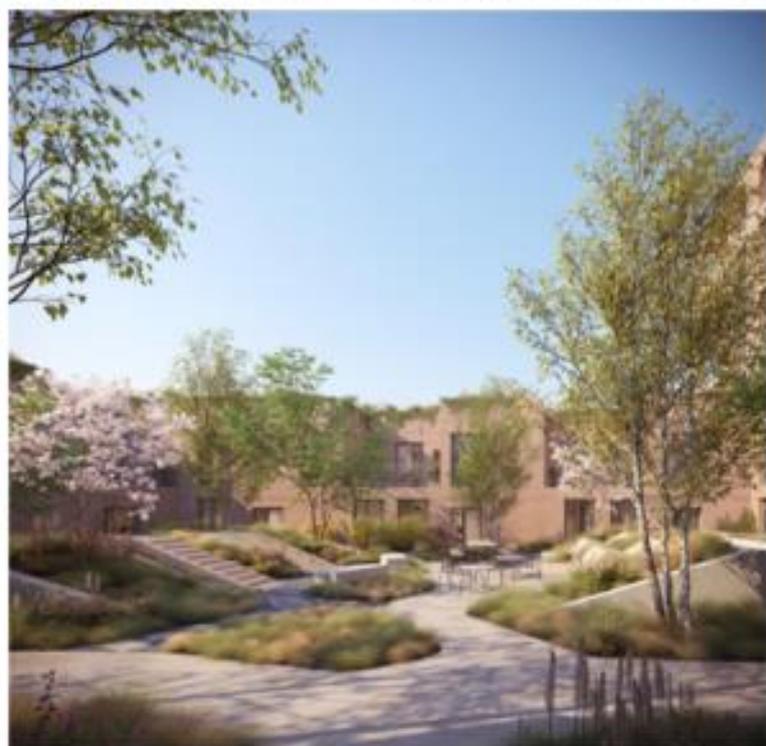


# BRENT INFRASTRUCTURE FUNDING STATEMENT 2020/21



# BOROUGH PROFILE



24

Underground/  
Overground  
Stations



2

National Rail  
Stations



24

Outstanding  
Schools/  
Colleges



100

Parks  
inc. recreation and  
sports grounds, a large  
country park, and a  
large reservoir

Emerging Brent Local Plan sets a vision for development to 2041



# 1 Introduction

- 1.1 Brent is the 6<sup>th</sup> largest borough in London by area, with a population of 334,700, the 7<sup>th</sup> largest population in London. It is projected to grow by at least 17% and reach 400,000 people by 2040.
- 1.2 The draft Brent Local Plan outlines an ambitious strategy to accommodate development in the borough to 2041. To support this growth, significant investment in infrastructure will be required.
- 1.3 An Infrastructure Delivery Plan (IDP) supports the draft Local Plan. It sets out short, medium and longer-term infrastructure requirements to address growth needs. The IDP will be used to support the allocation of Community Infrastructure (CIL) and Section 106 (s106) funding.

## The Infrastructure Funding Statement

- 1.4 In September 2019 changes to the CIL Regulations came into effect which included a requirement for local planning authorities to publish an Annual Infrastructure Funding Statement – the first of which was published online in December 2020 – outlining how much CIL and s106 income it has received for the previous year, what the income has been spent on and future spending priorities. The statement must be published each year by 31st December.
- 1.5 This is the Council's second Annual Infrastructure Funding Statement (IFS) and it covers the previous financial year **2020/21**. It has been prepared in line with the Community Infrastructure Levy (Amendment) Regulations 2019 and covers income and expenditure relating to CIL, S106 obligations and s278 highways agreements for the financial year 2020/21. It also, where possible, sets out future spending priorities on infrastructure in line with the growth identified in the draft Brent Local Plan, Borough Plan, Capital Pipeline and Draft Long Term Transport Strategy.
- 1.6 The IFS is a statement of spend as required by the regulations and not a statement on the allocation process of CIL and S106.
- 1.7 The Council uses s106 obligations and CIL to support development and mitigate its impacts and maximise the benefits and opportunities from growth to deliver the priorities of the Borough Plan (the Council's Corporate Plan) and the draft Brent Local Plan.
- 1.8 CIL is allocated in accordance with the Capital Programme governance arrangements, in line with the corporate strategies listed in the Borough Plan, Black Community Action Plan, Poverty Commission Action Plan, Inclusive Growth Strategy, Climate & Ecological Emergency Strategy and Draft Long Term Transport Strategy. The Capital Pipeline, Local Plan and IDP are intrinsically linked to this with any project seeking a CIL allocation required to go to the Capital Programme Board. Any project seeking a CIL allocation of more than £250,000 is then required to go to Cabinet for final approval.
- 1.9 The IFS sets out what infrastructure has been delivered to date via CIL and s106 planning obligations, as well as identifying, where it is able to do so, future infrastructure spending priorities.

- 1.10 The IFS will also help communities understand how the level of growth outlined in the draft Local Plan can deliver tangible outcomes and investment in infrastructure projects such as new public realm, health facilities, schools, transport and open space that will support long-term growth and development of the borough.

# COMMUNITY INFRASTRUCTURE LEVY

**£16,104,767.13**

Borough CIL  
collected in 2020/21

**£9,041,963.99**

Total amount of  
SCIL spent in  
2020/21

**£3,783,229.03**

Total amount of  
NCIL spent in  
2020/21

## CIL COLLECTION BREAKDOWN



## ALLOCATIONS IN 2020/21



**£12,150,000.00**

Allocated to Strategic projects

- £10,000,000 to  
Northwick Park  
Highways Infrastructure  
Fund Underwriting
- £2,150,000 to  
Onside Youth Zone at  
the York House site



**£2,000,000.37**

Allocated to Community projects

**23**

Projects approved for funding



## 2 Community Infrastructure Levy (CIL)

- 2.1 The Council has been collecting the borough's Community Infrastructure Levy (CIL) since July 2013.
- 2.2 CIL receipts can be broken down into three distinctive portions – the Strategic CIL (SCIL), the Neighbourhood CIL (NCIL) and the Administration CIL. A Mayoral CIL (MCIL) is also collected. This is passed on to TfL on a quarterly basis and will be used to fund Crossrail 1 (the Elizabeth Line) and Crossrail 2.

**Table 1: CIL Portions Description**

Portion	% of receipts	Process
Brent Strategic CIL	70% plus	Spend decided by the Council according to its strategic infrastructure priorities. Spend must support development in Brent, although does not have to be spent by Brent
Neighbourhood CIL	15% to neighbourhoods or 25% where a neighbourhood plan is in place	A round of bids inviting communities to suggest projects for NCIL funding
CIL Administrative expenses portion	Up to 5%	Spend applied to administrative expenses for collection and enforcement in line with legal restrictions on the use of this funding
Mayoral CIL Administrative expenses portion	Up to 4% of MCIL received	

- 2.3 Strategic CIL must be used to fund the improvement or replacement of infrastructure (e.g. education, transport facilities, medical facilities, schools, sporting and open space/recreation facilities) that supports growth in the borough. Whilst it cannot be used to resolve pre-existing deficiencies, it can secure improvements to existing infrastructure if it is shown that this supports development and this request is eligible for CIL funding in line with CIL regulations.
- 2.4 CIL is a tool for local planning authorities to help deliver infrastructure to support the development of their area. The IFS is an annual requirement that reports to the Government, among other things, how the CIL has been spent in line with the regulations. Reporting on CIL in this way helps communities and developers see how contributions have been spent ensuring a transparent and accountable system.
- 2.5 The tables below outline how the Council has performed in terms of Brent CIL receipts and expenditure for the reporting year - **2020/21** in line with Regulation 121. Brent CIL is made up of Strategic CIL (SCIL), Neighbourhood CIL (NCIL) and CIL Admin.

