

Infrastructure Funding Statement

2022/23 Monitoring Period



MAYOR OF LONDON

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1 Introduction

- 2 The Old Oak and Park Royal Development Corporation (OPDC) was established by the Mayor of London on the 1st of April 2015. The mission of the Corporation is to ensure that the maximum benefits for London are achieved through the once in a generation opportunity presented by the development of a major new transport hub in the area which will connect the Elizabeth Line with High Speed 2 and national rail services.
- 3 Upon its establishment as a Mayoral Development Corporation, the OPDC also became the Local Planning Authority for the area, giving it responsibility for planning decisions, the preparation of a new Local Plan and the introduction of a Community Infrastructure Levy (CIL).
- 4 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 requires any local planning authorities who collect or spend planning contributions to publish an Infrastructure Funding Statement (IFS).
- 5 This IFS sets out the planning contributions that have been secured, received and spent by OPDC within the 2022/23 monitoring period. It also summarises the overall planning contributions secured, received and spent by OPDC since its establishment. This document should be read alongside OPDC's most up to date [Infrastructure Delivery Plan \(IDP\)](#) published in March 2021. The IDP sets out the infrastructure priorities that OPDC will seek to secure through planning obligations or fund through planning contributions.
- 6 The structure of the IFS is set out below:
- 7 Section 2 provides an overview of Section 106 agreements entered into by OPDC and approved projects.
- 8 Section 3 provides an overview of Section 106 planning contributions secured, received and spent by OPDC; and
- 9 Section 4 provides an overview of Mayoral CIL collected by OPDC from schemes within the area.
- 10 Section 5 sets out the 'Infrastructure List' which covers the infrastructure projects and types towards which CIL funding may be allocated, subject to the adoption of the OPDC's draft CIL charging schedule.

- 11 OPDC is planning to introduce its own CIL Charging Schedule. OPDC submitted its CIL Charging Schedule for examination in public in July 2023. The examination is ongoing and OPDC hopes to adopt its CIL charging schedule in early 2024. More details on the examination can be found on the OPDC's website ([Community Infrastructure Levy Examination | London City Hall](#)). Once adopted, future iterations of this IFS will report on OPDC CIL monies that have been collected and spent on infrastructure.

12 Section 106 Agreements in the OPDC Area

Overview

- 13 Section 106 agreements are the primary mechanism by which the delivery, or contributions towards the delivery, of necessary infrastructure is secured from new development. On-site infrastructure is typically secured as in-kind obligations, while financial planning contributions are secured to support delivery of off-site infrastructure or services necessary to mitigate the impacts of development.
- 14 Key policy priorities to be secured through S106 agreements are set out OPDC's [Infrastructure Delivery Plan \(IDP\)](#).
- 15 OPDC consulted on a revised draft Planning Obligations Supplementary Planning Document (SPD) from September – November 2022, which provides guidance and clarity on what the Corporation will seek to secure through S106 Agreements. OPDC subsequently adopted this [SPD](#) in June 2023. OPDC has published a revised Planning Obligations SPD which underwent public consultation from 16 October – 24 November 2023. The revisions focus on removing obligations for infrastructure that would primarily be paid for by CIL once OPDC's charging schedule has been adopted. The revised Planning Obligations SPD would be adopted alongside OPDC's CIL charging schedule, which OPDC hopes to adopt in early 2023.

Schemes of Delegation

- 16 OPDC is the local planning authority for its administrative area and is therefore responsible for plan making and decision taking. OPDC has full responsibilities for plan making. As regards decision making, an amended Scheme of Delegation is due to take effect from 1 April 2024, whereby the only decisions that OPDC will delegate to LB Ealing will be for applications to amend applications previously delegated to LB Ealing and approval of details and discharge of condition applications previously delegated to LB Ealing.
- 17 Where planning applications are delegated to one of the host Boroughs to determine, OPDC works jointly with the Boroughs on negotiating the S106 agreement. OPDC is a co-signatory to the S106 agreement and is the planning authority with responsibility for determining how planning contributions are spent.

S106 Agreements Entered into by OPDC

- 18 Table 2.1 sets out all Section 106 agreements entered in by OPDC. As of the 31st March 2022, OPDC had entered into **thirty** S106 Agreements since its inception¹, **three** of which were entered within the monitoring period.
- 19 Of the thirty S106 Agreements entered into:
- 20 Fourteen relate to planning applications determined by OPDC, of which nine have been implemented
- 21 Sixteen relate to planning applications delegated to Ealing and Brent, of which twelve have been implemented.
- 22 The location and status of all schemes with a Section 106 agreement in OPDC area are identified in Figure 2.1.
- 23 For the purpose of this IFS, 'Not Implemented' means works are yet to commence as of the end of the monitoring period; 'Implemented' means above ground works have commenced (as defined by the related S106 agreement) and construction is under way; and 'Completed' means works have reached substantial completion.

