

A yellow map of the Brent area is centered on the page, with the title text overlaid on it. The map shows the geographical outline of the Brent region.

Brent Infrastructure Funding Statement

2023/2024

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BOROUGH PROFILE



POPULATION OF
BRENT **339,800**

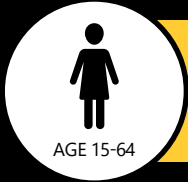
A RISE OF **9%**
SINCE 2011
CENSUS

CHANGE BY AGE 2011-21



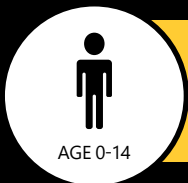
AGE 65+

+21%



AGE 15-64

+9%



AGE 0-14

+3%



20,000

CHILDREN AGED 0-4

▼ **11%**
2011-21



40,700

CHILDREN AGED 5-14

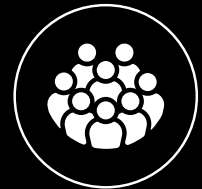
▲ **11%**
2011-21



5th largest London
borough by population



118,600 households - 8%
increase since 2011



7,859 people per square
kilometre. 14th highest
population density in London



24

UNDERGROUND/
OVERGROUND STATIONS



2

NATIONAL RAIL STATIONS



22

OUTSTANDING SCHOOLS



100

PARKS INCLUDING
RECREATION AND SPORTS
GROUNDS

1. Introduction

1.1

Overview

- 1.1.1 Brent has the 5th largest population in London with a population of 339,800 and is the 6th largest borough by area. It is projected to grow by at least 25% and reach 425,000 people by 2041.
- 1.1.2 The 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.
- 1.1.3 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.
- 1.1.4 It is important to note that the CIL and S106 financial contributions collected and presented in this Infrastructure Funding Statement have all been generated as a result of development schemes being delivered in the borough, which in turn is invested back into the borough to enable and support further growth and regeneration. This statement highlights the circular benefits of regeneration and development.

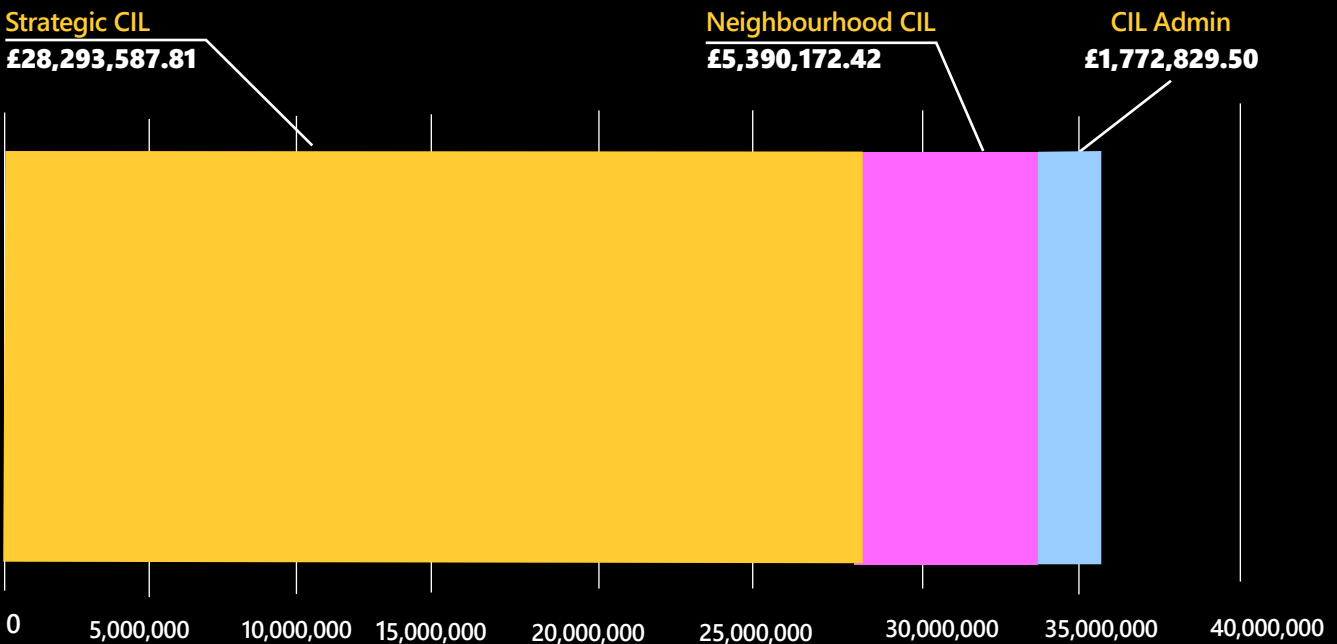
The Infrastructure Funding Statement

- 1.1.5 This is the Council's fifth Annual Infrastructure Funding Statement (IFS) and it covers the financial year 2023/24. 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 2023/24. It sets out what infrastructure has been delivered to date via CIL and S106 planning obligations. It also, where possible, sets out future spending priorities on infrastructure in line with the growth identified in the Brent Local Plan, Borough Plan, Capital Pipeline, and Long Term Transport Strategy.
- 1.1.6 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 Brent Local Plan.
- 1.1.7 The IFS is a statement of spend as required by the regulations and not a statement on the allocation process of CIL and S106. CIL is allocated within the Council's Capital Programme governance arrangements. The programme has regard to the corporate strategies listed in the Borough Plan, Black Community Action Plan, Poverty Commission Action Plan, Inclusive Growth Strategy, Climate & Ecological Emergency Strategy, and the 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.
- 1.1.8 The IFS will help communities and developers 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. Community Infrastructure Levy (CIL)

COMMUNITY INFRASTRUCTURE LEVY

CIL COLLECTION BREAKDOWN 2023-24



£35,456,589.74

Total amount of Borough CIL collected in 2023-24

£10,838,292.78

Total amount of SCIL spent in 2023-24

£1,297,445.18

Total amount of NCIL spent in 2023-24

ALLOCATIONS IN 2023-24 | PROJECTS APPROVED FOR FUNDING

Strategic CIL

£9,726,087.00

Allocated across eight SCIL projects

Neighbourhood CIL

£1,060,772.70

Allocated across 32 NCIL projects



2.1 Overview

2.1.1 The Council has been collecting the borough’s Community Infrastructure Levy (CIL) since July 2013.

2.1.2 CIL receipts can be broken down into three distinctive portions – the Strategic CIL (SCIL), the Neighbourhood CIL (NCIL), and the Administration CIL. In addition, all London Authorities are required to collect a Mayoral CIL (MCIL). This is set by the Mayor of London and is required to be passed on to TfL on a quarterly basis to pay for the Elizabeth Line.

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	

2.1.3 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.

2.1.4 The tables below outline how the Council has performed in terms of Brent CIL receipts and expenditure for the reporting year - 2023/24 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 2023/24

Infrastructure Item	Brent CIL Receipts
The total value of CIL set out in all demand notices (sent to those who have provided a commencement date to pay CIL) issued in 2023/24. These may not all be due to be paid in the same financial year as the financial year in which they are issued.	£31,981,520.67
The total amount of CIL receipts collected in 2023/24	SCIL: £28,293,587.81 NCIL: £5,390,172.42 CIL Admin: £1,772,829.50 Total: £35,456,589.74
The total amount of CIL (SCIL and NCIL only) receipts, collected by the authority in the years prior to 2023/24, but which have not been allocated prior to 2023/24	£75,656,531.73
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 2023/24, which have been allocated in 2023/24	SCIL: £9,726,087.00 NCIL: £1,321,748.70 Total: £11,047,835.70
The total amount of CIL expenditure in 2023/24 (includes SCIL & NCIL spend only)	SCIL: £10,838,292.78 NCIL: £1,297,445.18 Total: £12,135,737.96
The amount of CIL spent on administrative expenses pursuant to regulation 61	Brent Admin: £714,077.00
The percentage of CIL received in 2023/24 spent on administrative expenses pursuant to Regulation 61	Brent Admin: 2.01%
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
Unused CIL Admin transferred to SCIL	£1,058,752.50

2.1.5 The breakdown of the total CIL collected by Brent in 2023/24 is set out overleaf.

Table 3: Brent CIL Receipts for 2023/24

CIL Type	Total Receipts
Total SCIL Collected for Brent in 2023/24	£28,293,587.81
Total NCIL Collected for Brent in 2023/24	£5,390,172.42
Total Brent Admin Collected for Brent in 2023/24	£1,772,829.50
Total CIL Collected for Brent in 2023/24	£35,456,589.73

2.1.6 Mayoral CIL returns for 2023/24 are shown below. A total of **£58,434,423.47** of MCIL has been transferred to the Mayor of London to pay for the Elizabeth Line since 2012.

