

TOWER HAMLETS

# Infrastructure Funding Statement 2023/24



Information is correct at the time of publishing

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# Mayor's Foreword

Dear Resident,

I am pleased to present the Infrastructure Funding Statement (IFS) for 2023/24. This annual document outlines how we use developer contributions to pay for vital infrastructure in our borough, such as affordable housing, schools, health and community centres, parks and more.

Developer contributions include the Community Infrastructure Levy (CIL), Neighbourhood CIL (NCIL), and Section 106 (s106) planning obligations. These funds are crucial for shaping our borough and improving the quality of life for residents, as well as for those who work and visit the area.

Every pound contributed by developers translates into tangible benefits for our community. We follow our Infrastructure Delivery Plan (IDP) to guide infrastructure projects and address local needs over time. Our focus is not only on the present but also on creating a resilient and thriving Tower Hamlets for future generations to come.

We also rely on the Annual Residents Survey (ARS) and local networks to pinpoint community priorities for NCIL spending. This ensures that projects are relevant and desired by the local community, enriching lives and leaving lasting impacts.

This year, the IFS offers a more detailed and accessible overview of our financial income and spending than in previous years. We value openness and transparency, and this statement shows our commitment to keeping you informed.

**Executive Mayor of Tower Hamlets**  
**Lutfur Rahman**



# 1. Introduction to the Infrastructure Funding Statement

Tower Hamlets is a unique and dynamic borough. The borough is experiencing significant levels of growth in terms of homes, jobs, and population and with this growth comes the pressure on existing infrastructure and the need for additional infrastructure to be delivered in the right place and at the right time.

The council needs to ensure that we plan for and deliver a range of infrastructure to meet the needs of our growing population and to ensure that we are well equipped with schools, health centres and quality open spaces, whilst also ensuring we are served by good transport links and the necessary physical infrastructure, such as utilities.

The council uses various funding sources to fund the infrastructure that is required including contributions secured from developers such as the Community Infrastructure Levy (CIL) and Section 106 (S106) planning obligations. The Capital Programme sets out where the council is investing in capital schemes, such as new schools and health facilities using the various funding sources.

The London Borough of Tower Hamlets Infrastructure Funding Statement (IFS) provides our annual report on developer contributions that we use to address the impacts of new development across the borough.

The Infrastructure Funding Statement (IFS) provides information about what income is collected through developer contributions and how it will be allocated and used to support new developments and infrastructure in the borough.



Local Planning Authorities (LPA's) are required to publish an IFS on their website each year under the [CIL Regulations 2010 \(as amended\)](#) however, there are wider benefits of producing the IFS because:

- it reports on the delivery and provision of infrastructure in the reported year.
- it helps ensure residents are informed about the work the council is undertaking to ensure the provision of new and improved infrastructure meets the needs of their local areas.
- it gives developers confidence that we are administering, managing, and utilising their developer contributions in a timely way for the purposes they were intended.
- it gives policy makers, both locally and nationally, better insights into how developer contributions are supporting new developments and infrastructure in Tower Hamlets.
- it recognises and celebrates partnership working between Tower Hamlets Council, developers, communities, and the voluntary sectors.
- it shows alignment with Tower Hamlets Strategic Plan 2022-2026 and its objectives.

Previous IFS's for [2019-2020](#), [2020-2021](#), [2021-2022](#) and [2022-2023](#) can be found on the Tower Hamlets website.

The council continues to work to ensure that there is enough high-quality infrastructure to meet both existing needs and those created by growth. A range of social infrastructure, such as schools, health centres and parks, is required by our [Local Plan 2031](#) to be built by developers as part of the developments they receive planning permission for.

The Local Plan 2031 includes options for the council to require up to fifty-two individual pieces of infrastructure on twenty-one large development sites across the borough. The option is considered during the planning application process and again prior to commencement to check that it is required and appropriate.

### Key Income and Expenditure Headlines 2023/2024

#### Income

£22.9m THCIL and £12.5m MCIL income  
£26m s106 income

#### Expenditure

£14.5m THCIL expenditure  
£12.1m s106 expenditure



## 2. What are developer contributions?

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

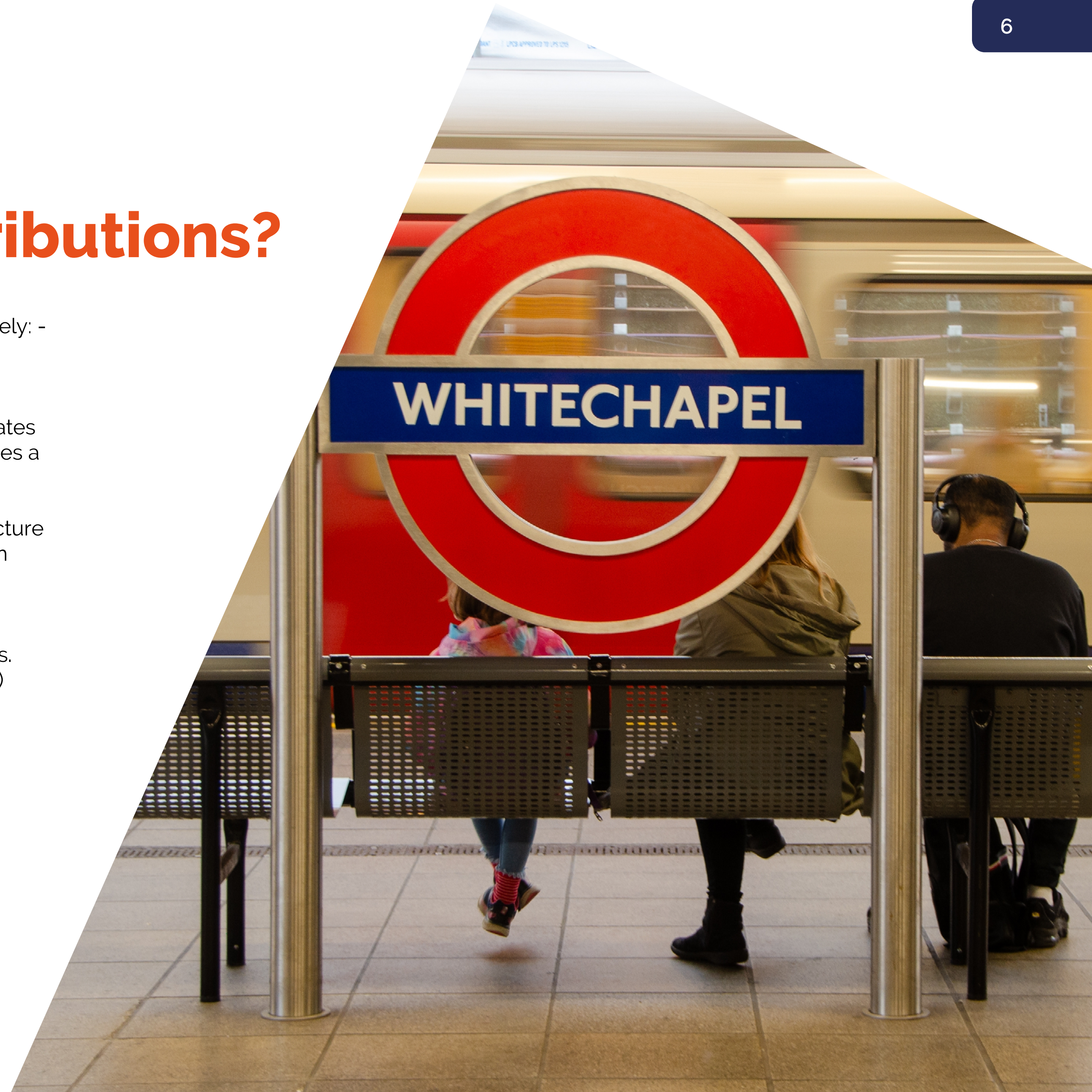
### a) Community Infrastructure Levy (CIL)

