

Brent Infrastructure Funding Statement

2019/20



1. Introduction

- 1.1 Brent is the 6th largest borough in London with a population of 334,700. 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 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.
- 1.4 This is the Council's first Annual Infrastructure Funding Statement (IFS). It has been prepared in line with the Community Infrastructure Levy (Amendment) Regulations 2019 and covers income and expenditure relating to CIL and s106 obligations for the financial year 2019/20. It also, where possible, sets out future spending priorities on infrastructure in line with the growth identified in the draft Brent Local Plan.
- 1.5 The Council uses s106 agreements 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 Brent Local Plan.
- 1.6 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.
- 1.7 The IFS will also help communities understand how the level of growth outlined in the 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.

2.0 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.

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

Portion	% of receipts	Process
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%	

2.3 The tables below outline how the Council has performed in terms of Brent CIL receipts and expenditure for the reporting year - **2019/20**.

Table 1: CIL receipts for 2019/20

Infrastructure item	Brent CIL receipts
The total value of CIL set out in all demand notices (sent to those who have assumed liability to pay CIL) issued in 2019/20	£19,420,740
The total amount of CIL receipts received	£27,269,890
The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	£63,025,144.53
The total amount of CIL receipts collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	£21,002,317.47
The total amount of CIL expenditure (<i>includes SCIL & NCIL spend</i>)	£5,213,438
The amount of CIL spent on administrative expenses pursuant to regulation 61	£745,780
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
The above amount expressed as a percentage of CIL collected in that year in accordance with that regulation	2.7% of above in year

2.4 Mayoral CIL returns for 2019/20 are shown below.

Table 2: Mayoral CIL returns in 2019/20

Mayoral 19/20	Mayoral	Admin (4%)	Total
Q1 Apr- June 2019	£2,285,902.87	£95,245.95	£2,381,148.82
Q2 Jul-Sep 2019	£1,062,192.86	£44,258.04	£1,106,450.90
Q3 Oct- Dec 2019	£901,478.61	£37,561.61	£939,040.22
Q4 Jan -Mar 2020	£1,451,592.45	£60,483.02	£1,512,075.47
Total	£5,701,166.79	£237,548.62	£5,938,715.41

2.5 In 2019/20 the following infrastructure items were allocated Strategic CIL funding:

Table 3: SCIL allocations in 2019/20

Infrastructure project	SCIL Allocation	Ward
To CCG for contribution towards the fit out of 3 medical centres (South Kilburn, Alperton, Wembley Park)	£3,500,000	Kilburn Alperton Tokyngton
United Colleges Group (College of North West London) new facility in Wembley	£6,500,000	Tokyngton
Morland Gardens Education Facility	£15,200,000	Stonebridge
Park Royal Liveable Neighbourhood (<i>on hold due to TfL pause in programme but £ still allocated</i>)	£1,100,000*	*to the OPDC (Brent's contribution)
Total SCIL allocated	£26,300,000	

2.6 **CCG contribution towards 3 medical centres** - there are three new medical centres proposed, in Wembley Park, South Kilburn and Alperton (Grand Union), secured as part of the major development taking place in these Growth Areas. Cabinet have agreed to contribute towards the fit out costs of these medical centres. The building containing the Wembley Park facility is currently under construction.

2.7 **Morland Gardens Education Facility** - as 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. Work is due to start on site in 2021.

2.8 In 2019/20 SCIL was spent on the following infrastructure items:

Table 4: SCIL expenditure in 2019/20

Infrastructure project	SCIL Expenditure	Ward
Wembley Two Way Working	£1,582,355	Tokyngton
Wembley North End Road	£663,774	Tokyngton
Olympic Way public realm improvements	£1,054,154	Tokyngton
Total SCIL expenditure	£3,300,283	

2.9 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 are being implemented to improve traffic flow and connectivity through the area.

2.10 The Olympic Way public realm improvements recognise that Wembley Park is an area of national and international importance. High quality public realm supports the ongoing transformation of the area into a thriving, attractive environment within which people will want to dwell before or after events, going to the theatre, or to the shopping facilities.

2.11 Public and private investment in significant improvements along Olympic Way involve 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 substantial steps to create an iconic new entrance to the Stadium, which will create an environment where people will want to dwell before and after events.



