

## MEETING NOTE

**Meeting Name:** Planning Obligations Advisory Group

**Date:** 2 November 2021

**Time:** 10:30 – 12:00

**Location:** Microsoft Teams

Attendees	
Emma Williamson, OPDC (Chair) Claire O'Brien, OPDC Jasbir Sandhu, ODPC Kevin Twomey, OPDC Michaela Collins OPDC	Martin Holley, London Borough of Brent Matt Paterson, London Borough of Hammersmith and Fulham Catherine Howe, London Borough of Ealing

Apologies	
Eleanor Fawcett, OPDC Fred Raphael (OPDC)	Ciara Whelehan (LB of Brent) Alex Jackson (LB of Ealing)

Item	Action/ Note	Owner
<b>Introductions</b>		
1	Introductions were given.	
<b>Agree minutes of previous meeting</b>		
2	Minutes were agreed.  <b>Action:</b> EW to pick up any relevant points raised in the last set of minutes with Ealing separately.	<b>EW</b>
<b>Education Contributions – Update</b>		
3	KT provided an update on progress towards identified spend for education contributions.  OPDC met with officers from LB Brent at the end of August to assess a long list of all school facilities where contributions could be allocated. Following this session, LB Brent are reviewing these opportunities to identify their priority projects. The initial list included some items for retrospective spend, but KT noted that this may be difficult to justify and that the preference would be for new projects.  KT is liaising with Christine Edwards at LBHF to set up a similar meeting. KT noted that most of the education contributions secured through S106 agreements that would be available for schools in LBHF have not yet been received.	

	<p>KT noted that a meeting had also been offered to officers from LB Ealing, EW to chase.</p> <p>KT noted that discussions to date indicate that it may be difficult to identify sufficient spend opportunities for all of the education contributions secured to date. OPDC are considering whether it may be appropriate to vary current S106 agreements to redistribute some monies secured towards education to other infrastructure priorities.</p> <p>EW noted the potential for a Deed of Variation (DoV) to the First Central S106. EW has had initial discussions Alice Lester about securing additional funding for adult education. EW also noted the significant shortfall in funding for the Park Royal Footbridge (see next agenda item) and that there is a question of whether funding should be re-directed towards that project.</p>	
<b>Park Royal Footbridge Update</b>		
4	<p>KT provided an update on the Park Royal Footbridge project which was presented at the previous meeting.</p> <p>The overall project cost is estimated to be £6.1 million. The following funding for the project has been identified:</p> <ul style="list-style-type: none"> <li>• OPDC have secured £1.5 million from the First Central S106.</li> <li>• Brent have committed £1 million in CIL monies towards the project, of which £200K has been spent on the concept design.</li> <li>• No monies have been committed to date to the project by Ealing- the bridge is located within Ealing.</li> <li>• Network Rail have identified £800k in potential funding that may be put towards the bridge, though this is not committed.</li> <li>• Likewise, TfL have identified up £500K that they may be able to allocate towards the bridge, though this is not committed.</li> </ul> <p>Both TfL and Network Rail have advised on the difficulties in formally securing their identified amounts given the current budget difficulties for both organisations and the funding shortfall for the bridge. Even accounting for potential Network Rail and TfL funding, there is a funding shortfall of £2.5 million.</p> <p>OPDC met with TfL in October regarding the project. TfL advised that in order to progress to design and build phase, there would need to be some guarantee that the funding shortfall can be addressed by the end of year. A meeting was being held on 2<sup>nd</sup> November to discuss the matter further with all parties and identify where additional funding could be sourced.</p> <p>OPDC have advised the only potential additional funding that can be identified is from a Deed of Variation to the First Central S106 agreement which would reallocate some of the £4 million in education contributions. There are other schemes emerging in the area where funding could be secured, but it's not</p>	