**Table 2: Brent CIL receipts for 2020/21**

<b>Infrastructure item</b>	<b>Brent CIL receipts</b>
The total value of CIL set out in all demand notices (sent to those who have assumed liability to pay CIL) issued in 2020/21. These may not all be paid in the same financial year	£11,293,559.33
The total amount of CIL receipts collected in 2020/21	SCIL: £12,883,218.86 NCIL: £2,416,309.91 CIL Admin: £805,238.36 <b>Total: £16,104,767.13</b>
The total amount of CIL (SCIL and NCIL only) receipts, collected by the authority in the years prior to 2020/21, but which have not been allocated prior to 20/2021	£59,092,458.57
The total amount of CIL (SCIL and NCIL only) receipts collected by the authority, or by another person on its behalf in the years prior to 2020/21, which have been allocated in 2020/21	SCIL: £12,150,000.00 NCIL: £2,000,000.37 <b>Total: £14,150,000.37</b>
The total amount of CIL expenditure in 2020/21 (includes SCIL & NCIL spend only)	SCIL: £9,041,963.99 NCIL: £3,828,229.03 <b>Total: £12,870,193.02</b>
The amount of CIL spent on administrative expenses pursuant to regulation 61	£613,000.00
The percentage of CIL received in 2020/21 spent on administrative expenses pursuant to regulation 61	3.8%
The 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)	Not applicable

2.6 The breakdown of the total CIL collected by Brent in 2020/21 is set out below:

**Table 3: Total Brent CIL collected 2020/21**

<b>CIL Type</b>	<b>Total Receipts</b>
Total SCIL Collected for Brent in 2020/21	£12,883,218.86
Total NCIL Collected for Brent in 2020/21	£2,416,309.91
Total Brent Admin Collected for Brent in 2020/21	£805,238.36
<b>Total CIL Collected for Brent in 2020/21</b>	<b>£16,104,767.13</b>

2.7 Mayoral CIL returns for 2020/21 are shown below.

**Table 4: Total Mayoral CIL collected 2020/21**

<b>Mayoral 20/21</b>	<b>Mayoral</b>	<b>Admin (4%)</b>	<b>Total</b>
Q1 Apr- June 2020	£303,127.51	£12,630.31	£315,757.82
Q2 Jul-Sep 2020	£1,915,032.29	£79,793.01	£1,994,825.30
Q3 Oct- Dec 2020	£1,045,184.25	£43,549.34	£1,088,733.59
Q4 Jan -Mar 2021	£1,041,871.75	£43,411.32	£1,085,283.07
<b>Totals:</b>	<b>£4,305,215.80</b>	<b>£179,383.98</b>	<b>£4,484,599.78</b>

- 2.8 The financial year 2020/21 covers the period of the COVID-19 pandemic. During the early stages of the first lockdown the Council allowed developers in financial difficulty because of COVID-19 to apply to defer their CIL payments by 6 months. On 22<sup>nd</sup> July 2020, changes to the CIL regulations came into effect which allowed small and medium sized developers with an annual turnover not exceeding £45 million to apply for a CIL payment deferral. This regulation is in place for any development due to commence before 31<sup>st</sup> July 2021.
- 2.9 In 2020/21, 15 developments were granted COVID deferrals, these developments are listed in Appendix 1. The following amount of Brent CIL COVID deferral was granted:

**Table 5: Total CIL deferrals granted in 2020/21**

CIL Type	Total Deferrals Granted 20/21	Total Deferrals Paid 20/21
SCIL	£9,045,482.12	£6,163,031.04
NCIL	£1,696,027.90	£1,155,568.32
Brent Admin	£565,342.63	£385,189.44
MCIL Admin	£88,748.27	£59,371.57
<b>Total Deferrals &amp; Payments for Brent CIL 20/21</b>	<b>£11,395,600.92</b>	<b>£7,763,160.37</b>
MCIL	£2,129,958.51	£1,424,917.58
<b>Total Deferrals &amp; Payments for Brent &amp; Mayoral CIL 20/21</b>	<b>£13,525,559.43</b>	<b>£9,188,077.95</b>

- 2.10 In 2020/21 the following infrastructure items were allocated Strategic CIL funding:

**Table 6: SCIL allocations in 2020/21**

Infrastructure project	SCIL Allocation	Ward
Northwick Park Highways Infrastructure Fund (HIF) Underwriting	£10,000,000*	Northwick Park
Onside Youth Zone	£2,150,000	Tokington
<b>Total SCIL allocated</b>	<b>£12,150,000</b>	

\*£10 million has been allocated to underwrite the HIF towards a road to facilitate the development at Northwick Park however, we expect this to be repaid by the HIF. Until it is repaid in full, this £10 million cannot be reallocated and is considered 'allocated'.

- 2.11 **Northwick Park HIF Underwriting** – In order to unlock a development site of approximately 1,600 new dwellings, 18,000 sqm university teaching space, 900 bed spaces of residential student accommodation, 9,000 sqm sports facilities and 2,600 sqm of supporting commercial use at Northwick Park, the Council and its development partners secured £10 million of Housing Infrastructure Funding (HIF) to fund a critical road into the site, enabling the unlocking of the development site.
- 2.12 To ensure a timely progression of the road design, procurement, delivery and completion, it was agreed at Cabinet that £10m of SCIL, equalling the amount securing by the HIF grant, is allocated to the project to cash flow it through to completion. The SCIL would be replenished by the HIF grant during the project programme period to a net effect of £0. However, if difficulties were encountered meeting the HIF conditionality, which includes but is not limited to; timing, planning and restrictions on title, then it is proposed that this SCIL allocation would also

underwrite the delivery of project to ensure its completion and the delivery of the wider programme goals it unlocks.



CGI of the proposed wider Northwick Park Development site (Source: Network Homes)

2.13 **Inside Youth Zone** - Cabinet have agreed a SCIL contribution towards the development of a Youth Zone, subject to the successful application for match funding in the form of grant funding from the Department of Culture Media and Sport's Youth Investment Fund of £4.3m, and the grant of planning permission. Youth Zones provide safe, supportive and affordable places where young people can spend their free time constructively. Targeting young people aged 8-19, and up to 25 with additional needs, Youth Zones provide large-scale multi-activity facilities which typically include multi-use 3G pitches, indoor sports hall, climbing wall, gym, music, dance and performing arts facilities and café, along with flexible spaces that can respond to young people's changing needs and preferences.

2.14 In 2020/21 SCIL was spent on the following infrastructure items:

**Table 7: SCIL expenditure in 2020/21**

Infrastructure project	SCIL Expenditure	Ward
Wembley Two Way Working	£105,388.78	Tokyngton
Wembley North End Road	£2,487,673.03	Tokyngton
Olympic Way Public Realm Improvements	£6,163,929	Tokyngton
Morland Gardens Education Facility	£284,973.18	Stonebridge
<b>Total SCIL expenditure</b>	<b>£9,041,963.99</b>	

2.15 **Wembley Two Way Working & Wembley North End Road** - As identified in the Core Strategy and Wembley Area Action Plan, there is the need for new road connections and junction improvements to support the ongoing development of the Wembley Growth area. These include two significant road improvement schemes

