

Infrastructure Funding Statement 2020/21



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1. Introduction to the Infrastructure Funding Statement (IFS)

The London Borough of Tower Hamlets Infrastructure Funding Statement provides our annual report on developer contributions used by the council to address the impacts of new developments across the borough.

Tower Hamlets is currently experiencing significant growth in terms of homes, population and jobs. This means the council plans for and delivers a range of infrastructure to ensure we are well equipped with schools, health centres and quality open spaces while also ensuring we are served by transport and physical infrastructure, such as utilities.

Developers are expected to contribute towards meeting additional infrastructure

requirements in the form of developer contributions. These can be secured as either a financial payment or 'in kind' (meaning the developer delivers the infrastructure themselves on their site).

This report will show how we plan for infrastructure delivery and sets out our ambitious delivery programmes agreed by the Mayor to use developer contributions effectively across the borough. It will also show our progress in delivering infrastructure and provide more details of considerable funding to continue the delivery of the Capital Programme using the Community Infrastructure Levy (CIL) and Section 106 Planning Obligations (s106).

Key Headlines 2020/21

- **Capital Programme** for 2021/22, 2022/23 and 2023/24 approved in January 2021
- **Goodman's Fields Health Centre** in Aldgate delivered at a cost of **£6.8m** using s106 income, opened to the residents in September 2021
- **£3m** of s106 funding used for education infrastructure that delivered an **extension on the Beatrice Tate School site** and **increased sixth form places** at the George Green School
- **960 affordable housing units** delivered borough wide in 2020/21 that includes 583 units for rent and 377 intermediate units
- **12 youth build a bike and cycle maintenance courses** delivered using Local Infrastructure Fund (LIF) income, with approximately 150 young people enrolled
- **£8m** of funding approved for a borough wide programme to **improve the existing parks**
- **Major infrastructure improvement to Mudchute Farm** is being delivered, funded from s106 and LIF income
- **Over £8m** of CIL approved to part fund the **delivery of infrastructure for bridges** in the Isle of Dogs and Lower Lea Valley
- **£50.2m CIL income** collected in 2020/21 compared to **£24.5m** of CIL collected in 2019/20
- **£11.6m of LIF** funded from Neighbourhood Portion CIL (NCIL) approved for delivery of **local infrastructure improvements and priorities suggested by the local people**

Why is the council publishing an IFS?

The council is required to publish the IFS each year on its website to summarise all s106 and CIL financial and non-financial developer contributions. It also:

- Reports on the delivery and provision of infrastructure in the reported year and highlights projects delivered and in delivery
- Helps ensure local residents are informed about the work the council is undertaking to ensure the provision of new and improved infrastructure to meet the needs of the local area
- Gives policy makers both locally and nationally better insights into how developer contributions are supporting new developments and infrastructure in Tower Hamlets
- Recognises and celebrates partnership work between Tower Hamlets, planning practitioners, developers, communities and the voluntary sectors
- Demonstrates alignment with Tower Hamlets corporate plan and strategic objectives

In this report, we will show that despite operating in unprecedented global economic circumstances in the reported year (2020/21) as a direct result of Covid- 19, Tower Hamlets remains strong and resilient and despite challenges a number of successes and milestones were achieved.

This included delivering or starting delivery on over 50 projects borough wide after the approval of the council Capital Programme in 2020. We have utilised some unique opportunities for developers, planning practitioners and project managers to work more efficiently by reallocating resources. This involved investing more in digital technologies and identifying new and smarter ways of working. It is anticipated that in the future, construction, development and the provision of infrastructure will continue to play a key role in providing a stimulus to the economy.



What are Developer Contributions (CIL/s106)?

There are two types of developer contributions that are used to fund infrastructure:

The [Community Infrastructure Levy \(CIL\)](#) is a planning charge, introduced by the Planning Act 2008. It is a pound (£1) per square metre charge on most new or existing developments that create net additional 'gross internal areas' of 100 square metres or more, or that create new dwellings. It is a tool for Local Planning Authorities (LPA's) in England and Wales to help deliver infrastructure to support the development of their area.

In London there are two types of CIL:

- Local CIL – adopted in April 2015 - which helps pay for local infrastructure projects that are needed to support new developments
- Mayoral CIL (MCIL) – adopted in April 2012 - which currently helps fund Crossrail. In Tower Hamlets, developments liable for the charge may also provide for land or infrastructure to be provided instead of paying the CIL charge.

For CIL, the money received goes into a central 'pot' and monies from this pot are then allocated and spent on infrastructure needed to support planned growth across the borough.

[Local Infrastructure Fund \(LIF\)](#)

CIL Regulations introduced a requirement for councils to set aside between 15-25 per cent of CIL collected to the Neighbourhood Portion, locally known as the Local Infrastructure Fund (LIF) for local improvements. The Mayor of Tower Hamlets, through Cabinet agreed 25 per cent of CIL is to be allocated as LIF across the borough and each year we consult local people on what to spend the LIF on. The borough is split into four (4) LIF areas. This enables us to consult with the local community about their local areas rather than on a boroughwide basis and it represents a mix of existing administrative and physical boundaries.

Local people through the consultation tell us what their infrastructure priorities are and suggest local projects that the council considers for allocation each year.

[Section 106 \(s106\)](#)

Section 106 (s106) are planning obligations which can be financial or in-kind contributions. These are required from a developer when the council considers that the development will have a negative impact that cannot be dealt with through the planning conditions when granting the planning permission. Financial contributions are used to fund projects that mitigate the specific identified impact, whereas for 'in kind' contributions, the developer builds or provides the infrastructure directly. Planning obligations must meet the following statutory tests and they must be:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind to the development

What are Developer Contributions (CIL/s106)?

How do CIL and s106 work together?







Since the adoption of Tower Hamlets Local CIL in April 2015, CIL has been the main mechanism by which granted and implemented planning permissions have contributed towards strategic local infrastructure needs.

For developments permitted prior to the introduction of CIL in April 2015, the s106 system was utilised, securing payments towards many infrastructure types such as education, health and open space. The council continues to receive s106 from large developments that were granted permission before April 2015 which have multiple phases or long build out periods.

After April 2015, there are still occasions when infrastructure funding is secured through s106. This occurs where there is a specific need that is generated by one development and is not therefore considered as a strategic local infrastructure need.

Table 1.1 opposite summarises the main differences between s106 and CIL funding.

Table 1.1 - Comparison of S106 and CIL

Section 106 (s106)	Community Infrastructure Levy (CIL)
 Negotiated between the developer and the LPA	 Not-negotiated calculated based on the net increase in floorspace
 Site-specific to mitigate the impact of the development. Must be fairly and reasonably related in scale, size and kind to the development	 Non site-specific can be pooled and spent anywhere in the borough on infrastructure to support development
 Payments due from the developer according to triggers for example completion, occupation etc	 Payments due from the developer upon commencement of the development

2. How we plan for Infrastructure Delivery

The context for infrastructure delivery is set out in the [Local Plan](#), which presents how the borough of Tower Hamlets will grow and develop from now until 2031. The Local Plan¹ also identifies the number of homes, jobs and services needed to support our growing population, and where and how they should be provided.

Tower Hamlets is one of the fastest growing areas in Europe and is one of the most diverse, boroughs in London with an expected population increase of 80,000 people and over 68,000 new homes to be built over the next two decades to accommodate the growing population. The council has developed the Local Plan to ensure that the benefits of this growth can be spread across the entire borough and that it is coordinated and managed in a way that can best meet the needs of our communities.

We are home to one of the most ambitious Opportunity Areas (OA) for growth in London (Isle of Dogs & South Poplar, including Canary Wharf) with substantial growth also planned for the Poplar Riverside and City Fringe areas. Tower Hamlets has the highest targets for new homes in London; the majority of housing will be provided in the Isle of Dogs and South Poplar sub-area (Canary Wharf; Blackwall, Leamouth and northern parts of Millwall and Cubitt town); City Fringe sub-area (Whitechapel, Wapping, and Aldgate); Lower Lea Valley sub area (Poplar Riverside and Poplar). This therefore requires a planned and coordinated approach for delivering housing, infrastructure and placemaking which will be essential to making this growth a success.

Developer contributions are sought from most new developments to meet additional infrastructure requirements to support the level of planned growth in the borough. Developer contributions are significantly higher in the areas of higher growth than in other parts of the borough with less development. The spatial range of developer contributions spend will vary depending on the opportunity for provision and the need, to ensure there is

fair infrastructure provision for all. The Local Plan also includes 21 'Site Allocations', where developers of these sites are required by policy to deliver specific infrastructure on-site. Sites have been identified across a number of locations, predominantly in Poplar and the Isle of Dogs to deliver up to 50 pieces of key supporting infrastructure such as publicly accessible open space, schools and health centres.

Not all infrastructure is the responsibility of the council. The Transport for London (TfL), National Health Service (NHS), Canal & River Trust and other organisations have a role to play. In these circumstances, the council works in close partnership to promote and facilitate improvements to serve local people. The predominant focus of this report is on the delivery of those matters within the control of the council.

¹ Tower Hamlets Local Plan 2031: Managing Growth and Sharing Benefits Jan 2020

2. How we plan for Infrastructure Delivery

Infrastructure Delivery Plan (IDP)

Supporting the Local Plan is the council's Infrastructure Development Plan (IDP) which considers the infrastructure needs of the borough required to support the areas impacted by development and growth and to support existing residents and businesses. The IDP consists of a directory of projects proposed by the council's service areas and external partners to meet identified needs and an assessment of the income to be secured through the planning process to support delivery. The IDP is not a programme of fully committed projects ready for delivery, instead it includes information to assist decision makers in determining which projects should be delivered and lists projects that may only be at an early conceptual stage.

Capital Programme (CP)

Alongside the IDP, the council has a Capital Programme (CP) that sets out those infrastructure projects to be delivered in the medium term (one to three years). The CP is set over a three-year period and shows the list of schemes the council is investing in, where and when including the approved budget allocation for each scheme. The purpose of the IDP is to support the Capital Programme decision making process and in particular the allocation of CIL and s106 funding. The planning, funding and delivery of infrastructure involves a wide range of internal and external partners to work together.