¹ Excluding superseded or expired permissions

Figure 2.1. Schemes with Section 106 Agreements, 31st March 2022

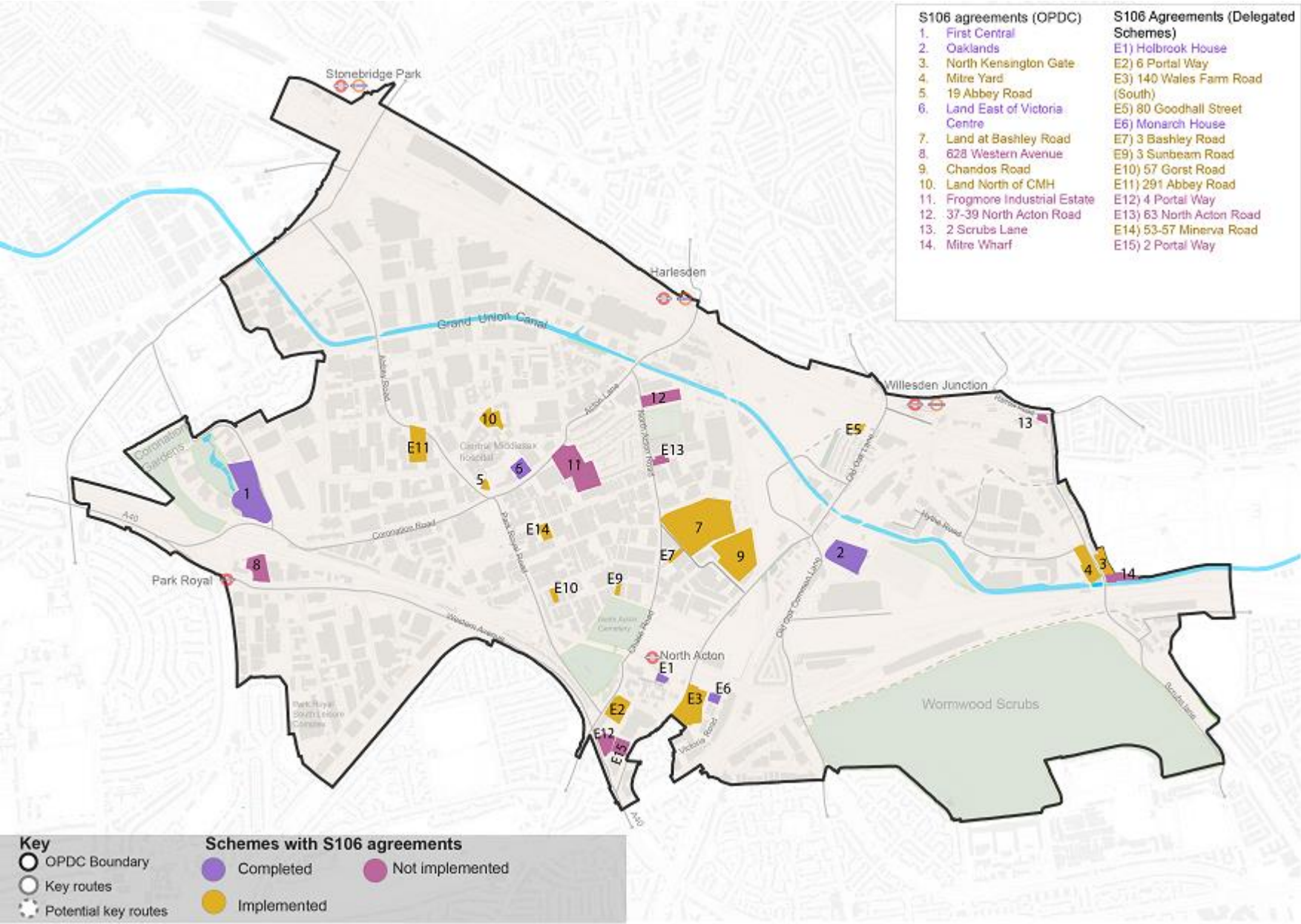


Table 2.1. Section 106 Agreements Entered into by OPDC

Application Number	Type	Location	Development Description	S106 Date
Section 106 Agreements Entered into within Monitoring Period				
22/0066/FUMOPDC (OPDC) Map Ref.: 14	Full	Mitre Wharf, Scrubs Lane	Demolition of existing structures and redevelopment of the site to provide two buildings of 8 and 9 storeys comprising 147 residential units (Use Class C3) above 604 sqm of ground and lower ground floor commercial uses (Class E), including car and cycle parking, plant space, landscaping and associated works.	13/03/2023 Status: Not Implemented
21/0182/OUTOPDC (OPDC) Map Ref.: 11	Outline	Land at Frogmore Industrial Estate, Acton Lane, Park Royal	Outline planning application (all matters reserved) for demolition and redevelopment to provide a data centre (Use Class B8) of up to 35,000sqm including ancillary offices, internal plant and equipment (including flues), and substation. In addition, up to 1,000sqm of work units and café/coffee shop (Use Class E(a/b), E(g)(ii) & E(g)(iii), B2); car parking; provision of external plant and equipment (including flues); creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings, routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations.	12/10/2022 Status: Not Implemented
20/0122/OUTOPDC (OPDC)	Outline	37-39 North Acton	Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination for demolition and	23/09/2022 Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
Map Ref.: 12		Road, Park Royal, NW10 6SN	redevelopment to comprise a data centre (Use Class B8) of up to 25,000 sqm gross external, including ancillary offices, internal plant and equipment (including flues), and substation. In addition to the above the Development may also include: car parking; provision of external plant and equipment (including flues) and fuel storage; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated and ancillary works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. Development shall be in accordance with the approved Development Parameters Schedule and Plans	
Section 106 Agreements Entered prior to Monitoring Period (Excluding Superseded Agreements)				
205211OPDFUL (LB of Ealing) Map Ref.: E14	Full	53-57 Minerva Road Park Royal NW10 6HJ	Construction of a Business/General industrial building (Mixed Use Class E(g)/B2), following the demolition of existing fire damaged commercial units	14/01/2022 Status: Implemented
20/0031/FUMOPDC (OPDC)	Full	Land north of Central Middlesex	Redevelopment of the site to provide 158 affordable residential units (Class C3) in buildings up to 15 storeys in height and flexible B1/D1/D2 use in the	22/12/2021

Application Number	Type	Location	Development Description	S106 Date
Map Ref.: 10		Hospital, Central Way, Park Royal, NW10 7NS	Old Refectory Building, with associated cycle parking, playspace, landscaping and public realm improvements	Status: Implemented
20/0088/FUMOPDC (OPDC) Map Ref.:3	Full	North Kensington Gate (South Site)., 115-129A Scrubs Lane	Demolition of existing buildings and redevelopment of the site to provide residential units (Use Class C3) within a new residential-led building ranging in height from 7 to 24 storeys (above ground), over ground floor commercial floorspace (Use Class A1/A2/A3/A5/B1A/B1C), with basement car parking, cycle parking and plant space, landscaping and associated works.	30/06/2021 Status: Implemented
181062OPDFUL (LB Ealing) Map Ref.: E3	Full	Land at The Perfume Factory, 140 Wales Farm Road	Demolition of existing buildings to provide 3 buildings comprising residential units and flexible commercial floorspace, the provision of public open space, roof top amenity space, landscaping, car and cycling parking and refuse storage.	10/08/2021 Status: Implemented
21/0013/OUTOPDC (OPDC) Map Ref.: 9	Outline	Chandos Road Trading Estate, Chandos Road, Park Royal	Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination for demolition and redevelopment to comprise a data centre (Use Class B8) of up to 52,000 sqm gross external, including ancillary offices, internal plant and equipment (including flues), and substation. In addition to the above the Development may include up to 2,500 sqm of work units (Use Class E(g)(ii) & E(g)(iii), B2);	06/09/2021 Status: Implemented

Application Number	Type	Location	Development Description	S106 Date
			car parking; provision of external plant and equipment (including flues); creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. Development shall be in accordance with the approved Development Parameters Schedule and Plans.	
21/1594 (LB Brent) Map Ref.: E11	Full	291 Abbey Road and Car & Lorry park, Penny Road, London	: Redevelopment of the site for industrial purposes through the construction of a warehouse building (Use Class E (g)(iii), B2 or B8) and provision of parking and landscaping.	16/12/2021 Status: Implemented
177810OPDFUL (LB Ealing) Map Ref.: E15	Full	2 Portal Way, London	Demolition of all existing buildings and the redevelopment of the site to provide two buildings of 25 and 35 storeys comprising 380 residential flats (mix of studio, 1-bed, 2-bed, and 3-bed flats), 11 ground floor commercial kitchens, and 2,208sqm NIA of flexible office space, together with associated public and private amenity and play space, two roof gardens, public realm improvements, landscaping works, car and cycle parking, and refuse and service areas.	23/12/2021 Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
191854OPDFUL (LB Ealing) Map Ref.: E12	Full	4 Portal Way, London	Demolition of all existing buildings and structures on site and the mixed-use redevelopment of the site to provide two linked buildings of 45 and 55 storeys respectively, including up to 702 residential units (Use Class C3), a hotel (Use Class C1), flexible workspace (Use Class B1), restaurant (Use Class A3), flexible retail space (Use Classes A1/A3/A4), with a two level basement, access, car and cycle parking, refuse and service areas, hard and soft landscaping, public realm, all necessary enabling and mitigation works, and associated works	13/08/2021 Status: Not Implemented
2020480OPDFUL (LB Ealing) Map Ref.: E13	Full	Land at 63 North Acton Road, London	Demolition of the existing buildings and redevelopment of the site for industrial led development consisting of a part six storey, part seven storey building, with basement level, comprising industrial process (Use Class B1c), general industrial (Use Class B2), storage and distribution (Use Class B8), restaurant/café (Use Class A3), ancillary office floorspace and associated basement parking.	12/08/2021 Status: Not Implemented
19/0006/FUMOPDC (OPDC) Map Ref.: 8	Full	628 Western Avenue	Demolition of the existing building and redevelopment to provide a ground plus ten-storey building and two levels of basement to provide flexible industrial uses (Use Class B2/B8) over ground and first floor, offices (Use Class B1a) at second floor and hotel (Use Class C1) uses on floors three to 10, and associated	13/11/2020 Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
			car parking, servicing and all necessary enabling works	
192003OPDFUL (LB Ealing) Map Ref.: E9	Full	3 Sunbeam Road	Construction of a two-storey light industrial building (B1c use class) with ancillary office space with associated car and cycle parking (following the demolition of the existing building).	03/04/2020 Status: Implemented
193233OPDFUL (LB Ealing) Map Ref.: E7	Full	3 Bashley Road	Construction of a three storey warehouse building (Use Class B8) with ancillary office space, including the provision of on-site parking and vehicle crossover (following the demolition of the existing warehouse and ancillary office (Use Class B8)) (Retrospective Application).	09/09/2020 Status: Implemented
20/0037/FUMOPDC (OPDC) Map Ref.: 7	Outline	Land at Bashley Road, Park Royal	Outline planning application (all matters reserved) for redevelopment of existing metal refinery to provide up to 60,000 square metres of light industrial (class B1c) and/or general industrial (class B2) and/or storage and distribution (class B8) uses, a café (class A3), and associated access, servicing, parking and landscaping.	04/09/2020 Status: Implemented
190582OPDVAR (LB Ealing) Map Ref.: E2	S73	6 Portal Way, North Acton	Application for a Minor-Material Amendment (s73) to vary condition 2 (Approved Plans) of planning permission ref: 161144FUL dated 14/02/2017 for: Demolition of all buildings and redevelopment of the site to provide a mixed-use development comprising residential (Use Class C3) and flexible commercial and community use space (Use Classes A1, A2, A3,	14/02/2017 DOV: 05/06/2020 Status: Implemented