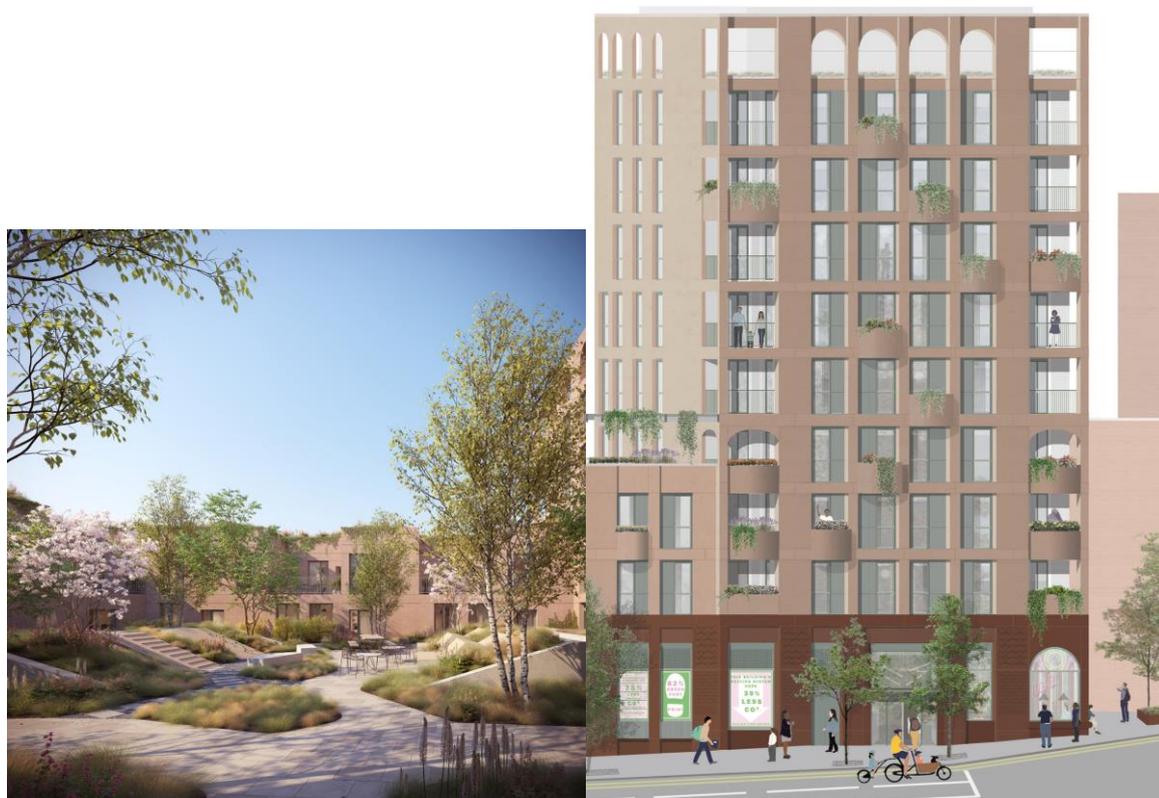
which have been implemented to improve traffic flow and connectivity through the area.

- 2.16 The first phase of the Wembley Two Way working project was completed and operational on 22nd March 2020 and plans for the second phase and further improvements on First Way and South Way are being developed. The new North End Road connector to Bridge Road opened on 11th June 2021 ahead of the EURO 2020 tournament initially operating as a T junction. The Highways and Infrastructure Team are working with Transport for London on signalling the new junction by the end of the year.
- 2.17 **Olympic Way Public Realm Improvements** – The improvements are a recognition that Wembley Park is an area of national and international importance. The high quality public realm supports the ongoing transformation of the area into a thriving, attractive environment where people want to live with access to shops and entertainment.
- 2.18 Public and private investment for Olympic Way has involved a new treatment to the Bobby Moore Bridge, new hard and soft landscaping throughout, a new crossing at Fulton Road, new lighting, trees, street furniture, wayfinding, WIFI, a new public square, and replacement of the ‘pedway’ with steps, lifts and flexible covered space to form an iconic new entrance to the national stadium.



Wembley Way with the new Olympic Steps (Source: LBB)

2.19 **Morland Gardens Education Facility** - Is an investment in skills and employability prospects for residents. Cabinet have agreed SCIL contribution towards the redevelopment of the existing adult education facility in Morland Gardens, Stonebridge. The new, mixed use redevelopment will provide an expanded and improved educational facility, along with workspace, a community space and 65 new council homes.



CGI's of the Morland Gardens Scheme (Source: LBB)

**Table 8: SCIL and NCIL position at the end of 2020/21**

CIL Type	Total Unallocated	Total allocated	Total Unspent*
SCIL	£53,781,362.57	£41,340,000.09	<b>£95,121,362.66</b>
NCIL	£6,460,624.40	£6,779,391.04	<b>£13,240,015.44</b>

SCIL (summary)	Totals
SCIL unspent* receipts retained at the end of 2020/21	<b>£95,121,362.66</b>
SCIL unspent* receipts retained at the end of 2019/20 and carried forward into 20/21	<b>£88,575,563.71</b>

Neighbourhood CIL (summary)	Totals
NCIL unspent* receipts retained at the end of 2020/21	<b>£13,240,015.44</b>
NCIL unspent* receipts retained at the end of 2019/20 and carried forward into 20/21	<b>£14,651,904.46</b>

*\*Unspent is money which is yet to be allocated along with money that has been allocated and has yet to be drawn down by the projects to which it is allocated*

## **Future Spending Priorities**

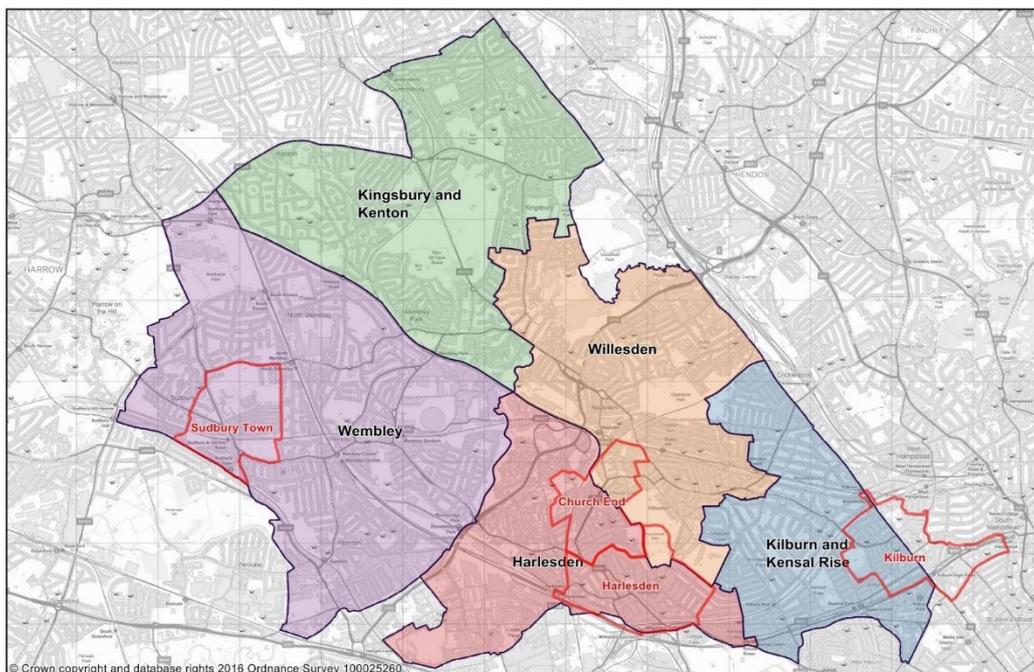
- 2.20 The draft Brent Local Plan outlines proposals to accommodate development in the borough to 2041. Over this time, the borough will continue to see a significant increase in its population, similar to levels seen over the last 20 years. This will require a substantial amount of new homes, jobs and associated physical and social infrastructure.
- 2.21 To support this, a programme of capital expenditure, and Strategic CIL will be used to fund, in part or full, some of these items, which are outlined in the Infrastructure Delivery Plan (IDP) and which meet Borough priorities.
- 2.22 The Council will continue to focus the spending of CIL and s106 receipts on essential infrastructure to support the level of growth outlined in the draft Local Plan and the projects identified in the IDP. It will do this jointly with partners through effective and ongoing engagement ensuring key infrastructure is delivered at the right time and in the right place to support growth and development.
- 2.23 SCIL funds have matured over a number of years; prudent financial practice and good future infrastructure planning demands that the fund is judiciously allocated over time. This allows for important infrastructure coming forward in the future to be funded. In view of this, the Council is currently updating its IDP to help with the future planning of infrastructure across the borough ensuring it aligns with the growth anticipated to come forward in the draft Local Plan and Borough priorities. This provides transparency to residents, members, infrastructure providers and the wider development industry on the type of infrastructure required to support long-term growth and development of the borough.
- 2.24 It is important to highlight that although a significant amount of SCIL has been collected over the past couple of years, the Council has nevertheless secured a significant amount of infrastructure investment through other mechanisms. These include planning consents, infrastructure provided within developments and funding for infrastructure secured via s106 legal obligations. Infrastructure has also been secured through work that has been undertaken with partners such as the Department for Education and TfL.