CIL is a pound per square metre charge on most new or existing developments that creates net additional "gross internal areas" of one hundred square metres or more, or that creates a new dwelling.

CIL is a tool for Local Planning Authorities (LPA's) in England and Wales to fund infrastructure to support the development of their area and it is a non-negotiable payment, set through what is known as the charging schedule.

In London there are two types of CIL:

- Local CIL (THCIL) that funds local infrastructure projects to support new developments.
- Mayoral CIL (MCIL) which helped to fund Crossrail (the recently opened Elizabeth Line)



THCIL is currently split into Strategic CIL and [Neighbourhood CIL \(NCIL\)](#). Strategic CIL goes into a central fund and is spent on major infrastructure that is needed to support planned growth across the borough. THCIL can also be paid by “CIL in kind,” and this typically refers to the provision of infrastructure or community facilities directly by a developer as part of their obligations under a Community Infrastructure Levy (CIL) scheme.

The Neighbourhood CIL (NCIL), (formerly known as the Local Infrastructure Fund) in Tower Hamlets) is a specific portion of CIL that is used to address the demands and pressures that development places on local areas. It allows local communities, to have a say in how a portion of the CIL is spent within their specific neighbourhoods. This helps to ensure that the infrastructure funding is allocated in a way that addresses the specific priorities of each community.

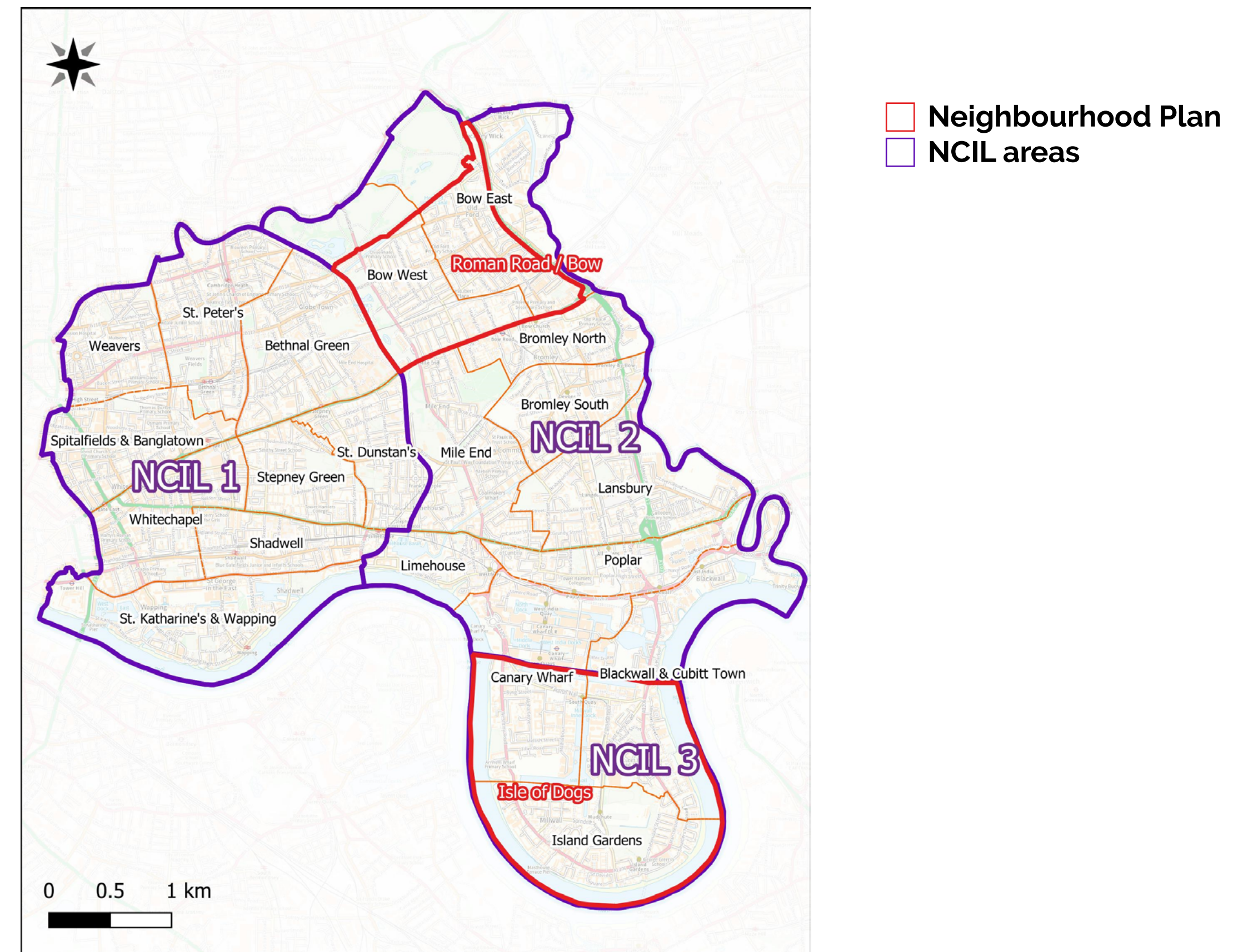
NCIL funding received in Tower Hamlets is divided into the three sub-programmes as set out below:

- Community Grants
- Capital Projects
- Affordable Housing

The council’s engagement approach for allocating NCIL, is through the grants process to significantly increase direct local participation in the process of delivering services to support the development of the NCIL areas, and to use the [Annual Residents Survey \(ARS\)](#) and existing networks to identify local community priorities on infrastructure spending.