Some of the broad infrastructure planned for delivery included in the CP are shown in Table 1 on the next page and subsequent additions for the inclusion of any new schemes can be found [here](#).



2. How we plan for Infrastructure Delivery

Table 1- Programmes in the Capital Programme scheduled for delivery as from 2021/22

Programme	
Inclusive Play	Inclusive play schemes have an approved budget of £2m of which £1.6m is s106 funds. This includes improvements to Poplar Recreation Ground, Weaver’s Fields, Glamis Road Adventure Playground and Wapping Gardens to make them more inclusive for children with disabilities.
Improving Sports Facilities	£1.09m budget approved, of which £1m is s106 for improvements to sports facilities at Wapping Gardens playground, including resurfacing the sports area, the tennis court and installing a new outdoor gym.
Parks Improvements	A total budget of £5m has been approved for the Quality Parks Programme in the South Isle of Dogs, Aberfeldy Estate Open Spaces and Allen Gardens. It also includes mitigating anti-social behaviour, signage and interpretation and biodiversity and community gardens.
Wood Wharf Primary School Expansion	Additional budget of £1.79m CIL funds approved to fund project, following completion of detailed cost estimates.
Bridges Infrastructure	Funding approved for bridges infrastructure - Mayer Parry Bridge connecting Canning Town & Leaway £5.2m (£1.23m is CIL); Lochnagar Bridge – Ailsa Wharf scheme £5m (£1.23m is CIL); Poplar Reach Bridge Leaway, Star Lane DLR and key social infrastructure from Leven Road £4.85m (£1.23m is CIL); South Dock Bridge footbridge – Upper Bank Street £20m (£11.35m is CIL and s106 is £1.59m)

Programme	
Public Ream	In 2020/21, funding sources were identified for the delivery of the Liveable Streets schemes at Bethnal Green, Wapping, Barkantine and Bow and 20 school streets which total £9.5m, which included spend from 2019-20. The next round of scheme are set to commence construction in 21-22 are at Old Ford West £1m, Shadwell £1m, Brick Lane £1m funded from s106 & CIL.
LIF Programme	The LIF programme of £23m which is funded from the Neighbourhood CIL Portion is expected to bring forward a range of capital schemes such as the Thamespath, Millwall Dock Slipway Park, Improvements to Frank Dobson Square, Bicycle Hangars; Park improvements – Mudchute Farm, St James Gardens amongst other schemes.
Housing Capital Programme	Housing Capital Programme will deliver the first 1,000 new council homes, a mix of new build schemes, buy backs and s106 purchases for rent and let on secure tenancies
TfL Schemes	s106 budget of £6.06m has been approved for TfL schemes i.e., bus service infrastructure, Cycle Superhighway and cycle hire docking stations, DLR works, Legible London information boards and site-specific works.
Carbon Offset	£1.15m of s106 has been approved to fund carbon offset projects, including a community solar PV project; SME Energy Reduction grants programme and Schools Energy Retrofit Programme.

2. How we plan for Infrastructure Delivery



The decision on what to spend CIL/s106 on and when, alongside other funding is determined through the Capital Delivery governance process and ultimately approved by the Mayor in Cabinet. The current CP was approved in January 2021 for 2021/22 to 2023/24 totalling £627m and each year there is a review of the CP to ensure all known requirements are captured and assessed against existing and planned resources to enable expenditure in 2021/22. The review of the CP enables Members to make decisions about what to include in the programme based on a robust understanding of the funding sources currently available and those expected to come forward during the next three years. This is based on the assumptions that the s106 and CIL payments will come forward as programmed, despite recent events.

Approval to proceed with the investment is ultimately made by Mayor in Cabinet, after which the infrastructure can be delivered. Project delivery follows the Office of Government Commerce gateway approval process through a number of Council Boards responsible for strategy, delivery, and support. Revenue-spend such as for employment and enterprise initiatives is approved through a similar process. The governance process ensures delivery is in line with council objectives and meets the policy direction of the Local Plan.

In order to successfully deliver a substantial capital programme, it is essential to have effective governance, project monitoring, financial management and staff resources in place. The council has a Capital Delivery Team made up of specialist project and programme professionals responsible for the delivery of the Capital Programme including spend of CIL/s106 funding. Projects are monitored through the capital governance process to ensure there is progress, risks are managed, slippage is identified quality outcomes are delivered on time and value for money is demonstrated. Section 3 provides highlights of some of the projects in delivery or delivered in 2020/21.

3. Key Projects delivered and in delivery 2020/21

This section provides highlights of the projects that were either in delivery or delivered in 2020/21 and that were funded via s106 and/or CIL. Please note that this is not an exhaustive list and it only represents a cross-section of projects delivered across the borough.

Section 3 shows projects on a borough wide map and sections 3.2-3.18 show the projects by theme that have been delivered or are in delivery across each of the 4 LIF areas. Table 3.1 below summarises the ward names in each of the respective LIF Areas.

Table 3.1. Ward Name and LIF Area

LIF area 1	LIF area 2	LIF area 3	LIF area 4
Bethnal Green	Bow East	Blackwall & Cubitt Town	Blackwall & Cubitt Town
Shadwell	Bow West	Canary Wharf	Canary Wharf
Spitalfields & Banglatown	Bromley North	Lansbury	Island Gardens
St Dunstan's	Bromley South	Limehouse	
St Katharine's & Wapping	Mile End	Poplar	
St Peter's			
Stepney Green			
Weavers			
Whitechapel			

3. Key Projects delivered and in delivery 2020/21

LIF Area 1 -
Goodmans Fields Health Centre



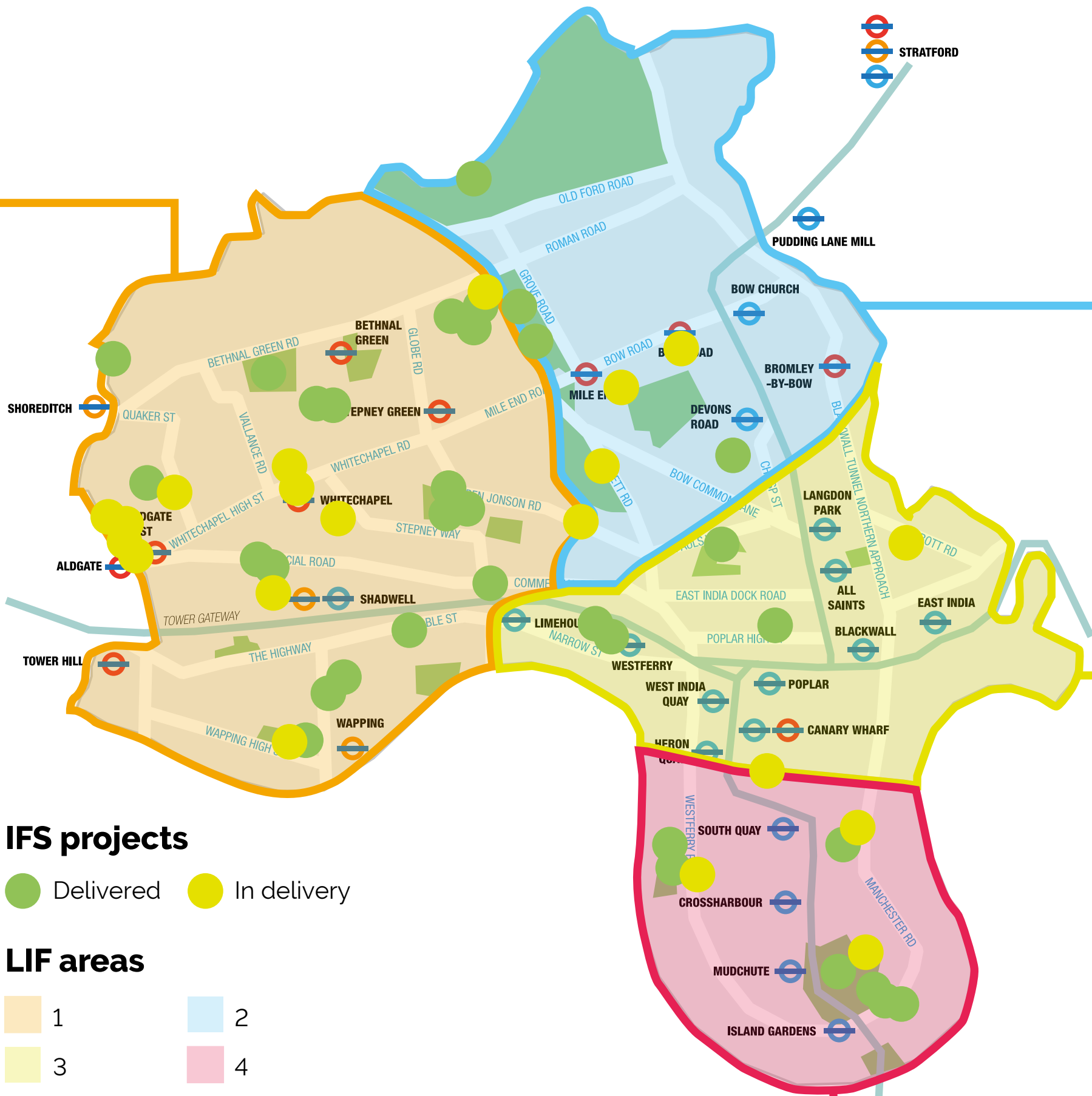
LIF Area 2
Beatrice State School Expansion



LIF Area 4
Mudchute Farm



LIF Area 3
Bartlett Park



LIF area 1

- 1 Tree Planting (borough wide)
- 2 Play Areas
- 3 Sports Facilities
- 4 Park Signage & Interpretation
- 5 Water Fountains
- 6 Community Gardening
- 7 Cycling & Walking Paths
- 9 CCTV (Borough -wide)
- 10 Park Improvements
- 11 Community Centre
- 12 Banglatown Arch
- 13 Health Centre
- 15 Public Realm
- 16 Leisure Centres
- 17 High Street Regeneration
- 18 Shop Front Improvements
- 19 Art Trail