## **Neighbourhood CIL**

- 2.25 The CIL Regulations 2010 (as amended) stipulate that at least 15% of CIL receipts generated must be spent on Neighbourhood Projects. Whilst the legislation does not prescribe a process for how Neighbourhood CIL is allocated, the expectation is that priorities for spend are agreed with the local community.
- 2.26 A CIL Neighbourhood may also contain a Neighbourhood Forum with an adopted Neighbourhood Plan. In this case, up to 25% of CIL funds collected from liable developments within the Neighbourhood Forum boundary may be spent on priorities identified by the Neighbourhood Forum.
- 2.27 There are currently three Neighbourhood Forums in Brent: Harlesden, Kilburn and Sudbury Town Residents Association (STRA). STRA and Harlesden Neighbourhood Forums have adopted a Neighbourhood Plan. Neighbourhood Forum priorities will be outlined in their Neighbourhood Plan and set for the duration of the Plan once adopted.

- 2.28 In line with the CIL Regulations, NCIL can be used to fund a very broad range of facilities such as play areas, parks and green spaces, public realm improvements, cultural and sports facilities, healthcare facilities, and other community facilities provided it is concerned with addressing the demands that development places on the area. The NCIL must be spent on priorities agreed in consultation with the local community. These priorities must be aligned with the needs of the local community. CIL funding has no immediate deadline and therefore is available on a rolling annual basis. It is important to recognise that CIL receipts can only be spent on capital projects, although associated revenue spending to maintain those capital items is also permissible.
- 2.29 Brent is divided into five CIL Neighbourhoods - Harlesden, Kilburn and Kensal, Kingsbury and Kenton, Wembley, and Willesden. Brent also has two Neighbourhood Forum Areas – Sudbury Town and Harlesden, with a Neighbourhood Forum under consultation in Kilburn. Figure 1 demonstrates the locations of the CIL Neighbourhoods, with the Neighbourhood Forums marked in red.

**Figure 1: Brent's CIL Neighbourhoods**



- 2.30 Arrangements for spending Brent's NCIL were formally approved by Cabinet on 13 February 2017. The funding strategy for 2020-2023 which will be used for decisions on expenditure of NCIL was agreed by Cabinet on 17 August 2020. Since April 2017 we have received 430 applications for NCIL funding. In total, 229 projects have been awarded funding, with the allocation of £14,199,082.40 of NCIL money.
- 2.31 The Council normally undertakes two bidding periods each year to provide the local community with an opportunity to apply for funding for projects that will help to support the impact of development. The 2020-2021 financial year was severely impacted by Covid 19 and therefore, there was only one bidding period this year with it specifically targeted at addressing inequalities.
- 2.32 All shortlisted projects for NCIL funding must demonstrate that they:
- Meet the CIL Regulations (2010) as amended;

- Evidence of community backing;
- Address the impact(s) of development and supports ongoing development in the neighbourhood the project is being delivered in;
- Reflect the strategic priorities of the Council within the Borough Plan, meeting the theme of the specific NCIL round;
- Reflect the neighbourhood priorities within the neighbourhood the project is being delivered in;
- Are one-off projects that do not require additional revenue funding in their delivery or operation (or identify how additional revenue funding may be met);
- Benefit diverse Brent communities, reflecting the demographics of the neighbourhood that the project is being delivered in; and
- Represent value for money.

2.33 It is understood that the system has been reviewed and a new process of participatory budgeting will shortly be implemented.

### **NCIL performance in 2020/21**

2.34 For the reported year, **£2,416,309.91 of NCIL** was collected.

2.35 **£3,828,229.03** was spent on projects during the same period.

2.36 Through the NCIL bidding process undertaken in 2020/21, the Council approved 23 projects for funding to deliver a variety of infrastructure projects across the borough, allocating £2,000,000.37 The projects and allocated NCIL amounts, along with the spend of the NCIL approved in the 2020/21 bidding round are set out in Appendix 2.

2.37 Table 9 outlines the total NCIL allocation and projects by NCIL Neighbourhood in 2020/21. Many of the projects allocated NCIL in 2020/21 had programmes working across multiple wards/neighbourhood areas, but the principle neighbourhood where the project was based is where the money was allocated from. Appendix 2 shows which wards each project worked across.

**Table 9: NCIL allocations by NCIL Neighbourhood**

<b>Ward</b>	<b>No. of projects</b>	<b>Allocation</b>
Kilburn & Kensal Rise	4	£364,871.45
Kingsbury & Kenton	1	£53,395.74
Harlesden	1	£97,460.20
Wembley	17	£1,484,272.98
Willesden	0	£0
Harlesden Neighbourhood Forum	0	£0
Sudbury Town Neighbourhood Forum	0	£0
<b>Totals:</b>	<b>23</b>	<b>£2,000,000.37</b>

## Summary of Projects Approved/Delivered in 2020/21

- 2.38 **The Lexi Hub** - a new community space attached to the Lexi Cinema. The new Hub building will be an attractive, eco build, suitable for community gatherings, providing an additional 2000+ hours of community space per annum. This project will also provide a community hub for school groups, the hard of hearing, seniors and many others, to come together and celebrate film.



- 2.39 **Middlesex Association of the Blind (MAB)** – this project supports visually impaired residents who are referred to MAB via eye hospitals, local authorities, or self-referrals. An individual needs assessment is then completed for each referral, and if appropriate, a Home Visiting Service is put in place. The project offers low level floating support in the form of weekly or fortnightly visits and can include anything from assistance with reading mail, going shopping or leaving the house to get some exercise. Additionally, MAB offer monthly support groups where clients can get together for a coffee morning, share stories, their struggles, and their successes.



2.40 **Jason Roberts Foundation** - Reaching Communities is an inter-generational project that supports the whole community by encompassing three different aspects, each complementing the other:

- Youth Engagement: Providing a safe, accessible, and vibrant environment for young people to come engage in a variety of activities and leadership programme.
- Community Cohesion: Providing a welcoming community space with a range of activities and events for all.
- Health & Wellbeing: Providing a wide range of sports and activities for all to improve physical and mental health.



2.41 **Horn Stars SC** – the project delivers a series of training, capacity building, residential and social action opportunities for 80 Brent-based girls from a BAME background. The weekly sessions aim to build confidence and problem-solving abilities, develop employability skills, challenge stereotypes, and build a supportive social network. The project uses physical activity sessions as a tool to also help address wider social issues that participants face.



2.42 **Careers Camps** - NW10 University Camp is a community-led, employability and social mobility skills intervention designed to support residents of Willesden Green and Harlesden into Higher Education and offer them new employer networks through project-based learning and employer-led mentorship. The project's focus is on supporting residents with low social mobility and aims to address inequalities in the boroughs of Willesden Green and Harlesden.



2.43 **Ultra Education** - The project aims to use entrepreneurship as a vehicle to increase life chances and lower gaps in educational attainment and achievement of Black Caribbean Boys (BCB) in Brent; positively tackling the disproportionate educational outcomes of BCB in Brent by bringing about a transformation in their school, community and home. Ultra Education works with a large number of stakeholders (children, parents, teachers, siblings, and the community) and strategic partners. The project '*It takes a village*' aims to bring these stakeholders across Brent to engage, listen and working together collectively to support positive outcomes for BCB. NCIL funding will help to consistently achieve excellence from KS1/2 through to KS3 and beyond, breaking cycles of low attainment, raising children with aspiration, and ambition.



2.44 **Brent Council: Creating a bright, welcoming and adaptable space in Brent's new family Hubs** - This project aims to improve Children's Centre space within the borough to make it more flexible for the use of children, young people and their families, this includes:

- New furniture and equipment.
- New signage and branding.
- More storage space.
- Painting, decorating and reconfiguration of space.

2.45 To make these new centres as welcoming, vibrant, and homely as possible, local young people aged between 12 and 14 were invited to design and create a mural for the centre. The project empowers young people to share their ideas and advance their artistic skills. The mural reflects the theme of "My Area" and is on display for the public to see.