For areas where there is an adopted neighbourhood plan, the NCIL apportionment is 25% of THCIL received. For areas with no Neighbourhood Plan in place, NCIL apportionment will be 15% of the total CIL received. Figure 3.0 shows the three NCIL areas and the neighbourhood plan areas as highlighted by the red boundary lines.

**Figure 3.1 Neighbourhood CIL (NCIL) Areas Map**





### **b) Section 106 (s106)**

Section 106 (also known as planning obligations) are financial or non-financial legal obligations entered under s106 of the [Town and Country Planning Act 1990](#) to mitigate the impacts of a development. Planning obligations help make a development proposal acceptable in planning terms that would not otherwise be acceptable. Unlike CIL which is used to address the broader impacts of development, s106 only focuses on addressing the specific mitigation required by new development.

The common uses of s106 planning obligations are to secure financial and non-financial contributions to provide site specific infrastructure, affordable housing, community facilities, training, and other matters. A s106 obligation can also be used to restrict the development or use of the land in any specific way, or to require specified operations or activities to be conducted in, on, under or over the land.



## 3. The Infrastructure Delivery Plan (IDP)

The evidence for the infrastructure needed across the borough is obtained from the [Tower Hamlets Local Plan 2031](#) which sets out the growth requirements for the borough up to 2031.

The Local Plan 2031 shows the number of homes, jobs, and services required to support this growth and where and how this should be provided. The Local Plan ensures 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.

Supporting the Local Plan 2031 is the council's [Infrastructure Delivery Plan \(IDP\)](#). The IDP is a document that provides a snapshot in time of the need for and provision of physical social infrastructure in Tower Hamlets. The IDP identifies the infrastructure and services that will be required to meet the anticipated growth targets and objectives set out in the Local Plan.

The IDP 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 help decision makers in determining which projects should be delivered and lists projects that may only be at an early conceptual stage.

The IDP is regularly assessed against the council's Capital Programme (CP), which sets out committed delivery plans for infrastructure projects over a three-year period. The council is currently consulting on the proposed Submission Version of the draft Local Plan (under Regulation 19). This consultation is being carried out in accordance with Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012. Additionally, the council is reviewing its CP for publication in 2025.

Evidence is also drawn from the priorities set out in the council's Strategic Plan. Key priorities in the Strategic Plan that housing, and infrastructure delivery will support are:

- tackling the cost-of-living crisis
- providing homes for the future
- accelerating education
- boosting culture, business, jobs, and leisure
- investing in public services
- empowering communities and fighting crime
- working towards a clean and green future
- a council that listens and works for everyone.



## 4. Section 106 Report

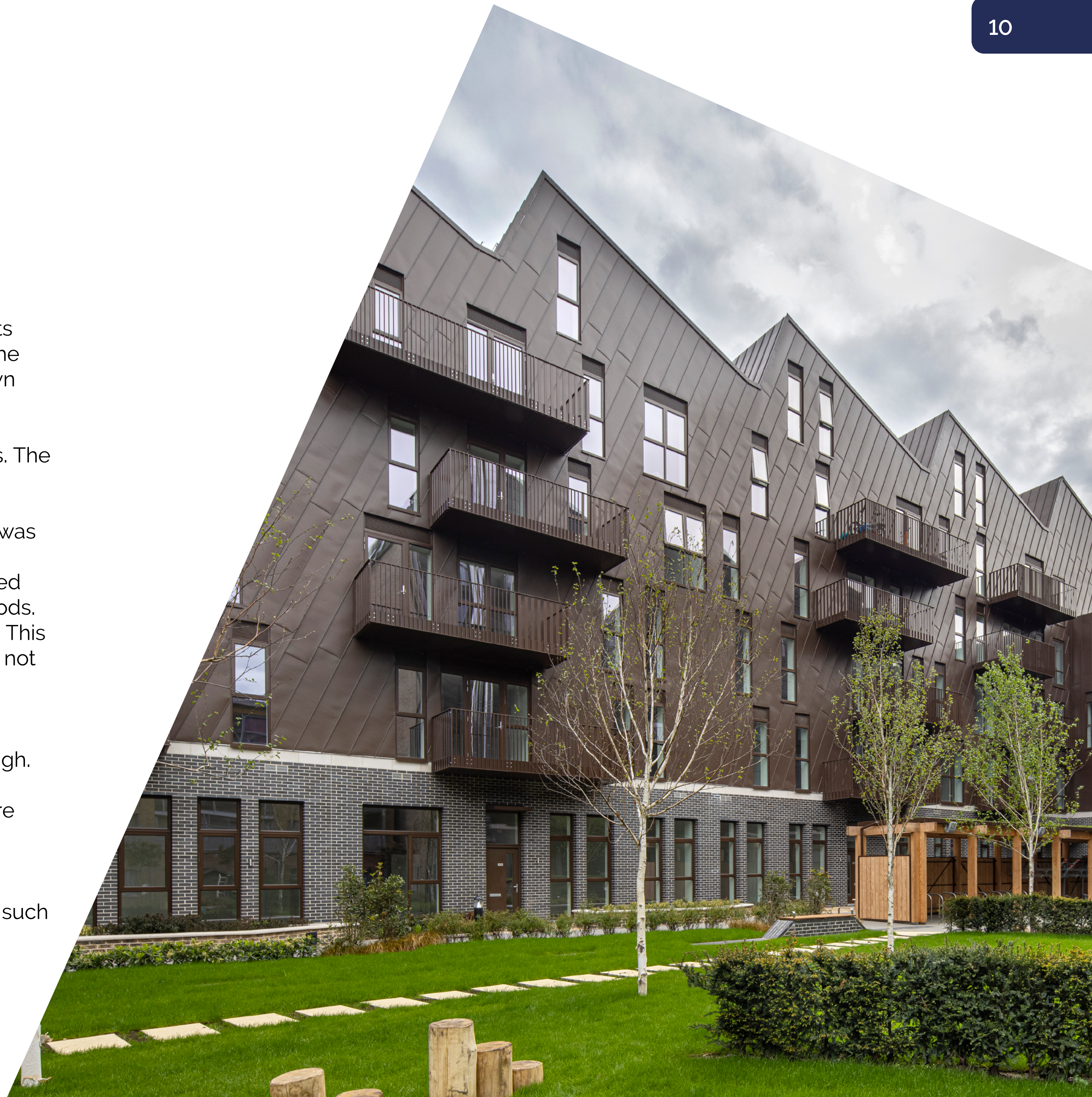
Section 106 or Planning Obligations are legal agreements entered to mitigate the impacts of a development proposal. They can be by an agreement between the developer and the council, or via a unilateral undertaking entered without the council under s106 of the Town and Country Planning Act 1990 (as amended).