LIF area 2

- 1 Tree Planting (borough wide)
- 2 Play Areas
- 5 Water Fountains
- 6 Community Gardening
- 7 Cycling & Walking Paths
- 9 CCTV (Borough -wide)
- 10 Park Improvements
- 13 Health Centre
- 14 School
- 16 Leisure Centres



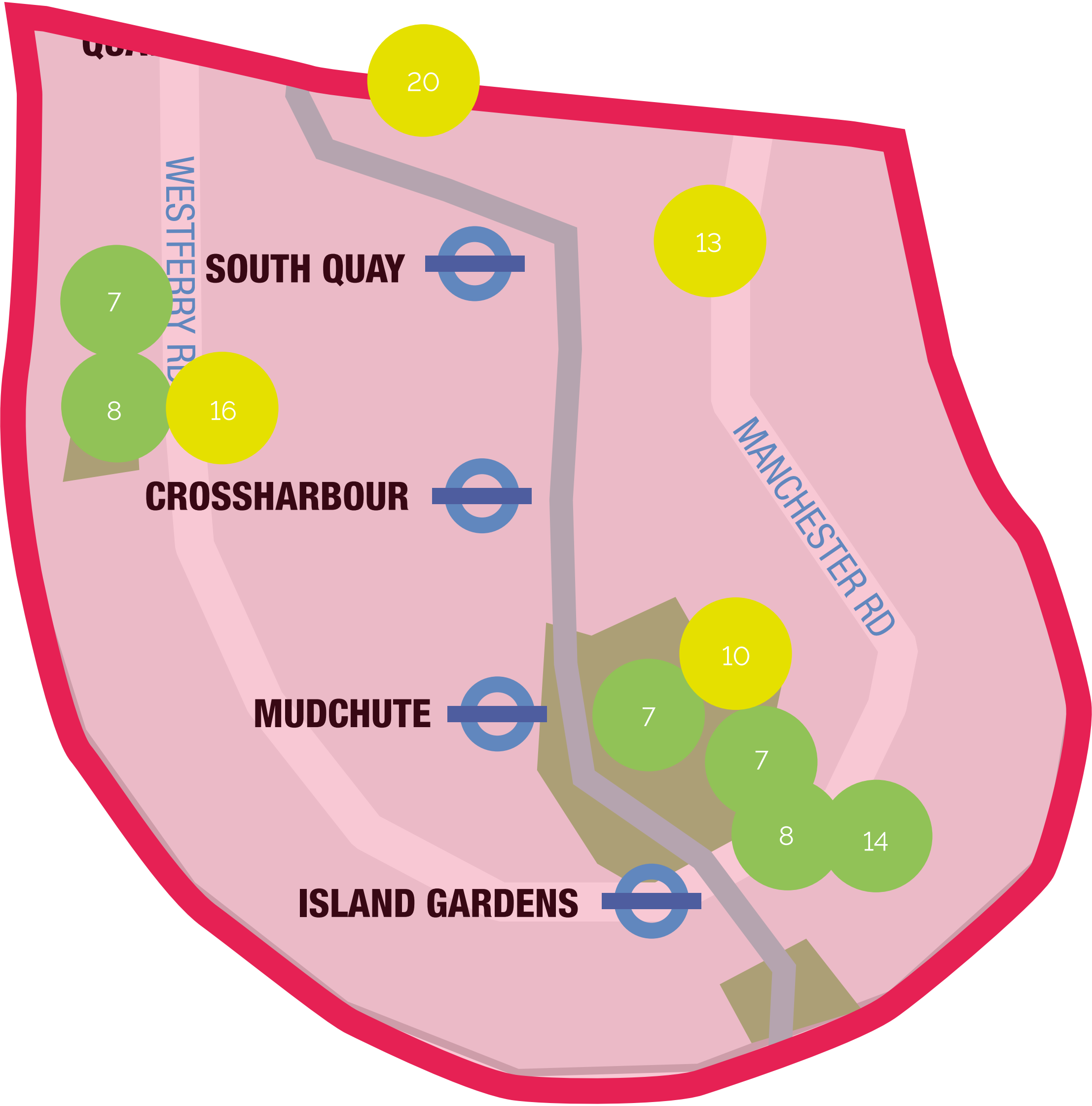
LIF area 3

- 1 Tree Planting (borough wide)
- 2 Play Areas
- 3 Sports Facilities
- 7 Cycling & Walking Paths
- 10 Park Improvements
- 13 Health Centre



LIF area 4

- 1 Tree Planting (borough wide)
- 7 Cycling & Walking Paths
- 8 Dog Area Improvements
- 9 CCTV (Borough -wide)
- 10 Park Improvements
- 13 Health Centre
- 14 School
- 16 Leisure Centres
- 20 Bridge (South Dock Bridge)



3.2 South Dock Bridge, Canary Wharf, E14

This £20m project relates to the delivery of a new footbridge identified as South Dock Bridge on the Upper Bank Street alignment, to support the large quantum of development now underway in South Quay, Canary Wharf, and the wider Isle of Dogs. It will help meet crossing demand that could potentially increase to 85,000 people by 2031 and it will help reduce congestion on the existing Wilkinson Eyre Bridge and the Docklands Light Railway (DLR). It is expected to be delivered in December 2024 and once delivered is likely to become the busiest footbridge in London after the Millennium Bridge.



3.3 Goodman's Fields Health Centre, Whitechapel, E1

Goodman's Fields is a £6.8M new built fit-for-purpose primary care health and wellbeing centre based in Aldgate. It was funded via s106 and opened in September 2021 and it will deliver an extended range of primary care services to the patients of the City of London and Tower Hamlets and provide the extra capacity and flexibility to meet increasing demand with an expected increase of 7,500 people in the current catchment area by 2033. The new centre provides up to 24 clinical rooms, as well as multi-purpose group room(s), interview and counselling room(s) and staff accommodation.



3.4 Beatrice Tate School Expansion, Mile End, E3

This £2.1m project funded by s106 will deliver a permanent extension on the Beatrice Tate school site in Southern Grove, Mile End to accommodate up to 60 profoundly disabled pupils in Spring 2023.



3.5 George Green School temporary accommodation, Island Gardens, E14

This £985k project funded by s106 that has been delivered has increased the number of sixth form places to 250, allowing the school to provide a wider range of sixth form subjects on offer according to their new curriculum.



3.6 Bartlett Park, Poplar, E14

Bartlett Park in Poplar is currently in delivery and will cost £5.1m. Funded via s106, the project will improve the landscape and introduce an inclusive play space to the park, improve the connection between the park and canal, and create a vibrant waterfront space for local people to use.



3.7 Mudchute Farm, Isle of Dogs, E14

The Mudchute Farm project funded via s106 and LIF relates to major infrastructure improvements to Mudchute Farm. This includes refurbishing the existing public toilets, upgrading water system, upgrading existing lighting system, refurbishing pathways, refurbishing community barn, installing new AC unit, refurbishing reception area, installing new fencing and refurbishing community classrooms.



3.8 Maroon Street, St Dunstan's E1

Funded via s106, the Maroon Street Pocket Park project focuses on re-imagining the existing space in St Dunstan's which is currently being used for fly tipping and ASB. It will create a pocket park that is more accessible and enjoyable for residents and visitors to the area, and it will open up views to the canal, provide seating and incidental play opportunities as well as increasing biodiversity and drainage capacity. The design of the new park is expected to be completed in October 2022.



3.9 Collingwood Hall, St Peters, E1

This £1.3m project that was part funded via CIL and that was delivered included the demolition of the old Collingwood Hall to accommodate the development of 53 new build homes as part of the Mayors pledge to deliver 2000 much needed homes and the creation of new community centre which is being managed and run by Collingwood Tenants and Residents Association.



3.10 Raines House Hub & Dance Theatre, Wapping, E1

A funding allocation of £815K funded via s106 was carried forward into 2020/21 to complete the renovation works at Raines House, a Grade 11 listed building which had numerous building issues. The site operates as a ground floor community hub and first floor dance theatre and it is a versatile space perfect for local community events and activities. Repairs to the building were guided by its listed status in discussion with Historic England and the council's Conservation Team. The scheme completed in September 2020.



3.11 Parks Capital Programme, across borough

The parks capital programme includes a 5-year programme of inclusive play projects' aiming to improve 17 playgrounds. In 20-21, over £669,000 was spent on a range of sites, including Meath Gardens (E2, pictured), Poplar Recreation Ground (E14), Glamis Adventure Playground (E1W), St. Bartholomew's Park (E1) and both playgrounds in Victoria Park (E3).



3.12 Leisure Centre Investment Programme 2021

The Leisure Centre Investment Programme of £2.1M funded via s106 over 5 leisure centres borough wide (Mile End Leisure Centre/Stadium, Tiller Leisure Centre, John Orwell Leisure Centre, Whitechapel Leisure Centre, York Hall Leisure Centre, includes upgrades to plant (boilers, air handling units), roof repairs, and swimming pool refurbishment.