Application Number	Type	Location	Development Description	S106 Date
			A4, B1, D1 and D2) together with a landscaped east-to-west public route between Victoria Road and Portal Way, associated amenity and play space, cycle parking, car parking, servicing, public realm improvements, landscaping and infrastructure works.	
192597OPDFUL (LB Ealing) Map Ref.: E2	Full	6 Portal Way, North Acton	Construction of an additional 10 storeys on Block A comprising 73 flats (44 x 1 bed and 29 x 2 bed); 4 storeys on Block C comprising 24 flats (24 x 1 bed); provision of a minimum 35% of the total number of additional habitable rooms as affordable housing in Block B, and associated changes to the basement and ground floor levels to provide additional cycle storage and minor changes to the approved landscaping layout (resulting in 97 additional flats overall, bringing the total number on-site up to 701 (comprising 426 x 1 bed, 242 x 2 bed and 33 x 3 bed).	09/12/2020 Status: Implemented
195346OPDFUL (LB Ealing) Map Ref.: E5	Full	80 Goodhall St	Construction of a part nine and part four storey building with excavation of basement area to provide 38 self-contained residential units and community space with associated cycle parking, refuse storage, hard and soft landscaping for amenity space and children's play space (Following demolition of existing building and change of use)	09/09/2020 Status: Completed
19/0104/VAROPDC (OPDC)	S73	104 -108 Scrubs Lane	Section 73 application to vary Conditions 1 (Approved Plans), A (Building Heights) and B (Floorspace) of planning permission (17/0055/FUMOPDC) for the "Demolition of existing	30/01/2020 Status: Implemented

Application Number	Type	Location	Development Description	S106 Date
Map Ref.: 4		(Mitre Yard)	buildings and structures and the redevelopment of the site to provide two new buildings comprising ground floor flexible non-residential floorspace (Use Classes A1/A2/A3/ A4/B1/D1/D2), ground floor workspace (Use Class B1/Artist Studios) and residential units (Use Class C3) with disabled car parking, plant space, amenity space, landscaping and associated works” to primarily: increase the number of residential units (Use Class C3) from 200 to 241; increase the maximum height of the scheme from 19 storeys to 22 storeys (71.8 to 77.5 metres above ground level); and increase the provision of accessible car parking.	
179054OPDS (LB Ealing) Map Ref.: E10	Full	57 Gorst Road, Park Royal	Replacement four storey light Industrial/Warehouse (1269sqm Use Class B1c & 311sqm Use Class B8, for a total of 1581 sqm) (following demolition of existing single storey (B1/B8) industrial building (612 sqm)'	31/01/2019 Status: Implemented
178974OPDFUL (LB Ealing) Map Ref.:	Full	Express at Holiday Inn, Victoria Road.	Four storey extension to rear, above ground level car parking (including construction of a structural deck), providing an additional 52 no. bedrooms (Use Class C1); and hard and soft landscaping.	12/12/2018 Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
18/0210/FULOPDC (OPDC) Map Ref.: 6	Full	Land East of Victoria Centre, Acton Lane, Park Royal, London	Erection of two buildings between six, ten, twelve and fourteen storeys (min. 20.1m and max. 46.2m above ground level) comprising 105 residential units and 280 sqm of commercial floorspace (Use Class A1/A2/A3/A4/B1/D1/D2), public open space, accessible parking, cycle storage, landscaping and related ancillary works.	23/07/2019 Status: Completed
18/0053/FUMOPDC (OPDC) Map Ref.: 5	Full	19 Abbey Road, Park Royal, London	Demolition of existing building and erection of a part-13, part-11 storey building comprising a 162-bedroom hotel, including an ancillary café at ground floor level, meeting facilities at first floor level and fitness suite at eleventh floor level, together with associated front and back of house facilities, cycle parking, internal servicing bay, bin stores, plant and other associated works.	08/10/2018 Status: Implemented
17/0091/FUMOPDC (OPDC) Map Ref.: 13	Full	2 Scrubs Lane	Demolition of existing building and structures and redevelopment of the site for a mixed-use development comprising basement and 20 storeys in height (71.4m above ground level), to provide 85 residential units (Class C3), 225sqm (GIA) retail, café/restaurant or business (Class A1/A3/B1), 425sqm (GIA) nursery (Class D1) and 452sqm (GIA) place of worship and community use (Class D1) with shared circulation space, landscaping and public realm, disabled car parking, cycle parking, plant and associated works.	22/06/2018 Status: Not Implemented
181354OPDC	S73	Holbrook House	Section 73 application for minor material amendment to vary condition 2 (approved drawing numbers) to	16/05/2018

Application Number	Type	Location	Development Description	S106 Date
(LB Ealing) Map Ref.: E1		Victoria Road Acton W3 6UN	amend the provision of student bedrooms and clusters in respect of planning permission for Demolition of existing buildings and redevelopment to construct a part-16/ part-18 /part-24 storey building with basement for use as student accommodation comprising 424 bed spaces(without both clusters and studios); ground floor ancillary student accommodation and a commercial unit for flexible Use Classes A1, A2, A3, A5, B1 or D1 uses. Cycle parking, storage and plant space to be located predominantly at ground and basement levels. Servicing and 2 no. disabled car parking bays on-site as well as improvements to the public realm including widening the footpath to North Acton Station and frontages to Victoria Road and Wales Farm Road application reference 161133OPDS dated 14 February 2017. The revised accommodation would result in 498 bedspaces comprising 327 cluster bedrooms and 171 studios with changes to the external envelope and internal layout as regards cycle parking and refuse storage spaces.' Non-material amendment to conditions 3, 6, 8, 9, 10, 12, 14, 17, 25, 27, 28a and 29 to include the wording (unless otherwise discharged pursuant to application 161133OPDS).	DOV 22/12/2017 Status: Completed
172682FUL (LB Ealing)	Full	140 Wales Farm Road Acton	Demolition of all existing buildings and the redevelopment of the site to provide five buildings of 5, 7, 10, 11 and 31 storeys comprising 736 student	07/12/2017 Status: Completed