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.

For developments allowed prior to the introduction of CIL in April 2015, the s106 system was used to secure payments towards infrastructure types such education, health, and open spaces. The council continues to receive s106 from large developments that were granted planning permission before April 2015 which have multiple phases or long build out periods. After 2015, there are still occasions when infrastructure funding is secured through s106. This occurs when there is a site specific need that is generated by one development, and it is not considered as a strategic local infrastructure need.

The council's Planning Obligations [Supplementary Planning Document \(SPD\)](#) provides guidance on how planning obligations are secured from new developments in the borough. This section provides a summary of financial and non-financial obligations that were agreed, received, allocated and spent during the reported year 2023/2024 and these are summarised in Table 4.1.

It should be noted that the information in this section relates to all financial contributions secured through s106 agreements, some of which will relate to non-infrastructure items such as employment and enterprise.



**Table 4.1 - summary of financial and non-financial obligations that were agreed, received, allocated and spent during the reported year 2023/2024.**

	Description	Total 2023/2024
<b>A</b>	i - total amount of money agreed with developers in s106 agreements, ii - total amount received from developers during the reported year, iii - total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority	£57,574,196 £26,011,080 £48,898,514
<b>B</b>	summary details of non-monetary contributions entered during the reported year.	Table 4.2
<b>C</b>	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure	£12,370,167 Table 4.4
<b>D</b>	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 kept at the end of the reported year.	(i) £12,086,478 Table 4.5 (ii) £0 (iii) £229,417 (iv) £148,899,299

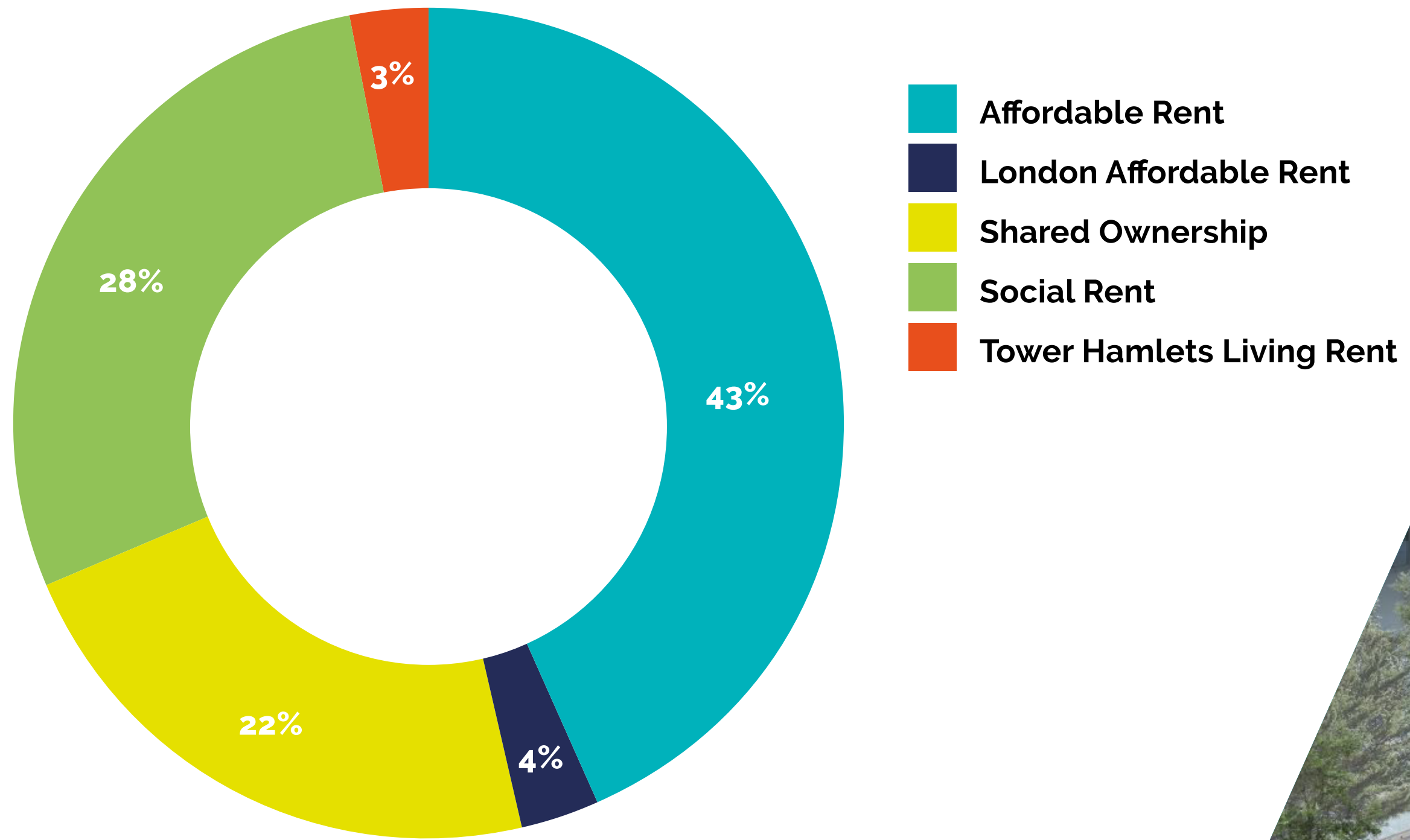
**Table 4.2 - summary of s106 non-financial planning obligations entered in 2023/2024.**