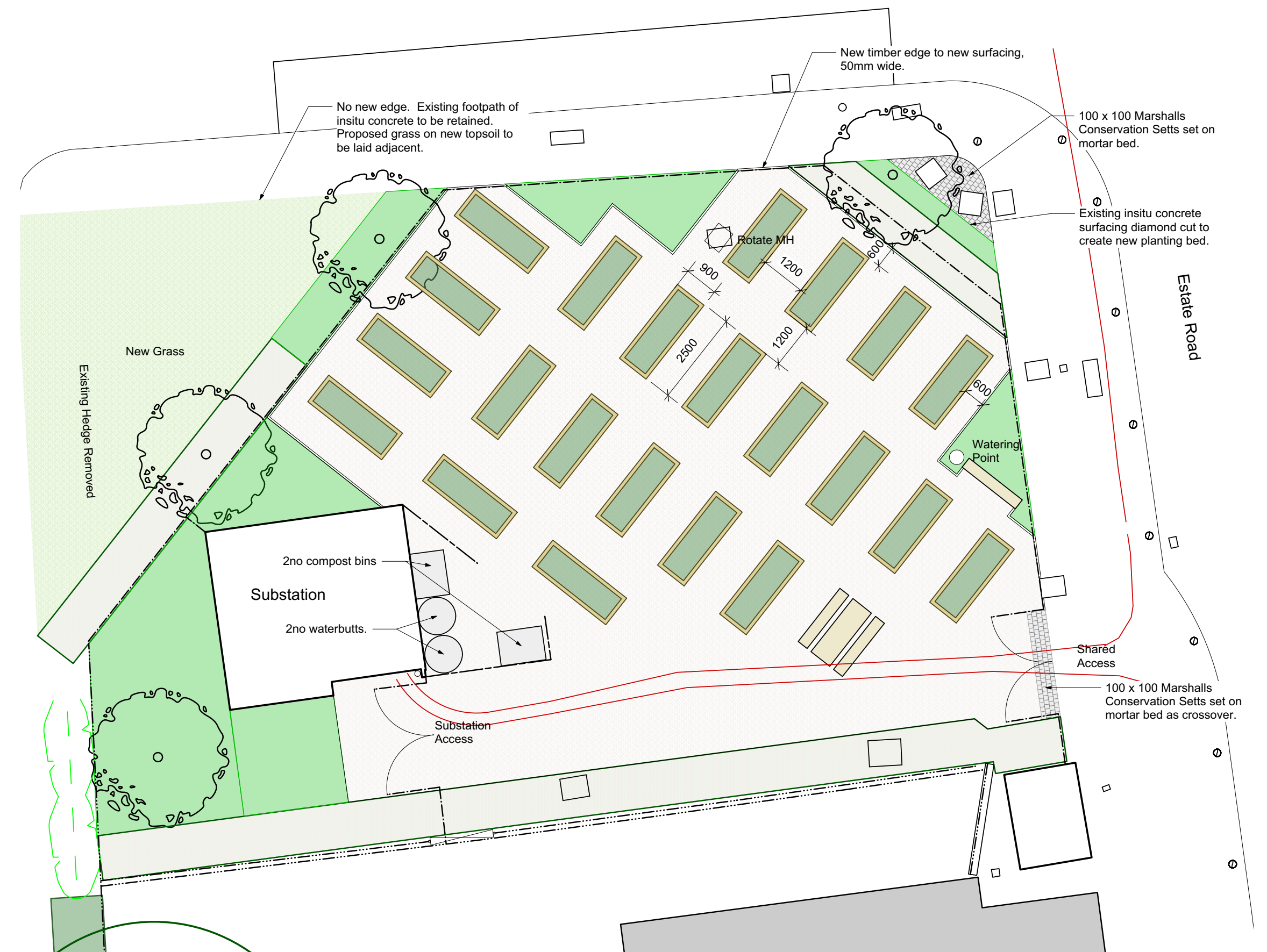
3.13 Ford Square & Cavell Street Gardens, Whitechapel E1

This project of £660k funded via s106 is in delivery and comprises of improvements to two small open spaces adjacent to each other, situated in Whitechapel, including one playground, enhanced planting, seating, and paving etc. The need for improvements to these spaces has been the subject of an extensive public consultation process and the proposed works are being informed by the outcome of that process. The project will improve the quality of the opens spaces and make them safer and more attractive, including improvements of facilities for children.



3.14 Berner Community Gardens, Whitechapel E1

This project of £250k funded via s106 is in delivery and it includes the creation of new community gardens, following the demolition of the Berner Community Centre, which was derelict. The new gardens will include the provision of 22 growing beds, which will be allocated to local residents. The gardens will make the area more accessible and enjoyable for residents and visitors. The design of the gardens has been completed and contractors are currently being procured to deliver the gardens onsite (the design for the gardens may vary slightly after design review with the contractor). The gardens will be handed over to Tower Hamlets Homes (THH) once completed for ongoing management.



3.15 Youth Build-a-bike/ Maintenance Course

The youth build-a-bike and cycle maintenance courses funded via LIF totalling £50k has been delivered. Working with young people between 12-19 years old and engaging with Spotlight, Mile End Community Project and Urban Adventure Base the aim of the project is to positively engage young people in cycling, particularly those at risk of taking part in cycling related crime. Benefits of the project include reduced cycling related crime and anti-social behaviour, improved cycle maintenance skills and obtaining professional cycle mechanic qualifications.



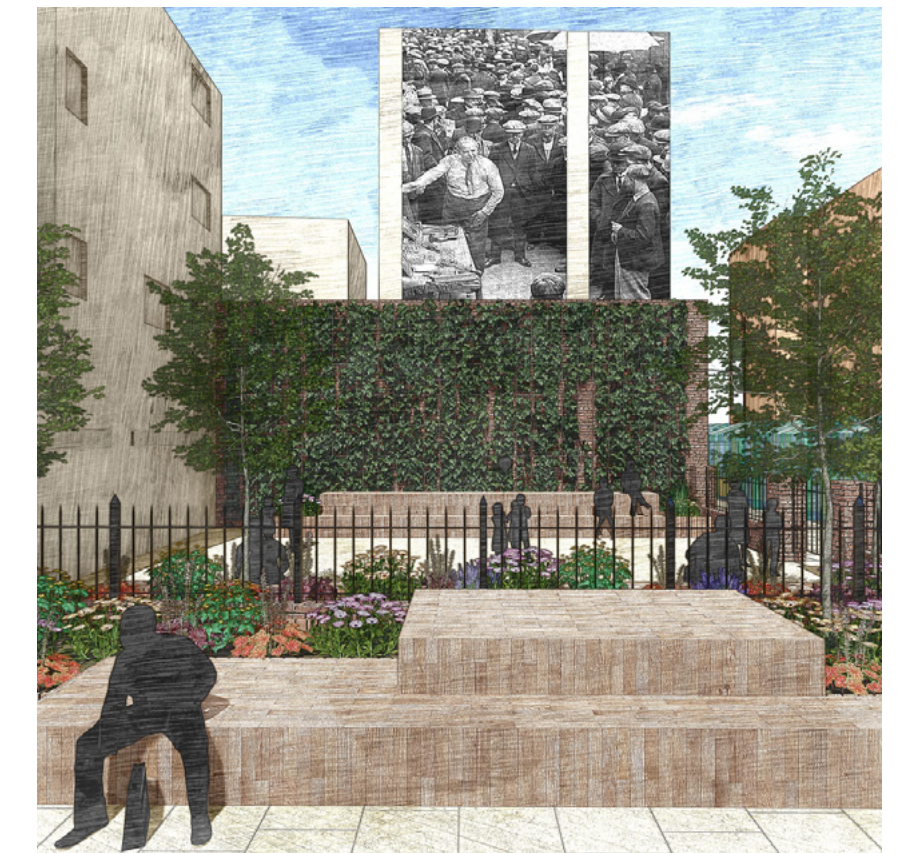
3.16 Secure Cycle Parking – Viking Close, Bow West, E3

In addition, secure cycle parking facilities that include communal bike hangars and individual cycle lockers have been provided on the Minerva Estate off Old Bethnal Green Road, E2 and within the Bow and Mile End areas, E3 funded via LIF totalling £120k to promote cycle use.



3.17 Middlesex Street Regeneration Programme, E1

Middlesex Street Regeneration Programme relates to a number of different projects that are currently in delivery costing £2.4m. Funded via s106 and CIL the project involves working with key stakeholders in the area, and creating a public square, pedestrianising a street, installing new seating, trees, and paving. There will also be an artwork trail that will link Brick Lane to Petticoat Lane Market using art pieces on blank gable walls in sightlines at key gateways to drive footfall as well as provide a plaque



3.18 The Madison, Meridian Gate, Marsh Wall, London, E14

Figure 3.17 shows the Madison Development in Meridian Gate, Isle of Dogs, E14. This is one of the 960 Affordable Housing units that was delivered borough wide in 2020/21 (Table 3.2). The Madison is a 58 -storey residential tower comprising of 104 Affordable Housing Units being 58 for rent and 46 for intermediate housing). It was completed in October 2020. It was developer led with Network Homes acquiring the affordable. It was funded via s106 and the Greater London Authority grant.