Application Number	Type	Location	Development Description	S106 Date
Map Ref.: E3		London W3 6UG	bed spaces (603 rooms), 85 residential flats, 6214sqm (GIA) of Office (B1) floor space with associated access from Wales Farm Road, amenity space, cycle parking, four disabled car parking spaces, servicing, public realm improvements and landscaping.	
17-0076-FUMOPDC (OPDC) Map Ref.: 1	Full	First Central, Lakeside Drive	Residential-led, mixed use redevelopment of the site to provide three new courtyard blocks, ranging from 5 storeys to 27 storeys in height comprising 807 residential units (Use Class C3), a 377sqm (GIA) children's nursery (Use Class D1), 977sqm (GIA) of flexible retail/employment floor space (Use Classes A1, A2, and B1) with publicly accessible open space, private and shared amenity space; hard and soft landscaping; alterations to existing, and creation of new, vehicular accesses and pedestrian routes; substation; servicing bay on Lakeside Drive, car and cycle parking and associated works	14/11/2017 Status: Completed
15/0091/FULOPDC (OPDC) Map Ref.: 2	Full	Oaklands, Old Oak Common Lane	Demolition of existing structures and redevelopment of the Oaklands House site to include 3 mixed-use blocks, ranging in height from 6-26 storeys. The combined scheme comprises 605 (reduced from 611) residential units (Use Class C3) and 3,500 sqm of in part double height commercial floorspace, providing a flexible range of uses (Use Classes A1, A2, A3, A4, B1, D1 and D2). The scheme provides 120 underground car parking spaces, 1,080 cycle spaces, amenity space, landscaping and associated	27/07/2017 Status: Completed

Application Number	Type	Location	Development Description	S106 Date
			public realm. A new site access road is proposed linking the existing access road and Old Oak Common Lane.	
162124FUL (LB Ealing) Map Ref.: E6	Full	Monarch House Victoria Road Acton W3 6UR	Change of use of the existing building from office (Class B1 (a)) to hotel (Class C1); demolition and replacement of the second floor; and alterations to the external appearance of the building to create a 133 bed hotel with a new guards hut, cycle store car parking and associated works (Departure from the Local Plan).	14/10/2016 Status: Completed

24 Planning Contributions

Planning Contributions Received and Spent

25 **£11,569,807.87** in planning contributions was received within the monitoring period, **£9,637,537.20** of which was received by OPDC, namely:

- £1,283,678.47 – 20/0088/FUMOPDC: 115-129A Scrubs Lane, North Kensington Gate (South)
- £136,754.85 – 21/0013/OUTOPDC: Chandos Road Trading Estate, Chandos Road, Park Royal
- £646,349.56 – 20/0122/OUTOPDC: 37-39 North Acton Road
- £7,570,754.32 – 20/0037/FUMOPDC: Land at Bashley Road

And **£1,932,270.67** was received by Ealing for delegated applications, namely:

- £1,072,652.00– 161144FUL: 6 Portal Way
- £244,804.67- 195346OPDFUL: 80 Goodhall Street
- £614,814.00 – 181062OPDFUL: Perfume Factory, Wales Farm Road

26 **£151,995.36** in planning contributions were recorded as spent within the monitoring period. These are summarised in Table 3.1.

Table 3.1: Expenditure within the reporting period

Project Category	Project Description	Amount	Scheme
Play and Open Space	Improvements to North Acton Playing Fields and Acton Cemetery works	£79,628.00	161144FUL
Play and Open Space	Provision of open space within the vicinity of Holbrook House, Victoria Road, Acton	£67,136.36	171246OPDCS/ 161133OPDS
Environmental	Post-construction carbon/renewable energy monitoring for Monarch House, Victoria Road, Acton	£5,231.00	162124FUL

27 Projects Spotlight

i) Carbon Offsetting

In the reporting year, OPDC collected its most significant carbon offset contribution to date (£6,999,573 pursuant to 20/0037/FUMOPDC, Land at Bashley Road). The OPDC intends to use this to support delivery of a district heating network (DHN). DHNs use low carbon heat sources to supply multiple buildings within a locality, minimising the need for individual boiler systems. This is both a cost-effective and environmentally sustainable form of heat distribution.



Visualisation of the Bashley Road Data Centre, which is providing a significant Carbon Offsetting Contribution

To this end, in October 2023, the OPDC's Planning Obligations Advisory Group (POAG) allocated £653,285.82 to help secure electricity connections to the heat network energy centres. OPDC is now applying to the Distribution Network Operator (DNO) for these connections.

On 3rd November 2023, OPDC was awarded £36 million from the government's Green Heat Network Fund (GHNF) [to support the commercialisation and construction of the DHN](#). Waste heat will be captured from several data centres within the OPDC area and distributed to a number of energy centres. Here it will be used to raise temperatures to Low Temperature Hot Water (LTHW) and piped to a mixture of new and existing residential buildings. It is expected that this will deliver 95GWh of heat across five phases, between 2026 and 2040.

ii) Central Middlesex Hospital Primary Care

Shortly after the end of the reporting period, £1,099,080 was drawn down to retrospectively fund the new primary care facility at Central Middlesex Hospital, procured by the North West London Clinical Commissioning Group. Alongside

£817,920 from the NHS England's Estates and Technology Transformation Fund (ETTF), this enabled the delivery of Park Royal Medical Practice.

The facility opened in March 2018 for 6,400 patients, and has sufficient space for 8,600 additional patients, which can be operationalised as needed. This is intended to support project population growth arising from regeneration with the OPDC area.



Park Royal Practice Floor Plan



Park Royal Practice

Planning Obligations Advisory Group (POAG)

28 In 2018, OPDC Board approved the establishment of the Planning Obligations Advisory Group (POAG) to steer prioritisation of Section 106 projects and make recommendations in respect of Section 106 spend. The POAG is an officer level group, formed of senior officers from the OPDC and the three host local authorities which makes recommendations to OPDC's Chief Finance Officer for the approval of allocation of Section 106 contributions to projects. The first meeting of the POAG was held in November 2018 and the group has continued to meet quarterly to review proposals for spend of S106 monies and discuss priorities for projects to be funded via Section 106 contributions. Minutes of the POAG meetings can be viewed [here](#).

29 Following review by OPDC's Planning Obligations Advisory Group (POAG), **£1,626,993.95** of funding has been committed by OPDC's Chief Finance Officer for seven projects, including one within the monitoring period. Details of approved spend proposals are set out in Table 3.3.

Table 3.3: Approved S106 Spend Proposals

SSP Ref.	Project	Approval Date	Value	Status
SSP 19-01	Annual Art Commission and the Volunteer Programme (Great Places Scheme)	19/02/2019	£51,616.42	Project completed, monies spent.
SSP 19-02	Lakeside Drive CPZ consultation	19/02/2019	£51,616.42	Not yet progressed.
SSP 19-03	Primary Care Capacity at Central Middlesex Hospital	10/12/2019	£1,099,080	Project completed, monies transferred in August 2023 (note: outside of the 2022/23 monitoring period)
SSP 20-01	Design and delivery of play space improvements at Wesley Playing Fields.	15/07/2020	£50,255.54	Project now underway after a pause due to Covid
SSP 20-02	Creative Wayfinding	15/07/2020	£82,378.21	Part completed (29,726 spent) Implementation at Atlas Junction completed. Rest of project will progress shortly
SSP 22-01	The Forge	02/03/2022	£254,000	Project completed

SSP 22-03	Harlesden Canalside Project	13/10/2022	£38,047.36	Project completed
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- 30 OPDC's Chief Finance Officer has agreed an open approval for the spend of some standard S106 contributions, including contributions which relate to the monitoring of S106 agreements. Accounting for this, a total £1,874,021.84 of received contributions are committed.