Description of s106 non-financial obligation	Number
No of affordable housing units delivered	459
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	0 (Please note that education contributions are no longer secured via s106 agreements)
No of apprenticeships	144
Advertising jobs to residents	Twelve developments are required to advertise 20% construction phase jobs to residents and eleven developments are required to advertise 20% end user phase jobs to residents.
Procuring goods and services from local companies	Twelve developments are required to aim to procure 20% of goods and services from local companies and suppliers.
Developments including affordable workspace	4

**Table 4.3 - affordable housing units delivered by tenure type 2023/2024.**

Tenure type	Number of units delivered
Affordable Rent	198
London Affordable Rent	16
Shared Ownership	103
Social Rent	129
Tower Hamlets Living Rent	<b>13</b>
<b>Grand total</b>	<b>459</b>

Figure 4.1. - Number of affordable housing units delivered broken down by tenure type 2023/2024



**Table 4.4 - Total s106 allocated, but not spent in 2023/2024 by infrastructure type**

Infrastructure category	Total 2023/2024
Carbon Offsetting	£25,000
Community Infrastructure	£258,581
Education Infrastructure	£9,110,000
Employment, Training and Enterprise	£2,971,586
Public Realm Infrastructure	£4,112
Transport Infrastructure	£888
<b>Total</b>	<b>£12,370,167</b>

**Table 4.5 – Total s106 expenditure in 2023/2024 by infrastructure type**

Infrastructure category	Total 2023/2024
Affordable Housing	£1,217,705
Carbon Offsetting	£791,778
Community infrastructure	£102,105
Education Infrastructure	£1,016,397
Employment, Training and Enterprise	£1,591,134
Health Infrastructure	£1,986,360
Landscape and Open Space	£1,434,639
Leisure Infrastructure	£731,289
Masterplan	£35,000
Millennium Quarter Infrastructure	£265,407
Monitoring	£417,914
Public Realm Infrastructure	£432,628
Transport Infrastructure	£1,677,161
London Thames Gateway Development	£386,962
<b>Total</b>	<b>£12,086,478</b>

## 5. Community Infrastructure Levy (CIL)

There are two types of CIL charged in Tower Hamlets, namely the Mayoral CIL (MCIL) and local CIL or Tower Hamlets CIL (THCIL). London boroughs are required to collect MCIL on behalf of the Mayor of London and it is transferred to Transport for London (TfL) on a quarterly basis. MCIL is charged in accordance with the adopted Charging Schedule and the money raised contributes towards the Elizabeth Line, (currently being built by Crossrail Ltd). MCIL and THCIL are both administered and collected by the council.

THCIL is split into Strategic, Neighbourhood Portion (NCIL) and the Administration Charge. The Administration Charge for CIL is capped at 5% of total receipts. NCIL was previously known as the Local Infrastructure Fund (LIF). The NCIL apportionment is 15% for areas without an adopted Neighbourhood Plan and 25% for areas with an adopted Neighbourhood Plan. The remaining CIL (after deducting the Administration Charge and NCIL) is ringfenced as Strategic CIL.

Strategic CIL monies can be spent anywhere in the borough regardless of which area they came from, and the council decides what strategic projects are funded from CIL monies collected. Strategic CIL is spent on infrastructure such as schools, roads and transport, healthcare, medical facilities, open spaces, community facilities and sport and recreation and flood management. A summary of the CIL income and expenditure is set out in Table 5.1.

**Table 5.1 - summary of CIL income and expenditure 2023/2024**

Description		Total 2023/2024
<b>A</b>	total value of demand notices issued in the reported year	£42,553,086
<b>B</b>	total value of CIL receipts for the reported year.	
	(i) Borough CIL	£22,958,759
	(ii) Mayoral CIL	£12,501,767
<b>C</b>	Total value of CIL receipts collected prior to 2023/2024 which have not been allocated	£42,300,709
<b>D</b>	total value of CIL receipts collected prior to 2023/2024 which have been allocated.	£134,335,025
<b>E</b>	total value of CIL expenditure (including NCIL) for the reported year	£14,536,176
<b>F</b>	total value of CIL receipts whenever collected which were allocated but not spent during the reported year (2023/2024)	£48,121,000
	(i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item.	(i) Appendix 3
	(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)	(ii) £0
	(iii) total value of CIL spent on admin expenses	
	• Borough – 5%	£1,147,938
	• Mayoral – 4%	£500,071
<b>G</b>	• summary details of the items of infrastructure on which CIL (including NCIL) has been allocated, and the amount of CIL allocated to each item	£23,291,762 Appendix 4

Prior to the commencement of a development, a Commencement Notice must be sent by an applicant or agent. 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).

The total value of demand notices issued in the reported year 2023/2024 was £42,553,086 and the total value of CIL receipts for the reported year 2023/2024 was £22,958,759 and £12,501,767 for THCIL and MCIL, respectively.

The items of infrastructure on which CIL (including land payments) has been spent is £14,536,176. A breakdown by infrastructure type is given in Table 5.2 and a breakdown of the money spent on the individual projects and respective amounts is given in Appendix 3.

**Table 5.2 – CIL expenditure by Infrastructure Type - 2023/2024**

<b>Project name</b>	<b>Total 2023/2024</b>
Community Facilities	£1,967,382
Education Infrastructure	£2,379,233
Environment & Green Infrastructure	£633,516
Health Infrastructure	£3,379,189
LIF Revenue (various)	£1,153,120
NCIL Grants (various)	£982,079
Parks	£719,610
Public Realm & Regeneration	£1,835,509
Recycling & Waste	£635,168
Roads & Highways	£20,588
Security & Public Safety	£820,210
Waste & Recycling	£10,573
<b>Grand Total</b>	<b>£14,536,176</b>



A summary of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item is set out below in table 5.3.