Table 4: Total Mayoral CIL Collected 2023/24

Mayoral 23/24	Mayoral	Admin (4%)	Total
Q1 Apr-Jun 2023	£2,546,954.56	£106,123.15	£2,653,077.71
Q2 Jul-Sep 2023	£2,585,896.05	£107,745.70	£2,693,641.75
Q3 Oct-Dec 2023	£2,391,448.72	£99,643.64	£2,491,092.36
Q4 Jan-Mar 2024	£1,372,306.59	£57,179.46	£1,429,486.05
Totals:	£8,896,605.92	£377,647.10	£9,267,297.87

2.2 Strategic Community Infrastructure Levy (SCIL)

2.2.1 In 2023/24 the following infrastructure projects were allocated Strategic CIL funding.

Table 5: SCIL Allocations in 2023/24

Infrastructure Project	SCIL Allocation	Ward
Alperton Housing Zone Parks Improvements	£525,466.00	Alperton and Wembley Central
Grove Park Pavilion Refurbishment	£500,000.00	Kingsbury
Medical Centre, South Kilburn*	£600,000.00	Kilburn
Neasden Town Centre Connectivity and Place Strategy	£200,000.00	Dollis Hill and Welsh Harp
Northwick Park Mortuary Expansion	£900,621.00	Northwick Park
Northwick Park Spine Road	£3,000,000.00	Northwick Park
Picture Palace	£3,400,000.00	Harlesden & Kensal Green
Preston Community Library Redevelopment*	£600,000.00	Preston
Total SCIL allocated	£9,726,087.00	

**Additional funding.*

2.2.2 A summary of each of the SCIL projects commissioned in 2023/24 is provided in Section 2.3.

2.3

Summary of SCIL Projects Commissioned in 2023/24

Alperton Housing Zone Parks Improvements

2.3.1 Brent Council Cabinet approved £525,466.00 of SCIL and £100,000.00 of public health reserve funding to design, plan, and deliver improvements to One Tree Hill and Mount Pleasant Open Spaces. In November 2023, the landscape architecture firm, Farrer Huxley, was commissioned to lead co-design workshops and design the proposed improvements. Farrer Huxley conducted three public engagements and four workshops at Alperton Community School and Lyon Park Primary School to gather the views of the community. Based on this public consultation, the plans for upgrading One Tree Hill and Mount Pleasant Open Spaces are progressing.

2.3.2 The Council has advertised the brief to appoint a playground provider to supply and install play equipment for both open spaces. They will soon advertise the brief to appoint contractors for landscaping and pathway improvements. The aim is to have contractors in place by October 2024. The project will be completed before summer 2025. The project aims to enhance the quality of One Tree Hill Recreation Ground and Mount Pleasant while addressing concerns around the lack of outdoor and play facilities, anti-social behaviour, and safety and security concerns. This includes:

- Improvements to the play and sport facilities.
- New walking paths around the park that everyone feels comfortable using.
- Installation of bins to reduce litter and encourage recycling.
- Installation of new benches to encourage visitors to dwell in the park.
- New trees and shrubs to help the environment.
- Installation of a new art mural.
- New welcome sign installation.
- Painting of existing playground railing.
- Upgrade existing walking paths and implement new paths.

2.3.3 Alperton is a strategic Growth Area, and the population is expected to increase by 16,000 people by 2040. This project will support development and meet the needs of the growing population in Alperton by enhancing

the reputation of the area, ensuring access to high quality green space, improving safety and security, improving physical and mental health of residents and visitors, and encouraging community participation.

Image 1: Proposed improvements at One Tree Hill (Source: LBB)



Image 2: Proposed improvements at Mount Pleasant (Source: LBB)



Grove Park Pavilion Refurbishment

2.3.4 Grove Park Pavilion is a two-storey building from the 1930s and was formerly used as a nursery. To protect the property from unauthorised occupants, a public guardian service has been commissioned, and live-in guardians are in place at the location. The Council has considerations to redesign the pavilion as a modern nursery facility but alternatively as a community premises, should the nursery proposal not be viable. The re-designed area needs to be retained within the existing building envelop. There is a former park caretaker flat on the first floor on the car park side of the pavilion, that may constrain other possible uses.

- 2.3.5 The pavilion is located on the southeast corner of Grove Park, a public park managed by Brent Council. The A5 Edgware Road is within walking distance. The site is approximately 900m (ten minutes) walk from Colindale Underground Station. The pavilion is located next to recently built medium rise residential developments that form part of the wider Colindale Regeneration area. The property itself is situated on the border of Burnt Oak and Colindale Growth Area, identified as a suitable location for development to accommodate population growth and housing demand. The education and community facilities provided by the pavilion will accommodate the increasing population in the area.
- 2.3.6 The success of the design will consider the reconfiguration of the internal parts. This could require the opening up of the ground floor changing rooms to create larger spaces, as the current arrangement provides poor natural lighting, with the shower facilities re-purposed and creating a new access to the outdoor play area that overlooks the park. The re-design should be seen as an opportunity to knit the existing fabric, potentially allowing community access to the amenity when the nursery is not operational.
- 2.3.7 The aims of this project include maximising the re-design potential of the pavilion, building relations with the local community, delivering a financially viable scheme that maximises a nursery operation together with social, community, economic, and environmental benefits from the site, and improving the local area with good quality building design and landscaping linked with the existing natural and built environment.

Image 3: Existing Grove Park Pavilion (Source: LBB)



Medical Centre, South Kilburn

- 2.3.8 The Council contributed an additional £600,000.00 of SCIL, for a total of £1,757,333.33 SCIL funding, to ensure the delivery of a new medical centre in South Kilburn. The South Kilburn medical centre is an important

part of the social and community infrastructure being provided as part of the estate regeneration programme. The Local Plan identifies South Kilburn as a Growth Area, with a need for social and community facilities. The new medical centre will improve health outcomes for all residents in the area and contribute to the Borough Plan objective of 'A Healthier Brent', focusing on the specific outcomes of tackling health inequalities, and localised services for local needs.

Neasden Town Centre Connectivity and Place Strategy

2.3.9 A Connectivity and Place Strategy is currently being developed for Neasden Town Centre to address a range of long-standing transport and connectivity issues affecting the area and to maximise opportunities for wider development and regeneration. Key opportunities include improved connectivity, improved air quality, support of economic recovery, and the delivery of new homes. As the first stage in strategy development, transport consultants, Steer, have been appointed to undertake design and feasibility work on the key highways and place-making interventions to address the main transport and connectivity issues. This will deliver our overarching vision for achieving a fairer, safer, greener, and more diverse Neasden.

Image 4: Bridge in Neasden Town Centre (Source: LBB)



2.3.10 Subject to the outcome of this work, availability of funding, and following consultation and relevant approvals, the scheme delivery could commence from 2026. This long-term scheme would enhance growth in Neasden through a single, coherent plan which:

- Addresses the severance caused by the major road network, and improves public transport, cycling and walking connectivity.
- Tackles issues of congestion and poor air quality which blight local communities.
- Supports economic growth by enhancing the town centre and surrounding urban environment.
- Unlocks opportunities to provide new homes across the wider area.