2.46 **Brent Council: Street Art Expressions in Wembley and Ealing Road** – This project has delivered new street art in Wembley to help raise the profile of the local area, improve its visual appeal, and celebrate local culture and heritage at the time of the London Borough of Culture in Brent. This idea started by assessing the feasibility of an art based community plan, speaking to community neighbours to get their input and setting out a basic timeline for the completion of the project. Ideas were developed through partnership focus groups with a diverse set of community stakeholders including the Wembley and Ealing Road Traders Associations, as well as local faith organisations and resident associations. These local stakeholders developed a collective view of their priorities for the local high streets before selecting and commissioning the art works.

- 2.47 **Northwick Park Community Garden Charity** – the project seeks to educate people in the Northwick Park area about sustainable living (retrofitting houses to reduce water usage, waste and to make energy efficient choices), designing gardens and public land to both produce food and improve local biodiversity and natural habitats. The Charity have devised an educational program for adults to help develop a core of local people who will provide leadership in the community through their substantial knowledge about sustainable lifestyles, wildlife-friendly design and horticultural approaches. Running alongside this is an educational program for children to improve the next generation’s knowledge of living sustainably, learning about the natural world, and how we can live in ways that will benefit both wildlife and ourselves.



- 2.48 **United Borders** – The project is working in multiple schools across Brent delivering music education and mentoring sessions to 13 to 15-year-olds who are at risk of social or school exclusion. The young people are selected by Brent Council CYP team against referral criteria and given a personalised intervention and mentoring plan to meet their needs. Through targeted mentoring and support, the project aims to tackle the cycles of trauma, low resilience, lack of risk consciousness, and limiting beliefs that many young people experience.



### **Future NCIL spending priorities**

- 2.49 The Council at its Cabinet meeting on 13 February 2017 agreed that the approach to NCIL would be reviewed every 3 years following community consultation on the neighbourhood priorities.
- 2.50 In August 2020, a revised approach to the NCIL funding strategy based on the review of the 2017 - 2019 projects and the consultation completed in December/January 2020 was agreed.
- 2.51 As part of this revised approach a more detailed analysis of the impact of development and growth, as outlined in the draft Brent Local Plan, will be undertaken. This will help determine what specific local infrastructure projects will be required to mitigate the impact of development. This will ensure NCIL is allocated in a way that meets neighbourhood priorities.
- 2.52 A bid round dedicated to addressing the long term inequalities linked to development and the disproportionate impact of Covid-19 closed at the end of September 2020. The successful bids allocated NCIL funding are available to view in Appendix 2.
- 2.53 The next round of bidding is anticipated to take place in late 2021 with a new approach of participatory budgeting. This will ensure real time consultation within each neighbourhood is done at the time of bidding and voting for successful projects. This model will ensure that all the CIL regulations are met whilst empowering the local communities to be directly involved in the decision-making around allocation of NCIL.

***Details of all approved NCIL allocations to date are available to view on our website – [brent.gov.uk/your-community/community-and-voluntary-sector-support/neighbourhood-community-infrastructure-levy-ncil-fund/](https://www.brent.gov.uk/your-community/community-and-voluntary-sector-support/neighbourhood-community-infrastructure-levy-ncil-fund/)***

# SECTION 106 CONTRIBUTIONS



**18**

Projects approved for funding

 **£2,096,584.74**

Total amount of S106 spent in 2020/21

 **£1,606,137.07**

Total amount of S106 collected in 2020/21



**801**

Affordable Housing units secured in 2020/21

 **300** Affordable Rent

 **326** Intermediate

 **175** Social Rent

## ALLOCATIONS IN 2020/21

**£1,930,735.14**

Total allocated to projects

**48%**

Affordable Housing units secured on average per scheme

**26%**

Affordable Housing units secured across 3048 units approved



**£91,066.64**

Regeneration



**£215,802.00**

Employment & Skills



**£723,866.50**

Transportation



**£900,000.00**

Affordable Housing

### 3 Section 106 Planning Obligations

- 3.1 The Council enters in to Section 106 (s106) obligations with developers - a mechanism which makes a development proposal acceptable in planning terms. S106 obligations are focused on site-specific mitigation of the impact of development such as securing affordable housing or requiring improvements to an access road. CIL, on the other hand, is designed to raise funds for infrastructure needed generally as a result of an increase in development in an area, and is spent on community infrastructure projects across the borough.
- 3.2 The tables below outline the current status of all s106 contributions received and spent for the last five years.

**Table 10: Summary of S106 contributions received for the last 5 years**

Financial Year	Total Received
2016/17	£1,742,373.90
2017/18	£2,949,782.78
2018/19	£2,240,714.75
2019/20	£1,683,719.19
2020/21	£1,606,137.07

**Table 11: Summary of S106 contributions allocated and spent in the last 5 years**

Financial Year (FY)	Total Amount Allocated to Projects at Year End	Total Spent
2016/17	£13,227,409.75	£1,502,451.10
2017/18	£19,902,374.93	£7,150,222.16
2018/19	£13,663,075.06	£4,507,247.60
2019/20	£12,030,046.84	£3,256,673.46
2020/21	£10,468,822.55	£2,096,584.74

- 3.3 During 2020/21, the following 22 S106 obligations were negotiated and agreed:

- 100 Beresford Avenue, Wembley, HA0 1QJ
- Peel Precinct, 97-112 Carlton House, Canterbury Terrace, 8-14 Neville Close, 2 Canterbury Road & Peel Site Garages, London, NW6
- Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ
- Ex Marylebone Boy's School, 60 Christchurch Avenue, London, NW6 7BH
- Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU
- All Units, Stadium Retail Park, Wembley Park Drive & 128 Wembley Park Drive (fountain studios), HA9
- 2A, Part of Former Westend Saab and Boyriven Textile, Bridgewater Road, Wembley, HA0 1AJ
- Argenta House, Argenta Way, London, NW10 0AZ
- Land rear of 37-53 Strode Road AND Strode Road Car Wash, Strode Road, London, NW10
- Transputec House, 19 Heather Park Drive, Wembley, HA0 1SS
- Gwalia Working Mens Club, Manor Park Road, London, NW10 4JU

- 6 Bowmans Trading Estate, Westmoreland Road, London, NW9 9RL
- 162 Willesden Lane, Kilburn, London, NW6 7PQ
- Land, garages, alleyway rear of 416-444, High Road, Wembley, HA9
- All Units at 4-9 INC, and Garages rear of 4-9 Gladstone Parade, Edgware Road, Cricklewood, London NW2 6JS
- 1-7 Bridgehill Close, Wembley, HA0 1EP
- 290B Ealing Road, Wembley, HA0 4LL
- 1 Olympic Way, Wembley, HA9 ONP
- 5-9 Chippenham Gardens, London, NW6 5LH
- Heron House, 109-115 Wembley Hill Road, Wembley, HA9 8DA
- 79-83 ODDS, Kenton Road, Harrow, HA3 0AH
- 85, 87 & 89 Ealing Road, Wembley, HA0