Olympic Way Resurfacing Works + Lamp Columns, April 2019 (Source: LBB)

Table 5: SCIL and NCIL position at the end of 2019/20

SCIL (summary)	
CIL receipts retained at the end of 2019/20	£105,253,906
CIL carried over from the previous reported years	£84,027,462

Neighbourhood CIL (summary)	
NCIL receipts retained at the end of 2019/20	£14,375,984
NCIL receipts carried over from the previous reported years	£12,186,862

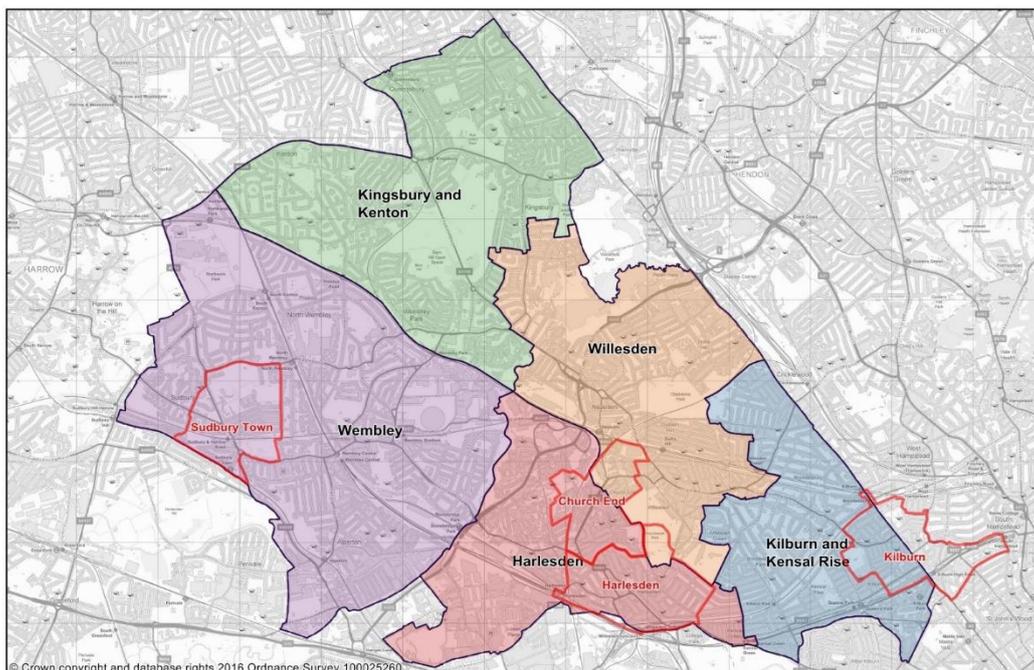
Future spending priorities

- 2.12 The Council has an ambitious programme of capital expenditure, and Strategic CIL will be used to fund, in part or full, some of these items, which are linked to the Infrastructure Delivery Plan (IDP)
- 2.13 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 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.
- 2.14 At its meeting on 7 September 2020 Cabinet approved a governance strategy to support the allocation of SCIL spend on infrastructure projects to meet the growth identified in the Brent Local Plan and the infrastructure requirements in the IDP.
- 2.15 As part of these formal governance arrangements an Infrastructure Officer Working Group will be established to coordinate and update the projects identified in the IDP, the capital pipeline and other programmes.
- 2.16 This will allow the Council to create a framework for prioritising infrastructure projects from the “live” IDP and capital pipeline to be taken forward as priority projects for funding through SCIL, linked to growth priorities. In turn, it will inform the process of bringing forward projects for funding in the short (1 year), medium (5 years) and long term (life of the Local Plan) linked to supporting development. Results of which will inform future annual Infrastructure Funding Statements.
- 2.17 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 agreements. Infrastructure has also been secured through work that has been undertaken with partners such as the Department for Education and TfL.

Neighbourhood CIL

- 2.18 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.
- 2.19 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.
- 2.20 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.
- 2.21 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 as stated in the CIL regulations. 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.
- 2.22 Brent is divided into five CIL Neighbourhoods - Harlesden, Kilburn and Kensal, Kingsbury and Kenton, Wembley, and Willesden, see Figure 1.

Figure 1: Brent's CIL Neighbourhoods



- 2.23 Arrangements for spending Brent's NCIL were formally approved by Cabinet on 13 February 2017. Since April 2017 we have received 366 applications for NCIL funding. In total, **206 projects have been awarded funding, allocating £12,387,356.70 of NCIL money.**

2.24 The Council undertakes two bidding periods - June & December 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. 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. 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.