**Table 5.3 – CIL allocated (including NCIL) by infrastructure type 2023/2024**

Project name	Total 2023/2024
Community Facilities	£765,059
Education Infrastructure	£6,684,302
Heath Infrastructure	£1,773,837
NCIL Grants	£11,964,000
Public Realm & Regeneration	£377,564
Recycling & Waste	£1,485,000
Roads & Highways	£242,000
<b>Grand Total</b>	<b>£23,291,762</b>



### 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 equate 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 reduced from the CIL liability. For the year 2023/2024, there were no CIL In-kind payments.

## 6. The Infrastructure List and Future Spending Priorities

As described earlier, the council plans for infrastructure over the long term in supporting the adoption and delivery of the Local Plan, through the Infrastructure Delivery Plan (IDP). In the shorter term, the council identifies and agrees infrastructure priorities to be delivered using CIL and/or s106 and other funding through the Capital Programme (CP). The CP is a list of schemes the council is investing in, and shows the approved budget allocation, source of funding, and where and when the scheme is planned for delivery. The CP is set over a three-year period and reviewed annually to ensure all known requirements are captured and assessed against existing and planned resources to enable expenditure.



The list below sets out the infrastructure themes that may be funded by CIL and s106 through the CP:

- a. Infrastructure themes that may be funded through CIL and/or s106.
- b. education infrastructure
- c. health facilities
- a. leisure and sports facilities
- d. community facilities for example Idea Store, library, or archives facility
- e. transportation, connectivity, and public realm infrastructure
- f. publicly accessible open space
- g. employment and enterprise
- h. community centres
- i. youth facilities
- j. strategic energy and sustainable infrastructure
- k. strategic flood defence infrastructure
- l. council managed markets infrastructure
- m. public safety and emergency services infrastructure
- n. utilities (water, gas, electricity) and telecoms Infrastructure

The council has a Capital Delivery governance process through which decisions are made on the spend of CIL and s106 and other funding. The allocations are approved by the mayor in cabinet. The Capital Programme is reviewed annually to ensure all known requirements are captured and assessed against existing and planned resources to enable expenditure in that current year. The review also enables members to make decisions about what to include in the programme based on a robust understanding of the funding sources currently available and forecast for the next three years.

# Appendix 1

Total amount of s106 money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure

Project Name	Total 2023/2024
<b>Carbon Offsetting</b>	
Carbon Offset Programme P1 (pre-pilot food waste to soil project)	£25,000
<b>Community Infrastructure</b>	
Watney Idea Store Learning Labs	£258,581
<b>Education Infrastructure</b>	
Institute of Academic Excellence (IAE)	£9,110,000
<b>Employment, Training and Enterprise</b>	
Watney Idea Store Learning Labs	£88,750
Watney Market Gazebo	£14,500
Employment & Skills Delivery 2023-25	£1,752,336
Female Black and Minority Ethnic (BAME) Communities	£285,000
Town Centre Management	£831,000
<b>Public Realm Infrastructure</b>	
Canton Street Small Highways Works	£4,112
<b>Transport Infrastructure</b>	
Canton Street Small Highways Works	£888
<b>Grand total</b>	<b>£12,370,167</b>

# Appendix 2

Total amount of s106 money spent in the reported year and summary details of items of infrastructure and the amount of money spent on each item.

Project Name	Total 2023/2024
<b>Affordable Housing</b>	
HAP (Clichy)	£1,002,000
HRA Report Nov 22 St George's Leisure Centre Site – Housing	£165,705
AH Development Officer	£50,000
<b>Carbon Offsetting</b>	
Carbon Offset Programme P1 (Community Energy Efficiency and Renewable Energy Generation)	£386,800
Carbon Offset Programme 2 - Residential Energy Efficiency Project	£75,136
Sewardstone Road Refurbishment	£52,155
LED Replacement	£5,237
Central Management System (CMS) for Street Lighting	£272,450

Project Name	Total 2023/2024
<b>Community Infrastructure</b>	
Petticoat Lane Market Improvements	£6,000
Improvements to Bow Idea Store	£16,107
Changing Places	£7,034
Improvements to Whitechapel Road Idea Store	£6,530
Watney Idea Store Learning Labs	£7,669
Chrisp Street Idea Store	£58,765
<b>Education Infrastructure</b>	
Wood Wharf Primary School	£874,318
Beatric Tate Expansion	£41,476
George Green Rebuild	£19,813
St Saviours play ground	£80,790

# Appendix 2 (continued)

Total amount of s106 money spent in the reported year and summary details of items of infrastructure and the amount of money spent on each item (continued)

Project Name	Total 2023/2024
<b>Employment, Training and Enterprise</b>	
WorkPath	£48,178
ESOL Innovation Fund	£4,869
High Street Town Centre Support	£70,685
Fruit and Wool	£34,807
Hackney Wick Fish Island Creative Zone	£18,817
Employment and Skills Delivery 2021-2023	£340,058
Community Toilets Scheme	£2,980
Thriving High Streets 4	£133,595
SEND Apprenticeships	£58,477
Green Business Project	£75,000
Business Breakfast	£4,521
Whitechapel Town Centre Management	£82,643
Employment & Skills Delivery 2023-25	£716,504

Project Name	Total 2023/2024
<b>Health Infrastructure</b>	
Bartlett Park Improvement Plan	£83,128
Maximising existing health infrastructure	£304,478
Wellington Way Phase 2	£33,698
Aberfeldy	£781,352
Suttons Wharf	£87,317
Island Medical	£96,884
Woodwharf Health	£599,501

# Appendix 2 (continued)

Total amount of s106 money spent in the reported year and summary details of items of infrastructure and the amount of money spent on each item (continued)

Project Name	Total 2023/2024
<b>Landscape and Open Space</b>	
Christchurch Gardens	£1,604
Cavell Street Gardens	£150,073
King Edward Memorial Park	£8,862
Parks Mitigating ASB	£6,372
Quality Parks	£488,988
Brick Lane Phase 2	£29,548
Parks signage, interpretation, heritage	£43,774
Heritage Drinking Fountains	£3,050
Ford Square and Cavell Street	£219,595
Island Gardens Café	£18,772
Island Gardens	£27,982
Bartlett Park	£31,344
Biodiversity in Parks	£623
Tower Hamlets Cemetery Park	£389,569
Victoria Park Horticulture Training Centre	£10,611
Mitigating Anti Social Behaviour in Parks	£2,000
Signage, Interpretation, Heritage	£1,873