Northwick Park Mortuary Expansion

2.3.11 Brent, along with its mortuary service partners of Barnet Council and Harrow Council, are seeking to expand its public mortuary body storage provision following an audit by the Human Tissue Authority (HTA). The audit noted that due to multiple external factors, predominantly year on year increases in the number of deaths being investigated by HM Coroner and increases in the average length of stay of each deceased, that the mortuary facility required additional capacity to ensure it can meet the increase in body storage requirements. The public mortuary is situated at Northwick Park Hospital which is part of the Northwick Park Growth Area. However, this expanded capacity will serve all of Brent, facilitating all Growth Areas in the Local Plan. The project is expected to complete in 2026-2027.

Northwick Park Spine Road

2.3.12 The Council has been working with The London Northwest NHS Healthcare Trust, The University of Westminster, and Sovereign Network Group as part the One Public Estate (OPE) masterplan for Northwick Park. The OPE initiative at Northwick Park aims to deliver:

- Improved transport connections – construct a new spine road and associated junction improvements on Watford Road to manage the highways impact from the scheme.
- Increased supply of affordable housing.
- New student hub including educational buildings, accommodation, and sports facilities.
- Enhanced connectivity and place-making.
- Reduced running costs, and cleaner and greener energy for the hospital.
- Intensification of the use of green assets, such as playing fields.

2.3.13 CIL funding was used to achieve project completion of the new spine road. The road is integral to the success of Northwick Park’s designation as a Growth Area, delivering a first-class, modernised university hospital, improved transport links, good quality affordable homes and jobs for local people. The spine road assists the promotion of sustainable modes of transport, helping to reduce pressure on the existing highway network as well as ensuring the network can operate efficiently and safely for all users.

Image 5: Northwick Park Spine Road - Silver Birch Way (Source: LBB)



Image 6: Crossing at Northwick Park Spine Road - Silver Birch Way (Source: LBB)



Picture Palace

2.3.14 In November 2019, Brent Council’s Cabinet approved the recommendations within the ‘Inclusive Growth in Harlesden Town Centre’ report that set out the aspirations for Harlesden as a whole. The report included a proposal for the acquisition and fit out of Picture Palace, a privately-owned, disused, and empty former pub and cinema. In 2020, the Council acquired the

building and has been working with local community groups to shape the refurbishment and remodelling of the building to meet the community's needs. The building is in close proximity to OPDC and Church End Growth Areas and will be able to facilitate both local residents and visitors from a wider vicinity. The refurbishment will provide new community spaces in Harlesden and is expected to be completed in mid-2025.

Preston Community Library Redevelopment

- 2.3.15 The Preston Community Library redevelopment will deliver twelve affordable homes and a new community space on the ground floor. This forms part of the Council's New Council Homes Programme (NCHP) that plans to deliver over 1,000 affordable Council homes. The building is in close proximity to Northwick Park and Wembley Park Growth Areas and the Preston Road Town Centre which is a key area to develop in the Local Plan. With 46,000 new homes in Brent expected to be delivered in the Local Plan period of 2019 to 2041, there will be an increased need for community facilities to accommodate this population growth.
- 2.3.16 The Council has worked with the Preston Community Library, who were based at the site prior to the commencement of the development, to operate the new community space provided once the housing is complete. The community library will be a local hub that seeks to provide a range of services in partnership with the voluntary sector. These proposals include a new community library, English to Speakers of Other Languages (ESOL) classes, film club, art classes, and a memory lounge for people suffering with dementia. There will also be opportunities for other voluntary sector organisations to use the new facility space.

Image 7: Current development of Preston Community Library (Source: LBB)



2.3.17 In 2023/24, SCIL was spent on the following infrastructure projects:

Table 6: SCIL Expenditure in 2023/24

Infrastructure Project	SCIL Expenditure	Ward
Carlton Vale Boulevard	£53,512.18	Kilburn
Harlesden Library	£133,506.71	Harlesden & Kensal Green
Medical Centre, Wembley	£701,596.00	Wembley Park
New Community Café and External Amenity Space as part of the Stonebridge Redevelopment	£102,427.26	Stonebridge
New Community Centre as part of the Brent Indian Community Centre Redevelopment	£2,479,770.31	Willesden Green
New Community Centre as part of the Learie Constantine Centre Redevelopment	£2,643,445.04	Willesden Green
Northwick Park Spine Road	£3,000,000.00	Northwick Park
Preston Community Library Redevelopment	£1,615,684.77	Preston
Wembley Hostile Vehicle Measures	£71,661.34	Wembley Park
Wembley North End Road (Wembley Transport Improvements)	£36,689.17	Wembley Park
Total SCIL Expenditure	£10,838,292.78	

Table 7: SCIL and NCIL Position at the end of 2023/24

CIL Type	Total Unallocated	Total Allocated	Total Unspent*
SCIL	£87,328,249.17	£55,676,567.90	£143,004,817.07
NCIL	£12,769,862.25	£2,907,418.64	£15,677,280.89
SCIL (summary)			Totals
SCIL unspent* receipts retained at the end of 2023/24			£143,004,817.07
SCIL unspent* receipts retained at the end of 2022/23 and carried forward into 2023/24			£122,876,710.19
Neighbourhood CIL (summary)			Totals
NCIL unspent* receipts retained at the end of 2023/24			£15,677,280.89
NCIL unspent* receipts retained at the end of 2022/23 and carried forward into 2023/24			£11,641,750.55

**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.*

2.4 Future SCIL Spending Priorities

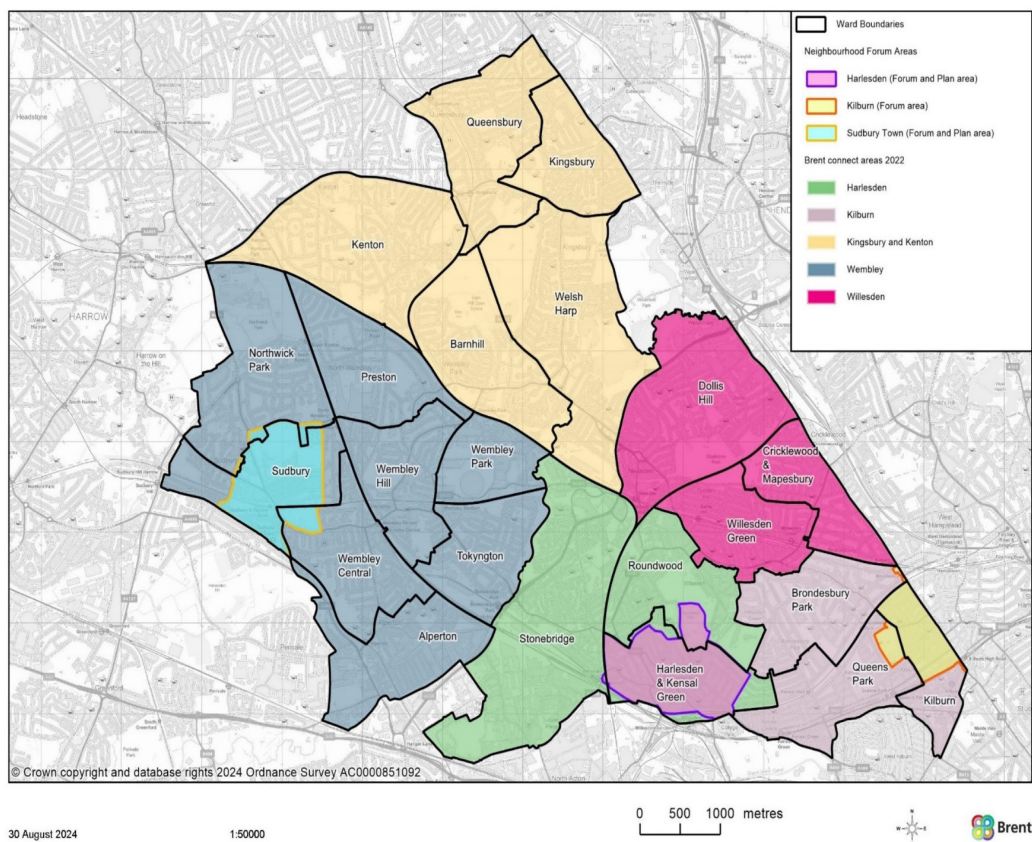
- 2.4.1 The Brent Local Plan outlines proposals to accommodate development up to 2041. Over this time, the borough will continue to see a significant increase in its population, similar to levels seen over the last 20 years. This will require a substantial number of new homes, jobs, and associated physical and social infrastructure.
- 2.4.2 To support this, a programme of capital expenditure and Strategic CIL will be used to invest in infrastructure which will help to support the growth and development of the borough and help residents in accordance with Borough priorities. Indicative areas of spend and items of infrastructure will be set out in the forthcoming Infrastructure Delivery Plan (IDP). This will consider short, medium, and long-term projects and will help guide decisions on future SCIL allocations.
- 2.4.3 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.
- 2.4.4 SCIL funds have matured over several 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 Local Plan and Borough Plan 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.
- 2.4.5 It is important to highlight that although a significant amount of SCIL has been collected over the past few 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.