3.4 Table 12 provides an update on the s106 receipts for the reporting year 2020/21.

**Table 12: S106 receipts for 2020/21**

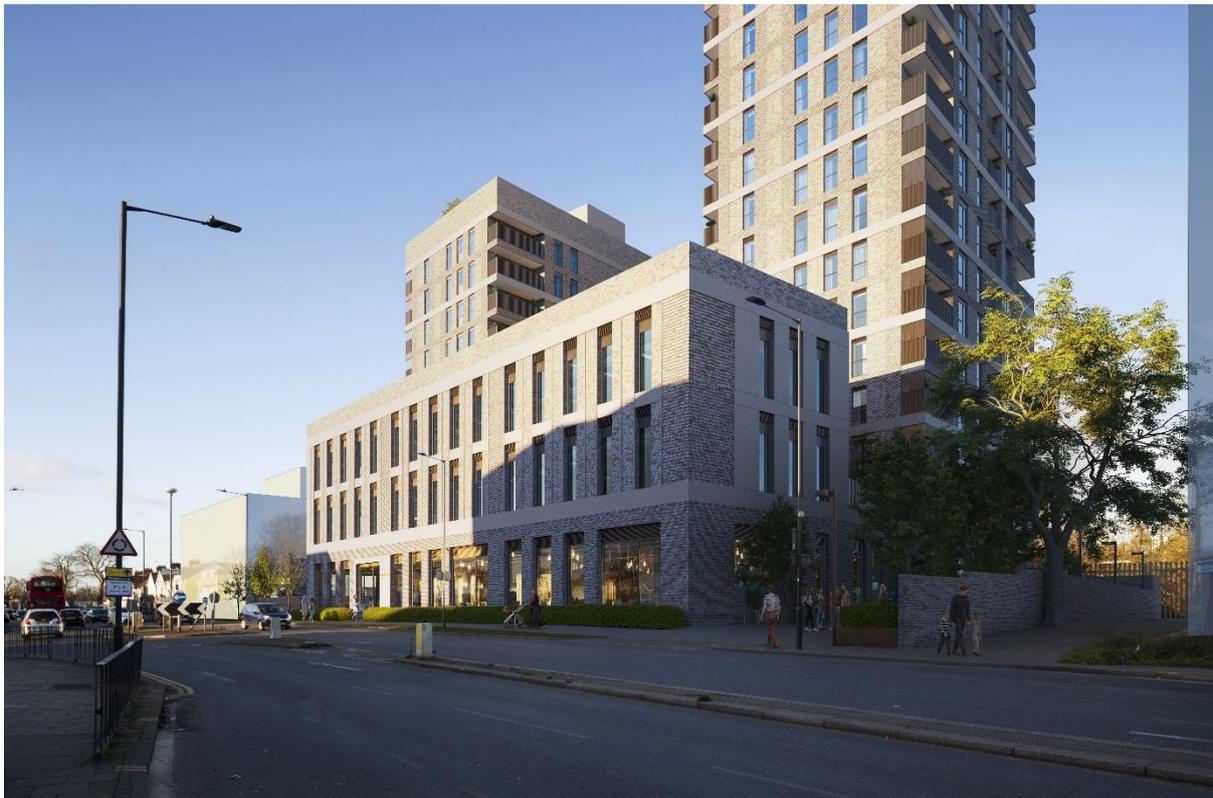
Regulation requirement	S106 amount
The total amount of money to be provided under any planning obligations which were entered into during 2020/21	£3,166,581.41
The total amount of money under any planning obligations which was received during 2020/21	£1,606,137.07
The total amount of money under any planning obligations which was collected in years previous to 20/21 and carried forward into 20/21 which has not been allocated by the authority	£6,640,646.55

3.5 In relation to non-monetary contributions, **801 affordable housing units were secured** on the following schemes:

**Table 13: Affordable housing units secured**

Site Name	Breakdown of Affordable Units	Total Units	Ward
Rear of 416-444 Wembley High Road, HA9	34 Affordable Rent 16 Intermediate	50 (20% AH)	Wembley Central
Garages Next To 13 Sycamore Grove, NW9 8RB	1 Social Rent	1 (100% AH)	Fryent
Argenta House, NW10 0AZ	21 Affordable Rent 14 Intermediate	35 (27% AH)	Tokington
Gwalia Working Mens Club, NW10 4JU	4 Intermediate	4 (24% AH)	Harlesden
Strode Road, Land rear of 37-53, NW10 2NN	2 Intermediate 3 Social Rent	5 (33% AH)	Willessden Green
Edgware Road, Gladstone Parade, NW2 6JS	11 Affordable Rent 5 Intermediate	16 (30% AH)	Dollis Hill

Site Name	Breakdown of Affordable Units	Total Units	Ward
2, Bridgewater Road, HA0 1AJ	47 Affordable Rent 77 Intermediate	124 (100% AH)	Alperton
Heather Park Drive, 19 Transputec House, HA0 1SS	13 Affordable Rent 5 Intermediate	18 (50% AH)	Alperton
Morland Gardens, 1 Stonebridge Centre, NW10 8DY	65 Social Rent	65 (100% AH)	Stonebridge
Stadium Retail Park, HA9	174 Affordable Rent 75 Intermediate	249 (25% AH)	Tokynghon
Ex-Ark Elvin Academy, HA9	36 Intermediate 52 Social Rent	88 (35% AH)	Wembley Central
388 Ujima House	7 Intermediate 12 Social Rent	19 (35% AH)	Wembley Central
2 South Kilburn Studios, NW6	85 Intermediate 42 Social Rent	127 (41% AH)	Kilburn
<b>Total units</b>	<b>300 Affordable Rent</b> <b>326 Intermediate</b> <b>175 Social Rent</b>	<b>801</b> <b>(48% AH secured on average per scheme)</b>	



CGI of the 2, Bridgewater Road (Source: Peabody, Barton Willmore & RockHunter)

**Table 14: S106 allocation and expenditure**

<b>Regulation requirement</b>	<b>S106 amount</b>
The total amount of money (received under any planning obligations) which was allocated but not spent during 2020/21 for funding infrastructure	£706,460.16
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£2,096,584.74
Total amount allocated to infrastructure projects in 2020/21 and the amount spent from these allocations. The items of infrastructure on which the money (received under planning obligations) during 2020/21 was allocated, and the amount spent on each item is shown in Appendix 3	Allocated: £1,489,866.50 Spent: £783,406.34
The 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)	Not applicable
The 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	£96,604.50

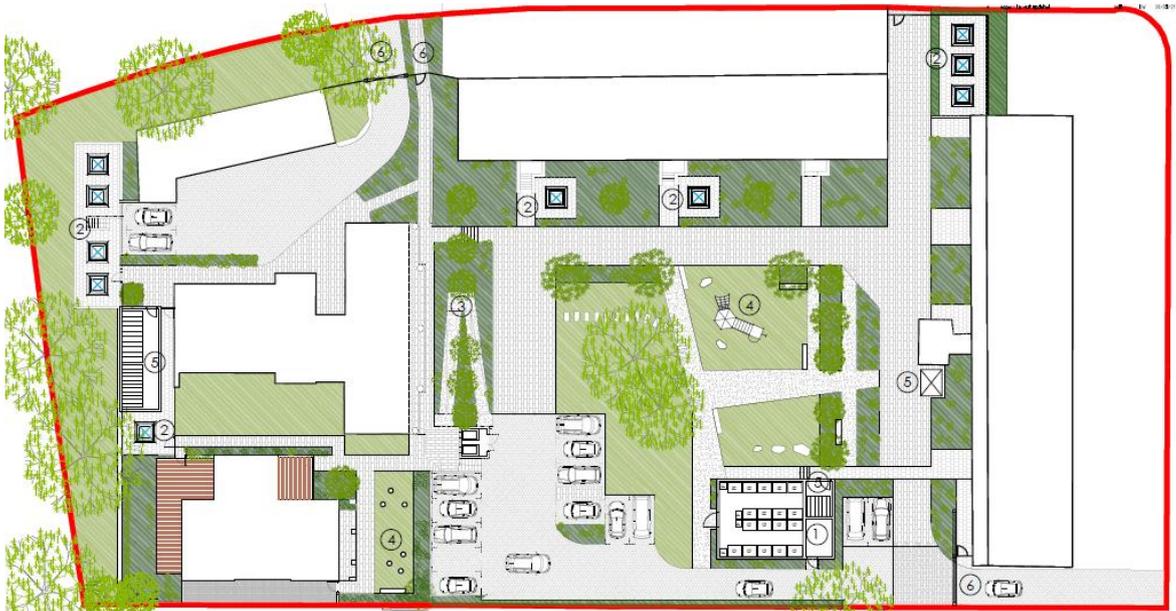
- 3.6 The total amount of money received (under any planning obligations) during any year which was retained at the end of 2020/21 is £14,029,709.72. The table in Appendix 3 shows the projects which had S106 money allocated to them in 2020/21. A summary of some of the S106 projects allocated money in 2020/21 is provided below.

### **Summary of s106 projects in 2020/21**

#### **Affordable Housing Projects**

- 3.7 The Council has committed to an ambitious strategic housing target to deliver 1,000 new affordable homes every year, over the next five years. These new developments will provide a mixture of flats and houses in line with the borough's current housing commitments and our Borough Plan priorities.
- 3.8 Tackling the housing crisis, the council will continue to look at innovative ways to deliver genuinely new affordable homes. The below new developments unlock small sites, increasing the number of homes we can build by using creative ways to address the housing challenges across the borough and London, helping increase supply.