3.2 Number of Affordable Housing (AH) Units Delivered 2020/21 by Ward

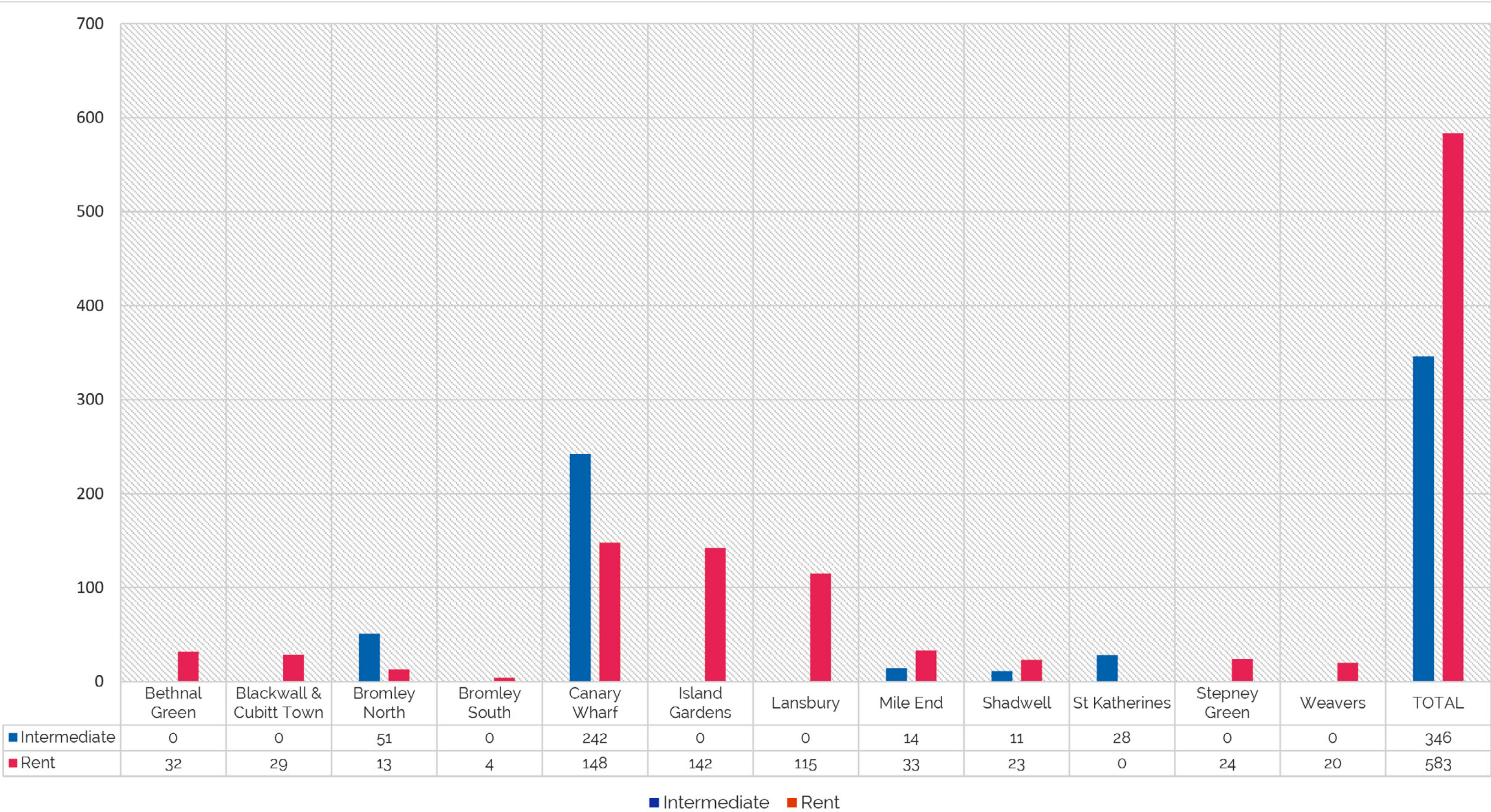
Table 3.2 below shows a breakdown of AH units by wards, with the respective name of the development scheme.

Ward & Name of Development Scheme	Number of AH Units
Bethnal Green Vic Johnson Court	32
Blackwall & Cubitt Town Good Luck Hope Block G	29
Bromley North Jolles House	64
Bromley South Mollis House Conversion - Hidden Homes Phase 3	4
Canary Wharf Arrowhead Quay City Pride aka Landmark Pinnacle Meridian Gate South Quay Plaza 1	138 70 104 78
Island Gardens Island Point	173

Ward & Name of Development Scheme	Number of AH Units
Lansbury Barchester Street	115
Mile End Locksley Estate Site A Thomas Road	33 14
Shadwell Ratcliffe Cross Street 1-9	34
St Katherine's London Dock Block D	28
Stepney Green Jubilee Street	24
Weavers Baroness Road	20
Total	960

3.18 Number of Affordable Housing units by tenure

Figure 3.18 below shows the majority of AH units delivered in 2020/21 were in the Canary Wharf and Island Garden Wards



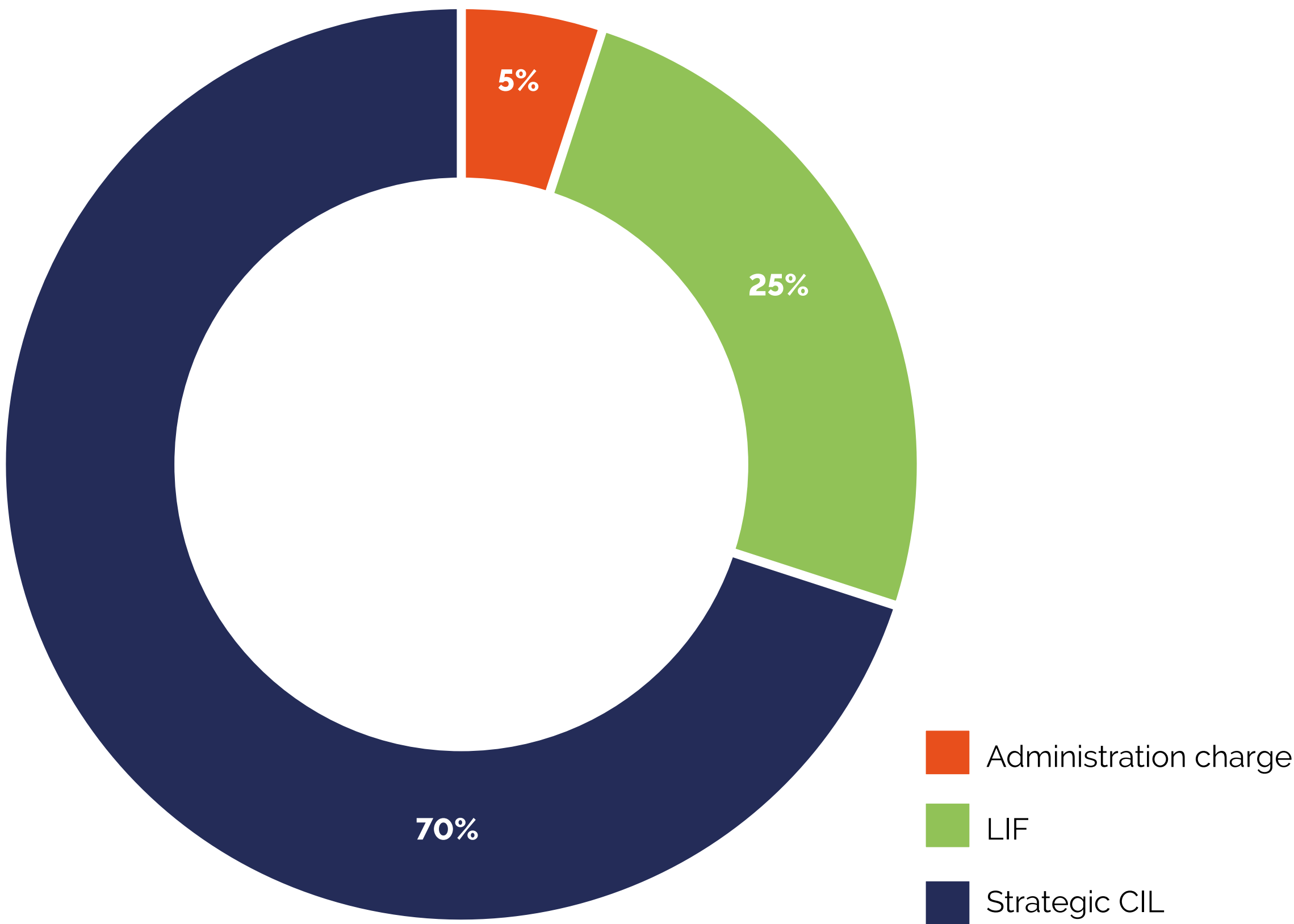
4. Community Infrastructure Levy (CIL)

There are two types of CIL charged in Tower Hamlets, namely the Mayoral CIL (MCIL) and Tower Hamlets CIL (THCIL). THCIL is administered and collected internally by Tower Hamlets and MCIL is administered and collected by Tower Hamlets on behalf of the Mayor of London. It is charged in accordance with the adopted [Charging Schedule](#) and the money raised contributes towards the Elizabeth Line, (currently being built by Crossrail Ltd).

The THCIL is split into Strategic, LIF (Neighbourhood Portion) and the Administration Charge as shown in figure 4.1 opposite.

Strategic CIL monies can be spent anywhere in the borough regardless which area they came from and the council decides what strategic projects are funded from CIL monies collected. The Strategic Fund could be spent on infrastructures such as schools, roads and transport, healthcare, medical facilities, open spaces, facilities for sport and recreation and flood management. The THCIL figures reported in Table 4.1 (overleaf) also includes LIF.

Fig. 4.1 Split between Strategic CIL and LIF & Admin Charge



4.1 Summary of CIL income & spend 2020/21

	Description	Total 2020/21
A	Total value of demand notices issued in the reported year	£53,139,895
B	Total value of CIL receipts for the reported year; (i) Borough CIL (ii) Mayoral CIL	£50,164,085 See Table 4.2 £26,003,379
C	Total value of CIL receipts before the reported year (up to 2019/20) which have not been allocated;	£35,173,279
D	Total value of CIL receipts collected during the reported year (20/21) which have not been allocated.	£28,736,630
E	Total value of CIL expenditure for the reported year	£5,147,759
F	Total value of CIL receipts (whenever collected) which were allocated but not spent during the reported year	£21,411,829

	Description	Total 2020/21
G	(i)The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item (ii)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) (iii) Total value of CIL spent on admin expenses <ul style="list-style-type: none">• Borough• Mayoral	See Table 4.3 £0.00 £2,508,204 £1,040,135
H	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;	£5,280,000 See Table 4.4

The following sections A-H (page 30) give more information and/or analysis relating to Table 4.1 above.

4.1 Summary of CIL income & spend 2020/21

A - Total value of demand notices issued

Prior to the commencement of a development, a Commencement Notice must be sent by an applicant or agent and when this is received by the council, a Demand Notice for payment will be sent to those who have assumed liability to pay. The Demand Notice sets out the date the CIL must be paid (usually 60 days from the date of commencement) and the amount due in each instalment (if instalments apply). A CIL Process Map is attached in Appendix 3.

The total value of demand notices issued in Tower Hamlets for the reported year 2020/21 was £53,139,895. This was significantly more than the £25,090,829 of demand notices that was issued in 2019/20. The majority of the demand notices were issued in the Spitalfields and Banglatown and Canary Wharf wards due to many large-scale developments commencing. These wards accounted for £30,571,682 or 57.5 per cent of the total demand notices issued.