2.5 Neighbourhood Community Infrastructure Levy (NCIL)

- 2.5.1 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.
- 2.5.2 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. NCIL collected within a Neighbourhood Forum may only be spent on projects put forward that will solely be within the relevant Neighbourhood Forum area and that meet the CIL Regulations.
- 2.5.3 There are three designated Neighbourhood Forums in Brent: Harlesden, Kilburn, and Sudbury Town. Sudbury Town and Harlesden both have adopted a Neighbourhood Plan.
- 2.5.4 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.
- 2.5.5 Brent is divided into five CIL Neighbourhoods: Harlesden, Kilburn and Kensal, Kingsbury and Kenton, Wembley, and Willesden. Figure 8 below shows the CIL Neighbourhoods and their relationship with Neighbourhood Forums and Neighbourhood Plans.
- 2.5.6 Arrangements for spending Brent's NCIL were formally approved by Cabinet on 13 February 2017 and updated in April 2023. The funding strategy for 2020-2023 which will be used for decisions on expenditure of NCIL was agreed by Cabinet on 14 January 2019. Since April 2017 we have received 867 applications for NCIL funding. In total, 386 projects have been awarded funding, with the allocation of £14,847,454.52 of NCIL money.

Image 8: Brent's CIL Neighbourhoods and Neighbourhood Forum/Plan Areas (Source: LBB)

Brent Connects Areas and Neighbourhood Forum Areas map



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

- Meet the CIL Regulations (2010).
- Address the impact(s) of development and supports ongoing development in the neighbourhood the project is being delivered in.
- Reflect the neighbourhood priorities within 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.
- 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) but must have a lifespan beyond the funding and continue as part of the required infrastructure.
- Benefit diverse Brent communities, reflecting the demographics of the neighbourhood that the project is being delivered in.
- Represent value for money.

2.5.8 The Community Grants are distributed using a formula agreed on by Cabinet in April 2023. The table below sets out this approach, ensuring that the Council maintains its obligations to apportion the money accurately in line with statutory guidance.

Table 8: NCIL Community Grants Formula

Brent Connects Area	Number of Wards	NCIL Project Spend
Harlesden	3	£136,000.00
Kilburn	3	£136,000.00
Kingsbury & Kenton	5	£227,000.00
Wembley	8	£365,000.00
Willesden	3	£136,000.00
Brent Connect Area Total	22	£1,000,000.00
Boroughwide	ALL	£500,000.00
Overall Total	22	£1,500,000.00

NCIL Performance in 2023/24

2.5.9 For the reported year, **£5,390,172.42** of NCIL was collected.

2.5.10 £1,297,445.18 was spent on projects during the same period.

2.5.11 Through the NCIL bidding process undertaken in 2023/24, the Council approved 32 projects for funding to deliver a variety of infrastructure projects across the borough, allocating £1,060,772.70. The projects and allocated NCIL amounts, along with spend of the NCIL approved in the 2023/24 bidding rounds are set out in Appendix 1.

2.5.12 Table 9 outlines the total NCIL allocation and projects by NCIL Neighbourhood in 2023/24. Many of the projects allocated NCIL in 2023/24 had programmes working across multiple wards/neighbourhood areas, but the principal neighbourhood where the project was based is where the money was allocated from. Appendix 1 shows which wards each project worked across.

Table 9: NCIL Allocations by NCIL Neighbourhood

NCIL Neighbourhood	Number of Projects	Allocation
Harlesden	5	£136,000.00
Harlesden Neighbourhood Forum*	0	£0.00
Kilburn	8	£119,378.53
Kingsbury & Kenton	2	£80,023.70
Sudbury Town Neighbourhood Forum*	0	£0.00
Wembley	6	£301,181.77
Willesden	2	£84,579.00
Boroughwide	3	£208,170.00
Multi-Neighbourhood	6	£131,439.70
Totals:	32	£1,060,772.70

**No successful NCIL bids were received within either the Harlesden or Sudbury Town Neighbourhood Forum Areas within the 2023/24 financial year and therefore the amount allocated is £0.*

2.6 Summary of NCIL Projects Approved in 2023/24

Hazel Road Open Space Improvements

- 2.6.1 This project will see the redesign and redevelopment of Hazel Road Open Space. Hazel Road Open Space is currently the only green space in this densely populated area and the current condition is not able to serve the local population. Improvements to green spaces such as Hazel Road Open Space are essential for sustainable growth and development in the area.
- 2.6.2 The redesign will include new landscaping to enhance the visual aspect of the park, new equipment such as chess tables and table tennis, and the removal of existing play equipment to allow for the installation of brand-new SEND provision play equipment, including suitable surfacing. The redevelopment of the open space will make the area more welcoming and attractive to local residents and visitors. Residents will be able to feel proud and make better use of their local park.

Image 9: Current Hazel Road Open Space (Source: LBB)



Church Road Welcome Banner Arches

- 2.6.3 This project aims to increase vibrancy and enhance the overall visual appeal of Church Road High Street, and subsequently strengthen community spirit. The design of the Welcome Banner Arches will embrace local heritage within their design and resonate with the diverse mix of residents, shoppers, and business in the community. The banners will convert routine walks into a more engaging journey, increasing footfall and creating a bustling, attractive town centre. This will create a sense of community while supporting growth of the local economy.

Harlesden Business Welcome Banner Arches

2.6.4 This project aims to increase vibrancy and enhance the overall visual appeal of Harlesden Town Centre, and subsequently strengthen community spirit. The design of the Welcome Banner Arches will embrace local heritage within their design and resonate with the diverse mix of residents, shoppers, and business in the community. The banners will convert routine walks into a more engaging journey, increasing footfall and creating a bustling, attractive town centre. This will create a sense of community while supporting growth of the local economy.

English Martyrs Church Hall Kitchen Enlargement and Enhance Meeting Room

2.6.5 This project will develop the church hall kitchen and meeting rooms, increasing the amount of space for activities and community bookings. The development includes turning one current space into two new spaces, refurbishing the current kitchen, and creating a new, smaller one, and refurbishing and creating new meeting room facilities. Community facilities are key in supporting the needs of the local area. This development will enhance the quality and quantity of the facilities at the English Martyrs Church Hall, improving accessibility to the facilities for both local residents and visitors.

Brent Hub Batton Schools

2.6.6 This project will see the development and improvement to Harlesden Brent Hub Community Enterprise Centre for use by local groups to be able to better address current needs within the community.

2.6.7 The development of the centre will include the refurbishment of Cowans Room and the main Conference Hall, the development of dance room facilities, the development of a sensory room, the improvement of accessibility, and the purchase of new IT equipment.

2.6.8 The development and improvement to the Hub will enable delivery of the Brent Hub Batton Scheme that will offer Hub Space free of charge to local groups and individuals, assist with collaborative and partnership working on site, and provide ongoing training and support to local residents and organisations. This initiative will support community growth by giving individuals and groups a space to learn and work.