- 3.9 **Frontenac** – S106 money helped part fund a project for a four storey affordable housing block consisting of 3 x three-bed and 1 x two-bed units.



Site plan of Frontenac development (Source: LBB)

- 3.10 **Gloucester Close** – S106 money helped part fund a project for affordable housing consisting of 2 x two-bed houses and 3 x three-bed houses.
- 3.11 **Mason Court** – S106 money helped part fund a project for affordable housing consisting of 7 x two-bed houses and 1 x one-bed flat on a former garage site.
- 3.12 **Hindhurst Court** – S106 money helped part fund a project for affordable housing consisting of 6 x one-bed houses and 2 x two-bed flats on a former garage site.



Image showing work underway at Hindhurst Court, December 2020. Planned end date: June 2022 (Source: LBB)

## Employment & Skills

- 3.13 **Brent Works: Job and Apprenticeship Brokerage** - During 2020/21, the Employment team registered and engaged over 2800 residents with employment related advice and support. Despite the challenging labour market, in light of the pandemic, the Brent Works team directly supported over 170 local people into employment and supported the recruitment of 47 Apprentices. In addition, approximately 200 jobs were created for local people via s106 obligations.

## Transportation Projects

- 3.14 **Cycling Quick Wins and Cycle Parking** - The project was developed in response to a growing demand for secure on street cycle parking particularly in areas where residents do not have access to a private outdoor space. The project aims to promote sustainable travel and encourages more residence to cycle and enjoy the many benefits that cycling brings, including reducing air pollution in the borough.
- 3.15 Following a successful trial in 2016 the Council have continued to install bike hangers. The Council have introduced Cyclehoop and Falco bike hangers on a number of streets to allow residents to hire a space to store their bicycle. Each hanger can store up to 6 bicycles.



Example of on street bike storage installed by the Council (Source: LBB)

- 3.16 **Go Ultra Low City Scheme (GULCS) Vehicle Charging Points Phase 2** - Lamp Column Charging is a new technology to embed Electrical Vehicle Charging point into Streetlights. The Technology is being rolled out in Brent through funding from the Go Ultra Low City Scheme and S106. The Ubitricity 'Smart Socket' technology will be installed at various lamp posts across the borough by Siemens and Ubitricity, with Siemens installing and maintain the ubitricity charging technology.
- 3.17 The move is part of a wider effort to bring more EV charging availability to the growing numbers of UK drivers without private parking, with an aim to create cleaner and greener local communities.
- 3.18 **Engineers Way Zebra Crossings Phase 2** - This scheme has been developed to improve pedestrian and cycle accessibility and safety on Engineers Way, Wembley. The scheme aims to reduce vehicle speed, provide more opportunities for

pedestrians to cross the road more safely and enhance cycle facilities on Engineers Way, subsequently improving road safety for all road users.

#### 4 Section 278 Highway Agreements

4.1 Section 278 (s278) of the Highways Act 1980 allows a developer to carry out works to the public highway. This is generally necessary where planning permission has been granted for a development that requires improvements to, or changes to, public highways.

4.2 During 2020/21 the Council entered into s278 highways agreements associated with the development proposals outlined below. The description and value of these highway works are outlined below.

**Table 15: s278 agreements in 2020/21**

<b>Development</b>	<b>Stuart Road / Chippenham Gardens – HIF works</b>
<b>Description of works</b>	<p><u>Adoption of Stuart Road</u> The land belongs to Brent Housing Management. There will be highway works to bring Stuart Road to an adoptable standard and the adoption will be executed by Appropriation</p> <p><u>Chippenham Gardens</u> The former post office building is redeveloped as residential development. The highway works associated with this development are;</p> <ul style="list-style-type: none"> <li>• Provision of a gated pocket garden in the existing public amenity space</li> <li>• Reconstruction of the footway surrounding the site to improve public realm</li> </ul>
<b>Value of works</b>	£119,262.10
<b>Status</b>	The work has not started yet
<b>Development</b>	<b>Durham Court &amp; Gloucester House, Cambridge Rd /Kilburn Park Rd / Carlton Vale / Rudolph Rd</b>
<b>Description of works</b>	<ul style="list-style-type: none"> <li>• Removal of redundant vehicle crossovers in Kilburn Park Rd and Rudolph Rd</li> <li>• Provision of a new vehicle crossover to the basement car park</li> <li>• Amendment to parking bay to accommodate the new crossover</li> <li>• Provision of four new wheelie bin dropped kerbs around the site</li> </ul>
<b>Value of works</b>	£26066.50
<b>Status</b>	Nearing completion
<b>Development</b>	<b>Box Park, 85 – 89 Ealing Rd</b>
<b>Description of works</b>	Provision of a 10m loading bay at the front of the Box Park and construction of a adoptable footway on the rear of the loading bay to facilitate uninterrupted pedestrian flow
<b>Value of works</b>	£36,550.01
<b>Status</b>	Highway works not started yet

## Appendix 1 – CIL COVID Deferral Applications

Planning Permission Number	Address	Amount Deferred	Original due Date	Deferred Due Date
18/0321	Former Northfield Industrial Estate	£2,701,249.62	24/07/2020	24/10/2020
17/1296	58 Neasden Lane, London, NW10 2UJ	£248,655.48	04/09/2020	04/12/2020
19/0836	23 Forty Lane, Wembley, HA9 9EU	£209,880.00	10/05/2020	10/08/2020
18/2183	Car Park North East of Morrisons, Honeypot Lane	£1,408,078.6	10/04/2020	10/07/2020
15/4034	7 Northwick Avenue, Harrow, HA3 0AA	£93,604.65	30/03/2020	30/06/2020
19/2750	10 & 11 Watkin Road, Wembley, HA9 0NL	£1,507,123.83	13/06/2020	13/09/2020
19/1884	114 Church Road, London, NW10 9PL	£126,165.53	03/05/2020	03/08/2020
19/2662	1050 Harrow Road, London, NW10 5NL	£215,280.00	15/06/2020	15/09/2020
16/2968	128 Windermere Avenue, Wembley, HA9 8RB	£55,184.52	15/04/2020	18/09/2020
18/4422	Land to the South of Fulton Road, east of Harbutt Road and north of Humphry Repton Lane (Plot NW09/10), Wembley (1 <sup>st</sup> Instalment)	£2,622,855.62	08/07/2020	24/03/2021
18/4422	Land to the South of Fulton Road, east of Harbutt Road and north of Humphry Repton Lane (Plot NW09/10), Wembley (2 <sup>nd</sup> Instalment)	£2,622,855.62	03/02/2021	03/11/2021
18/4486	196 Willesden Lane, Kilburn, London, NW6 7PR	£319,275.71	16/11/2020	09/05/2021
18/4716	133-137 Kilburn Lane, North Kensington, London, W10 4AN	£366,943.22	04/12/2020	23/05/2021
19/4351	62 Dunster Drive, London, NW9 8EL	£81,438.08	26/06/2020	17/06/2021
19/4473	79-83 ODDS, Kenton Road, Harrow, HA3 0AH	£25,957.83	15/11/2020	03/05/2021
18/4777	All Units at 4-9 INC, and Garages rear of 4-9 Gladstone Parade, Edgware Road, Cricklewood, London, NW2 6JS	£500,000.00	20/03/2021	16/09/2021
18/4777	All Units at 4-9 INC, and Garages rear of 4-9 Gladstone Parade, Edgware Road, Cricklewood, London, NW2 6JS	£421,011.02	16/09/2021	16/03/2022