B - Total value of CIL received

In the 2020/2021 period, the council received borough CIL payments of £50,164,085 compared to £24,508,129 in the previous year (2019/20). This represented a significant percentage increase of over 104 per cent. The increase in CIL receipts is due to investment in resources that has aided a more efficient CIL administration, collection process and is due to the commencement of large, phased schemes. Table 4:2 shows that the majority of the CIL receipts were from the Spitalfields and Banglatown and Canary Wharf wards at £15,623,782.18 and £15,032,545.15 respectively. This accounts for over 61 per cent of the total CIL receipts and includes several million-pound schemes in the Docklands and City Fringe areas including Orchard Place.

4.2 CIL receipts for 2020/21 by ward

Ward	Total Receipts
Bethnal Green	£38,646.41
Blackwall and Cubitt Town	£6,677,960.12
Bow East	£64,601.30
Bow West	£42,209.76
Bromley South	£136,108.62
Canary Wharf	£15,032,545.15
Island Gardens	£1,820.02
Lansbury	£13,628.84
Limehouse	£5,388,348.97
Mile End	£148,483.99
Poplar	£2,842,258.98
Shadwell	£0.00

Ward	Total Receipts
Spitalfields and Banglatown	£15,623,782.18
St Dunstan's	£39,524.49
St Peters	£183,200.63
Stepney Green	£193,840.99
Weavers	£1,019,104.00
Whitechapel	£2,718,020.76
Total CIL Receipts	£50,164,085.21

4.2 CIL receipts for 2020/21 by ward

For the reported year 2020/21, £11.9m of LIF was collected and of this £11.6m was allocated to projects for local improvements suggested through the consultation held in November 2020. The allocations can be found on our consultation website on the [2020/21 LIF You Said Report](#).

C - Total value of CIL received before the reported year (up to 2019/20) but not allocated

Total value of CIL receipts before the reported year (up to 2019/20) which have not been allocated is £35,173,279.

D - Total value of CIL received, collected during the reported year (20/21) not allocated

The total value of borough CIL receipts collected during the reported year (2020/21) was £50,164,085.21. Of this, the amount allocated to projects was £21,427,455 and the amount unallocated to projects was £28,736,630.

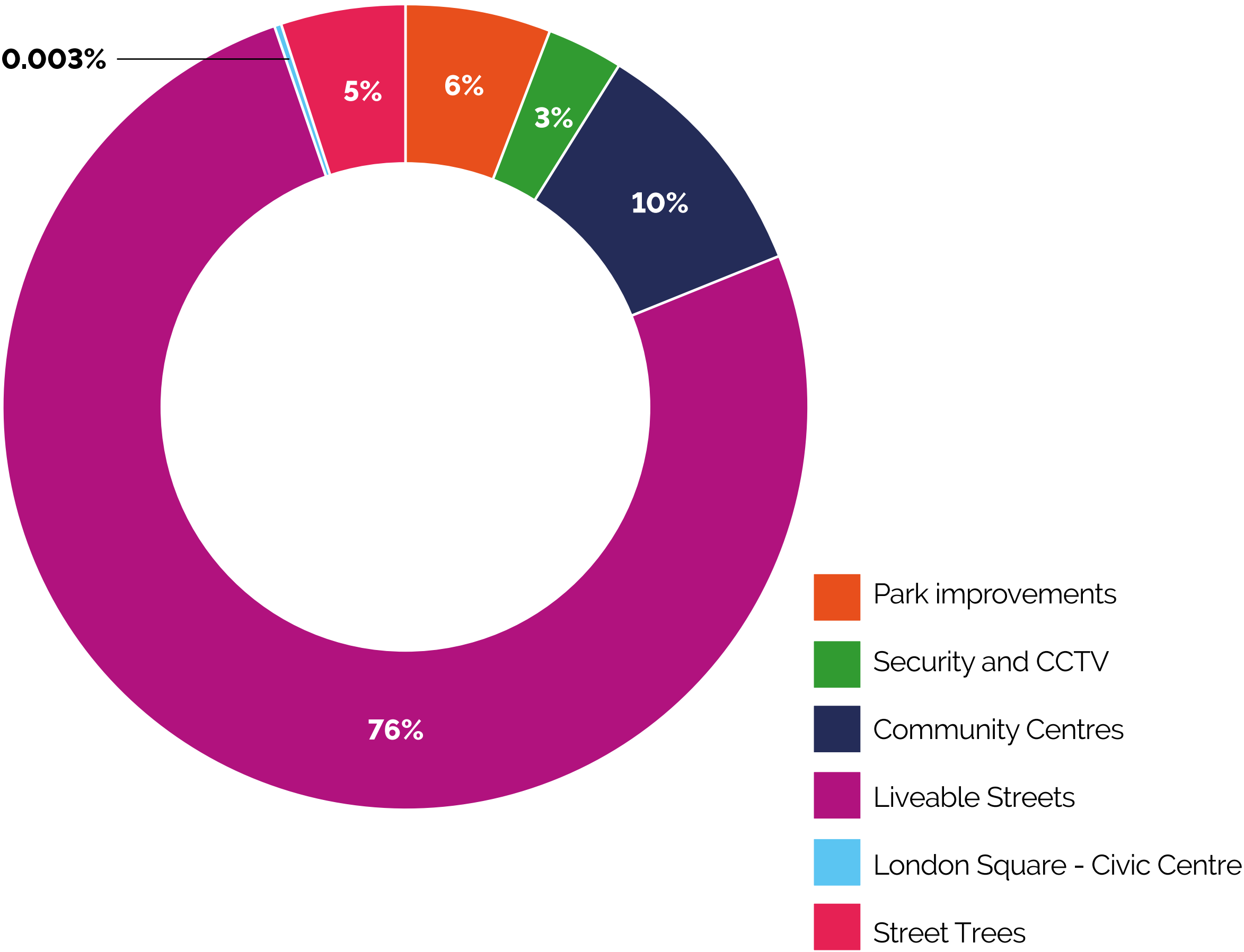
E - Total amount of CIL spent in the reported year (2020/21)

Table 4:3 shows the total amount of CIL spend by theme for 2020/21 that was £5,147,759. This was significantly less than the £11,465,582 that was spent in 2019/20 and was much less than what was anticipated to be spent in the year. This was mainly due to the global COVID epidemic that had a negative impact on the construction and development industry. Lockdown restrictions that commenced in March 2020 resulted in building sites being closed or them operating at reduced capacity with shortages of construction workers and sub-contractors, and supply chain disruptions that affected the availability of building materials.

4.3 Total CIL spend for the reported year (2020/21)

Infrastructure Category	Total Receipts
Park Improvements	£296,705.62
Security & CCTV	£143,767.16
Community Centres	£522,215.28
Liveable Streets	£3,925,016.68
London Square - Civic Centre	£17,903.00
Street Trees	£242,151.05
Total	£5,147,758.79

4.3 CIL spend 2021/22 by infrastructure type



F - Total value of CIL receipts allocated but not spent during the reported year (20/21)

The total value of CIL receipts that were collected but not spent during the reported year was £21,411,829.

G - Total value of CIL spent on admin expenses

(iii) The total value of CIL spent on borough admin expenses for the period 1st April 2020-31st March 2021 was £2,508,204. This represents 5 per cent of the total CIL collected.

H - 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

The total value of CIL allocated is £5,280,000. Summary details of infrastructure items allocated are shown in table 4:4 below.

4.4 Items of infrastructure allocated CIL for the reported year (2020/21)

Infrastructure Category	CIL Spend 2020-21
Security/Community Safety	£300,000
Security/CCTV	£3,100,000
Whitechapel Road Improvement Works	£1,880,000
Total	£5,280,000.00

CIL In-Kind

The CIL Regulations 2010 (as amended) Regulation 73 specifies that a Local Planning Authority (LPA) can accept land and buildings as payment in lieu of CIL. In such circumstances, the CIL In-kind should be acceptable to the council and if so, an agreement is entered into, and the value of CIL paid is equal to the agreed value of the land and buildings acquired in kind (as determined by an independent person).

If the council requires a developer to provide physical infrastructure (e.g., a primary school to 'shell and core' condition) on a development site, then an independent cost consultant is appointed to establish the reasonable costs to the developer of doing so. This amount is also reduced from the CIL liability.

For the year 2020/21, the council did not secure any CIL in-kind payments.

5. Section 106 (s106) Planning Obligations

Section 106 or Planning Obligations are legal agreements entered in order to mitigate the impacts of a development proposal. They can be by an agreement between the developer and the council or via a unilateral undertaking entered into without the council under Section 106 of the Town and Country Planning Act 1990 (as amended).

Planning obligations take the form of financial contributions and non-financial obligations. The type and range of planning obligations will depend on the development and its impacts.

The Planning Obligations Supplementary Planning Document (SPD) provides guidance on how planning obligations are secured from new development. This section provides a summary of financial and non-financial obligations that were agreed, received, allocated and spent during the reported year 2020/21.

This section provides a summary of financial and non-financial obligations that were agreed, received, allocated and spent during the reported year 2020/21 and these are summarised in Table 5:1.

5.1 Summary of Section 106 financial planning obligations 2020/21

	Description	Total 2020/21
A	i. Total amount of money agreed in s106 Agreements, ii. Total amount received during the reported year iii. Total amount allocated (including summary details of infrastructure items allocated to) and but not spent in the reported year	£13,020,693.32 £29,643,497 £13,463,336 See Table 5.2
B	Summary details of non-monetary contributions entered into during the reported year	P41
C	Total amount of money which was received before the reported year which has not been allocated	£43,781,201
D	Total amount of money spent in the reported year and summary details of: i. Items of infrastructure and the amount of money spent on each item ii. Amount of money spent on repaying money borrowed iii. The amount of money spent monitoring delivery of planning obligations iv. Total amount of money during any year which was retained at the end of the reported year	£16,552,835 See Table 5.3 £0 £633,770 £133,327,589

The following sections A-D give more information and/or analysis relating to Table 5.1

A (i) Total amount of money agreed in s106 agreements

The total amount of money agreed in s106 Agreements for the reported year 2020/21 was £13,020,693.

