 <b>Brent</b>	<b>Cabinet</b> 8 September 2025
	<b>Report from the Corporate Director Service Reform and Strategy</b>
	<b>Lead Member – Cabinet Member for Climate Action &amp; Community Power (Councillor Jake Rubin)</b>
<b>2025-26 Neighbourhood Community Infrastructure Levy (NCIL) - Projects over £100k</b>	

<b>Wards Affected:</b>	All
<b>Key or Non-Key Decision:</b>	Key
<b>Open or Part/Fully Exempt:</b> (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Open
<b>List of Appendices:</b>	Two Appendix A: List of NCIL projects over £100k Appendix B: List of NCIL projects under £100k
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> (Name, Title, Contact Details)	Veronica Christopher Community Engagement and Social Infrastructure Manager 020 8937 4376 <a href="mailto:Veronica.Christopher@brent.gov.uk">Veronica.Christopher@brent.gov.uk</a>  Rhodri Rowlands Director Strategic Commissioning, Capacity Building & Engagement 020 8937 1738 <a href="mailto:Rhodri.Rowlands@brent.gov.uk">Rhodri.Rowlands@brent.gov.uk</a>

## 1.0 Executive Summary

- 1.1 This report seeks approval for projects recommended to receive NCIL funding awards over £100k in value. In line with the constitution, all recommended grant awards over £100k require Cabinet approval. The report also outlines the recommended projects that require a capital funding contribution and approval is also sought for the capital budget for these. Projects under £100k have been approved under delegated authority as set out in the July Cabinet report.

## **2.0 Recommendations**

That Cabinet:

- 2.1 Approve the projects set out in Appendix A for NCIL funding
- 2.2 Note the projects that require a capital budget requirement as set out in Appendix A and Appendix B
- 2.3 Approve a capital budget funded from NCIL totalling £5,088,231
- 2.4 Note the projects in Appendix B that have been approved under delegated authority by the Corporate Director Service Reform and Strategy

## **3.0 Cabinet Member Foreword**

- 3.1 This report provides recommendations to Cabinet on projects for NCIL funding. The recommended projects contribute to consulted on community priorities; priorities set out in the borough plan and represent substantial funding investment for vital borough improvements.
- 3.2 NCIL funding represents opportunity to invest in projects that will significantly enhance the borough's public realm and physical infrastructure including local parks and green spaces.
- 3.3. Additionally, recommended projects will also positively benefit local communities through projects that address pressing needs such as cost of living demands, supporting employment and measures that will contribute to tackling crime and anti-social behaviour.

## **4.0 Background**

- 4.1 The Community Infrastructure Levy (CIL) is collected from most developments, following the grant of planning permission and start on site. The CIL Regulations 2010 stipulate that at least 15% of CIL receipts generated within their boundaries must be spent on neighbourhood projects, following consultation with local communities.
- 4.2 The 17 April 2023 cabinet report state that neighbourhood priorities would be subject to consultation to determine the NCIL criteria for the following three years.
- 4.3 The priority for each Brent Connects area resulting from the subsequent public consultation held during June-July 2023 are set out in the table below. These priorities are to remain in place until summer 2026.

<b>Harlesden</b>	<b>Kilburn</b>	<b>Kingsbury</b>	<b>Wembley</b>	<b>Willesden</b>
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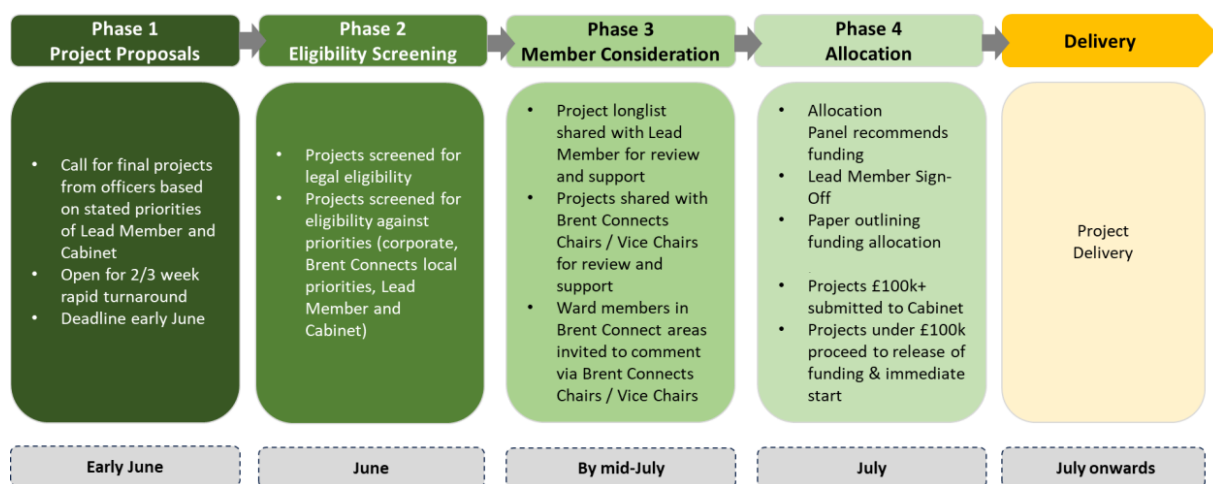
Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour
Waste Reduction, Reuse and Recycling	Education and Employment	Waste Reduction, Reuse and Recycling	Education and Employment	Public Realm, Green Spaces 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

