Brent	**Cabinet** 27 July 2026
	Report from the Corporate Director, Neighbourhoods & Regeneration
	Lead Member - Cabinet Member for Regeneration & Planning (Councillor Matt Kelcher)

Brent Infrastructure Funding Statement 2024-25

Wards Affected:	All, excluding parts of Alperton, Harlesden and Kensal Green, Stonebridge and Tokyngton where Old Oak and Park Royal Development Corporation is the Local Planning Authority
Key or Non-Key Decision:	Key
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Open
List of Appendices:	One Appendix A: Brent Infrastructure Funding Statement 2024/25
Background Papers:	None
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1.0 Executive Summary

1.1 This report introduces the Council's sixth Infrastructure Funding Statement (IFS), which is prepared in line with the Community Infrastructure Levy (CIL) Regulations (amended 2019).

1.2 The Annual Infrastructure Funding Statement outlines how much CIL and S106 income was received for the previous year, what it was spent on, and future spending priorities. The IFS is published on the Brent Council website each year. Reporting in this way allows our communities, as well as the developers who pay CIL and S106, to have a better understanding of how contributions are used to invest in and deliver infrastructure in Brent.

2.0 Recommendation(s)

2.1 For Cabinet to note the content of this report and approve the Brent Infrastructure Funding Statement 2024/25 for publication on the Council's website.

3.0 Detail

3.1 Cabinet Member Foreword

3.1.1 Whilst local authorities do not have macroeconomic powers, we can make a significant difference to our local economies. We have a crucial role in promoting inclusive growth that benefits all of our residents, and one of the key levers we have to achieve this is through the delivery of infrastructure and investment funded via Section 106 contributions and the Community Infrastructure Levy (CIL).

3.1.2 I have seen first-hand in my own ward the real difference that this kind of investment can make. High-profile schemes such as the hairdressing academy, a new community centre, and expanded youth services demonstrate how targeted investment can strengthen communities, create opportunities, and support local growth.

3.1.3 The Infrastructure Funding Statement (IFS) 2024/25 provides an important opportunity to share this story more widely across our borough. It highlights the positive impact of development in Brent through the delivery of infrastructure that supports the growth set out in the Local Plan and aims to benefit all of our communities. This year's statement records over £150 million of Strategic CIL (SCIL) at year end for allocated and pipeline infrastructure schemes. It is important to recognise that the planning, funding, procurement and delivery of major infrastructure projects takes place over many years, with SCIL playing a key role alongside other funding sources in supporting both our current capital programme and future priorities.

3.1.4 Whilst CIL and S106 funding must be used to address the demands that development places on an area, there is scope to deliver this in creative and collaborative ways to maximise the impact of these resources. This approach is closely aligned with the Borough Plan, particularly Thriving Communities Priority 3: Desired Outcome 1 of enabling our communities.

3.1.5 Neighbourhood CIL (NCIL) has been a particularly strong example of this in practice. Through NCIL, communities are encouraged to work together and put forward bids for local investment. These projects have delivered tangible improvements, supported local growth, and strengthened community ownership, demonstrating the Council's commitment to working with and empowering residents.

3.1.6 The Borough Plan includes commitments to provide affordable housing, tackle climate change, air quality, employment and training, skills, and education.

3.1.7 The IFS demonstrates how the Council is meeting strategic priorities through the deployment of CIL to fund infrastructure, the approval of affordable housing and the collection and subsequent allocation of affordable housing and carbon offset financial contributions to projects, improving the lives of current and future residents.

3.1.8 The IFS also links to and aligns with the priorities and ambitions of several other Council plans and policies including:

- Brent Local Plan (2019-2041)
- Inclusive Growth Strategy (2019-2040)
- Climate and Ecological Emergency Strategy (2021-2030)
- Brent Air Quality Action Plan (2023-2027)
- Flood Risk Management Strategy (2025)
- Long Term Transport Strategy (2015-2035)
- Affordable Workspace Strategy

3.2 Background

3.2.1 The Council has been collecting the borough's Community Infrastructure Levy (CIL) since July 2013. CIL is a levy applied to most developments granted planning permission (generally payable when they commence) and it helps deliver the infrastructure needed to support the regeneration and growth of the area. CIL is important in demonstrating to communities the benefits that new development can bring, including through key infrastructure projects, place-making and local improvements.