Fresh Arts: Brent Community Arts Project

2.6.9 This project will create a new cultural facility from a 3,000 square foot community space in Wembley Park. The funding will enable new physical refurbishment, decoration, and signage of a new community space facility. This facility will offer free and low-cost space to the community.

- 2.6.10 The development will enable the delivery of a two-year programme of a range of art workshops for residents and groups, after-school and holiday workshops for children and families, and a programme for NEET young people who are looking for work experience in the arts sector. The investment in the venue-based programme will attract funding for the growth of art and cultural facilities in the long term.

Tubbs Road Pocket Park Refurbishment

- 2.6.11 This project will see the refurbishment of Tubbs Road Pocket Park, improving resident amenities and community engagement opportunities for residents and visitors. The refurbishment will also reduce anti-social behaviour in and around Tubbs Park. Work to the park will include the removal of mounds, a new planting programme, and new tarmac for play graphics. Improvement to the open space and recreational facilities will enhance the quality of both the park and the local area.

The Avenue School Vegetable Garden

- 2.6.12 This project aims to transform an underutilised garden area at the rear of the playground at the Avenue School into a thriving fruit and vegetable garden, valuable educational resource, platform for vocational training, and a scenic and therapeutic area promoting the well-being of students. The initiative is aimed at supporting the well-being of students who have autism (ASC) and communication barriers. This vegetable garden will support the development of not only the physical space at The Avenue School, but the mental and physical wellbeing of the pupils.

John Billam, Tenterden, Kenton Community Hall, Rise Phoenix

- 2.6.13 This project will see the development and creation of an enhanced dual site of outside space at Tenterden and John Billam sites. Improvement to the area will bring the neglected garden area into full use for the community, improve access to the sites, improve MUGA line markings, and enhance biodiversity with new pollinator planning and green trees. With this development and improvement to the sites, the area will be considered to be registered as an Asset of Community Value.

2.7 Future NCIL Spending Priorities

- 2.7.1 Following the conclusion of a standard NCIL round under the banner of 'Community Grants' consultation concluding in March 2024, a further standard NCIL round under the same formula as set out in Table 8 is anticipated to commence in Quarter 4 of 2023/24.
- 2.7.2 The Neighbourhood Priorities consultation was carried out between 26 June to 23 July 2023.
- 2.7.3 Table 10 sets out the consultation findings on the top four priorities for each Brent Connects area:

Table 10: Brent Connects Priorities

Harlesden	Kilburn	Kingsbury	Wembley	Willesden
Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour
Waste Reduction, Reuse and Recycling	Education and Employment	Waste Reduction, Reuse and Recycling	Education and Employment	Public Realm, Green Spaces and Parks
Public Realm, Green Spaces and Parks	Community & Culture	Community & Culture	Public Realm, Green Spaces and Parks	Waste Reduction, Reuse and Recycling
Town Centre and High Streets	Public Realm, Green Spaces and Parks	Education and Employment	Sports, Recreation and Play Space	Town Centre and High Streets

- 2.7.4 NCIL continues to be of high interest in all neighbourhood areas. Alongside the uncertain financial environment, there is a need to ensure the fund is accessed by all Brent's communities, and that there is increased visibility to raise awareness across the borough with a particular focus on 'grassroots' organisations and the emerging community groups.
- 2.7.5 [View a list of projects that have received NCIL funding 2019-2022.](#)

3. Section 106 Planning Agreements

SECTION 106 CONTRIBUTIONS



£6,491,632.75

Total amount of S106
collected in 2023-24

£1,514,061.46

Total amount of S106
spent in 2023-24

£1,552,863.57

Total amount allocated to S106 projects
in 2023-24

13

PROJECTS APPROVED
FOR FUNDING

83%

AFFORDABLE HOUSING
UNITS SECURED FROM 362
UNITS APPROVED IN MAJOR
APPLICATIONS

301

Affordable Housing units
secured in 2023-24

188 London Affordable Rent

42 London Living Rent

40 New Accommodation for
Independent Living

27 Intermediate

4 Social Rent



ALLOCATIONS IN 2023-24



£167,934.24

Employment and Training



£33,848.95

Parks



£324,056.12

Regeneration



£58,538.23

Highways



£900,000.00

Sustainability



£68,486.03

Transportation

3.1 Overview

3.1.1 The Council enters into 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.

3.1.2 During 2023/24, a total of 22 S106's and two Unilateral Undertakings were negotiated and agreed. 11 of these were new applications and 11 were S73 Deed of Variations.

New S106 Agreements

- 1-4 and 9 Watkin Road, Wembley, HA9 0NL
- 1-8 INC Neville House & Neville House Garages, Neville Road, 1-64 INC Winterleys and Seahorse Day Nursery, Albert Road, 113-128 Carlton House and Carlton House Hall, Canterbury Terrace, London, NW6
- 2 Forty Lane, Wembley, HA9 9EB
- 231 Watford Road, Harrow, HA1 3TU
- 29-31 Abbey Road, London, NW10 7SJ
- 32 District Road, Wembley, HA0 2LG
- 51-53 Dudden Hill Lane, London, NW10 1BD
- JVC Business Park, Priestley Way, London, NW2
- Matalan Discount Club, Cricklewood Broadway, London, NW2 6PH
- Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU
- Oxgate Farm, Coles Green Road, London, NW2 7EY

S73 Variation S106s

- 1 Olympic Way, Wembley, HA9 0NP
- 10 and 11 Watkin Road, Wembley, HA9 0NL
- All Units at 4-9 INC, and Garages rear of 4-9 Gladstone Parade, Edgware Road, Cricklewood, London, NW2 6JS
- Euro House, Fulton Road, Wembley, HA9 0TF
- Fairgate House, 390-400 and 402-408 (Even), High Road, Wembley, HA9
- Former Oriental City, 399 Edgware Road, Kingsbury, London, NW9 0JJ
- Land on site of former Craven Park Health Centre, Knatchbull Road, London, NW10 8LB
- Peel Precinct, 97-112 Carlton House, Canterbury Terrace, 8-14 Neville Close, 2 Canterbury Road and Peel Site Garages, London, NW6
- Trinity House, Heather Park Drive, Wembley, HA0 1SU

- Wembley Park Station Car Park and Train Crew Centre, Brook Avenue, Wembley, HA9
- Willesden Green Garage, St Pauls Avenue, London, NW2 5TG

Unilateral Undertakings

- 47 Station Road, London, NW10 4UP
- All Flats at Avery Court, Bree Court, Cara House, Dara House and Everly House, 39, 42-44 INC, 47 and 49 Capitol Way, NW9 and 401A and 401B Edgware Road, London, NW9 (formerly known as Land at Junction of Edgware Road, Capitol Way, London, NW9)

3.1.3 Table 11 provides an update on the S106 receipts for the reporting year 2023/24.

Table 11: S106 Receipts for 2023/24

Regulation Requirement	S106 Amount
The total amount of money to be provided under any planning obligations which were entered into during 2023/24	£14,949,743.83*
The total amount of money under any planning obligations which was received during 2023/24	£6,491,632.75
The total amount of money under any planning obligations which was collected in years previous to 2023/24 and carried forward into 2023/24 which has not been allocated by the authority prior to 2023/24	£1,966,606.58

**Subject to index linking and future calculations for Carbon Offsetting and Affordable Housing.*

3.1.4 With regard to affordable housing, **301 affordable housing units were secured** on the following major developments.

