	Queensbury	Air Quality, Education, Open Space and Sports Contribution	Amenity	£600,000.00	25 Feb 19
301	Land at junction of Capitol Way and Edgware Road London NW9 (Wickes Sites)	Queensbury	Air Quality, Education, Open Space and Sports Contribution	Amenity or Recreation	£338,701.04	25 Feb 19
301	Land at junction of Capitol Way and Edgware Road London NW9 (Wickes Sites)	Queensbury	All or any of: (a) the Edgware Road/Colindale Avenue; (b) provision of a City Car Club; (c) TFL Edgware Road Traffic Model ; (d) general NCA	Transfer to external	£20,000.00	25 Feb 19
300	Former Guinness Brewery Site, Rainsford Road, Park Royal, NW10	Stonebridge	Sustainable transport and to fast bus and pedestrian and cycling routes to and from the development to local bus and tube services	Transport	£265,537.30	25 Feb 19
300	Former Guinness Brewery Site, Rainsford Road, Park Royal, NW10	Stonebridge	Towards Trees for Park Royal Project	Amenity	£3,540.50	25 Feb 19
300	Former Guinness Brewery Site, Rainsford Road, Park Royal, NW10	Stonebridge	Landscaping and environmental improvement in the local area	Amenity	£14,161.99	25 Feb 19
298	Allotments R/O 1-31 odd, Wembley Hill Tennis Club	Tokington	Environmental improvements in the area	Amenity	£9,740.28	24 Dec 18

	Grounds & Sports and Social Club, Vivian Avenue, Wembley, HA9					
291	Car park, Brook Avenue, Wembley	Preston	Towards the making of the Traffic Regulation Order	Transport	£5,000.00	11 Oct 18
281	NORTHWAY GARAGE, North End Road, Wembley, HA9 0AD	Tokington	Towards improvements of open space in the Borough	Amenity or Recreation	£166,753.43	12 Aug 18
94	Land between Cumberland Avenue and Rainsford Road, London NW10	Stonebridge	Sustainable transport in the local area but not limited to a Fast Bus	Transport	£40,000.00	03 Feb 19
73	EX UNISYS, Brentfield, Stonebridge, London, NW10 0RH	Stonebridge	To be utilised by the Council towards any works necessary for the provision of additional and/or improved refurbishment and future maintenance of pedestrian walkways pavements and/or road crossings and/or any other non-car access improvements to the development	Transport	£29,632.67	24 Jun 18
TOTAL					£1,638,833.57	

APPENDIX 4 – List of Directorates, Services and staff consulted

Directorate	Strategic Director	Service Department	Operational Director	Service Unit/Theme	Head of Service (or equivalent)	Project manager(s)
Chief Operating Officer	Lorraine Langham	Community Services	Chris Whyte	Pubic Realm (Amenity, Recreation)	Amanda Haines	Amanda Haines
Chief Operating Officer	Lorraine Langham	Community Services	Chris Whyte	Culture (Recreation, Sports, Social, Public Art, Community Facilities)	Rashmi Agarwal	Rez Cameron (Recreation), plus others TBC
Chief Operating Officer	Lorraine Langham	Community Services	Chris Whyte	Transportation (Transport, Amenity, Public Realm)	Tony Kennedy	Sandy Fazekas, Rachel Best
Chief Operating Officer	Lorraine Langham	Community Services	Chris Whyte	Parking & Lighting (Environment, Sustainability & Carbon, Street Trees)	Gavin Moore	Andrew Clarke
Chief Operating Officer	Lorraine Langham	Community Services	Chris Whyte	CCTV (Social, Community Safety)	Chris Williams	Alvin Wakeman
Regeneration & Growth	Andy Donald	Planning & Regeneration	Aktar Choudhury	Regeneration Investments (Growth Areas)	TBC	Veneesha, Cecile
Regeneration & Growth	Andy Donald	Planning & Regeneration	Aktar Choudhury	Landscape (Amenity)	Paul Lewin	Martin Page
Regeneration & Growth	Andy Donald	Planning & Regeneration	Aktar Choudhury	Regulatory Services (Environment)	David Thrale	Jennifer Barrett
Regeneration & Growth	Andy Donald	Property & Projects	Richard Barrett	Schools Capital Programme (Education)	Richard Barrett	Cheryl Painting
Regeneration & Growth	Andy Donald	Property & Projects	Richard Barrett	South Kilburn Programme (Growth Area)	Peter Snowdon	Marie Frederick
Regeneration & Growth	Andy Donald	Housing & Employment	Jon Lloyd-Own	Employment & Skills (Employment)	Matt Dibben	Sally Spurr
Regeneration & Growth	Andy Donald	Housing & Employment	Jon Lloyd-Own	Housing (Affordable Housing)	Jon Lloyd Owen	Jonathan Kay plus TBC