

INFRASTRUCTURE FUNDING STATEMENT FOR 2020/21



CONTENTS

1 Introduction	2
2 Legacy Corporation Community Infrastructure Levy (LCIL)	3
3 Mayoral Community Infrastructure Levy (MCIL)	10
4 Section 106 Contributions	11
5 Future Infrastructure Spending	16
Appendix 1: Infrastructure List	17

Information about Community Infrastructure Levy and Section 106 Agreements can be found on the LLDC website Local Planning Authority webpages. Enquiries about the matters set out in this document can be made in the following ways:

In writing to:

Planning Policy and Decisions,
London Legacy Development Corporation,
10th Floor, 1 Stratford Place, London.
E20 1EJ

Email: cilands106@londonlegacy.co.uk

Telephone: 020 3288 1800

1. INTRODUCTION

- 1.1 This is the Legacy Corporation's second Infrastructure Funding Statement (IFS), which replaces the Regulation 62 Report that the Legacy Corporation previously published annually to report on developer contributions. The Legacy Corporation is now required to produce an IFS on an annual basis, in line with changes to legislation that came into force on 1st September 2019. This report covers the financial year 2020/21 (referred to hereafter as '**the reporting year**'). Information covering previous years can be found in the Legacy Corporation's first Infrastructure Funding Statement (2019/2020), Regulation 62 Annual Reports and the Authority Monitoring Reports on the Legacy Corporation's website.

- 1.2 The IFS reports on the receipt, allocation and expenditure of the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions. CIL and S106 (collectively known as 'planning obligations' or 'developer contributions') income is used to help fund the provision of supporting infrastructure in association with development and to maximise the benefits of, and opportunities arising from, growth in an area. It also includes an Infrastructure List, detailing the specific types and items of infrastructure which are required to support growth in the Legacy Corporation's planning area. Items on this list are eligible for Legacy Corporation CIL funding.

2. LEGACY CORPORATION COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 2.1 The Legacy Corporation, as charging authority, collects two different types of CIL: Legacy Corporation CIL and Mayoral CIL. This section (Section 2) concerns the former, which is used to fund infrastructure in the Legacy Corporation area to support growth.
- 2.2 The Legacy Corporation put in place its first charging schedule on 6th April 2015 (LCIL1). In 2018, the Legacy Corporation began the process of reviewing this charging schedule, and adopted its second charging schedule in May 2020 (LCIL2). LCIL1 applies to all development which gained permission between 6th April 2015 and 30th June 2020, whilst LCIL2 applies to all development from 1st July 2020 onwards.
- 2.3 In line with regulations, CIL charging authorities are eligible to retain up to 5% of CIL income to administer the CIL regime in their area. Therefore, the Legacy Corporation retains 5% of CIL income from LCIL1 and LCIL2 to manage LCIL and its collection. The Legacy Corporation also retains 4% of income from MCIL for administrative purposes.
- 2.4 In addition to the administrative portion of CIL, regulations set out that the Legacy Corporation is required to spend 15% of Legacy Corporation CIL in consultation with the local community in the Legacy Corporation’s planning area. The Legacy Corporation has therefore set up the Neighbourhood Priorities Fund (NPF) to manage spending this income in collaboration with the community in the area it covers as Local Planning Authority. More information about the NPF is provided later in this section.

LCIL COLLECTION

- 2.5 In the reporting year, LCIL Demand Notices to a value of **£2,390,763.26** were issued and LCIL receipts totalled **£2,179,866.34**. Of the latter, **£326,979.95** was made available for NPF projects.
- 2.6 As at the end of the reporting year, LCIL receipts since the adoption of LCIL1 totalled **£23,319,970.81**. A summary of LCIL receipts by year is provided in Table 2.1.

Year	LCIL collected (£)
2015/16	0
2016/17	3,283,222.65
2017/18	2,805,206.61
2018/19	798,386.27
2019/20	14,253,288.94
2020/21	2,179,866.34
Total	23,319,970.81

LCIL ALLOCATION

2.7 Once LCIL payments are received, they are split as below:

- 5% to administration, which is used to help fund relevant salary and administrative costs, as well as the costs associated with preparation and review of charging schedules;
- 15% to the Neighbourhood Priorities Fund (NPF); and
- The remainder to the strategic CIL fund to be spent in accordance with the Infrastructure List, most recently updated in May 2021.