Project Name	Total 2023/2024
<b>Leisure Infrastructure</b>	
Improvements to Sports Facilities in Parks	£30,477
St Georges Leisure	£700,811
<b>Masterplan</b>	
Whitechapel Tensile Structures	£35,000
<b>Millennium Quarter Infrastructure</b>	
South Dock Bridge	£265,407
<b>Monitoring</b>	
CMP Officer	£66,232
Development Co-ordination	£122,265
S106 Monitoring	£229,417
<b>Public Realm Infrastructure</b>	
Brick Lane Phase 2	£1,300
Middlesex Street Regeneration	£365,450
1'o Clock Club Horticultural Training Facility	£23,388
London Square	£42,490

# Appendix 2 (continued)

Total amount of s106 money spent in the reported year and summary details of items of infrastructure and the amount of money spent on each item (continued)

Project Name	Total 2023/2024
<b>Transport Infrastructure</b>	
Cycling & Pedestrian Improvement (East Ferry Road Crossing)	£30,000
Community Toilets Scheme	£30,000
John Orwell Small Highways Works	£1,575
Poplar High Street	£15,221
Bromley by Bow Environment and Highways Improvements	£17,560
Plumbers Row	£8,819
Bigland Street and Walburg Street	£8,335
Marsh Wall	£65,652
Blackwall Reach DLR	£1,500,000

Project Name	Total 2023/2024
<b>London Thames Gateway Development</b>	
Mayer Perry Bridge	£1,607
Lochnagar Bridge	£323,878
City Island	£21,477
Under Lower Lea Crossing Feasibility	£40,000
<b>Total</b>	<b>£12,086,478</b>

# Appendix 3

## CIL Expenditure for 2023/2024

Project Name	Total 2023/2024
Wood Wharf Expansion	£1,790,000
Youth Provision Phase 1	£285,705
Kitchen Equipment Secondary Schools	£303,529
Transformation of CCTV system	£813,210
Protective Security Fund and Community Safety	£7,000
Victoria Park Toilet Improvements Project	£380,117
Victoria Park Electric Charging for Ice Cream Vans	£3,458
Flats Recycling Package	£379,549
Electric Waste Vehicles	£151,378
Tree Planting in the Borough	£591,394
Additional Rubbish and Recycling Bins	£104,241
Whitechapel Road Improvements	£764,533
Liveable Streets	£4,739
150 Lamp Column Electric Vehicle (EV) Charging Points	£16,612
Plumbers Row	£20,588
Roman Road West Regeneration Programme	£146,282
Public Realm Improvement New Town Hall	£898,595

Project Name	Total 2023/2024
Sewardstone Road Adult Social Care(ASC)	£365,538
Norman Grove (Adult Social Care Element)	£1,022,382
Goodmans Fields Improvements to Health Infrastructure	£579,553
Sutton Wharf Improvements to Health Infrastructure	£182,091
New Health Centre on Wood Wharf Development Site	£2,617,545
Inclusive Playgrounds	£119,610
Quality Parks	£600,000
Electric Charging Points for Council Vehicles	£195,887
Enforcing Effective Recycling & Waste Management using Enhanced CCTV	£1,320
Recycling and Food Waste Solutions	£9,253
Thames Path	£21,361
Community Gardens Programme	£25,510
Various Revenue Programmes	£1,153,120
NCIL Grants	£982,079
<b>Total</b>	<b>£14,536,176</b>



# Appendix 4

## CIL allocations for 2023/2024

Project Name	Total 2023/2024
School Kitchen Equipment	£792,350
Middlesex Street Regeneration Programme	£377,564
Norman Grove (Adult Social Care element)	£65,059
Institute of Academic Excellence	£5,891,952
Bigland Street and Walburg Street	£242,000
Additional Rubbish and Recycling Bins	£1,485,000
Substance Misuse Centre	£1,510,000
Care Technology Transformation	£263,837
Bangladeshi Women's Centre	£700,000
NCIL Grants	£11,964,000
<b>Grand total</b>	<b>£23,291,762</b>

# Appendix 5

## Glossary of terms

Term	Description
Affordable Housing	Includes social rent, affordable rent, and intermediate housing. It is provided to eligible households whose needs are not met by the market. Eligibility is determined with regards to local incomes and our (the council) housing allocation policy. Affordable housing should include provisions to remain at an affordable price for future households or for the subsidy to be recycled for alternative affordable housing provision.
Affordable Rent	refers to rental properties offered at rates up to 80% of the local market rent, including service charges. These properties are part of social housing and are designed to be more affordable than private market rentals. The aim is to provide housing options that are financially accessible to individuals and families with lower incomes..
Affordable Workspace	Flexible workspace which is let to a workspace manager, and which will allow for occupation by the end users in one or more sectors on terms: z accessible to a wide range of users including but not limited to local residents, start-up entrepreneurs, SMEs z substantially below market levels of rents and charges when compared with an equivalent letting of the space and facilities on the open market z at a rate comparable with similar facilities available in Tower Hamlets or (if sufficient comparator premises do not exist in the borough) across London as a whole, and z at rates which mean that occupation is feasible to a large number of small/start-up businesses in the relevant sector(s)

Term	Description
Annual Residents Survey (ARS)	Tower Hamlets Annual Residents Survey (ARS) is an independent survey commissioned by the council to gather residents' views on various aspects of the council, its services, and the local area. Conducted by an external market research company, the survey aims to collect data on resident perceptions, which helps in performance monitoring, policy development, and service delivery.
Capital Programme (CP)	Sets out the committed delivery plans for infrastructure projects over a three-year period.
Capital projects	Tower Hamlets has a range of capital projects aimed at improving infrastructure and services across the borough. These projects are part of the council's Capital Programme, which includes investments in various areas such as housing, transportation, education, and public spaces.
Charging Authority	A charging authority is a local government body that has the power to levy charges for certain services or infrastructure projects. In the context of the Community Infrastructure Levy (CIL), a charging authority is responsible for setting and collecting the levy from developers to fund infrastructure needed to support new developments in their area.