	<p>likely this will be received for a number of years. OPDC are also eager to see what additional funding other parties can commit before seeking a Deed of Variation to redirect education contributions.</p> <p>If funding is not sourced for the project, TfL have identified remedial works that would need to be undertaken to the existing bridge in 2022 using the potential £500K they have identified. If pursued as a fall-back option, this would likely make replacement of the bridge unviable for the foreseeable future.</p> <p>Following the meeting on November 2, Ealing agreed to review internally if any contributions could be sourced towards the project. A further meeting has been arranged for December 9<sup>th</sup> to clarify what additional funding has been identified. OPDC will review the potential to redirect First Central education contributions and come to an initial position prior to this session.</p>	
<b>North Acton Public Realm update</b>		
5	<p>TC provided an update on work being commissioned to develop public realm proposals for North Acton.</p> <p>Together with Ealing, OPDC have been developing a brief to go out to procure some design consultants. The procurement will seek to identify 'early win' public realm enhancements that can be delivered in North Acton using the planning contributions secured from schemes to date. This is likely to include building upon recent works to the station square and improvements to the environment between this and the emerging developments.</p> <p>TC confirmed that internal sign off is in progress, and that in the next couple of weeks we'll be able to progress procurement and appoint someone before Christmas to deliver some early outputs for springtime next year. TC agreed to share a next stage of the draft brief with CH.</p> <p><b>Action:</b> TC to share next stage of drafts with CH.</p> <p>EW noted that there's still a debate about the next stage of design works for upgrades to North Acton station. It was intended that monies secured from the Monarch House S106 would be used towards this, but Conor McDonagh at LB Ealing has advised that his understanding was that this has been spent on Station Square.</p> <p><b>Action:</b> EW to confirm spend of Monarch House S106 monies with Connor at LB Ealing.</p> <p>EW noted that if these monies have been spent, that this has not been reflected in the S106 records that Ealing have provided to OPDC. As OPDC are the local planning authority for the area, it has responsibility for reporting the collection and spend of all S106 monies, including those collected and spent by Ealing from delegated schemes. There are also a number of queries relating to triggered and received payments on the S106 schedule which</p>	<p><b>TC</b></p> <p><b>EW/KT</b></p>

	<p>OPDC require clarification on from LB Ealing. CH agreed to take these queries and raise with colleagues.</p> <p><b>Action:</b> CH to raise S106 queries on delegated schemes with LB Ealing colleagues.</p>	<b>CH</b>
<b>Infrastructure Funding Statement / Schedule of S106 Contributions</b>		
6	<p>KT provided an overview of OPDC's draft Infrastructure Funding Statement for the 2020/21 period. A draft was not able to be finalised prior to the meeting, but KT wished to provide POAG with a summary of the key findings prior to publication of the final document.</p> <p>There was over £400K in planning contributions received in the monitoring period, all of which were received by Ealing for delegated schemes. There was just under £60,000 of spend the vast majority relating to the approved SSP for the Annual Art Commission, in addition to a CPZ consultation in North Acton.</p> <p>The IFS also provides an overview of the spend proposals approved by the POAG, and summarises how OPDC is progressing projects for which planning contributions have been secured.</p> <p>KT clarified that the S106 Schedule for the IFS shows the balance of receipts as of March 31<sup>st</sup> 2021, as opposed to the regular Schedule for this POAG meeting which shows the balances as of October. The IFS demonstrates that:</p> <ul style="list-style-type: none"> <li>- 26 million has been secured across all agreements</li> <li>- over 14 million of that is from implemented schemes</li> <li>- over £1.3 million has been committed</li> <li>- £58K has been spent.</li> </ul> <p>EW confirmed that the draft IFS can be circulated once reviewed.</p> <p><b>Action:</b> KT to circulate draft IFS following review by EW.</p> <p>KT also provided a brief overview of the S106 Schedule of October 2021. This demonstrates that almost £40 million has been secured following approval of 4 Portal Way and Perfume Factory North. KT noted that contributions from both Mitre Yard and North Kensington Gate schemes on Scrubs Lane are expected imminently. Data Centre developments at Bashley Road and Chandos Road are expected to be implemented in early 2022.</p> <p>As noted, there are a number of queries relating to S106 contributions triggered/received for delegated schemes which need be clarified with LB Ealing.</p>	<b>KT/EW</b>
<b>AOB</b>		
7	<p>MP raised a question about the long-term programme for highway resurfacing on Scrubs Lane, and whether there are contributions from approved schemes that may be available for this. COB clarified that developers should be required to enter a Highways Agreement with LBHF, and that this is where such contributions should be secured.</p>	

	<b>ACTION:</b> COB to confirm with MH requirements for Highways Agreements for Scrubs Lane schemes.	<b>COB</b>
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