(ii) Total amount received

The total amount of s106 amounts received for the reported year 2020/21 was £29,643,497.

(iii) Total amount allocated (including summary details of infrastructure items allocated to) and but not spent in the reported year

The total amount allocated but not spent in the reported year 2020/21 was £13,463,336. A breakdown of the infrastructure items by category is given below in Table 5.2. A full breakdown is given in Appendix 3.

5.2 Total s106 allocated by not spent in 2020/21 by infrastructure category

Infrastructure Category	Amount
Affordable Housing	£5,245,000.00
Community Infrastructure	£10,500.00
Education Infrastructure	£4,000,000.00
Health Infrastructure	£409,680.00
Leisure Infrastructure	£1,679,655.48
Landscaping & Open Spaces	£1,304,728.33
Traffic, Highways & Transportation	£98,514.67
Employment & Enterprise	£715,257.94
Total	£13,463,336.42

B. s106 non-financial planning obligations entered into during the reported year (2020/21)

In addition to the s106 financial obligations that were entered into for the reported year, 2020/21, a variety of non-financial obligations were also agreed. A full list is detailed in Appendix 5. Some of these include:

- 793 affordable housing units secured (530 rented and 263 intermediate).
- 133 apprenticeships secured
- 17 developments are required to advertise 20 per cent of construction and/or end user phase jobs to local residents as well as procure goods and services from local companies and suppliers.
- 7 developments that will include affordable workspace

C Total amount of money which was received before the reported year which has not been allocated

The total amount of money which was received before the reported year which has not been allocated was £43,781,201

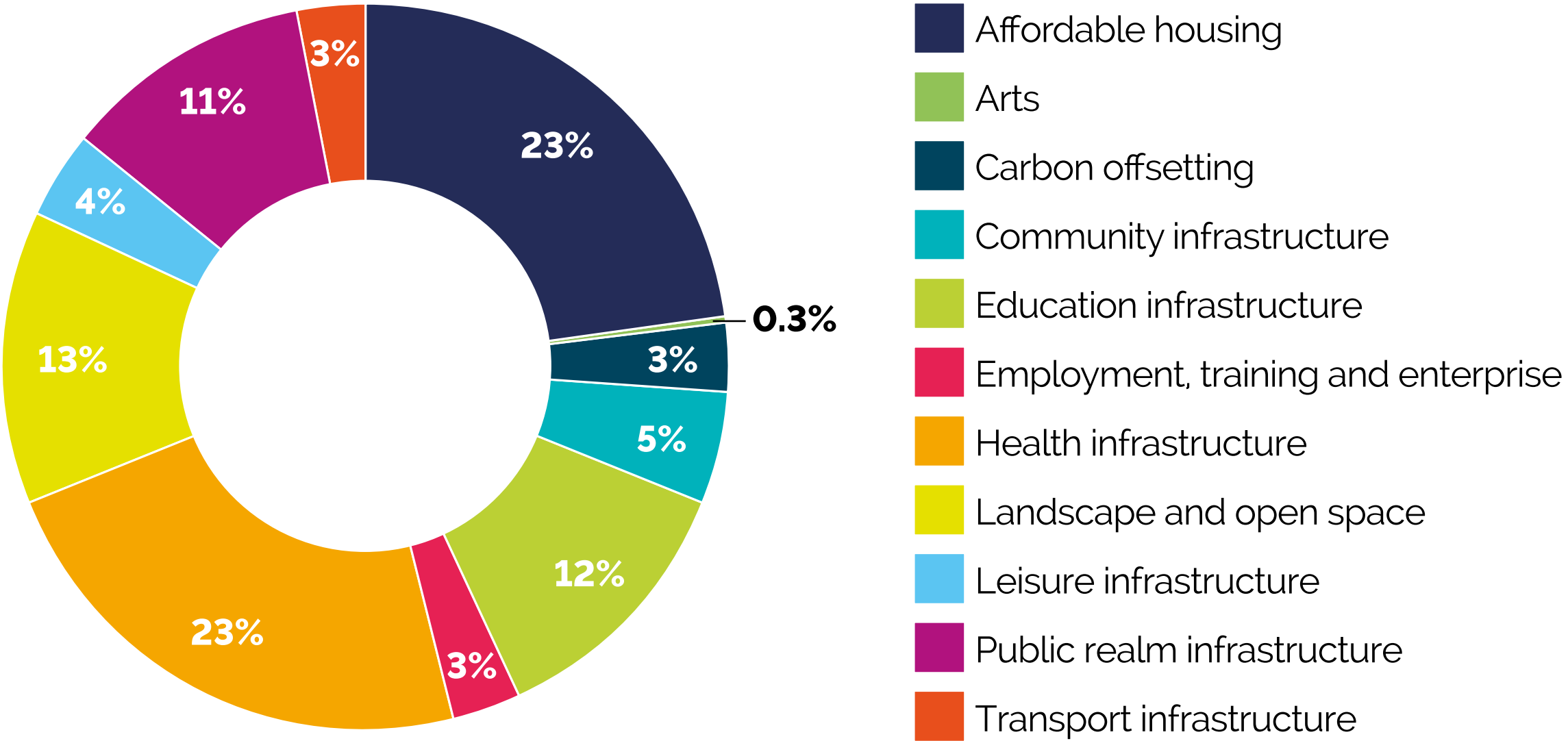
D. Total amount of money spent in the reporting year and summary details of:

(i) The total amount of money spent during the reported year 2020/21 was £16,552,835 (Table 5.3). This compares to £15,807,160 that was spent in 2019/20 and represents a 4.7 per cent increase. The breakdown for the amount of £16,552,834.82 and a list of infrastructure types and the respective spend is provided in Table 5.3 and the full breakdown amount spent on each item is given in Appendix 4.

5.3 s106 spend by infrastructure type 2020/21

Infrastructure Category	s106 Spend 2020-21
Affordable Housing	£3,782,000.00
Arts	£52,569.50
Carbon offsetting	£480,525.61
Community Infrastructure	£753,345.77
Education Infrastructure	£1,974,867.23
Employment, Training and Enterprise	£455,064.28
Health Infrastructure	£3,766,393.25
Landscape and Open Space	£2,186,849.73
Leisure Infrastructure	£684,390.44
Public Realm Infrastructure	£1,855,600.05
Transport Infrastructure	£561,228.96
Total	£16,552,834.82

5.4 s106 spend by infrastructure type 2020/21



(iii) The amount of money spent monitoring delivery of planning obligations

The total amount of money spent monitoring delivery of planning obligations for the reported year 2020/21 was £633,770. This compares to £617,092 in 2019/20 and represents a 2.7 per cent increase.

(iv) Total amount of money during any year retained at the end of the reported year

The total amount of money received during any year that was retained at the end of the reported year was £102,666,421

Appendices

- 1. Infrastructure Funding Statement (IFS) Mandatory Requirements**
- 2. CIL Process Map**
- 3. Total amount allocated (including summary details of infrastructure items allocated to) and but not spent in the reported year**
- 4. Total amount of money spent in the reporting year and summary details**
- 5. s106 Non-financial Planning Obligations Entered into During the Reported Year (2020/21)**

Appendix 1:

IFS mandatory requirements - Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

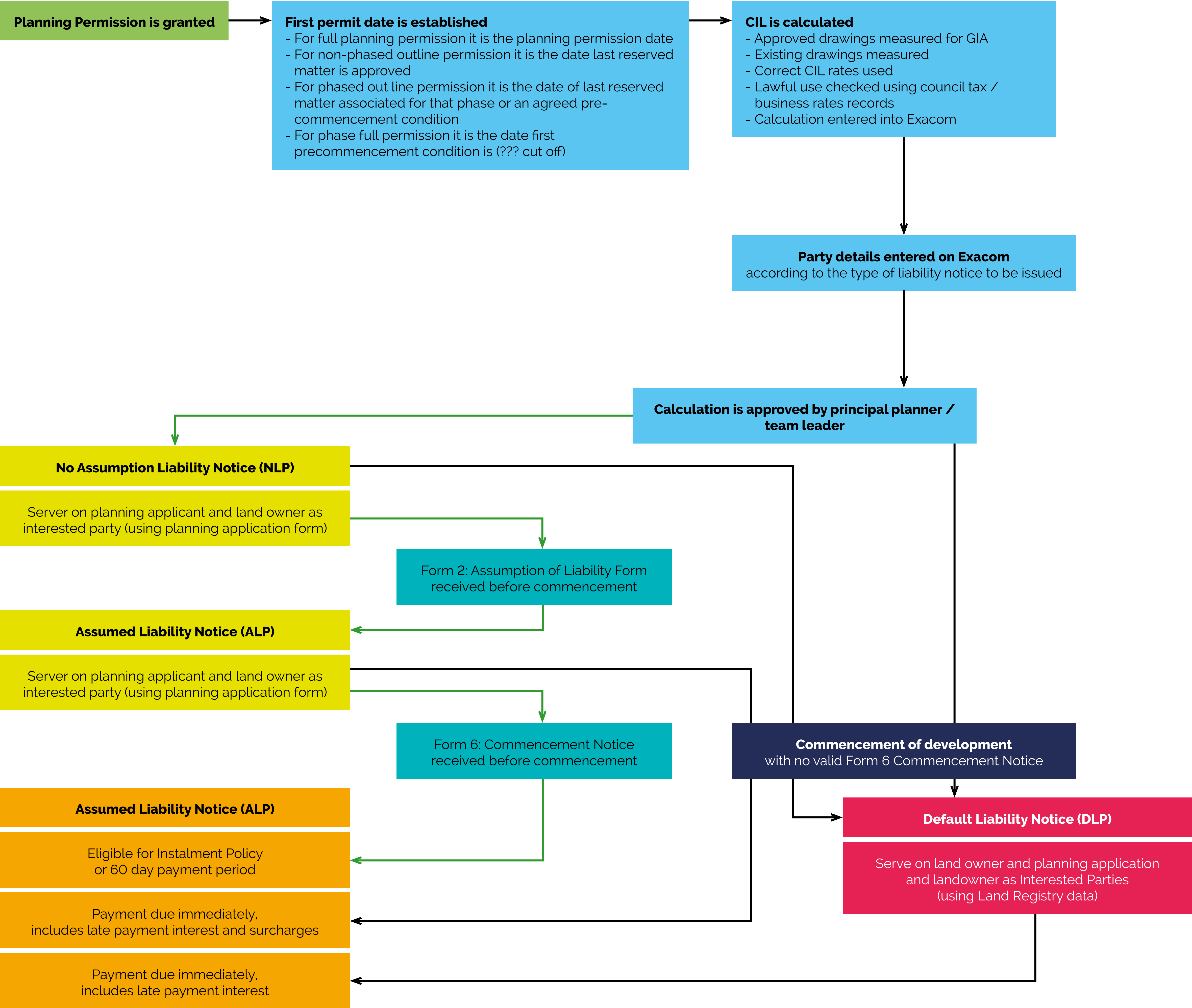
Community Infrastructure Levy contributions