# Appendix 5 (continued)

## Glossary of terms (continued)

Term	Description
Charging Schedule	A charging schedule is a document prepared by a charging authority that sets out the rates for the Community Infrastructure Levy (CIL) in their area. These rates are expressed in pounds per square meter and apply to most new developments. The schedule must undergo public consultation and examination by an independent person before it can be formally approved.
CIL in-kind payments	CIL in-kind payments allow developers to fulfil their Community Infrastructure Levy (CIL) obligations by providing land or infrastructure instead of cash. This mechanism is outlined in the CIL Regulations and can be used when the charging authority agrees to accept such payments. For example, a developer might transfer a piece of land to the local authority or construct a community facility as part of their CIL liability. These agreements must be made before development begins and must meet specific criteria set by the charging authority.
CIL Regulations 2010 (as amended)	The Community Infrastructure Levy (CIL) Regulations provide the legal framework for the implementation and administration of the CIL. These regulations were first introduced in 2010 and have been amended several times to refine and update the process.

Term	Description
Commencement Notice	A commencement notice is a formal notification submitted to a local authority indicating the intention to start construction work on a project. This notice is required for most types of construction and development projects, including new buildings, extensions, and significant alterations. The notice must be given within a specific timeframe, typically not more than 28 days and not less than 14 days before the commencement of the works.
Community Grants	Community grants are funds given by various organizations, including local councils, charities, and foundations, to support projects that benefit local communities. These grants aim to enhance the quality of life, promote social inclusion, and address specific community needs. Here are some common types of community grants. Tower Hamlets offers a variety of community grants to support local organizations and initiatives, and this includes the Mayors Community Grants Programme to support projects across 5 main themes that includes tackling the cost-of-living crisis, accelerating education, culture, jobs, business and skills, investing in public services and empowering communities and fighting crime.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can levy on new developments in their area. The funds collected through CIL are used to support the infrastructure needed to accommodate growth, such as schools, roads, parks, and other community facilities.

# Appendix 5 (continued)

## Glossary of terms (continued)

Term	Description
Crossrail	Crossrail, now known as the Elizabeth Line, is a major railway project in London designed to provide a high-frequency, high-capacity rail service across the city. The line runs from Reading and Heathrow in the west to Shenfield and Abbey Wood in the east, passing through central London.
Demand Notice	A demand notice for the Community Infrastructure Levy (CIL) is issued by the charging authority after receiving a commencement notice for a development project. This notice informs the liable parties of the amount they owe in relation to the CIL and specifies the payment due date. It serves as a formal reminder of the financial obligations associated with the development.
Developer contributions	Developer contributions are financial or non-financial contributions made by developers to mitigate the impacts of new developments and support the necessary infrastructure. These contributions are secured through CIL and S106.
Idea Store	The Idea Stores in Tower Hamlets are a network of community hubs that combine traditional library services with adult learning, information, and cultural activities. These centres aim to provide accessible and welcoming spaces for residents to read, learn, and engage in various activities.

Term	Description
Infrastructure	Infrastructure refers to the systems and services, that an economy needs to function effectively. Examples of infrastructure includes schools, health centres, parks and quality open spaces, roads and transport links and utilities.
Infrastructure Delivery Plan (IDP)	The Infrastructure Delivery Plan (IDP) of Tower Hamlets identifies the infrastructure requirements needed to support the borough's growth and development. This includes schools, health centres, parks, and open spaces. The IDP is a strategic document that outlines current and future infrastructure needs, ensuring that the necessary facilities are in place to meet the demands of residents, workers, and visitors.
Infrastructure list	The infrastructure list, often referred to as the Regulation 123 list, is a document that outlines the types of infrastructure projects that a local authority intends to fund through the Community Infrastructure Levy (CIL). This list helps ensure transparency and clarity about how CIL funds will be allocated.
Intermediate housing	Intermediate housing refers to housing options that are more affordable than private market housing but typically more expensive than social housing. Intermediate housing aims to help those who do not qualify for social housing but cannot afford full market prices, providing a stepping stone towards homeownership.

# Appendix 5 (continued)

## Glossary of terms (continued)

Term	Description
Local Plan	A Local Plan is a key document prepared by local authorities to guide development and land use in their area over a set period, typically 10-15 years. It sets out the vision, objectives and policies for sustainable development including where new homes, offices, shops, and other infrastructure should be built.
Local Planning Authorities (LPAs)	Local planning authorities (LPAs) are local government bodies responsible for overseeing urban planning and development within their designated areas. They play a crucial role in shaping the built environment by preparing Local Plans, determining planning applications, and enforcing planning regulations.
Neighbourhood CIL (NCIL)	Neighbourhood CIL (Community Infrastructure Levy) is a portion of the CIL funds that local authorities allocate specifically for projects identified by local communities. This funding is intended to support infrastructure improvements and community projects that directly benefit the local area.
Neighbourhood Plan	A Neighbourhood Plan is a community-led framework for guiding the future development, regeneration, and conservation of an area. It allows local communities to have a say in the development of their neighbourhoods by setting out planning policies and proposals for land use.

Term	Description
Section 106 (s106)	A Section 106 (S106) agreement is a legal agreement between developers and local planning authorities (LPAs) under Section 106 of the Town and Country Planning Act 1990. These agreements are used to mitigate the impact of new developments on the local community and infrastructure.
Shared ownership	Shared ownership is a government-backed scheme designed to help people who cannot afford to buy a home outright. It allows you to purchase a share of a property, typically between 10% and 75% of its market value, and pay rent on the remaining share to a housing association or private developer.
Social rent	Social rent is a type of government-subsidized housing designed to be affordable for people on low incomes. The rent for these properties is typically set by a government formula, making it significantly lower than market rent. Social rent is usually around 50% of the local market rent.
Strategic Plan Tower Hamlets	A strategic plan is a comprehensive document that outlines an organization's long-term goals, and the actions needed to achieve them. It serves as a roadmap for the future, guiding decision-making and resource allocation. The Strategic Plan for Tower Hamlets is currently for the period 2022-2026 and it is the council's main corporate business plan that outlines eight key priorities and goals for the borough.

# Appendix 5 (continued)

## Glossary of terms (continued)

Term	Description
Supplementary Planning Document (SDP)	In urban planning, the Supplementary Planning Document (SDP) provides detailed guidance on specific aspects of planning policy. It supplements the policies in the local plan and can cover topics like design, affordable housing, or environmental sustainability.
Town & Country Planning Act 1990 (as amended)	The Town and Country Planning Act 1990 is a key piece of legislation in the United Kingdom that regulates land use and development in England and Wales.

## Contact:

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