3.2.2 This is the Council's sixth IFS, and it covers the financial year **2024/25**. It has been prepard in line with the Community Infrastructure Levy (Amendment) Regulations 2019 and covers income and expenditure relating to CIL, Section 106 (S106) planning obligations and S278 highways agreements.

3.2.3 The IFS, where possible sets out future spending priorities on infrastructure in line with the growth identified in the Brent Local Plan, Borough Plan, Capital Programme and Pipeline, and Long Term Transport Strategy.

3.2.4 The planning, funding and delivery of major infrastructure projects to support new development and growth takes many years, and CIL is allocated within the framework of the Council's capital programme governance arrangements.

3.2.5 Borough CIL receipts can be broken down into three portions – Strategic CIL, Neighbourhood CIL, and Administration CIL. A Mayoral CIL of £60 per sqm is collected as well and passed on to Transport for London (TfL) on a quarterly basis. The borough keeps 4% of this levy for administrative purposes. All London boroughs are subject to this levy, with the money used to fund the Elizabeth Line.

3.2.6 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 development and growth in the borough. SCIL can be used to increase the capacity of existing infrastructure, or to repair failing existing infrastructure, if that infrastructure is necessary to support development.

3.2.7 The Council also enters into S106 agreements with developers - a mechanism which makes a development proposal acceptable in planning terms. S106 agreements are focused on localised, site-specific mitigation of the impact of development. 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 infrastructure projects across the borough.

3.2.8 The IFS is a statement of income and expenditure as required by the CIL regulations, and not a statement on the process of allocation of CIL and S106.

3.3 Summary CIL performance in 2024/25

3.3.1 Summary CIL performance in 2024/25 is drawn from the IFS 2024/25 tables and set out below, with the IFS 2024/25 and full tables, projects and analysis at Appendix A of this report.

Table 2: Total Brent CIL Demand Notices & Receipts 2024/25

Brent CIL receipts of £18.933m received during 2024/25 are broken down as Strategic CIL (80%) Neighbourhood CIL (15%) and CIL Admin (5%).

Brent CIL Item	Amount
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 2024/25*	£7,719,269.64
Total BCIL demand notices	**£7,719,269.64**
The total amount of SCIL received	£15,145,450.30
The total amount of NCIL received	£2,841,029.56
The total amount of CIL Admin received	£946,656.97
Total BCIL receipts received	**£18,933,136.83**

**Demand notices are invoices for CIL payment and may not be due to be paid in the same financial year as the financial year in which they are issued.*

Table 5: Total SCIL allocated in 2024/25

Total SCIL Allocated	**£40,088,000.00**

Table 6: Total SCIL expenditure in 2024/25

Total SCIL Expenditure	**£6,184,050.00**

Table 7: SCIL and NCIL receipts position at the end of 2024/25

£156.926m SCIL and £21.003m NCIL receipts were available to spend on new infrastructure at the end of 2024/25. For SCIL the vast majority of receipts are either formally allocated to commissioned schemes or earmarked for capital programme pipeline schemes.

CIL Type	Allocated	Pipeline	Unallocated	Total
SCIL	£62,257,669.18	£88,482,200.00	£6,186,953.88	**£156,926,823.06**
NCIL	£2,475,585.41	N/A	£18,528,225.85	**£21,003,811.26**

3.4 Summary of S106 performance in 2024/25

3.4.1 During the reported year, 22 S106 planning agreements and 3 Unilateral Undertakings were negotiated and agreed to secure the onsite site-specific mitigations and financial contributions required to make new developments acceptable in planning terms, which are outlined in paragraph 3.1.2 of the IFS. Table 11: S106 Receipts

Regulation Requirement	S106 Amount
The total amount of money to be provided under any planning obligations which were entered into during 2024/25	£12,344,602.83
The total amount of money under any planning obligations which was received during 2024/25	£2,601,298.38
The total amount of money under any planning obligations which was collected in years previous to 2024/25 and carried forward into 2024/25 which has not been allocated by the authority prior to 2024/25	£6,465,054.45

Table 13: Summary of S106 allocation and expenditure

Regulation Requirement	S106 Expenditure
The total amount of money (received under any planning obligations) which was allocated but not spent during 2024/25 for funding infrastructure	£649,871.68
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: £5,342,906.25 Transferred to TfL: £0.00 **Total: £5,342,906.25**

3.4.2 The total amount of money received (under any planning obligations) during any year which was retained at the end of 2024/25 is £17,952,767.25. Table 8 shows the breakdown of these funds. Appendix 2 of the IFS shows the projects which had S106 money allocated to them in 2024/25.