Table 12: Affordable Housing Units Secured in 2023/24

Site Name	Breakdown of Affordable Units Secured in 23/24	Total Units Secured in 23/24	Ward
Yates Court Garages	4 London Affordable Rent	4 100% Affordable Housing	Brondesbury Park
2 Woodrow House – Variation for additional storey*	12 Intermediate 4 Social Rent	17 94% Affordable Housing	Kilburn

Site Name	Breakdown of Affordable Units Secured in 23/24	Total Units Secured in 23/24	Ward
Euro House – Variation which included tenure change**	34 London Affordable Rent 42 London Living Rent	117 65% Affordable Housing	Wembley Park
Chalfont House Garages	5 London Affordable Rent	5 100% Affordable Housing	Welsh Harp
2-78, Clement Close	21 London Affordable Rent	21 100% Affordable Housing	Brondesbury Park
Newland Court Garages	5 London Affordable Rent	5 100% Affordable Housing	Barnhill
Kilburn Square Estate	99 London Affordable Rent 40 New Accommodation for Independent Living (capped at Local Housing Allowance)	139 100% Affordable Housing	Kilburn
Ujima House***	20 London Affordable Rent 15 Intermediate	54 100% Affordable Housing	Wembley Hill

Site Name	Breakdown of Affordable Units Secured in 23/24	Total Units Secured in 23/24	Ward
Total secured in 2023/24	Total Affordable Units: 301 188 London Affordable Rent 42 London Living Rent 40 New Accommodation for Independent Living 27 Intermediate 4 Social Rent	Total units: 362	

**An uplift of 16 Affordable Housing Units to a previous 128 Affordable Housing Units and 311 Total Units to provide 144 total Affordable Housing Units and 328 Total Units.*

***An uplift of 76 Affordable Housing Units and 117 Total Units to a previous 218 Affordable Housing Units and 759 Total Units to provide 294 total Affordable Housing Units and 876 Total Units. Tenure change from a previous 80 London Affordable Rent, 62 Affordable Rent, 0 London Living Rent, and 76 Shared Ownership to 176 London Affordable Rent, 0 Affordable Rent, 118 London Living Rent, and 0 Shared Ownership.*

****An uplift of 35 Affordable Housing Units to a previous 19 Affordable Housing Units and 54 Total Units to provide 54 total Affordable Housing Units and 54 Total Units.*

Table 13: 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 2023/24 for funding infrastructure	£1,295,913.92
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	Spent by Brent: £1,514,061.46 Transferred to TfL: £0.00 Total: £1,514,061.46
Total amount allocated to infrastructure projects in 2023/24 and the amount spent from these allocations. The items of infrastructure which were allocated money during 2023/24 (received under planning obligations) and the amount spent on each item is shown in Appendix 2	Allocated: £1,323,391.10 Spent: £27,477.18
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	£392,526.00

3.1.5 The total amount of money received (under any planning obligations) during any year which was retained at the end of 2023/24 is **£21,301,195.35**. Table 14 shows the breakdown of these funds.

Table 14: S106 Position at the End of 2023/24

Total Unallocated S106 Funds	Total Allocated S106 Funds	Total Unspent*
£6,465,054.45	£10,869,746.78	£17,334,801.23

**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.*

3.1.6 A total of £1,552,863.57 was allocated across 13 different S106 projects in 2023/24. The tables in Appendix 2 show the projects which had S106 money allocated to them in 2023/24. A summary of some of the S106 projects allocated money in 2023/24 is provided in Section 3.2.

3.2 Summary of S106 Projects Commissioned in 2023/24

Brent Work Employment Brokerage Support 24-26

3.2.1 Between April 2023 – March 2024, the Brent Works team have accomplished a great deal, including registering over 1,300 residents for employment related support, registering over 70 new businesses with Brent Works, supporting over 100 local businesses with recruitment, placing 154 residents into sustainable jobs, supporting 41 residents into apprenticeships, running a series of over 20 employment focused webinars, and successfully running the largest Jobs Fair in West London at Wembley Stadium in July 2023, which had over 150 stallholders and over 7,400 attendees.

Image 10: Wembley Jobs Fair (Source: LBB)



Canaletto Court Affordable Workspace

3.2.2 Canaletto Court is a small affordable workspace, located in the Church End Growth Area and secured via planning to be let by the developer Higgins at no more than 50% of market rent. The B1 use class office space will support local small businesses and community groups, providing social, economic, and cultural value for the benefit of local residents, businesses and communities.

3.2.3 Innovative Opportunities are a not-for profit company whose core values are social impact and development. Innovative Opportunities are currently finalising the commercial lease on the affordable workspace. The unit is built out to shell and core and Innovative Opportunities have secured funding to fit it out. Canaletto Court office space, with the team expansion of Innovative Opportunities, would support the development of a local, independent company, give local people new employment and

opportunities, and raise the aspirations of the local community.

- 3.2.4 Innovative Opportunities plan to fit out the unit over Autumn and Winter 2024/25 and officially launch in Spring 2025.

Chalkhill Parks Improvements

- 3.2.5 The Parks Service are looking to further improve the offerings at the site by introducing an enhanced planting scheme on the land nearest to the railway line. The area had inherently been a litter hotspot and due to limited funding, a suitable planting scheme was not able to be explored. The installation of a Gravel Garden was proposed, something not yet promoted within our parks, to educate on the benefits of drought resistant planting, its importance due to climate change, and the benefits in relation to preventing flooding. We will install an information board to support the delivery of this project.
- 3.2.6 This will include wildflower planting, sowing wildflower in orchard alleyways with flower mix such as yarrow, knapweed, red companion. Alleyway sowing provides nectar and pollen for natural enemies, helping to boost local pollinator populations over time. Cut just once or twice a year, they also provide structure for web-spinning spiders and a refuge for natural enemies. As part of the wildflower planting, we will also look to create refuge for earwigs and enhance the ecosystem.
- 3.2.7 To further address the litter at site, the Parks Service intends to install at least one bin at larger sites that allows for a litter picker storage facility. Chalkhill Park would be a perfect fit for an installation of this kind. It would enable local volunteer groups to hold litter pick days and help restore some community interest in the space. Chalkhill Linear Park, less than 5 minutes' walk from Chalkhill Park, is near both a large superstore, international school, and residential housing area. As a result, it is well used and sees high footfall. Two bins have been lost from site over the last few years and as a result the site would benefit from the installation of a dual recycling bin that we also hope to address through the funding available.
- 3.2.8 If no action is taken, further bins will need to be removed, resulting in an insufficient number of litter assets in both spaces. Pest problems are likely to rise as well as other anti-social behaviours that seem to increase in areas where the initial impression is that they are not well kept. The improvements would allow the opportunity to collaborate with local resident groups and promote better use of the parks and open spaces. The gravel planting has additional educational aspects not yet explored within park projects.

Gladstone Park Rugby Infrastructure

- 3.2.9 This project is looking to replace the old rugby posts in Gladstone Park with new posts that are fit for purpose, allowing rugby to continue to be

played at Gladstone Park. In line with Brent's Borough Plan, the aim is to help the only rugby club in Brent, Kilburn Cosmos Rugby Club, continue to thrive, and be more encouraging and welcoming to residents who are eager to lead a healthier lifestyle by participating in sporting activities. The rugby club encourages all members to maintain a cleaner and greener Brent by taking ownership of the space and treating it as their home ground. The installation of one rugby post has been completed.

Image 11: New Rugby Post at Gladstone Park (Source: LBB)



Heather Park Dog Station

3.2.10 This project will provide a more welcoming visit for park users at Heather Park through the installation of a dog station containing free dog waste bags. The dog station within Heather Park has been installed. This dog station enables easy removal of dog waste for those who find themselves without a bag. This provides a better park experience for both dog owners and other visitors, due to the subsequent reduction of waste in the park.

Image 12: Heather Park Dog Station (Source: LBB)



Lawrence Avenue Open Space Improvements

- 3.2.11 This project seeks to enhance both the playground and planting habitat of the surrounding area of Lawrence Avenue. This will provide a more welcoming visit for park users and host environmental benefits due to increased wildlife. This will help provide a cleaner and more considerate Brent, while improving the open space for local residents and visitors. Both the playground equipment and planting habitat will improve the well-used public amenity space. The playground item has been installed.