A summary of how total receipts have been split is provided in Table 2.2.

Fund	Total receipts (£)	of which, unallocated (£)
Administration	1,165,998.54	0
Neighbourhood Priorities Fund	3,497,995.62	339,440.08 (of which £12,460.12 was received before the reporting year)
Strategic CIL	18,655,976.65	7,992,856.72 (of which £6,248,963.65 was received before the reporting year)
Total	23,319,970.81	8,332,296.80 (of which £6,261,423.77 was received before the reporting year)

2.8 CIL receipts split between the strategic CIL fund and NPF are then allocated to projects falling within their respective remits. Allocation decisions are made by the Legacy Corporation's Project Proposals Group (PPG) which comprises Legacy Corporation Directors as voting members and representatives of the London Boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest as non-voting members, with legal oversight from Transport for London Legal. PPG has delegated authority from the Legacy Corporation's Board to allocate CIL and S106 monies. It meets quarterly, with an additional meeting to approve Neighbourhood Priorities Funds bids annually outside of this cycle. Where needed, extraordinary meetings take place to make decisions around funding for projects which are time sensitive.

2.9 In the reporting year, a total of **£4,788,228.92** was allocated. Of the funds allocated, **£4,679,235.61** comprised receipts from previous years. A high-level summary of these allocations is provided in Table 2.3, with further detail provided in the subsequent sections (a) and (b).

Allocated to administration (£)	108,993.31
Allocated to Neighbourhood Priorities Fund projects (£)	1,798,306.84
Allocated to Strategic CIL projects (£)	2,880,928.77

(A) Neighbourhood Priorities Fund Allocations

- 2.10 Following the adoption of LCIL in 2015, the Legacy Corporation's Board set up the Neighbourhood Priorities Fund (NPF) to administer the 15% of CIL revenues which are to be spent in consultation with the local community. PPG was given delegated powers to allocate these monies and a consultation was undertaken in 2016 with the local community to establish infrastructure priorities for this funding. The report produced following this consultation can be found on the CIL page of the Legacy Corporation's website.
- 2.11 The Legacy Corporation has held three bidding rounds for the local community to come forward with projects that they have identified to help mitigate the impact of development in the area. These have been held annually, in 2018, 2019 and 2020. As at the end of the reporting year, **£3,158,555.54** had been allocated in NPF funding, of which **£1,798,306.84** was allocated in the reporting year itself. A summary of the projects awarded NPF funding in the reporting year is provided in Table 2.4 overleaf.



Project Name	Brief Description	Bidding round year	Funding Amount (£)
Creative Courts	Revitalisation of the recreation areas within the Carpenters Estate.	2020	29,884.00
Cultivating Communities	A year long programme of 50 outdoor learning and physical activity sessions at the Carpenters Estate.	2020	23,360.00
Football Unites Community Football	Providing free football and family sports programmes within a 1-mile radius of the Olympic Park.	2020	15,135.00
Disability Sports Coach Programme	Delivery of two sports clubs and a home activity programme to allow disabled residents in the local community to participate in regular sports activities.	2020	28,349.00
Skaped Let's Talk Gender Equality	A 14-week programme delivering virtual 2-hour workshops on the topic of gender equality, with 30 beneficiaries.	2020	10,100.00
UnAge	Expanding and enhancing a food start up programme and running a project to build new intergenerational food businesses that deliver food locally to reach older people who are isolated because of the pandemic.	2020	19,400.00
Ride Side by Side	Enabling local residents to make short trips on a Side-by-Side cycle, facilitating connectivity, social interaction and exercise.	2020	28,625.00
Carpenters Estate Community Archive	Creating an oral, digital and written record of the Carpenters Estate.	2020	19,120.00
Our Park Life Community Conservation Project	A pilot programme, over a 2-year period, to bring people together through conservation, horticulture and planting.	2020	29,650.00
Our Park Life QEOP Archive	Creating an archive to document the impact of the 2012 London Olympic and Paralympic Games on the local area.	2020	16,300.00
Social Ark	Providing structured learning, mentoring and wrap-around support to enable 18-30 year olds from disadvantaged backgrounds across the Olympic Boroughs to develop social businesses.	2020	30,000.00
Stour Trust CIC	Providing a community asset to offer key services to the wider Hackney Wick and Fish Island community, partnering with East Bank institutions such as UCL and UAL.	2020	28,500.00
Gainsborough Primary School Drama Club	Delivering 24 weekly sessions of free, high-quality drama provision within the after-school programme between January 2021 and July 2021.	2020	10,074.00
The Abbey Wood (Ambition, Aspire, Achieve)	Developing an area of mature woodland as a community and learning resource.	2020	23,000.00