2.25 All shortlisted projects for NCIL funding must demonstrate that they:

- Meet the CIL Regulations (2010) as amended;
- Evidence community backing;
- Address the demands that development places on an area;
- Reflect the priorities of the council & CIL Neighbourhood;
- 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; and
- Represent value for money.

NCIL performance in 2019/20

2.26 For the reported year, **£4,102,277 of NCIL** was collected.

2.27 **£1,913,155** was spent on projects during the same period.

2.28 Through the NCIL bidding process undertaken in 2019/20, the Council approved 94 projects for funding to deliver a variety of infrastructure projects across the borough. The projects and allocated NCIL amounts, along with NCIL spend are set out in Table 6.

Table 6 – Allocated NCIL projects and spend in 2019/20 (by infrastructure type)

Project	Infrastructure type	Ward	NCIL allocated	NCIL spend
Rainbow Room Refurb	Social Infrastructure	Queens Park	£16,000	£9,000.00
Kids Entrepreneurship Club	Social Infrastructure	Harlesden	£15,045	£11,030
Refurbishment of current hall to enable more community groups to use	Social Infrastructure	Northwick Park	£170,000	£50,000
BBMC HiCrEc Music & Education Complex	Social Infrastructure	Willesden Green, Dollis Hill, Dudden Hill, Welsh Harp, Harlesden	£69,500	£34,750
Training for young people to become qualified	Social Infrastructure	All wards	£44,300	£26,377

Project	Infrastructure type	Ward	NCIL allocated	NCIL spend
football coaches and deliver sessions to their local community				
Steel Pan in The Community	Social Infrastructure	Stonebridge	£34,697	£22,797.00
Harlesden Social Impact Hub (Refurbishment)	Social Infrastructure	Harlesden	£366,975	-
Skills Boost Supplementary Education	Social Infrastructure	Kilburn	£49,000	£22,900.00
Tackling Homelessness at Crisis Skylight Brent	Social Infrastructure	Various wards	£302,000	-
Launching the Home-Start Brent Family Counselling Service	Social Infrastructure	Various wards	£36,400	£12,134.00
Silver Jubilee Park Clubhouse Refurbishment	Social Infrastructure	Fryent	£210,000	-
Digital Inclusion 4 All	Social Infrastructure	Mapesbury	£49,011	£31,161.00
A 1 Year pilot scheme to create welcoming spaces for anyone experiencing a mental health problem	Social Infrastructure	Various wards	£109,833	£73,500.00
Weston House Bike storage	Social Infrastructure	Queens Park	£6,134	-
UP - Unlocking Potential Homework Club, St Raphael's	Social Infrastructure	Tokington	£31,178	£10,249.00
St Michael and All Angels Heating Project	Social Infrastructure	Stonebridge	£134,800	-
Weekly workshops to improve self-esteem, confidence, motivation and mental wellbeing	Social Infrastructure	Various wards	£23,086.50	£15,093.25

Project	Infrastructure type	Ward	NCIL allocated	NCIL spend
Refurbishment of Brent Mencap's wellbeing Centre	Social Infrastructure	Willesden Green	£99,952.91	-
St. Gabriel's Church - shared spaces for all	Social Infrastructure	Mapesbury	£45,500	
Drama and technical based workshops for young people to then engage with the local community	Social Infrastructure	Various wards	£9,790.50	£3,105.00
Track Academy Sports Outreach Project	Social Infrastructure	Dudden Hill	£21,834	£7,278.00
Free musical instrument lessons on a double decker bus parked outside schools	Social Infrastructure	Various wards	£65,500	£46,433.00
Develop a Community Interest Company for Cricklewood Wanderers	Social Infrastructure	Sudbury	£42,090	£18,284.00
St Catherine's Community Cafe	Social Infrastructure	Dudden Hill	£150,000	-
Brent positive Futures	Social Infrastructure	Harlesden +	£72,412	-
Gladstone Park estate - new community centre and improved grounds maintenance and landscaping	Social Infrastructure and Public Realm	Dollis Hill	£44,157	-
A bespoke children's kitchen in a school to educate children about growing, picking, preparing food and composting	Social Infrastructure	Brondesbury Park	£36,096	£23,000.00
Installation of secondary glazing in an older people's day centre	Social Infrastructure	Kensal Green	£30,000	-