Image 13: New Playground Equipment (Source: LBB)



Northwick Park Pavilion Survey

- 3.2.12 The Northwick Park Pavilion Upgrade Survey is a survey designed to enable the redesign and upgrade of the Northwick Park Pavilion. The upgrade of the pavilion will provide a vital facility and allow the improved usage of the surrounding sports fields. The survey will help to accurately understand what developments and costs are needed to upgrade the pavilion.

One Tree Hill Paths

- 3.2.13 This project is removing and replacing the existing damaged path with a new and improved path in One Tree Hill Park. This will provide a more welcoming visit for park users and allow more inclusive accessibility through the park. The new path will deter anti-social behaviour, such as unauthorised sport or damaging the existing path. Works are due to be completed in September or October 2024.

Social Housing Decarbonisation Project

3.2.14 Following a successful bid for the Social Housing Decarbonisation Fund, £1,320,000.00 was awarded to deliver energy efficiency improvements to 127 of Brent's currently worst performing social housing stock over a two-year period. The works are being managed by Brent's long term delivery partner Wates, with project oversight from the Brent Major Works team. The project will support us in our ambitions of reducing CO2 emissions from social housing and improving the comfort and wellbeing of tenants.

Wembley Housing Zone Affordable Housing – Ujima House & Cecil Avenue

3.2.15 Wembley Housing Zone was designated by the Mayor of London in 2015. Brent Council are delivering the vision to restructure and revitalise the eastern end of Wembley High Road to provide new homes, jobs, and infrastructure. Regeneration in this gateway location will help link the established Wembley Town Centre with the new Wembley Park regeneration. In March 2023, Brent Council and Wates agreed to redevelop two key sites on Wembley High Road to provide new homes, workspaces, and community facilities with a new and improved public realm.

Image 14: CGI of Land on Wembley High Road, East of Cecil Avenue (Source: LBB)



3.2.16 Land on Wembley High Road, East of Cecil Avenue will deliver a high-quality mixed-use courtyard development. The Council have consulted with the local community, and Planning Committee unanimously approved proposals. Planning consent was issued in February 2021 and Brent Cabinet resolved in August 2021 to move the scheme into delivery. Wates were selected as the developer partner in 2023. Wates and the Council have since worked together to update scheme designs and planning to meet the latest building and fire regulations. In April 2024, main works began to deliver 237 new homes (37% affordable), commercial and community spaces, plus a new publicly accessible garden. The scheme is due to complete by the end of 2026.

3.2.17 Brent Council acquired Ujima House with grant funding from the Mayor of London in July 2017. Planning Committee have unanimously approved proposals for mixed-use development. Planning consent was issued in February 2021 and Brent Cabinet resolved in August 2021 to move the scheme forward into delivery. Wates were selected as the developer partner in 2023. Wates and the Council have since worked together to update scheme designs to meet the latest building and fire regulations, and secure detailed planning for 54 new homes (100% affordable), workspace, and café uses. In August 2024, demolition of the former Ujima House office building was completed, and the new scheme is moving into main works in late 2024.

4. Section 278 Highway Agreements

4.1 Overview

4.1.1 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.

4.1.2 During 2023/24 the Council entered into nine S278 highways agreements. The associated developments along with the description and value of these highway works are outlined below.

Table 15: S278 Agreements in 2023/24

Development	Plot SW01 and SW02, South Way, Wembley
Description of works	S278: Strengthening of White Horse Bridge ramp and formation of vehicular access at South Way.
Value of works	£479,831.52
Status	Works complete, PC not yet issued due to dispute over private utilities on highway.
Development	HIF Peel, Canterbury Road, Neville Close and Peel Precinct, South Kilburn
Description of works	S38 / 278: <ul style="list-style-type: none"> • Construction of new link road between Canterbury Road and Rupert Road. • Reconstruction of Neville Road and Neville Close for dedication as highway. • Resurfacing of Princes Road and Canterbury Road junction and up to Cathedral Walk junction. • Construction of a new footway on the western side of Granville Road.
Value of works	£1,545,493.74
Status	Ongoing.
Development	85 – 89 Ealing Road, Wembley
Description of works	S38 / 278: Formation of an in footway loading place and dedication of private land as footway on the rear of the loading place.
Value of works	£36,550.01
Status	Complete, work in defect monitoring period.

Development	Artisan House, Market Way, Wembley
Description of works	S38 / 278: Formation of vehicular access and widening of existing footway, and land dedication for the widened footway.
Value of works	£12,388.00
Status	Ongoing.
Development	Brent Indian Cultural Centre, 19 Dudden Hill Lane, Willesden
Description of works	S38 / 278: Formation of vehicular access and widening of existing footway, and land dedication for the widened footway.
Value of works	£89,748.66
Status	Ongoing.
Development	Generator Site, Old North Circular Road, Alperton
Description of works	S278: Formation of two new vehicle accesses, revocation of redundant crossovers, reconfiguration of traffic signal from four way control to three ways, resurfacing the entire footway fronting the site, and amendment of associated road marking.
Value of works	£287,580.15
Status	Complete, work in defect monitoring period.
Development	Harlesden Canal Side, Stele Road, Harlesden
Description of works	S278: Resurfacing of entire section of the road between the repair workshop and Grand Union Canal.
Value of works	£44,527.35
Status	Complete, work in defect monitoring period.
Development	Euro Car Parts, Fulton Road, Wembley
Description of works	S38 / 278: Resurfacing the entire footway outside the site, formation of a loading bay in Fulton Road, and formation of entry treatment at Fulton Road.
Value of works	£641,302.72
Status	Works not yet commenced.
Development	4 – 5 Elmwood Crescent, Kingsbury
Description of works	S38 / 278: Footway widening and formation of vehicular crossovers to the new single dwelling properties and associated land dedication as highway.
Value of works	£23,809.15
Status	Complete, work in defect monitoring period.