- Total value of demand notices issued, CIL receipts, CIL allocation and CIL expenditure within the reported year
- Total amount of CIL receipts collected before the reported year but not allocated
- Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year and summary items of infrastructure on which CIL has been allocated
- Summary details of the following for CIL expenditure for the reported year:
 - Items of infrastructure on which CIL has been spent
 - Amount of CIL spent on repaying money borrowed
 - Amount of CIL spent on administrative expenses

Section 106 contributions

- 1) Total amount of money agreed in s106 agreements, total amount received, and total amount allocated (including summary details of infrastructure items allocated to) but not spent in the reported year
- 2) Summary details of non-monetary contributions entered during the reported year
- 3) Total amount of money which was received before the reported year which has not been allocated
- 4) Total amount of money spent in the reporting year and summary details of:
 - a) Items of infrastructure and the amount of money spent on each item
 - b) Amount of money spent on repaying money borrowed
 - c) The amount of money spent monitoring delivery of planning obligations
 - d) Total amount of money during any year which was retained at the end of the reported year
- 5) Optional: Summary details of funding or provision of infrastructure under s278

Appendix 2: CIL Process Map



Appendix 3:

Total amount allocated (including summary details of infrastructure items allocated to) and but not spent in the reported year – full summary details

Infrastructure on which money has been allocated	Amount
Affordable Housing	
Affordable housing wheelchair adaptations	£54,000.00
Affordable Housing capital programme	£5,191,000.00
Community Infrastructure	
Whitechapel Idea Store Bangladeshi 50 anniversary art	£10,500.00
Education Infrastructure	
Poplar catchment	£4,000,000.00
Health Infrastructure	
Suttons Wharf	£398,088.00
New Providence Row needle exchange	£11,592.00

Infrastructure on which money has been allocated	Amount
Leisure Infrastructure	
Leisure Centre Improvement	£1,679,655.48
Landscaping and Open Space	
Victoria Park inclusive play	£200,000.00
Island Gardens Café and Public Toilet	£442,000.00
Maroon Street pocket park	£296,567.44
Berner Community Garden	£250,000.00
1'o clock club horticultural Training Facility	£116,160.89
Traffic, Highways and Transportation	
Zero emission network	£27,571.26
Electric charging point	£70,943.41

Appendix 3:

Total amount allocated (including summary details of infrastructure items allocated to) and but not spent in the reported year – full summary details

Infrastructure on which money has been allocated	Amount
Employment and Enterprise	
Kick start	£150,000.00
Digital access	£90,000.00
Pivot extension	£280,000.00
Creative freelance futures	£157,000.00
Hackney Wick and Fish Island Makers market	£1,299.50
Thriving High Streets	£36,958.44
Total	£13,463,336.42

Appendix 4:

Total amount of s106 money spent in the reported year and summary details

Project name	Spend 2020/21
Christ Church Gardens	£15,340.80
Bartlett Park - Playground activity	£3,099.00
Bartlett Park Landscape Improvement Project	£1,350,721.91
Cavell Street Gardens	£38,600.14
Sports Facilities in Parks	£326,409.55
Inclusive Playgrounds	£774,460.90
Quality Parks	£331,267.42
Mitigating Anti-Social Behaviour in Parks	£116,740.59
Signage, Interpretation, Heritage	£27,570.50
Biodiversity, Community Gardening and Horticulture	£81,243.40

Project name	Spend 2020/21
Victoria Park Horticulture Training Centre	£31,941.00
London Dock - Expansion	£1,231,574.62
George Green's - 6th form Expansion	£459,011.47
Beatrice Tate Special School - Expansion	£71,060.35
Wood Wharf Expansion	£213,220.79
Ford Square	£24,509.86
Leisure Centre Improvements	£14,344.52
Pocket Parks Project Chicksand East	£1,800.00
Wellington Way Health Centre	£1,166,549.76
Various Sites - Improvement Works (Maximising Health Infrastructure (MHI))	£171,460.46

Appendix 4:

Total amount of s106 money spent in the reported year and summary details

Project name	Spend 2020/21
Aberfeldy Practice - Improvements to Health Infrastructure	£174,826.35
Buxton Street West - Landscaping (Green Grid)	£6,564.53
Goodman's Fields - Improvements to Health Infrastructure	£726,729.05
Sutton Wharf - Improvements to Health Infrastructure	£1,073,484.65
Island Medical Centre	£133,860.49
New Health Centre on Wood Wharf development site	£149,014.08
Aberfeldy WellOne - Community Hub within the GP Practice	£55,993.16
Maroon Street Pocket Park	£48,520.06
Sale Street	£7,893.60

Project name	Spend 2020/21
Tower Hamlets Mayor's Air Quality fund	£13,649.50
Middlesex Street	£24,999.00
Brick Lane Regeneration	£98,931.57
Boiler Replacement Programme	£66,186.92
Middlesex Street Regeneration Programme	£197,853.41
Roman Road West Regeneration Programme	£159,492.84
Granby Hall Community Hub	£75,147.99
St. Andrews Community Centre	£33,810.24
Raine House Wapping Community Centre	£591,586.19

Appendix 4:

Total amount of s106 money spent in the reported year and summary details

Project name	Spend 2020/21
Purchase of properties for use as Temporary Accommodation and purchase of s106 properties	£3,782,000.00
St Georges Town Hall Refurbishment Programme	£356,000.00
SME Energy Efficiency Grants	£102,156.87
Carbon Offsetting Projects	£312,181.82
Liveable Streets	£1,455,961.18
Construction Desk Services	£2,814.93
Increasing employment outcomes	£20,345.40
Integrating Families Furthest from the Labour Market	£48,753.65

Project name	Spend 2020/21
WorkPath	£37,524.23
ESF Unlocking Opportunities	£69,218.90
building legacies	£50,000.00
Hackney Wick and Fish Island Makers Market	£10,700.50
Thriving High streets P2	£33,041.56
s106 integrated service employer	£70,272.11
high street town centre support	£112,393.00
Total	£16,552,834.82

Appendix 5:

Summary list of s106 non-financial Planning Obligations entered into during the reported year (2020/21) by Head of Terms

Head of Terms	No of Deeds
AH - Design Standards	2
AH - Disposal / Transfer to RP	10
AH - in Perpetuity	10
AH - Provision of Units On Site	10
AH - R & N Agreement	7
AH - Tenure and / or Mix	8
AH - Wheelchair Units	6
Architect or Consultant	2
AW - In Perpetuity	3
AW - Letting / Leasing	21
AW - Marketing	20
AW - Monitoring / Reports	3

Head of Terms	No of Deeds
AW - Notice Submission	21
AW - Provision	9
AW - Strategy	18
AW - Submission of Statement	2
Car Club	9
Car Free Development	34
Carbon Offsetting	6
Code of Construction Practice	16
Commercial Floorspace	1
Considerate Constructors Scheme	18
Council Covenant(s)	27

Appendix 5:

Summary list of s106 non-financial Planning Obligations entered into during the reported year (2020/21) by Head of Terms

Head of Terms	No of Deeds
Commercial Floorspace	1
Considerate Constructors Scheme	18
Council Covenant(s)	27
Employment - Access to Employment	16
Employment - Apprenticeships	36
Employment - Construction Phase	20
Employment - Contracting	15
Employment - End User Phase	20
Employment - Issue of Written Statement	17
Employment - Provision of Data	53
Energy	17
Environment - Riverside Walkways	3

Head of Terms	No of Deeds
Environment - Trees	1
Highway Works	6
Highways S278/S38 Agreement	9
Landscaping	7
Listed Buildings	4
Local Procurement	16
Management Plan	7
Notices	79
Occupation or Use Restrictions	12
Permit Transfer Scheme	22
Phasing	1

Appendix 5:

Summary list of s106 non-financial Planning Obligations entered into during the reported year (2020/21) by Head of Terms

Head of Terms	No of Deeds
Planning Misc.	10
Play Areas	14
Pub Acc Areas - Access	11
Pub Acc Areas - Construction	8
Pub Acc Areas - Defects	1
Pub Acc Areas - General	3
Pub Acc Areas - Lighting	1
Pub Acc Areas - Maintenance	5
Pub Acc Areas - Management Plan	6
Pub Acc Areas - Specification	3
Restrictive Covenant(s)	1
Transport - Bus Driver Facilities	3

Head of Terms	No of Deeds
Transport - Cycling and Pedestrian	1
Transport - Parking	11
Transport - Pedestrian Footpaths	1
Transport - Sustainable Travel	13
Travel Plan Monitoring	16
Travel Plans	34
Variation	25
Variation of Definitions	14
Variation of Plans / Drawings / Appendices	3
Viability Review / Assessment	10
Wheelchair Accessible Units	2

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