Project	Infrastructure type	Ward	NCIL allocated	NCIL spend
Middlesex Association of the Blind expansion Programme into Brent	Social Infrastructure	All wards	£55,000	-
A Pilot programme to support homeless people into work	Social Infrastructure	All wards	£80,000	-
Implementing a Forest academy programme within an existing community garden on St Raphael's estate	Social Infrastructure	Stonebridge	£34,114	-
Expansion of the coffee shop, all weather outdoor space and refurbishment of dining room	Social Infrastructure	Mapesbury	£63,800	-
Grange Barn Hall	Social Infrastructure and Building Infrastructure	Dudden Hill	£132,400	-
Inspiring Decent Work Futures (IDWF)	Social Infrastructure	Wembley	£105,290	-
Art Studio	Social Infrastructure	Queens Park	£75,000	-
Brent Moving on Up Employment consortium	Social Infrastructure	All wards	£326,085	-
The Lexi Hub	Social Infrastructure	Brondesbury Park	£385,000	-
Brent goes Wild	Social Infrastructure	Harlesden Kilburn Wembley Central	£177,910	-
Garden to Plate Project	Social Infrastructure and public Realm	All wards	£10,000	--
Youth Connect	Social Infrastructure	Kilburn	£91,717	-
Learn, Play And Development (LPAD) Programme	Social Infrastructure	Wembley Central Stonebridge	£77,263	-
LBOC2020 Murals	Social Infrastructure	Kingsbury Kilburn	£75,000	-

Project	Infrastructure type	Ward	NCIL allocated	NCIL spend
Project providing an integrated financial capability model to be cascaded through the local community	Social Infrastructure	Willesden Green Wembley Central Queens Park Harlesden Kilburn	£120,000	-
Intergenerational pilot project utilising a fitness programme, raising youth leaders and careers workshops	Social Infrastructure	Stonebridge	£81,203	-
A project addressing gang related violence using entrepreneurial training	Social Infrastructure		£200,000	-
Person Centred Advocacy Project with Casework	Social Infrastructure	Harlesden, Willesden Green	£140,423	-
Building an Understanding of Self - B.U.S.	Social Infrastructure	All wards	£77,495	-
All weather synthetic floodlit pitch for football & other sports + general fitness	Social Infrastructure	Brondesbury Park	£95,000	-
Roundwood Outdoor Hours - updated	Social Infrastructure	Willesden Green	£9,886	-
Nature Connects Us	Social Infrastructure	Harlesden Willesden	£40,373	-
Rise UP Stonebridge	Social Infrastructure	Stonebridge	£99,633	-
Northwick Park Permaculture Education Project (NPEP)	Social Infrastructure	Northwick Park	£27,840	-
Building of a new SEND facility for children and families	Social Infrastructure and Building Infrastructure	Sudbury	£395,595.84	-
Church End Open Space	Public Realm	Dudden Hill	£14,000	-
Leybourne Open Space	Public Realm and Landscaping	Queensbury	£190,000	-

Project	Infrastructure type	Ward	NCIL allocated	NCIL spend
Improvements to Woodcock Park Recreation Area	Public Realm	Kenton	£55,639.69	£55,639.69
Repointing of workshop walls in Victorian walled garden	Public realm	Queensbury	£2,400	-
Tiverton Green: resurface MUGA pathways	Public realm	Brondesbury Park	£28,832	-
Lechmere Road Lighting	Public Realm	Willesden Green	£25,215.20	-
Illumination features across Wembley & Ealing Road	Public Realm	Tokyington	£64,700	
Aesthetic Improvements to Wembley Town Centres	Public Realm	Tokyington	£43,572	
Creating a bright, welcoming and adaptable space in Brent's new Family Wellbeing Centres	Public Realm	All wards	£99,000	-
Street Art Expressions in Wembley and Ealing Road	Public Realm	Alperton Wembley Central Tokyington	£88,000	-
Neasden Town Centre Gallery	Public Realm	Dudden Hill	£5,000	-
Planters for Church Road	Public Realm	Dudden Hill, Harlesden	£2,550	-
Church End Shutter Art	Public Realm	Dudden Hill, Harlesden	£34,960	-
Hanging Flower Baskets for High Rd and Walm Lane	Public Realm	Willesden Green	£58,420	-
Harrow Road Lamp Posts Hanging Baskets and additional neighbourhood trees off Harrow Road	Public Realm	Kensal Green Queens Park	£62,500	-
Animating Willesden Green	Public Realm	Willesden Green	£76,000	-
Harlesden Project Gateway (A404 High Street	Public Realm	Kensal Green	£50,000	-