Table 2.4: Neighbourhood Priorities Fund allocations in the reporting year (continued)			
Project Name	Brief Description	Bidding round year	Funding Amount (£)
Badu Sports Gainsborough Playing Fields	Developing Gainsborough Playing Fields as a sporting hub, offering weekly activities for young people.	2020	248,000.00
Badu Café	Providing a community hub in a café at Hackney Bridge.	2020	249,000.00
Change Please Foundation	Opening a café in the LLDC area, which would offer training for people experiencing homelessness.	2020	125,000.00
Grow Hackney (Grow Well)	Working with the local artistic/musical community to create a COVID-secure pop-up space and providing floating planters at the canalside area.	2020	81,470.00
You Me Us FC	Providing a combination of football training, mindset coaching and business mentoring.	2020	150,456.00
The Palace Club	Supporting programme delivery within a social hub for local people aged 65+ years.	2020	45,000.00
Architecture Apprenticeship Accelerator Programme (D Lab)	Funding a Community Engagement Lead & Curriculum Delivery Coordinator to raise awareness in schools of design/architecture career routes.	2020	135,332.00
Gainsborough Primary School Community Training Room	Improving the community training room within Gainsborough Primary School, to enhance the provision of skills development training for parents and adults from the local community.	2020	150,440.30
Mary Ward Settlement	Creating a welcome area on the ground floor of the new Mary Ward Settlement building in Stratford, including a frontline information and signposting service.	2020	95,000.00
1 st QEOP Rainbows, Brownies and Guide Units	Providing accessible camping equipment to supported disabled members of the units and staff both during weekly meetings and during trips away.	2020	75,522.39
The Line – Nature on the Line	A series of initiatives to further enhance public spaces in the LLDC area, with artworks relating to nature.	2020	131,589.15

2.12 None of the funds allocated in Table 2.4 were spent in the reporting year. However, since the end of the reporting year, a number of these projects have progressed significantly, and funding has been drawn down accordingly.

(B) Strategic CIL Allocations

- 2.13 PPG also has delegated powers to allocate strategic CIL funding. For a project to be eligible for this funding, it must be included on the LLDC's Infrastructure List. In the reporting year, **£2,880,928.77** was allocated in strategic CIL funding, as summarised in Table 2.

Project Name	Brief Description	PPG date	Funding Amount (£)
Eastway Baths and Multi Use Games Area	Improvements to the Eastway Baths and Multi Use Games Area which will help fulfil the need for youth and sports amenities in Hackney Wick.	June 2020	246,189.00
Stratford Station Outline Strategic Business Case	Developing a business case for project development and funding for long-term improvements to Stratford Regional Station to meet the demands of passenger growth.	September 2020	264,000.00
Cycling Infrastructure	Delivery of small-scale cycling infrastructure improvements within the LLDC area as part of a wider improvement programme.	September 2020	48,000.00
Roach Point Bridge	Construction of the southern approach to Roach Point Bridge in Fish Island.	December 2020	259,739.77
Pudding Mill to Park Connectivity: Marshgate Lane and Greenway Link	Improvements to the route from Pudding Mill, along Marshgate Lane to the Greenway, enhancing the public realm and connectivity.	March 2021	1,863,000.00
Three Mills Digital Infrastructure	To improve digital infrastructure at Three Mills Studios	March 2021	200,000.00
Total	-	-	2,880,928.77

- 2.14 None of the funds allocated in Table 2.5 were spent in the reporting year. However, since the end of the reporting year, certain of these projects have progressed significantly. For instance, funding for the Stratford Station Outline Strategic Business Case was drawn down in September 2021.