- 4.4 The NCIL distribution is administered and monitored to meet the agreed formula as follows:

**Neighbourhood Plan Area:** NCIL comprises 25 % of the total Brent CIL that is collected from development that comes forward in areas with an adopted Neighbourhood Plan. NCIL collected within those areas must also be spent within the relevant Neighbourhood Plan Area. Through the 2018 and 2023 NCIL consultation, Brent has committed to spending NCIL collected in these areas on priorities identified by the Neighbourhood Forum. There are three designated Neighbourhood Forums in Brent: Harlesden, Kilburn, and Sudbury Town. Sudbury and Harlesden have both adopted a Neighbourhood Plan. Harlesden's Neighbourhood Area has been extended and now covers a wider area than its adopted neighbourhood plan. Kilburn's draft plan has been submitted to the Council for independent examination. It is anticipated to be adopted in late 2025 or early 2026.

**Non-Neighbourhood Area:** Brent is divided into five CIL Neighbourhoods which are the five Brent Connects areas: Harlesden, Kilburn, Kingsbury and Kenton, Wembley, and Willesden. Outside of the Neighbourhood Plan areas, Neighbourhood CIL comprises 15% (capped) of the total Brent CIL that is collected in the area.

- 4.5 An annual Infrastructure Funding Statement that includes the distribution of NCIL is a statutory requirement that is published online each year.
- 4.6 The Cabinet decision of June 2025 formally agreed the NCIL funding process for 2025-26. A boroughwide officer led distribution model was agreed with no cap on the total funding allocation available for any individual project or any one Brent Connect area. The process for determining NCIL 2025-26 allocations is outlined in the table below:



4.7 In line with the agreed process for phase two eligibility screening, a panel of officers reviewed submissions. The panel consisted of the Director of Strategic Commissioning, Capacity Building and Engagement, Director of Law, Head of Regeneration, Head of Planning and Development Services, Community Engagement and Social Infrastructure Manager and Community Social Infrastructure Lead.

4.8 The panel reviewed project proposals to screen for eligibility against NCIL funding criteria, ensure appropriate and sufficient contribution and alignment to borough and neighbourhood priorities and to provide an initial screen on delivery viability. Project proposals were subsequently revised and updated in several cases.

4.9 The panel noted several synergies between projects in some areas. Following communication with the respective departments to discuss collaboration, joint applications were resubmitted in several areas. Summary project proposals were subsequently shared with the Council's Corporate Management Team (CMT).

4.10 Departmental assurances have been given on the feasibility of delivery and capacity to spend awarded funds within the timescale of the listed projects.

4.11 For 2025-26 it was recommended that there should not be a cap on the total funding allocation available for any individual project or programme of work (other than not exceeding the total available funding pot).

4.12 Consideration has been given to the level of spend for 2025-26, ensuring a contingency and funding pot remains for subsequent years, owing to the reduction of SCIL receipts are likely to decrease substantially in the short to medium term due to the reduced numbers of developments that are coming forward.

## 5.0 Projects

5.1 32 NCIL individual proposals with a value below £100k have been approved under delegated authority by the Corporate Director Service Reform and Strategy These are attached as Appendix B.

- 5.2 9 additional projects that equate to 24 individual proposals over £100k in value are recommended for funding. These are attached as Appendix A.