Appendices

Appendix 1

Table 1: Allocated NCIL Projects and Spend in 2023/24

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Providing Opportunities and Easing the Cost of Living	Bosnia and Herzegovina Community Advice Centre (BHCAC)	A dementia café for residents and members of Bosnia and Herzegovina Community Advice Centre (BHCAC) providing twice weekly coffee gatherings for older people suffering from dementia, floristry workshops, and two large social events for residents.	Willesden	£39,579.00	£0.00
Physical	Hazel Road Open Space	Brent Parks Service *On behalf of Friends of Hazel Road	Redesign and improvement work to Hazel Road Open Space.	Kilburn	£50,850.00	£0.00
Social	Peppermint Heights Life Enrichment Project	Brent Play Association	A two-year enrichment programme for people with additional needs, helping them integrate into society.	Wembley	£40,000.00	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Physical	Church Road and Harlesden Business Welcome Banner Arches	Brent Town Centre Manager *On behalf of Church Road Businesses Ltd T/A Church Road Businesses Association	'Welcome' crossing banners in Church End and Harlesden Town Centres.	Harlesden	£55,000.00	£0.00
Social	Better and Brighter Brent Community 2024	Abundance Arts	Activity sessions over two years in Stonebridge for children and young people aged 8-18 years old. The project will provide participants with maths tuition, learning support, and a mix of sport and cultural activities.	Harlesden	£18,798.00	£0.00
Social	Brent Young People Forum	Clube dos Brasileirinhos	A youth development programme over six months, specifically targeted at Brazilian and Portuguese young people living in Brent. The project will seek to integrate young people from Brazil and Portugal into the wider Brent community.	Kilburn	£5,000.00	£5,000.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Networking Brazilians in Brent	Comunidade Pentecostal De Londres Trust	The project will deliver six months of regular sport activities, a weekly girls club, and one-off events for Brazilians living in Brent, supporting integration and community cohesion.	Harlesden	£33,216.00	£11,072.00
Physical	Church Hall Kitchen Enlargement & Enhance Meeting Room	English Martyrs Church	A physical infrastructure project to increase the amount of space for community bookings and activities at the English Martyrs Church, by creating two separate spaces where there is currently only one.	Kingsbury & Kenton	£48,678.00	£0.00
Physical and Social	Brent Hub Batton Scheme	Destiny House	Development and improvement to Brent Hub Community Enterprise Centre. Development will provide additional rentable space for organisations and residents and improve the current service and range of support offered.	Harlesden	£15,986.00	£0.00
Social	Forward Enterprise Bootcamp	Forward Trust	An Enterprise Support service, supporting disadvantaged and deprived young people in Wembley, and Kingsbury & Kenton to move into self-employment or set up new businesses.	Multi BC	£27,190.48	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Physical and Social	Fresh Arts: Brent Community Arts Project	Fresh Arts CIC	Physical infrastructure improvements to the 3,000 square foot community space in Wembley Park, creating a new cultural facility enabling delivery of a wide range of educational, creative, and recreational activities.	Wembley	£89,320.00	£0.00
Physical	John Billam, Tenterden, Kenton Community Hall, Rise Phoenix	Brent Parks Forum *On behalf of GAA	Work and enhancement to Tenterden and John Billam areas to improve the path and green space for community use.	Kingsbury & Kenton	£31,345.70	£0.00
Social	South Kilburn Green and Active	Granville Community Kitchen	Free classes and workshops to address health needs and build community resilience in the South Kilburn Area.	Kilburn	£18,460.00	£0.00
Physical	Tubbs Road Pocket Park	Harlesden Neighbourhood Forum	Refurbishment of Tubbs Road Pocket Park to improve resident amenities and community engagement opportunities.	Harlesden	£13,000.00	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Improving the physical and mental health of children and young people	Hestia	Additional support over one year for up to 30 children and mothers from four Brent refuges across the borough to improve their physical and mental wellbeing.	Multi BC	£22,000.00	£0.00
Social	Learie Constantine West Indian Association	Learie Constantine West Indian Association	A young people's leadership, mentoring, and media project, targeting young people not in education or employment and those on the edge of crime.	Willesden	£45,000.00	£0.00
Social	Flourish	Learning Through the Arts	A two-year, children and family, craft-based, intergenerational project to help nurture expression, communication, fine motor skills, creativity, independence, and cross-racial relationships amongst people of diverse cultures.	Wembley	£50,086.00	£12,521.50
Social	Sporting Impact	MEM Academy	A two-year Young Persons (YP) project for vulnerable YP aged 11-24, referred through schools, police, and social services. The project will provide a divergence from crime through engagement in positive activities and role models.	Wembley	£61,256.00	£15,314.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Other Cinemas in Kilburn	Other Cinemas	A one-year programme of monthly film clubs and a film exhibition in Kilburn.	Kilburn	£10,000.00	£0.00
Social	QPR Brent Choices	QPR in the Community Trust	A two-year rolling programme of 12-week courses for Young People aged 14-19 known to the Youth Offending Team. The project will provide a divergence from crime through engagement in positive activities and improved confidence and decision making.	Wembley	£49,369.77	£0.00
Social	EmpowerHer Arts Initiative: Connecting Women through Creativity in South Kilburn	Resourceful Women's Network (RWN) is the operational name of Harrow Women's Centre	Free weekly knitting and crochet sessions over six months for women in South Kilburn.	Kilburn	£5,000.00	£0.00
Social	KORUQAAD (Uplifting)	SAAFI (Somali Advice and Forum of Information)	A tailored support programme for vulnerable refugee and asylum seekers in Willesden providing one-to-one support and guidance on financial advice and the cost of living.	Multi BC	£32,958.75	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Kilburn Refugee Women's Project	Salisbury World	A women's refugee support project in Kilburn providing classes and programmes in ESOL, wellbeing workshops, and cultural trips and activities.	Kilburn	£20,000.00	£0.00
Social	Wellness Craft & Outdoor Nature Walks	SharedCity CIC	A wellness programme for Brent residents with limited outdoor space, social isolation, and people with long-term disabilities. The programme will provide 20 guided walks through Barham Park and 20 craft sessions at Barham Library.	Wembley	£11,150.00	£0.00
Social	Brent Get Set Go: Skills and Leadership Academy	Sport at the Heart	A two-year skills and employment programme for young people aged 16-25 who are not in education or employment.	Boroughwide	£71,828.00	£0.00
Social	Laurence's Larder: Foundations for Growth	St. Laurence's Larder and Open Kitchen	Recruitment of a part time coordinator to run operational day to day activities and capacity to develop Lawrence and Larder Website and Art Café.	Kilburn	£7,000.00	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Brent Goes Foody	Start Easy Ltd	An educational training programme for Children and Young People aged 5-18 in five Brent Schools and family wellbeing centres. The project will address food education, human rights, and climate action.	Multi BC	£28,000.47	£0.00
Social	Brent Biodiversity Action Team	The Conservation Volunteers	A two-year volunteer outreach programme across Brent's green spaces. Volunteers are supported to work on neglected green spaces improving amenities for the community, wildlife, and environment.	Boroughwide	£97,342.00	£0.00
Physical	The Avenue School Vegetable Garden	The Rise Partnership Trust	The Avenue School will transform an underutilised garden area into a thriving vegetable garden.	Kilburn	£3,068.53	£0.00
Social	The Way to Work	Spark! (Hounslow Education Business Charity)	A high-level targeted work placement and support programme for young people who are deemed furthest away from the labour market.	Multi BC	£13,290.00	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Triton in the Brent Community	Triton in the Community	Swim teacher training and swim lessons for Brent women and girls at a local hotel swimming pool, The Crown Hotel in Cricklewood. Female only sessions will enable Muslims and others who do not feel confident for religious or other reasons to learn to swim.	Multi BC	£8,000.00	£0.00
Social	Zest of Mind Wellbeing Warriors Skills	Zest of Mind	A health and wellbeing and skills improvement programme for young people (YP) in Brent across seven wards in Brent over two years.	Boroughwide	£39,000.00	£0.00
				Totals:	£1,060,772.70	£43,907.50

Appendix 2

Table 1: S106 Infrastructure Projects Allocated Money in 2023/24 and their Spend

Project Type	Project	S106 Allocated	S106 Spent	Expected Completion	Ward
Regeneration	Canaletto Court Affordable Workspace	£22,991.68	£0.00	2024/25	Dudden Hill
Parks	Chalkhill Parks Improvements	£6,000.47	£0.00	June 2025	Barnhill
Parks	Gladstone Park Rugby Infrastructure	£4,321.01	£2,824.36	Summer 2025	Mapesbury
Parks	Heather Park Dog Station	£400.00	£200.00	Completed	Alperton
Regeneration	Kelaty House Affordable Workspace	£71,002.15	£0.00	2024/25	Wembley Park
Transport	Kilburn Lane Highways Improvements	£68,486.03	£18,500.00	2024/25	Kilburn
Parks	Lawrence Avenue Open Space Improvements	£7,458.54	£5,952.82	June 2025	Stonebridge
Parks	One Tree Hill Paths	£12,668.93	£0.00	September 2024	Alperton
Sustainability	Social Housing Decarbonisation Project	£900,000.00	£0.00	March 2025	Boroughwide
Regeneration	Wembley Housing Zone Affordable Housing - Ujima House & Cecil Avenue	£230,062.29	£0.00	2024/25	Wembley Central
	Totals:	£1,323,391.10	£27,477.18		

Table 2: S106 Non-Infrastructure Projects Allocated Money in 2023/24 and their Spend

Project Type	Project	S106 Allocated	S106 Spent	Expected Completion	Ward
Highways	Beresford Avenue & Mount Pleasant CPZ – Additional Contribution*	£58,538.23	£49,534.11	Completed	Alperton
Employment & Training	Brent Work Employment Brokerage Support 24-26	£167,934.24	£0.00	2024/25	Boroughwide
Parks	Northwick Park Pavilion Survey	£3,000.00	£0.00	2024/25	Northwick Park
	Totals:	£229,472.47	£49,534.11		

**Additional allocation to existing S106 project.*

Planning & Development Services
Brent Civic Centre
Engineers Way
Wembley HA9 0FJ