(C) Administration Allocations

- 2.15 5% of LCIL receipts are allocated to administrative costs. These include staffing and administrative process costs, as well as costs relating to preparation and review of the charging schedule. In the reporting year, the sum allocated for this purpose was **£108,993.31**.

LCIL EXPENDITURE

- 2.16 A total of **£461,932.20** in LCIL receipts has been spent in the reporting year, comprising £263,722.95 in NPF funding and £198,209.25 in strategic CIL funding. In the reporting year, no CIL was spent on repaying borrowing.

(A) Neighbourhood Priorities Fund Expenditure

- 2.17 Table 2.6 summarises the NPF funds that were spent in the reporting year.

Project Name	Brief Description	Date of expenditure	Funding Amount (£)
Gainsborough Primary School	Redevelopment of the front entrance to Gainsborough Primary School and Children's Centre	June 2020	143,000.00
Gainsborough Primary School	Reimbursed in 2021/22	March 2021	5,000.00
London Borough of Hackney, Old Baths	Improving the public realm and refurbishment of the Multi Use Games Area Pitch at the Old Baths (affordable workspace and community space)	March 2021	115,722.95
Total	-	-	263,722.95

(B) Strategic CIL Expenditure

- 2.18 A total of £198,209.25 in strategic CIL receipts were spent during the reporting year. This funding forms part of the £1,000,000 allocation made by PPG to the Yard Theatre in March 2020. The project entails the provision of a purpose-built theatre and community centre within the Queens Yard redevelopment. (16/00271/OUT).

LCIL RETAINED

- 2.19 Table 2.7 sets out the overall LCIL receipts retained at the end of the reported year.

Fund	Total receipts retained at the end of the reporting year (£)	Unallocated receipts retained at the end of the reporting year (£)
Neighbourhood Priorities Fund	2,789,053.02 (of which £326,979.96 was received in the reporting year, and the remainder beforehand)	339,440.08
Strategic CIL	14,457,767.56 (of which £1,743,893.07 was received in the reporting year, and the remainder beforehand)	7,992,856.72

3. MAYORAL COMMUNITY INFRASTRUCTURE LEVY (MCIL)

- 3.1 The Legacy Corporation collects Mayoral CIL (MCIL) on behalf of the Mayor of London. MCIL is transferred to Transport for London (TfL) to support the development of the Elizabeth Line. London's Mayoral CIL first came into effect in 2012 (MCIL1). This has since been reviewed, with a new charging schedule having been implemented on 1st April 2019 (MCIL2). MCIL1 applies to all development given permission between 2012 and 1st April 2019. MCIL2 applies to development that has been granted permission since 1st April 2019. The Legacy Corporation retains 4% of CIL income from MCIL1 and MCIL2 in order to support the administration of the Mayoral CIL regime.

- 3.2 In the reporting year, MCIL Demand Notices to a value of **£1,918,144.82** were issued and MCIL receipts totalled **£944,998.67**. Of this, the Legacy Corporation retained **£37,799.95** (4%) for administrative expenses.

4. SECTION 106 CONTRIBUTIONS

4.1 Section 106 (S106) agreements are put in place to ensure that development taking place in an area supports the growth that it is enabling. Section 106 contributions can take a variety of forms, from the construction of buildings or provision of services to financial contributions towards relevant infrastructure items. Each S106 agreement relates to the conditions on that specific site and puts in place specific measures following the policies in the Legacy Corporation's Local Plan. Further detail around implementation of the approach set out in the Local Plan is available in the Legacy Corporation's Planning Obligations Supplementary Planning Document (SPD). This document sets out more detail around the range and nature of planning obligations that may be sought in relation to development. The Legacy Corporation is undertaking a review Planning Obligations SPD, following the adoption of a reviewed Local Plan in 2020 and the adoption of a new London Plan in 2021.