Project	Infrastructure type	Ward	NCIL allocated	NCIL spend
Harlesden/Harrow Road)				
Colindale Wayfinding	Public Realm	Fryent Queensbury	£25,000	-
The planting of trees and tree up lighting in Neasden Town Centre	Public Realm	Dudden Hill	£15,775	-
Brondesbury Park Trees	Landscaping	Brondesbury Park	£20,000	-
Greening Kensal Rise	Landscaping	Queens Park	£50,000	£18,512.80
Barham Park Trees and Open Woodland	Landscaping	Sudbury	£18,000	-
Trees for Bolton & Dagmar Gardens	Landscaping	Queens Park	£14,500	-
Riverside Connections: Walking with Nature from Wembley Park to the Welsh Harp	Landscaping	Welsh Harp Barnhill Tokyngton	£226,000	-
Burns Road Parklet	Landscaping	Harlesden	£2,500	-
New Millennium Garden of Peace and Life.	Landscaping	Willesden Green	£109,620	-
Trees for Willesden Green residential streets	Landscaping	Willesden Green	£65,000	-
Mapesbury Trees and Landscape	Landscaping	Mapesbury	£75,000	-
Sudbury Landscape	Landscaping	Sudbury	£61,300	-

2.29 Table 7 outlines the total NCIL allocation and projects by ward in 2019/20.

Table 7: NCIL allocations by ward

Ward	No. of projects	Allocation £
Brondesbury Park	6	616,328
Dollis Hill	1	44,157
Dudden Hill	7	419,009
Fryent	2	218,545
Harlesden	3	384,520
Kensal Green	2	80,000

Ward	No. of projects	Allocation £
Kenton	1	55,640
Kilburn	2	140,717
Mapesbury	4	233,311
Northwick Park	3	287,840
Queens Park	5	161,634
Queensbury	3	248,000
Stonebridge	6	469,447
Sudbury	4	516,986
Tokington	3	139,450
Welsh Harp	1	42,098
Wembley Central	2	92,315
Willesden Green	8	460,094
Multi wards	31	2,797,871

Summary of projects approved/delivered in 2019/20

- 2.30 **Citizens Advice Brent Community Hub** - involved the refurbishment of the premises delivering a new Community Hub resource for the residents of Brent. The new Hub provides access to advice and support to deal with problems including welfare benefits, housing and homelessness, debt, employment and immigration. The project will allow partnership working with various organisations. Citizen's advice have completed the refurbishment but use of the building is restricted due to Covid 19 currently.



- 2.31 **Steel Pan in the Community** - aim is to raise the aspiration, self-esteem and self-worth of children and young people and provide educational, musical, recreational, personal development and leadership activities for children and young people aged 8 to 25 years on Saturdays, after school and during school holidays.

- 2.32 **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.



- 2.33 **Kids Entrepreneurship Club** - the project aims to encourage children to explore their passion to help them realise a world of possibilities without limits. Ultra Education will work closely with parents of children in the area and will target 30 children in Harlesden to engage on the programme. The project aims for children to be able to set up a micro business and run a business fair at Harlesden Library at the end.
- 2.34 **Sports, Arts and Wellbeing (SAAW) Project for Children & Young People** - Sport at the Heart are currently delivering a 2-year programme of activities for children & young people (CYP) with opportunities for personal development, as well as achieving positive health outcomes in physical and mental wellbeing.

Future NCIL spending priorities

- 2.35 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.
- 2.36 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.
- 2.37 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.
- 2.38 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. Bids are being shortlisted throughout autumn and updates will be published in due course and reported in next year's Infrastructure Funding Statement. The next round of bidding is anticipated to take place in late 2020.

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

3. Section 106 Planning Obligations

- 3.1 The Council enters in to Section 106 (s106) agreements with developers - a mechanism which makes a development proposal acceptable in planning terms. S106 agreements 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 table below outlines the current status of all s106 payments for the last five years.

Table 8: summary of S106 contributions spent by year they were paid

FY s106 contributions paid	Total Received	Spent	Allocated but not spent	Total Allocated	Not Allocated
2014/15	£2,753,618.84	£1,529,512.38	£1,150,942.13	£2,680,454.51	£73,164.33
2015/16	£3,039,589.09	£2,485,152.69	£448,627.90	£2,933,780.59	£105,808.50
2016/17	£1,742,373.90	£1,289,542.47	£326,603.35	£1,616,145.82	£126,228.09
2017/18	£2,949,782.78	£1,045,946.24	£694,205.65	£1,740,151.89	£1,209,630.89
2018/19	£2,240,714.75	£343,193.06	£1,327,109.95	£1,670,303.01	£570,411.74