## **6.0 Stakeholder and ward member consultation and engagement**

- 6.1 In line with the agreed process, all councillors were given an opportunity to review and comment on the respective proposals. All feedback received was considered.

## **7.0 Financial Considerations**

- 7.1 Funds for NCIL projects that are awarded will need to be spent in accordance with an agreed implementation plan. The expenditure will be regularly monitored to identify any potential issues and to avoid any possible overspends. Any underspend against a project plan will be returned to the Council.
- 7.2 Whilst all proposed projects have been assessed as valid uses of NCIL, the projects consist of a mix of capital and revenue. Officers have assessed which categories the projects fall under based on the requirements of the accounting code.
- 7.3 The constitution requires Cabinet approval for budget for all new capital projects. Therefore, the report includes a capital budget request of £5,088,231. The remaining £3,309,250 of NCIL funded projects are revenue.
- 7.4 Capital budgets and spend against the capital budgets will be monitored through usual capital monitoring processes including reporting to the Capital Programme Board.
- 7.5 NCIL funds will continue to be held within separate ringfenced reserves for each of the five Brent Connects Neighbourhood areas and the two Neighbourhood Forum areas with adopted neighbourhood plans.

## **8.0 Legal Considerations**

- 8.1 Project proposals have been considered against NCIL funding criteria through the assessment panel which included legal services representation. Strategic CIL is limited to the provision, improvement, replacement, operation, or maintenance of infrastructure (reg. 59). Pursuant to section 216 Planning Act 2008, infrastructure is defined as comprising (a) roads and other transport facilities; (b) flood defences; (c) schools and other educational facilities; (d) medical facilities; (e) sporting and recreational facilities, and (f) open spaces. The Levelling-up and Regeneration Act 2023 contains new provisions adding affordable housing to this list, but only in very narrow circumstances (where the CIL arises in connection with a planning permission granted by a street vote development order).
- 8.2 Under the CIL Regulations, the neighbourhood portion of the community infrastructure levy is to be applied to:
- (a) the provision, improvement, replacement, operation, or maintenance of infrastructure (which is defined as set out in paragraph 9.1 above); or

(b) anything else that is concerned with addressing the demands that development places on an area.

8.3 The issue that arises is whether the wording of the second ‘limb’ (‘anything else...’ etc) allows an authority to spend the neighbourhood portion on any projects that can be shown to address the demands arising from development in a particular area, or whether that spend has to be limited to projects with some form of physical outcome. The Planning Practice Guidance (the PPG, which is published by central government as guidance to local planning authorities) suggests that the only requirement is whether the spend addresses the demands on an area caused by development. However, the PPG is guidance, not a statement of law. A number of local authorities have adopted an approach whereby the allocation of the neighbourhood element of CIL is limited to projects with some form of physical element.

8.4 Where possible projects for neighbourhood funding do not obviously have a physical element or outcome, consideration should be given on a case-by-case basis to whether the specific details of the proposed project might be said to fall outside the scope of the relevant part of the CIL Regulations.

## **9.0 Equity, Diversity & Inclusion (EDI) Considerations**

9.1 The Public Sector Equality Duty set out in Section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to the need to eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act, and to advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not share that protected characteristic. The protected characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

9.2 The proposed NCIL projects have been shaped by the respective community priorities, which reflect their diverse and unique needs. Subject to the individual NCIL projects, they may help realise a range of EDI benefits and opportunities. EDI implications have also been considered for each proposal.

## **10.0 Climate Change and Environmental Considerations**

10.1 Alignment with the climate & ecological emergency was one of the key themes for NCIL proposals to address. As a result, many of the NCIL proposals included in this report will deliver climate change and environmental benefits, including enhancement to the ‘green corridor’ projects in the Church End & Roundwood and Kingsbury Green Neighbourhood areas, new schools’ streets, more secure cycle parking and other infrastructure improvements to support active travel, tree planting and repair and reuse events.

## **11.0 Human Resources/Property Considerations**

11.1 There are none specific.

## **12.0 Communication Considerations**

- 12.1 Once these recommended projects have been agreed the communications plan will be further developed. The plan will focus on building appropriate and visible communication / promotional material around projects to demonstrate they have been funded via NCIL (Brent Council) giving attention on both internal and external audiences.

Related document(s) for reference:

[Cabinet Report 16 June 25 - NCIL 25-26 Allocation Priorities](#)

**Report sign off:**

***Rachel Crossley***

Corporate Director of Service Reform and Strategy