SECTION 106 AGREEMENTS ENTERED

4.2 Table 3.1 overleaf sets out details of the Section 106 agreements that were entered during the reporting year.



Table 3.1: Section 106 agreements entered in the reporting year			
Planning reference	Obligation	Monetary Value (£)	Number of affordable homes
16/00271/OUT: Queen's Yard, White Post Lane	Affordable Housing	-	29
	Carbon Offset Contribution	107,000.00	-
	Bus Service Contribution	56,000.00	-
	Highway Contribution	148,490.00	-
	New Theatre Contribution	500,000.00	-
	<i>Non-financial contributions, including: build to rent covenant; build to rent management scheme; provision of affordable housing that is accessible or easily adaptable for wheelchair users; viability review; affordable workspace provision; relocation strategy; local labour and local business provision; public open space provision; estate management strategy; connection to the district energy network; design monitoring; safeguarding of new theatre land; and new theatre RMA.</i>		
19/00185/FUL: Former Truman Brewery	Affordable Student Accommodation Units	-	116 (student accommodation units, equivalent to 46 affordable homes on a 1:2.5 basis)
	Construction Management Group Contribution	20,000.00	-
	Highway Safety Contribution	50,000.00	-
	Public Realm Contribution	150,000.00	-
	Travel Plan Monitoring Contribution	50,000.00	-
	Carbon Offset Payment	TBC	-
	Waterway Contribution	30,000.00	-
<i>Non-financial contributions, including: provision of student accommodation that is adaptable for wheelchair users; viability review; student accommodation provision; car club/van sharing provision; highway agreement; car parking delivery and management scheme; travel plan; affordable workspace provision; relocation strategy; local labour and local business provision; connection to energy network; reduction of energy demand provision; BREEAM target; design monitoring; estate management strategy; public open space provision; and National Considerate Constructors Scheme.</i>			

Table 3.1: Section 106 agreements entered in the reporting year (continued)			
Planning reference	Obligation	Monetary Value (£)	Number of affordable homes
19/00291/FUL: 304-308 High Street, Stratford	Construction Management Group Contribution	20,000.00	
	Highway Safety Contribution	50,000.00	
	Public Realm Contribution	250,000.00	
	Stratford Regional Station Contribution	400,000.00	
	Travel Plan Monitoring Contribution	20,000.00	
	Carbon Offset Payment	TBC	
	<i>Non-financial contributions, including: highway agreement; car parking delivery and management strategy; car free development provision; affordable workspace provision; relocation strategy; local labour and local business provision; connection to energy network; reduction of energy demand; BREEAM target; design monitoring; estate management strategy; public open space provision; National Considerate Constructors Scheme; Channelsea River works; hotel management strategy; and community investment programme.</i>		
19/00571/FUL: Sugar House Island, Primary School	Travel Plan Monitoring Contribution	10,000.00	
	Design Monitoring Contribution	TBC (not to exceed £50,000.00)	
	<i>Non-financial contributions, including: travel plan; traffic management plan; design monitoring; school community use strategy; Blue Badge space delivery and management strategy; provision of Blue Badge space; local employment and supply chain provision; and energy study.</i>		
19/00473/REM: Chobham Farm Zone 3 (Deed of Variation to Section 106 pursuant to 12/00146/FUM).	Original Section 106 agreement entered in monitoring year 2015/16		
19/00030/REM: Neptune Wharf, Phase 3 (Deed of Variation to Section 106 pursuant to	Original Section 106 agreement entered in monitoring year 2013/14, and subsequently varied in monitoring year 2016/17.		
20/00004/DOV: Imperial Phase 1	Original Section 106 agreement entered in monitoring year 2018/19.		
Total	-	1,861,490.00	75

SECTION 106 RECEIPTS

4.3 During the reporting year, **£3,318,328.43** was received in S106 contributions. The contributions are summarised in Table 3.2.