Overall Summary of Section 106 Balances

- 31 Table 3.4 provides a summary of all planning contributions secured through S106 agreements as of the 31st March 2023. This demonstrates that just over **£51.6 million** has been secured through Section 106 agreements, of which nearly £33.5 million is from implemented schemes. Of this, nearly £30.5 million has been received.

Table 3.4: Summary of Secured Planning Contributions

	OPDC	Delegated	Overall
Total Secured	£25,904,478.86	£25,697,019.14	£51,601,498.00
Secured (Implemented Schemes)	£23,216,470.86	£10,265,102.14	£33,481,573.00
Total Received	£21,672,393.77	£ 8,794,422.95	£30,466,816.72
Total Committed	£ 1,603,780.32	£270,241.52	£1,874,021.84
Total Spent	£51,616.42	£232,194.46	£283,810.88
Secured (Non Implemented Schemes)	£2,688,008.00	£15,431,917.00	£18,119,925.00

- 32 Over £1.8 million of the £30.46 million monies received to date has been committed, while £283,810.88 has been formally recorded as spent. While a significant amount of contributions are yet to be committed to specific projects, proposals for these contributions are being progressed by OPDC and key stakeholders. Due to the scale and costs of many of the infrastructure projects identified in the IDP for which contributions are being secured, many cannot be progressed until a critical mass of contributions have been received.

- 33 Over **£6 million** in education contributions have been received towards for improvements to local schools. OPDC is working with local boroughs on an appropriate strategy for allocating this funding to best address the education needs of new development in the area. OPDC's [Social Infrastructure Needs Study \(SINS\)](#) identifies the need for a new 3FE Primary School in area, opening in 2031. OPDC will seek to ensure education contributions in future S106 agreements can be used to fund this new school, while also ensuring appropriate flexibility so that contributions may be used to support existing school facilities where necessary.
- 34 **£5.62 million** in uncommitted monies received are secured towards significant transport projects. This includes £1.5 million towards an upgraded bridge crossing connecting the First Central area with Park Royal Station, while a further £1.28 million has been received towards improvements to North Acton Station. OPDC is working closely with TfL and local boroughs on progressing these and other transport projects for which contributions have been secured.
- 35 **Nearly £25.7 million** has been secured from schemes approved under the scheme of delegation with LB Brent and LB Ealing, the most significant of which are located in the North Acton area. North Acton is an important place for the early delivery of development in the OPDC area, with a number of major schemes either completed, under construction, or with planning permission granted. OPDC is working closely with Ealing on progressing projects which can be funded via secured planning contributions. Key priorities for North Acton include improvements to the public realm and local gyratory, and upgrades to North Acton Station.
- 36 The Schedule of Section 106 Planning Contributions is set out in Appendix A of this document. The schedule summarises all financial planning contributions secured, received and committed from implemented planning applications as of the 31st March 2023. Appendix B provides a summary of relevant Section 106 data, as per the statutory requirements of the CIL Regulations 2010 (as amended).

37 Mayoral Community Infrastructure Liability

38 While OPDC has not yet adopted its own CIL charging schedule, it is a collecting authority for Mayoral CIL. Table 1 summarises the Mayoral CIL monies collected by OPDC within the monitoring period, while Table 2 summarises monies received since 2015. This includes monies collected by host boroughs related to developments within the OPDC prior to the current monitoring period.

39 These figures are provided for information only. The Mayor of London, as the charging authority, prepares a report for Mayoral CIL detailing the monies collected on their behalf.

Table 1: Mayoral CIL Collection within Monitoring Period

Quarter	Sum Received	Sum paid to TfL	4% Admin Retained
Q1 (MCIL 1/2)	£432,050.99	£414,768.95	£ 17,282.04
Q2 (MCIL 2)	£267,779.96	£257,068.76	£ 10,711.20
Q3 (MCIL 1/2)	£ 0.00	£ 0.00	£ 0.00
Q4 (MCIL 2)	£ 1,442,973.55	£ 1,385,254.61	£ 57,718.94
Total	£ 2,142,804.50	£ 2,057,092.32	£ 85,712.18

Table 2: Mayoral CIL Collected to Date

Year	Sum Received	Sum paid to TfL	4% Admin Retained
2015/16	£ 334,557	£ 321,174.72	£ 13,382.28
2016/17	£ 146,958.99	£ 141,080.63	£ 5,878.36
2017/18	£ 4,267,228.67	£ 4,096,539.52	£ 170,689.15
2018/19	£ 1,382,074.15	£ 1,326,791.18	£ 55,282.97
2019/20	£ 1,740,254.69	£ 1,670,853.97	£ 69,400.72
2020/21	£ 561,407.67	£ 538,951.36	£ 22,456.31
2021/22	£958,631.43	£920,286.18	£38,345.26
2022/23	£2,142,804.50	£2,057,092.32	£85,712.18
Total	£ 11,533,917.10	£ 11,072,769.88	£ 461,147.23

40 OPDC Community Infrastructure Levy

- 41 OPDC's draft CIL charging schedule is currently undergoing its examination and a hearing was held on 6th December 2023. Regulation 121A of the CIL Regulations requires the charging authority to set out a statement of the infrastructure projects or types which the charging authority intends will be, or may be, wholly or partly funded by CIL. This will be set out when OPDC adopts its CIL. Subject to the receipt of the Inspector's report OPDC hopes to adopt its CIL charging schedule at Board in late February with an implementation date of 1 April 2024.
- 42 Once OPDC's charging schedule has been adopted, OPDC's Board will have regular oversight and approval of OPDC's strategic priorities for CIL spend.

Appendix A

Schedule of Section 106 Contributions

Summary

	OPDC	Delegated	Overall
Total Secured	£25,904,478.86	£25,697,019.14	£51,601,498.00
Secured (Implemented Schemes)	£23,216,470.86	£10,265,102.14	£33,481,573.00
Total Received	£21,672,393.77	£ 8,794,422.95	£30,466,816.72
Total Committed	£1,603,780.32	£270,241.52	£1,874,021.84
Total Spent	£51,616.42	£232,194.46	£283,810.88
Secured (Non Implemented Schemes)	£2,688,008.00	£15,431,917.00	£18,119,925.00

Breakdown by Contribution Type (Overall)

	Education	Health	Public Realm	Play and Open Space	Transport	Training and Skills	Environmental	Housing	Monitoring	Conditional	TOTAL
Total Secured	£7,429,304.94	£5,821,292.00	£3,332,583.00	£1,789,147.00	£10,690,120.00	£3,777,121.34	£9,263,981.72	£8,027,770.00	£678,903.00	£509,349.00	£51,319,572.00
Secured	£6,440,595.94	£4,626,640.00	£2,342,343.00	£1,189,147.00	£6,234,990.00	£2,072,571.34	£8,482,954.72	£1,877,770.00	£114,561.00	£100,000.00	£33,481,573.00
Received	£6,628,019.84	£4,682,356.41	£2,156,147.95	£1,012,867.12	£5,763,813.76	£1,574,401.12	£7,347,567.61	£1,237,269.03	£64,373.90	£0.00	£30,466,816.72
Received (Committed)	£0.00	£1,099,080.00	£141,071.84	£196,989.90	£114,861.42	£284,969.85	£19,159.10	£0.00	£17,889.73	£0.00	£1,874,021.84
Received (Not Committed)	£6,628,019.84	£3,583,276.41	£2,015,076.11	£820,913.68	£5,624,134.49	£1,289,431.27	£7,307,173.95	£1,237,269.03	£44,472.50	£0.00	£28,549,767.27
Spent	£0.00	£0.00	£20,646.57	£146,764.36	£63,245.00	£30,969.85	£19,159.10	£0.00	£3,026.00	£0.00	£283,810.88
Secured (Non-Implemented)	£988,709.00	£1,194,652.00	£990,240.00	£600,000.00	£4,455,130.00	£1,704,550.00	£781,027.00	£6,150,000.00	£564,342.00	£409,349.00	£17,837,999.00