Table 14: S106 receipts position at the end of 2024/25

Total Unallocated S106 Funds	Total Allocated S106 Funds	Total
£8,287,315.92	£9,665,451.56	**£17,952,767.25**

3.4.3 294 affordable housing units were secured under s106 planning agreements (172 Social Rent, 91 Intermediate, 31 Social Rent). The names of the schemes along with the detailed breakdown of affordable housing units secured are in Table 12 of the IFS.

3.4.4 During 2024/25 the Council entered into 6 S278 highways agreements for highways improvements and changes associated with new developments, which are outlined along with the description and value of these highway works in Table 15 of the IFS.

3.5 Future spending priorities

3.5.1 The Brent Local Plan outlines proposals to accommodate development up to 2041. Over this time, it is forecast that 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.

3.5.2 The planning, funding, procurement and capital delivery of major infrastructure projects to support new development and growth takes many years. 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 update to its Infrastructure Delivery Plan (IDP). It will consider short, medium, and long-term projects, the Council's existing capital programme and pipeline, and help guide decisions on future SCIL allocations.

3.5.3 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. As reported to Cabinet in May 2025, Brent's current IDP was published in 2019 and is due to be reviewed and updated over 2026-27.

3.5.4 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 due to update 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.

3.5.5 It is important to highlight that although a significant amount of SCIL has been collected over the past 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.

It should also be noted that CIL is dependent on development activity, which is cyclical, and that government emergency housebuilding measures include temporary CIL reliefs which may lower CIL receipts for the next few years.

Next Steps

3.5.6 Following Cabinet, if approved, the IFS would be published online at; https://www.brent.gov.uk/planning-and-building-control/planning-policy-and-guidance/community-infrastructure-levy-and-section-106#howcilisspent.

Alternative Options Considered

3.5.7 The requirement to produce an annual Infrastructure Funding Statement is set out in the amended CIL regulations (2019). The Council must prepare an IFS for 2024/25 and publish it online. The IFS should have been published on the Brent Council website before 31st December 2025 per the CIL regulations but was delayed. For these reasons it is advised the IFS 2024/25 is published as soon as practical, and no alternative options have been considered.

4.0 Stakeholder and ward member consultation and engagement

4.1 Quarterly reporting on infrastructure priorities and projects, as well as CIL and S106 expenditure and income, has been provided to the Cabinet Member for Regeneration, Planning & Property over the financial year. This reporting provides clear links back to decisions, which in turn help to deliver priorities and objectives of the Brent Local Plan and other Borough priorities. The IFS 2024/25 was presented to the Cabinet Member in advance of Cabinet 27th July 2026.

5.0 Financial Considerations

5.1 There are no direct financial implications as a result of this report. Any future allocation of SCIL will be subject to the process agreed by Cabinet in May 2025.

6.0 Legal Considerations

6.1 The CIL Regulations 2010 (as amended, 2019) require local planning authorities to produce an Annual Infrastructure Funding Statement and publish it each year by 31st December.

6.2 The Infrastructure Funding Statement must include

6.2.1 details of how much CIL has been collected and how it has been spent; and

6.2.2 details of how much money has been collected through S106 Agreements and how it has been spent;

6.3 The matters which must be included in the Infrastructure Funding Statement, and the matters which may be included in an Infrastructure Funding Statement are prescribed inf Schedule 2 of the CIL Regulations 2010 (as amended 2019), these include (but are not limited to):

- The total value of CIL set out in all demand notices issued in the reported year;
- The total amount of CIL receipts for the reported year;
- The total amount of CIL receipts, collected by the authority before the reported year but which have not been allocated;
- The total amount of CIL receipts, collected by the authority before the reported year and which have been allocated in the reported year;
- The total amount of CIL expenditure for the reported year; and
- The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year.
- In relation to CIL expenditure for the reported year, summary details of:
    - The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;
    - 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); and
    - The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.
- In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of

infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item.

- In relation to S106 receipts for the reported year:
    - the total amount of money to be provided under any planning obligations which were entered into during the reported year;
    - the total amount of money under any planning obligations which was received during the reported year;
    - the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;
    - summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of:
        - in relation to affordable housing, the total number of units which will be provided;
        - in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;
    - the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;
    - the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);
    - in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;
    - in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of:
        - the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;
        - 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);

  - 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;

- the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.