- 3.3 During 2019/20, the following s106 agreements were negotiated:
- Trinity House, Heather Park Drive, Wembley, HA0 1SU
 - 245-249 and 253 Ealing Road, Wembley, HA0 1EX
 - Flats 1-17 INC and 18 Prospect House, North Circular Road, Stonebridge, London, NW10 7GH
 - 60 Neasden Lane, London, NW10 2UW
 - Keelers Service Centre, Harrow Road, Wembley, HA0 2LL
 - Alperton House, Bridgewater Road, Wembley, HA0 1EH
 - 196 Willesden Lane, Kilburn, London, NW6 7PR
 - 133-137 Kilburn Lane, North Kensington, London, W10 4AN
 - 2A, Preston Way and 283, 285 & 287 Preston Road, Harrow, HA3
 - Artisan House, Market Way, Wembley, HA0 2BT
 - 290B Ealing Road, Wembley, HA0 4LL

- 3.4 Table 9 provides an update on the s106 receipts for the reporting year 2019/20.

Table 9: S106 receipts for 2019/20

Regulation requirement	S106 amount
The total amount of money to be provided under any planning obligations which were entered into during 2019/20	£2,008,818.15

Regulation requirement	S106 amount
The total amount of money under any planning obligations which was received during 2019/20	£1,683,719.19
The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority	£4,684,463.72

3.5 In relation to non-monetary contributions, **531 affordable housing units were secured** on the following schemes:

Table 10: Affordable housing units secured

Site Name	Affordable Units	Ward
Trinity House, Heather Park Drive, Wembley, HA0 1SU	10	Alperton
245-249 and 253 Ealing Road, Wembley, HA0 1EX	24	Alperton
Peel Precinct, 97-112 Carlton House, Canterbury Terrace, 8-14 Neville Close, 2 Canterbury Road & Peel Site Garages, London, NW6	42	Kilburn
Flats 1-17 INC and 18 Prospect House, North Circular Road, Stonebridge, London, NW10 7GH	7	Stonebridge
60 Neasden Lane, London, NW10 2UW	25	Dudden Hill
Willesden Green Garage NW2 5TG	13	Willesden Green
110 Walm Lane NW2	15	Mapesbury
Ex Brent House, 349-357 High Road, Wembley	74	Wembley Central
Keelers Service Centre, Harrow Road, Wembley, HA0 2LL	3	Sudbury
Alperton House, Bridgewater Road, Wembley, HA0 1EH	147	Alperton
196 Willesden Lane, Kilburn, London, NW6 7PR	Commuted sum: £7,000	Brondesbury Park
133-137 Kilburn Lane, North Kensington, London, W10 4AN	Commuted sum: £965,000	Queens Park
2A, Preston Waye and 283, 285 & 287 Preston Road, Harrow, HA3	5	Barnhill
K Kelaty, former Kelaty House, First Way, Wembley	35	Tokington
Land at car park north east of Morrisons, Honeypot Lane, NW9 6RN	59	Queensbury

Site Name	Affordable Units	Ward
23 Olympic Way, Wembley, HA9 0FR	0	Tokyington
10-11 Watkin Road	72	Tokyington
Total units	531	
Total commuted sum	£972,000	

Table 11: S106 allocation and expenditure

Regulation requirement	S106 amount
The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure	£100,000 Detailed design of Hostile Vehicle Measures (HVM's) to enhance security measures to accommodate events at Wembley Stadium and the Wembley Arena
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	3,275,450.02
The items of infrastructure on which the money (received under planning obligations) during the reported year was spent, and the amount spent on each item	£135,375.00 for TFL General Bus Improvements Project £9,090.02 on Brent Works 19-20 (Employment Support Initiatives)
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;	£94,273.24

3.6 The total amount of money received (under any planning obligations) during any year which was retained at the end of 2019/20 is **£15,025,126.45**. The table below shows how much of this retained money has been allocated and spent.