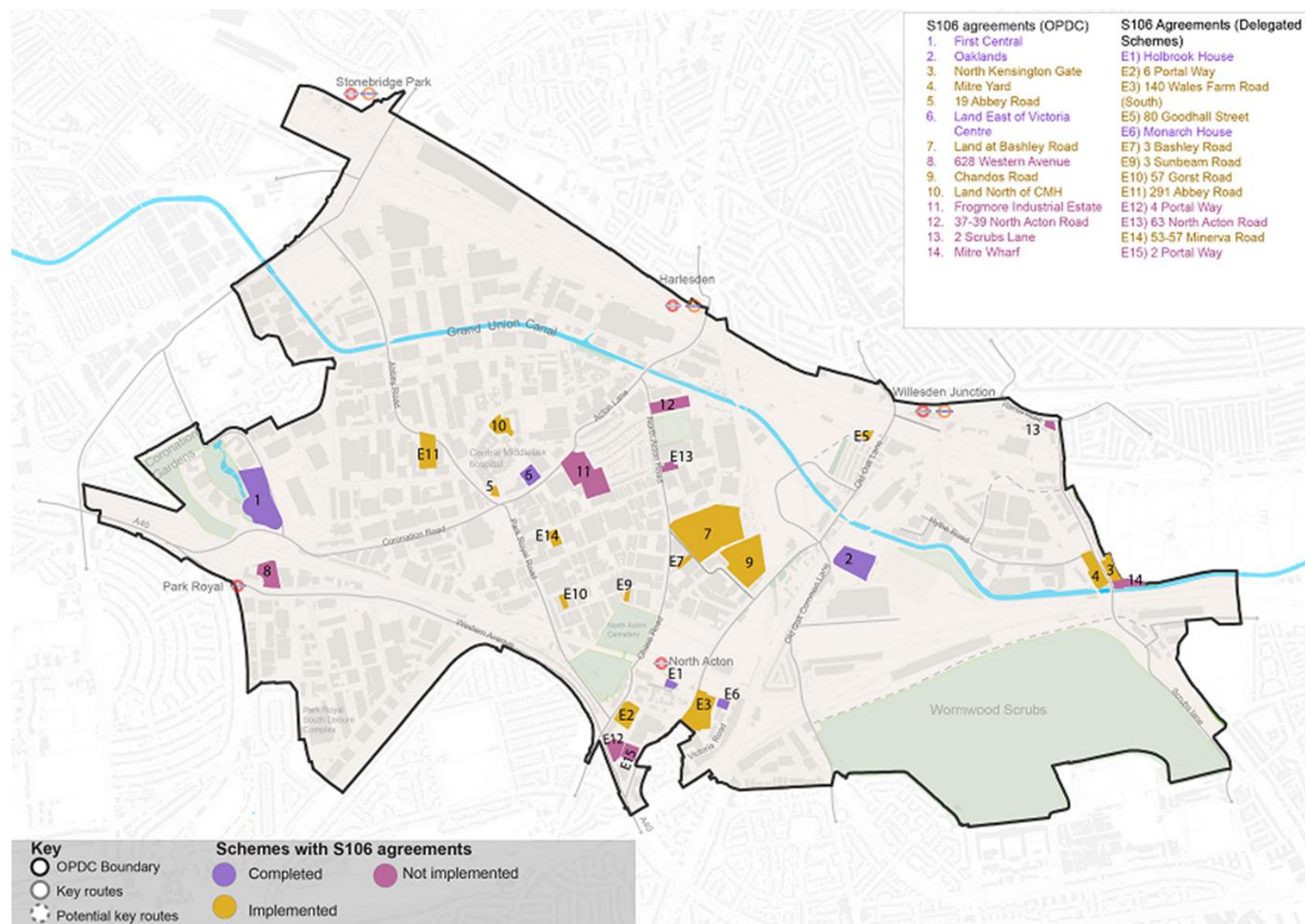
Breakdown by Contribution Type (Determined by OPDC)

	Education	Health	Public Realm	Play and Open Space	Transport	Training and Skills	Environmental	Housing	Monitoring	Conditional	TOTAL
Total Secured	£5,255,709.80	£2,867,378.00	£1,497,000.00	£130,255.00	£3,985,491.00	£1,967,121.34	£8,050,135.72	£877,770.00	£612,458.00	£445,215.00	£25,688,533.86
Secured	£5,255,709.80	£2,867,378.00	£1,467,000.00	£130,255.00	£3,148,501.00	£1,287,571.34	£8,011,285.72	£877,770.00	£71,000.00	£100,000.00	£23,216,470.86
Received	£5,665,047.81	£3,110,973.77	£1,353,288.08	£137,594.90	£3,394,532.72	£811,584.32	£6,999,573.00	£158,655.03	£41,144.14	£0.00	£21,672,393.77
Received (Committed)	£0.00	£1,099,080.00	£103,024.78	£50,225.54	£51,616.42	£284,969.85	£0.00	£0.00	£14,863.73	£0.00	£1,603,780.32
Received (Not Committed)	£5,665,047.81	£2,011,893.77	£1,250,263.30	£87,369.36	£3,342,916.30	£526,614.47	£6,999,573.00	£158,655.03	£26,280.41	£0.00	£20,068,613.45
Spent	£0.00	£0.00	£20,646.57	£0.00	£0.00	£30,969.85	£0.00	£0.00	£0.00	£0.00	£51,616.42
Secured (Non-Implemented)	£0.00	£0.00	£30,000.00	£0.00	£836,990.00	£679,550.00	£38,850.00	£0.00	£541,458.00	£345,215.00	£2,472,063.00

Breakdown by Contribution Type (Delegated Applications)

	Education	Health	Public Realm	Play and Open Space	Transport	Training and Skills	Environmental	Housing	Monitoring	Conditional	TOTAL
Total Secured	£2,173,595.14	£2,953,914.00	£1,835,583.00	£1,658,892.00	£6,704,629.00	£1,810,000.00	£1,213,846.00	£7,150,000.00	£66,445.00	£64,134.00	£25,631,038.14
Secured	£1,184,886.14	£1,759,262.00	£875,343.00	£1,058,892.00	£3,086,489.00	£785,000.00	£471,669.00	£1,000,000.00	£43,561.00	£0.00	£10,265,102.14
Received	£962,972.03	£1,571,382.64	£802,859.87	£875,272.22	£2,369,281.04	£762,816.80	£347,994.61	£1,078,614.00	£23,229.76	£0.00	£8,794,422.95
Received (Committed)	£0.00	£0.00	£38,047.06	£146,764.36	£63,245.00	£0.00	£19,159.10	£0.00	£3,026.00	£0.00	£270,241.52
Received (Not Committed)	£962,972.03	£1,571,382.64	£764,812.81	£733,544.32	£2,281,218.19	£762,816.80	£307,600.95	£1,078,614.00	£18,192.09	£0.00	£8,481,153.82
Spent	£0.00	£0.00	£0.00	£146,764.36	£63,245.00	£0.00	£19,159.10	£0.00	£3,026.00	£0.00	£232,194.46
Secured (Non-Implemented)	£988,709.00	£1,194,652.00	£960,240.00	£600,000.00	£3,618,140.00	£1,025,000.00	£742,177.00	£6,150,000.00	£22,884.00	£64,134.00	£15,365,936.00

Schemes:



Schedule of Section 106 Contributions (Implemented Schemes, Determined by OPDC)

| 31st March 2023

*Amounts received reflects
indexation*

Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received	Expiry Date	Conditions	Notes
15/0091/FULOPDC Oaklands, Old Oak Common Lane, London NW10 6DU S106 Date: July 2017 Implemented: August 2017 Borough: Hammersmith and Fulham	Not yet triggered (conditional)	Affordable Housing Contribution	TBC	Conditional	£ -	£ -	£ -	£ -		-	a financial contribution for the provision of Affordable Housing in OPDC's administrative area the precise value of which will be calculated in accordance with paragraph 8 of Schedule 4 of the agreement.	
	Received	Education	£ 300,000	Prior to the commencement	£ 339,420.00	£ -	£ 339,420.00	£ -		03.03.28	to be used towards improvement works to any primary or secondary school located in a 2 km radius of the site	
	Not yet triggered (conditional)	Health	TBC	Conditional	£ -	£ -	£ -	£ -		-	a financial contribution payable by the Developer to OPDC in the event that it is unable to find a suitable operator for the Healthcare Facility such payment shall be calculated in accordance with the requirements set out in the s106 agreement.	Marketing strategy for health facility submitted.

Not yet triggered (conditional)	Nursery Contribution	TBC	Conditional	£ -	£ -	£ -	£ -		-	a financial contribution payable by the Developer to OPDC in the event that it is unable to find a suitable operator for the Nursery such payment to be calculated as follows: (a) for five years following the end of the Nursery Marketing Period: (i) any rent received up to £8 per sqft shall be retained by the Developer; (ii) any rent received between £8 per sqft and £10 per sqft shall be paid to OPDC; (iii) any rent received between £10 and £14 per sqft shall be shared equally between the Developer and OPDC; and (iv) any rent received above £14 per sqft shall be retained by the Developer;	Marketing strategy for nursery submitted.
Received	Environmental improvements	£ 50,000	Prior to Commencement	£ 56,570.00	£ 56,570.00	£ -	£ -		03.03.28	to be used towards the following improvements to local transport in the vicinity of the Site: (a) improved wayfinding at Atlas Road roundabout; and	SSP approved (SSP 20-02)

											(b) improved security on the bridge between the Site and the Atlas Road roundabout including lower level lighting, public art and painting	
	Received	Travel Plan Monitoring	£ 3,000	Prior to first occupation, prior to third anniversary of occupation, prior to fifth anniversary of occupation	£ 3,540.45	£ 3,540.45	£ -	£ -		28.03.29	towards the OPDC's costs involved in monitoring compliance with the Residential Travel Plan.	Open Approval (to be drawn down)
17/0076/FUMOPDC	Not yet triggered (conditional)	Affordable Housing Contribution	TBC	Conditional	£ -	£ -	£ -	£ -		-	An on-site and/or financial contribution for the provision of Affordable Housing in the OPDC's area the precise value of which will be calculated in accordance with paragraph 6 of Schedule 4;	
First Central, Lakeside Drive, London NW10 7HQ	Received	Bus Improvement Contribution	£ 536,000	50% prior to commencement 50% prior to occupation	£ 560,629.13	£ -	£ 560,629.13	£ -		31.03.29	to be used towards improving bus services which serve bus stops within 640m of the Site;	
S106 Date: November 2017	Received	CPZ Contribution (1)	£ 50,000	prior to commencement	£ 51,616.42	£ 51,616.42	£ -	£ -		31.03.29	to be used towards the cost of the consultation and implementation of a CPZ in the surrounding area of the Site	SSP approved. (SSP 19-02)
Implemented: October 2018	Not yet triggered (conditional)	CPZ Contribution (2)	£ 50,000	within 20 days of a positive referendum	£ -	£ -	£ -	£ -		TBC	to be used towards the cost of the consultation and	
Borough: Brent												

										implementation of a CPZ in the surrounding area of the Site	
Received	Education (1)	£ 1,950,000	prior to commencement	£ 2,013,040.33	£ -	£ 2,013,040.33	£ -		31.03.29	to be used towards the refurbishment and expansion of primary schools within 1.7km of the Site or secondary schools within 1.7km of the Site to address the demand arising from the development for education services	
Received	Education (2)	£ 1,950,000	prior to occupation of the 400th unit	£ 2,163,912.10	£ -	£ 2,163,912.10	£ -		30.09.31	to be used towards the refurbishment and expansion of primary schools within 1.7km of the Site or secondary schools within 1.7km of the Site to address the demand arising from the development for education services	
Received	Health (1)	£ 1,024,349	prior to commencement	£ 1,057,464.53	£ 1,057,464.53	£ -			31.03.29	to be used towards healthcare to address the demand arising from the Development for healthcare services through improvement to healthcare services at the Central Middlesex Hospital for GP and primary	SSP approved. (SSP 19-03).

										healthcare services	
Received	Health (2)	£ 1,024,349	prior to occupation of the 400th unit	£ 1,136,718.56	£ 41,615.47	£ 1,095,103.09	£ -		30.09.31	to be used towards healthcare to address the demand arising from the Development for healthcare services through improvement to healthcare services at the Central Middlesex Hospital for GP and primary healthcare services	SSP approved. (SSP 19-03).
Received	Monitoring Contribution	£ 10,000	Prior to Commencement	£ 10,323.28	£ 10,323.28	£ -	£ -		31.03.29	towards the costs of the OPDC for monitoring the obligations in this Deed	Open Approval (to be drawn down)
Spent	Public Art Contribution	£ 20,000	Prior to Commencement	£ 20,646.57	£ 20,646.57	£ -	£ 20,646.57		31.03.29	to be used towards the provision of off-site public art within the Park Royal Opportunity Area;	SSP approved. (SSP 19-01) and money spent.
Not yet triggered (conditional)	Sustainability Penalty	TBC	Conditional	£ -	£ -	£ -	£ -		-	an amount equivalent to the cost at the date of the Post Completion Review of the BREEAM rating meeting the sustainability targets associated with a BREEAM Excellent rating by other means in the event that	

										the BREEAM Excellent rating has not been achieved and the OPDC agrees it is impractical to apply Sustainability Compensatory Measures which sum shall be utilised by the OPDC towards the provision of measures towards securing sustainability on other sites within its administrative area	
Spent	Employment and Training	£ 30,000	Prior to Commencement	£ 30,969.85	£ 30,969.85	£ -	£ 30,969.85		31.03.29	to be used towards training and skills initiatives within the Park Royal Opportunity Area	SSP approved. (SSP 19-01) and money spent.
Received	Additional Training and Skills Contribution	£ 10,000	within 12 months of first Employment and Training contribution.	£ 10,000.00	£ -	£ 10,000.00	£ -		31.03.30	to be used towards training and skills initiatives within the Park Royal Area.	
Received	Sustainable Transport	£ 1,500,000	Prior to Commencement	£ 1,548,492.55	£ -	£ 1,548,492.55	£ -		31.03.29	to be used to improve the walking and pedestrian cycling links between Park Royal station and the Site including but not limited to works to bridge over the Transport for London/Network Rail lines nearest to the Site	
Received	Environmental Improvements	£ 25,000	Prior to Commencement	£ 25,808.21	£ 25,808.21	£ -	£ -		31.03.29	to be used towards wayfinding and signage within	SSP approved (SSP 20-02)