Contribution type	Value (£)
Carbon Offsetting	427,789.76
Affordable Housing	300,000.00
Education	1,082,238.00
Nursery	66,385.00
Bus Services	591,569.51
Highways	780,269.06
Traffic Management Plan	20,060.42
Blue Badge Space	15,045.32
Service Bay Contribution	15,045.32
Signage	19,926.04
Total	3,318,328.42

SECTION 106 ALLOCATIONS

4.4 As noted previously, PPG has the delegated authority to allocate S106 contributions. The total value of S106 contributions received prior to the reporting year, but which are yet to be allocated is **£12,366,111.01**. The total value of Section 106 contributions allocated in the reporting year but which were not spent is **£3,083,242.53**, as summarised in Table 3.3.

Project Name	Brief Description	PPG date	Funding Amount (£)
Bartrip Street	To support the delivery of a proposed Gypsy and Traveller site at Bartrip Street in the London Borough of Hackney (LBH)	June 2020	2,000,000.00 (extension of allocation in principle)
Canal Park Playground	Provision of new play equipment to extend that already in place within the QEOP Canal Park, adjacent to Gainsborough Fields	September 2020	25,255.30
Wick Lane	Project development costs to enable development of a feasible scheme of public realm enhancements to improve safety along Wick Lane	September 2020	39,999.00
Cycling Projects	Funding a project management post (or equivalent consultancy role) and for delivery of projects within the cycling programme	September 2020	172,817.00
Roach Point Bridge	Construction of the southern approach to Roach Point Bridge in Fish Island.	December 2020	692,210.23
Stratford Walk	Funding the design and implementation of a project to improve the main entrance to QEOP, improving accessibility and inclusivity.	March 2020	152,961.00
Total	-	-	3,083,242.53

SECTION 106 EXPENDITURE

- 4.5 A total of **£700,000.00** in Section 106 receipts were spent during the reporting year. This funding was allocated by PPG to the Talent House project in December 2020. The project entails the provision of specialist teaching facilities, dance studios and recording studios at 3 Sugar House Lane that will be run jointly by East London Dance and Urban Development. No contributions were spent on repaying borrowing or monitoring of planning obligations.

SECTION 106 RETAINED

- 4.6 At the end of the reporting year, a total of **£38,196,662.97** in Section 106 receipts were retained. This includes receipts that have been allocated to specific projects, but for which funds are yet to be drawn down, as well as unallocated receipts. As at the end of the reporting year, the total value of unallocated Section 106 receipts was **£14,984,439.43**.

5. FUTURE INFRASTRUCTURE SPENDING

- 5.1 The Legacy Corporation's Local Plan is supported by an Infrastructure Delivery Plan (IDP), which sets out the requirements for future infrastructure and associated funding necessary to support growth over the plan period. The IDP provides the basis for the Legacy Corporation's Infrastructure List, which is regularly reviewed and updated, most recently in May 2021.
- 5.2 The review process ensures that information is updated on a regular basis and therefore reflects the current context. Where projects have been completed, they are removed, and extensive consultation is undertaken with local stakeholders such as the four boroughs, to ensure that the list includes all identified infrastructure need within the Legacy Corporation area. The Infrastructure List, as published in May 2021, is included as Appendix 1, with minor factual updates to reflect progress on project delivery. **All projects on this list may be funded wholly or partly by Legacy Corporation CIL.**
- 5.3 The long list of projects associated with the IDP sets out detail around projects that have been identified in order to support growth in the Legacy Corporation area. Where projects have funding and permission in place, these are progressed accordingly and this is set out in the information included in the list, alongside delivery timetables. In addition, there are strategic and local transport projects that the Legacy Corporation have highlighted as corporate priorities. The key strategic project is improvement to access at Stratford Station, and the list includes several projects relating to this. Local connectivity is also a key priority and the Legacy Corporation has been working extensively to improve links throughout the area. This is reflected in the number of 'Local Transport Schemes' included on the list, and the delivery of these taking place throughout the area.

APPENDIX 1: INFRASTRUCTURE LIST

The Infrastructure List, as published in May 2021, is included as available [here](#) as a separate document. It includes minor factual updates to reflect progress on project delivery. **All projects on this list may be funded wholly or partly by Legacy Corporation CIL.**