## Appendix 2 – Allocated NCIL Projects and Spend in 2020/21

Project	Summary of Project	Ward	NCIL Allocated	NCIL Spend
Community Hub; development of Laurence's Larder to meet increasing levels of need	An extension of current services provided by St Laurence's Larder to deal with COVID Impact	Brondesbury Park	£59,647	£18,000
BAME Incubator Project	Capacity Building / Development of 5 black-led civil organisation to become Charities in own right	All Wards	£85,955	0
Powering Change - Social + Mobile Engagement + Ethical AI	Rolling out a digital programme aimed at engaging young people in new skills and employment. Slenky will drive digital engagement in Brent, distributing free/low-cost tech to community organisations schools, start-ups and other local stakeholders	All Wards	£197,561.95	£112,000
Self-Worth, Wellbeing Film Project for BAME children	Film production - addressing self-worth and self-esteem for children and young people from Black Communities. To be made available to all schools	All Wards	£5,000	0
B.R.A.C.E.S. Brent Reset. After-Covid Equality Support	Providing individual and group support, advocacy and a new programme of COVID secure activities	All Wards	£87,500	0
Facilitating Alternative Learning in Brent	A three-year mentoring support programme in schools, targeting black boys in tackling identity and inequality.	Harlesden	£53,395.74	£26,000
Ansar Youth And Community Project	One-year programme of a diverse range of activities for young people and adult residents of Brent. Based in Wembley Youth and Community Centre.	Tokington, Wembley Central	£52,974.73	£30,974.73
Shifo - Healing	Community Project within Somali and East African communities to help address the new normal following impact of COVID	Harlesden, Willesden Green, Kensal Green, Kilburn, Wembley	£45,000	0

Project	Summary of Project	Ward	NCIL Allocated	NCIL Spend
STRIVE	A one-year Mental Health Support Programme for BME people to recover from the impact of Mental Health, DV and Substance Misuse. Providing culturally sensitive ETE and counselling support.	All Wards	£146,699	£50,000
Brent Mobile	Developing an App and training for use by community front line workers to help with assessing and supporting digital literacy of support organisations to confidently support clients, in addressing benefits.	Wembley Central, Willesden Green	£30,828	£25,000
Reaching Potential	Personal development programme for 24 young people aged 18-25 (Brondesbury, Willesden green and Mapesbury ward)	Mapesbury, Willesden Green, Brondesbury Park	£42,603.50	£16,201.50
It Takes a Village – Black Caribbean Boys of Excellence	Project to address the root cause of the underachievement of BCB - working across family, schools, communities	All Wards	£227,272.30	£57,000
NW10 University Camp	Employment and social mobility skills camp for 32 residents of Willesden and Harlesden, targeting BAMER residents with a focus on females.	Harlesden, Willesden Green, Stonebridge	£68,800	£50,000
Safer outside spaces	Develop outside space for safe use by elderly in winter	Kensal Green	£43,890	0
AWRC ReVITALise Project	Refurbishment of AWRC building to improve experience and safety for clients.	Harlesden	£197,561.95	£98,781.95
Starlet	Social Development programme, free to all young people aged 14 – 19 years olds from the target neighbourhoods.	Barnhill, Wembley central, Tokyngton, Harlesden, Stonebridge	£30,000	£15,000
Brent BAMER Community Development Programme	Training and employment programme in partnership with the University of SOAS for 40 BAMER participants	All Wards	£97,308	0

Project	Summary of Project	Ward	NCIL Allocated	NCIL Spend
Building Communities	A one-year Community Outreach and Social engagement programme targeted at vulnerable families, addressing Inequalities and social exclusion.	Alperton, Stonebridge, Welsh Harp, Tokyngton, Dollis Hill, Sudbury	£79,706	£34,750
ESOL for Community: weekly classes and events	ESOL, digital skills and employment classes to benefit disadvantaged Brent communities aged 18+	All Wards	£82,531	0
Mentoring for Moving Forward	A three-year mentoring support programme in schools, targeting black boys in tackling identity and inequality.	Wembley Central, Alperton, Barnhill	£97,460.20	£15,194.20
Block Project	A two-year Football and community engagement programme in three estates. Offering football-coaching course to selected NEETS aged under 25.	Wembley Central Tokyngton Barnhill	£99,226	0
Other Cinemas in Brent	A two-year film school for BME creative in Brent, training 20 students in filmmaking and running a programme of films screenings, by BME filmmakers	Wembley Central, Kilburn	£90,390	£27,390
Young's Football club Community Project	A two-year football programme providing sessions for children aged 6+ and FA coaching qualifications for young people aged 16+ leading to employment. The project targets participants from low-income area	Wembley Central	£78,690	£30,000
<b>Totals:</b>			<b>£2,000,000.37</b>	<b>£606,292.38</b>

### Appendix 3 – S106 Projects Allocated Money in 2020/21 and Their Spend

Table 1 - S106 Infrastructure Projects Allocated Money in 2020/21 and Their Spend

Project Type	Project	S106 Allocated	S106 Spent	Expected Completion	Ward
Affordable Housing	Housing Infill and Mixed Development Programme Frontenac	£500,000.00	£160,760.24	In progress, expected final completion: Q1 2022/23	Willesden Green
Affordable Housing	Housing Infill and Mixed Development Programme - Mason Court	£100,000.00	£100,000.00	<b>Completed</b>	Barnhill
Affordable Housing	Housing Infill and Mixed Development Programme - Hindhurst Court	£100,000.00	£100,000.00	<b>Completed</b>	Fryent
Affordable Housing	Housing Infill and Mixed Development Programme - Gloucester Close	£200,000.00	£200,000.00	<b>Completed</b>	Stonebridge
Transportation	Go Ultra Low City Scheme (GULCS) Vehicle Charging Points Phase 2	£50,000.00	£50,000.00	<b>Completed</b>	Borough Wide
Transportation	Detailed design of Hostile Vehicle Mitigation (HVM's)	£100,000.00	£100,000.00	<b>Completed</b>	Tokyngton
Transportation	Engineers Way Zebra Crossings - Phase 2	£83,230.50	£57,646.10	<b>Completed</b>	Tokyngton
Transportation	Cycling Quick Wins and Cycle Parking (Including Cycle Hangers)	£300,000.00	£15,000.00	In progress, expected final completion: Q4 2021/22	Borough Wide
Transportation	South Way Study	£16,800.00	£0.00	In progress, expected final completion: Q1 2021/22	Tokyngton
Transportation	Wayfinding Scoping Strategy	£24,836.00	£0.00	In progress, expected final completion: Q1 2021/22	Tokyngton
Transportation	Improvements to parking management and pavements at the Avenue, NW6	£15,000.00	£0.00	In progress, expected final completion: Q3 2021/22	Brondesbury Park
<b>Totals:</b>		<b>£1,489,866.50</b>	<b>£783,406.34</b>		

**Table 2 - S106 Non-Infrastructure Projects Allocated Money in 2020/21 and Their Spend**

<b>Project Type</b>	<b>Project</b>	<b>S106 Allocated</b>	<b>S106 Spent</b>	<b>Expected Completion</b>	<b>Ward</b>
Employment & Skills	Brent Works - Job and Apprenticeship Brokerage	£215,802.00	£215,802.00	<b>Completed</b>	Borough Wide
Regeneration	Land North of Chippenham Gardens - New Public Square (Ongoing Maintenance only)	£91,066.64	£0	Yearly drawdown. Final drawdown to be in 2029/30	Kilburn
Transportation	Harlesden Town Centre Review	£64,000.00	£53,549.54	In progress, expected final completion: Q4 2021/22	Harlesden
Transportation	Review of CPZ's in: Montrose Crescent, Union Road, Station Grove and Copland Avenue	£10,000.00	£2,000.00	In progress, expected final completion: Q3 2021/22	Wembley Central
Transportation	Review of CPZ's in Chamberlayne Road and Whitmore Gardens	£10,000.00	£2,000.00	In progress, expected final completion: Q4 2021/22	Willesden Green
Transportation	Towards a CPZ in: Holmstall Avenue, Redhill Drive, Limesdale Gdns, Oakleigh Court, Birchwood Court	£30,000.00	£10,995.00	In progress, expected final completion: Q4 2021/22	Kenton
Transportation	Introducing 90 No Waiting Restrictions to the north of the borough	£20,000.00	£2,000.00	In progress, expected final completion: Q4 2021/22	Kenton
<b>Totals:</b>		<b>£440,868.64</b>	<b>£286,346.54</b>		

**Infrastructure Planning Team  
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