6.4 The Infrastructure Funding Statement has been prepared in accordance with the requirements of the CIL Regulations and includes all the mandatory requirements together with additional information regarding "pipeline" schemes to present a comprehensive report of the funding and associated infrastructure projects.

7.0 Equity, Diversity & Inclusion (EDI) Considerations

7.1 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.

7.2 The infrastructure projects have been established as part of the evidence work to support the Local Plan which has been subject to Equality Impact Assessment. This has informed the policies and projects including analysis of potential alternatives, to seek to reduce adverse impacts and wherever possible improve the outcomes for those with protected characteristics and the social, economic, and environmental outcomes of the Plan.

8.0 Climate Change and Environmental Considerations

8.1 The Council declared a climate and ecological emergency in 2019 and set out do all reasonable in the Council's gift, within available resources and competing priorities, to aim for carbon neutrality for the borough by 2030. The Council has subsequently adopted a Climate and Ecological Emergency Strategy (2021-2030) which sets out the council's route map to achieve this aim.

8.2 The IFS demonstrates Brent's commitment to the Brent Climate & Ecological Emergency Strategy through showcasing the use of CIL and S106 allocations which meet the key themes of the document, in particular:

- Key Theme 2 (Sustainable Travel) – ‘Area of Focus 1. Supporting and Encouraging Active Travel’ through the Neasden Town Centre Connectivity and Place Strategy SCIL project;

- Key Theme 3 (Homes, Buildings and the Built Environment) – ‘Area of Focus 1. Improving Energy Efficiency’ through the Social Housing Decarbonisation S106 project;

- Key Theme 4 (Nature and Green Space) – ‘Area of Focus 1. Enhancing Green Spaces and Biodiversity’: Chalkhill Parks Improvements, Heather Park Dog Station, Lawrence Avenue Open Space Improvements, and One Tree Hill Paths S106 projects; and

- Key Theme 5 (Supporting Communities) – ‘Area of Focus 3. Brent Carbon Offset Fund’ through the collection and deployment of Carbon Offset S106 contributions throughout the financial year.

8.3 Since 1 October 2016, under the London Plan, any development that fails to achieve on-site zero carbon must make cash in lieu contributions to a Carbon Offset Fund within the borough that they are operating, collected via S106. These contributions are used to fund local carbon reduction projects, thereby offsetting the development’s carbon emissions shortfall.

8.4 The London Plan requires local planning authorities to:

- Set up a Carbon Offset Fund that is ring-fenced to secure delivery of carbon savings within the relevant LPA;

- Set a price for carbon, i.e. price per annual tonne of carbon, that developers pay to make up any shortfall in on-site carbon savings, securing contributions through S106 agreements;

- Identify a suitable range of projects that can be funded through the Fund;

- Put in place suitable monitoring procedures to enable reporting to the GLA.

8.5 The GLA issued specific guidance on the Carbon Offset Fund in 2022, which set out that the primary purpose of Offset Funds is for carbon reduction projects in homes and buildings, with specific criteria related to the amount of carbon reduction achieved. However, the GLA issued an additional guidance note on Carbon Offset Funds in October 2025 which recognised the importance and value of enabling the delivery of climate actions more broadly – including as match funding for grant applications. The guidance note set out examples of the offset fund being utilised more broadly such as on district heat networks, urban greening and green infrastructure initiatives, adaptation measures, community projects and feasibility studies. The GLA stated that they *‘broadly deem these types of projects as appropriate use of the funds when they form part of a wider suite which includes mitigation projects that directly reduce* *carbon as well'.* In essence, relaxing the previous guidance and allowing local authorities more discretion on their use from an environmental sustainability perspective.

8.6 Since Cabinet agreement was obtained in October 2022, the Council previously allocated its Fund via a three-way split between Housing (60%), Community Schools (30%), and other (10%). A decision was made by Brent's Cabinet at its meeting on 14th October 2024 to remove the percentage allocation split, but with a retained focus on the three aspects to enable the fund to be utilised in a more agile and flexible way going forward.

9.0 Human Resources/Property Considerations (if appropriate).

9.1 There are no Human Resources/Property implications as a result of this report.

10.0 Communication Considerations

10.1 The IFS will be published on the Brent Council website as soon as practical after Cabinet approval scheduled for 27th July 2026.

Report sign off:

Jehan Weerasinghe
Corporate Director, Neighbourhoods and Regeneration

Legal considerations provided by:
Paul Weeks

Finance considerations provided by:
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