Table 12: S106 retained at the end of 2019/20 – allocated and spent

Planning Obligation	Project	s106 allocated	s106 expenditure	Ward
Community Wellbeing	Library Art Wayfinding	£50,000.36		Northwick Park
Employment & skills	Jobs and Apprenticeship Brokerage	£230,455		Borough Wide
	Business Growth and Supply Chain events	£35,000	£12,500	Borough Wide
Sustainability	South Kilburn Decentralised Energy Network	£3,149,520.48	£157,807	Kilburn
Affordable housing	Wembley & Alperton Housing Zones	£223,748.20	£86,771	Wembley and Alperton
	Housing Infill and Mixed Development Programme	£1,061,630.00	£364,962.29	Borough wide
Highways	General Bus Improvements Projects	£1,021,356.46	£1,021,356.46	Borough Wide
	Kingsbury Town Centre Improvements	£1,195,104.02		Fryent
	South Kilburn Regeneration Carlton Vale Cycle Route	£350,000	£123,844.85	Kilburn
	ORCS Vehicle Charging Points	£50,104.96		Borough Wide
	Wembley Hill Road Junction	£200,000	£10,162.50	Tokynghon
	A5 Edgware Road Pelican Crossing by Morrison Supermarket	£350,000	£43,195	Queensbury
	North End Road Controlled Parking Zone	£100,768.49		Tokynghon
	Oakland Road Playable Street	£32,137.28	£32,137.28	Mapesbury
	Bruce Road Controlled Parking Zone	£24,958.29	£12,890	Stonebridge
	GULCS Vehicle charging points	£50,000		Borough Wide

Planning Obligation	Project	s106 allocated	s106 expenditure	Ward
	Harlesden Town Centre improvements road safety	£64,000		Harlesden
	Engineers Way Zebra Crossing	£83,230.50		Tokington
CCTV	Atlas Road CCTV project	£22,779	£22,779	Tokington
Parks & open spaces	King Edwards Park	£280,882.27	£234,789	Wembley Central
	Woodhouse Urban Park improvements	£31,200	£2,340	Kilburn
	Land north of Chippenham garden redevelopment programme	£91,066.64		Kilburn
Tree planting programme	Harlesden Neighbourhood Tree Planting	£122,048.08	£74,598.10	Harlesden

Summary of s106 projects in 2019/20

Open Space & Parks

The monies allocated to King Edward VII Park in Wembley include the provision of new children's play equipment, a wildflower meadow and the installation of CCTV cameras.



Wembley & Alperton Housing Zones

The Housing Zones (HZ) were designated by the Mayor of London in 2015, and designed to accelerate the delivery of new homes, including affordable homes.

The Council has worked with developers in Alperton HZ to enable regeneration, with over 5,200 new homes expected to be delivered in the area. The Council's Regeneration team appointed a multi-disciplinary design team to progress designs and

planning applications for mixed-use schemes on two Council owned sites in Wembley HZ. LB Brent's Planning Committee has resolved to grant permission for both schemes, which combined will deliver over 300 new homes, including a minimum 35% affordable homes, and over 4,000sqm new workspace and community space. The Regeneration team are working with the GLA to progress both schemes to Stage 2.



Source: LBB - CGIs of entrance to Cecil Ave scheme and courtyard space

Affordable workspace

The importance of securing good quality affordable workspace is set out in Brent's emerging Local Plan. During 2019/20 two applications secured the provision of 2,350sqm of affordable workspace at:

- 60 Neasden Lane, NW10 2UW - 898sqm affordable workspace has been secured in the s106 agreement for this residential-led scheme. Development commenced on site in Q1 2020-21, and is expected to complete in Q1 2022-23.
- Alperton House, Bridgewater Road, Wembley, HA0 1EH - In addition to delivering over 440 new homes, 1,452sqm affordable workspace has been secured through the s106 agreement for this scheme. Development is scheduled to commence Q3 2020-21, with completion estimated Q2 2024-25.

Quietways Improvement Programme

This towpath improvement project, undertaken by Canal & River Trust (CRT), widened (where possible) and resurfaced over 1,850sqm towpath along the Grand Union Canal, which runs through Alperton. Works commenced in January 2017 and were largely completed by July 2019.

The entire project cost £428,000, with the s106 funding contributing to the upgrade of approximately 713m towpath.

Following the completion of the works, a survey undertaken by CRT found that pedestrians found it safer to walk along the canal as there was more space for pedestrians and cyclists, and some respondents said they felt more confident to cycle along the towpath with their children.



Public Sculpture, Alperton Sports Ground

A local artist based in the award winning Artist Studio Company in Alperton has designed a public sculpture that celebrates the children of the area. The sculpture is comprised of children figures at real scale, and the children's poses suggest they are in movement. The figures are hollow and interlocked, allowing the sculpture to blend into the environment and convey a sense of togetherness. The sculpture will provide a bright, charming and optimistic identity to the area, inviting more families to visit the play area.

A small amount of S106 money was originally allocated to art work along the canal. The available funds limit the possibility of creating an art mural along the canal, however, and significant time has lapsed since the S106 was agreed; therefore the s106 funding has been allocated to this public art sculpture in a nearby play area, located within walking distance to the canal.

The sculpture is currently being manufactured, and installation is expected end October 2020.



Employment & Skills

During 2019/20 approximately 400 jobs were created for local people via s106 agreements. Brent Works directly supported over 200 people into employment and supported the recruitment of 60 Apprentices.

Tree planting programme

The Council continued delivery of its successful tree planting programme throughout 2019/20 with spend coming from a combination of NCIL and s106 monies. Tree planting and landscape projects underway in Alperton, Barnhill, Harlesden, Kensal Green, Willesden Green, Northwick Park, Sudbury, Wembley Central, Kilburn, Queen's Park, Stonebridge, Dudden Hill, Queensbury, Fryent, Tokynton, Mapesbury.

The list of tree planting projects as a result of successful bids submitted as part of the NCIL programme is set out in Table 6. A summary of some of the tree planting projects delivered or in progress during the reported year are set out below.

Harlesden and Kensal Green Trees - part of a series of projects taking place in the whole of Harlesden Ward and most of Kensal Green Ward.

Community engagement with Harlesden Neighbourhood Forum, Kensal Green Streets, Residents for a Cleaner Harlesden, Harlesden Town Team and Harlesden Area Action. 37 new trees were planted. In addition, all tree stumps in the project area are currently being removed and replaced with new trees.



Sudbury Court Trees - project which follows on from previous work with the GLA and s106 funds. This involves the planting of new trees across the Sudbury Court and Pebworth Estates. 52 new trees were planted.



Sudbury Town - part of a series of landscape projects in Sudbury including tree planting, town centre flower boxes and grass verge wildflowers. Community engagement with Sudbury Town Neighbourhood Forum, and other residents groups active in the area. 24 new trees were planted.

Willesden Green Trees - two projects in Willesden Green, following on from previous work in the area which included trees in the town centre and some residential streets. Work in previous years has also included funding from GLA for trees and town centre improvements. Project involved community engagement with Willesden Green Residents Association, and some residents from Kings Road. All tree stumps in the project area are being removed and replaced with new trees. 69 new trees were planted.

Alperton & Wembley Trees - planting new trees across Alperton and Wembley Central Wards, including residential streets, Alperton Town Centre, Ealing Road and Wembley High Road.

Stonebridge Trees - match funding from S106 put forward to assist in securing a larger bid to Defra/GLA for tree planting in nine wards with lowest tree canopy cover. Targeted tree planting in areas with poor air quality and highest indices of deprivation.

4.0 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 2019/20 the Council entered into 16 s278 highways agreements associated with the development proposals outlined below. The description and value of these highway works are outlined below.

Table 12: s278 agreements in 2019/20

Development	Description of works	Value of works
Perimeter Way West, Engineers Way	Realignment of road to accommodate Olympic Steps public realm improvement	£34,000
Minavil House, Ealing Road	Junction improvements at Ealing Road/ Bridgewater Road to provide pedestrian crossing facilities	£162,000
Site 29/30 Stonebridge Hat - Winchelsea Rd	New estate access road and footways	£207,000
10-11 Watkin Road, Wembley	On-street loading bay and footway widening	£24,000
SW03 - 40 South Way	Widened footway with loading bay	£59,000
Kelaty House, First Way	Amended site access and footway resurfacing	£25,000
Plot E05, First Way	Site access and footway resurfacing	£31,000
Empire Way / Lakeside Way - Wembley Hill Rd	Pedestrian crossing on Empire Way	£192,000
Plot E03, First Way	On-street loading bay and footway widening	£91,000
Northwick Park Hospital spine road development	New access road and footway/cycleway, together with amended junction arrangements along Watford Road with improved pedestrian crossings	TBA
Morrison Car Park, Westmoreland Road	New footway and contraflow cycle lane	£259,000
Perimeter Way East/Engineers Way	Junction works at Perimeter Way East & Wembley Park Boulevard	£76,000

Development	Description of works	Value of works
	to accommodate Olympic Steps public realm improvements	
SW03a & W11 Raised Table and Zebra crossing, South Way	Extension to South Way speed table, zebra crossing & access to Premier Inn	£408,000
SW03 - phase 2, South Way	On-street loading bays and footway widening	£62,000
Alperton House, Bridgewater Road	Footway widening, central island and new site accesses	TBA
Durham Court and Gloucester House, Kilburn Park Road	Amended site accesses and parking bays	£26,000