											the Park Royal Opportunity Area	
	Received	Travel Plan Monitoring	£ 1,000	Prior to first occupation, prior to third anniversary of occupation, prior to fifth anniversary of occupation							Year 1 Residential Travel Plan Monitoring Fee in Schedule 8 of the Section 106 Agreement dated 14/11/2017	Open Approval (to be drawn down)
	Received	Carbon Offset	£ 1,011,713	Within 10 days of the submission of the CO2 Audit		£ -	£ -	£ -		-	the First Owner will pay the Carbon Offset Contribution within 10 Working Days of submission of the CO2 Audit	
18/0210/FULOPDC Land East of Victoria Centre, Acton Lane S106 Date: July 2019 Implemented: August 2019 Borough: Brent	Received	Public Realm, Highways and Transport Contribution	£ 150,000	Prior to occupation	£ 151,457.32	£ -	£ 151,457.32	£ -		23.07.29	to be used towards improving public realm, highways and/or the provision of transport improvements within the Park Royal Centre.	
	Received	Play and Open Space Contribution	£ 50,255	Prior to construction of the Development above ground floor slab level	£ 50,225.54	£ 50,225.54	£ -	£ -		23.07.29	to be used towards the improvement of Wesley Playing Fields to meet the play space demand from the Development.	SSP approved (SSP 20-01)
	Not yet triggered	Travel Plan Monitoring	£ 3,000	First, third, and fifth anniversaries of first Occupation of the Residential Units	£ -	£ -	£ -	£ -		23.07.29	towards the OPDC's costs involved in monitoring compliance with the Residential Travel Plan.	
	Received	Education Contribution	£ 459,799	50% prior to commencement 50% prior to 50% occupation.	£ 463,139.07	£ -	£ 463,139.07	£ -		23.07.29	to be used towards the refurbishment and expansion of primary	

										schools or secondary schools in the vicinity of the Site to address the demand arising from the Development for education services.	
Received	Health Contribution	£ 199,176	50% prior to commencement 50% prior to 50% occupation.	£ 200,627.31	£ -	£ 200,627.31	£ -		23.07.29	to be used to address the demand arising from Development for health infrastructure.	
Not yet triggered (conditional)	Design Monitoring Contribution	£ 50,000	Conditional	£ -	£ -	£ -	£ -		-	If at any point the Architect is not retained to oversee the delivery of the design quality of the Development (including but not limited to the making of the applications referred to in paragraph 1.1 above and overseeing the construction of the Development) the Owner shall forthwith: a. notify the OPDC of such non-retention; and b. pay to the OPDC within 10 Working Days of demand the Design Monitoring Costs and it is agreed that: (i) such costs may relate either to staff employed	

											directly by the OPDC or third party consultants retained by the OPDC; (ii) the demand for the Design Monitoring Costs is accompanied by evidence that such costs are reasonable costs incurred in monitoring the design quality of the Development; (iii) the OPDC may make more than one demand for payment of Design Monitoring Costs; PROVIDED THAT the total amount payable to the OPDC in Design Monitoring Costs shall not exceed £50,000 (Index Linked)	
18/0053/FUMOPDC DOV: 21/0114/106OPDC 19 Abbey Road, Park Royal, London S106 Date: 08/10/2018 DOV Date 10/08/2021 Borough: Brent	Received	Affordable Housing Contribution (1)	£ 146,295	Prior to commencement	£ 158,655.03	£ -	£ 158,655.03	£ -		17.09.31	OPDC covenants with the Owner: (a) to use the Affordable Housing Contribution towards the delivery of additional Affordable Housing and associated infrastructure in OPDC's administrative	
	Not yet triggered	Affordable Housing Contribution (2)	£ 146,295	Prior to commencement of floor 3	£ -	£ -	£ -	£ -		-		
	Not yet triggered	Affordable Housing Contribution (3)	£ 146,295	Prior to commencement of floor 7	£ -	£ -	£ -	£ -		-		
	Not yet triggered	Affordable Housing Contribution (4)	£ 146,295	Prior to commencement of floor 10	£ -	£ -	£ -	£ -		-		

	Not yet triggered	Affordable Housing Contribution (5)	£ 146,295	Prior to commencement of floor 13	£ -	£ -	£ -	£ -		-	area; or (b) where the Affordable Housing Contribution has not been committed by OPDC to the delivery of additional Affordable Housing in its' administrative area after a period of two years following Commencement of the Development to make the Affordable Housing Contribution available to the Borough to deliver additional Affordable Housing on a Committed Development in the Borough's administrative area PROVIDED THAT in order for the Borough to use the Affordable Housing Contribution OPDC and the Borough must have first agreed in writing the details of the Committee Development to which the Affordable Housing Contribution is to be spent and the timings for its use and events	
	Not yet triggered	Affordable Housing Contribution (6)	£ 146,295	Prior to occupation	£ -	£ -	£ -	£ -		-		

										which would cause the Affordable Housing Contribution to be transferred back from the Borough to OPDC.	
Received	AH Contribution Monitoring Fee (1)	£ 1,000	Prior to commencement	£ 1,000.00	£ 1,000.00	£ -	£ -		-	In respect of OPDC's monitoring costs.	Open Approval (to be drawn down)
Not yet triggered	AH Contribution Monitoring Fee (2)	£ 1,000	Prior to commencement of floor 3	£ -	£ -	£ -	£ -		-		
Not yet triggered	AH Contribution Monitoring Fee (3)	£ 1,000	Prior to commencement of floor 7	£ -	£ -	£ -	£ -		-		
Not yet triggered	AH Contribution Monitoring Fee (4)	£ 1,000	Prior to commencement of floor 10	£ -	£ -	£ -	£ -		-		
Not yet triggered	AH Contribution Monitoring Fee (5)	£ 1,000	Prior to commencement of floor 13	£ -	£ -	£ -	£ -		-		
Not yet triggered	AH Contribution Monitoring Fee (6)	£ 1,000	Prior to occupation	£ -	£ -	£ -	£ -		-		
Not yet triggered	Transport Contribution	£ 250,000	Prior to occupation	£ -	£ -	£ -	£ -		-	to be used towards public realm, walking and cycling improvements in Park Royal Centre	
Not yet triggered	Hotel Travel Plan Monitoring Fee	£ 3,000	Prior to first, third and fifth anniversary of first occupation	£ -	£ -	£ -	£ -		-	to be used towards the OPDC's costs involved in monitoring compliance with the Hotel Travel Plan and to be paid in accordance with paragraph 2 of Schedule 4;	

17/0055/FUMOPDC (S73:19/0104/VAROP D) Mitre Yard 104-108, Scrubs Lane S106 Date: 31/01/2018 DOV Date: 31/01/2020 Borough: Hammersmith and Fulham	Received	Environmental Improvements	£ 260,000.00	Prior to Commencement	£ 288,752.68	£ -	£ 288,752.68	10.12.21		10.12.31	to be used towards improving the accessibility of the Site including walking, cycling and public realm improvements in the vicinity of the site;	
	Not yet triggered (conditional)	Affordable Housing Contribution	£ -	Conditional	£ -	£ -	£ -	£ -		-	means a financial contribution for the provision of Affordable Housing in OPDC's area or Relevant Infrastructure payable in accordance with the provisions of Schedule 5.	
	Not yet triggered (conditional)	Carbon Offset	£ -	Conditional	£ -	£ -	£ -	£ -		-	a contribution equivalent to £1,800 per tonne of carbon shortfall in carbon emission savings (if any) as identified by the CO2 Audit;	
	Not yet triggered (conditional)	Clawback Payment	£ -	Conditional	£ -	£ -	£ -	£ -		-	to be used for the provision of Affordable Housing in OPDCs area payable in accordance with the provisions of paragraph 2 of Schedule 3 in the event that the Private Residential Units are not retained as private rented accommodation under single management.	

	Not yet triggered (conditional)	Design Monitoring Costs	£ -	Conditional	£ -	£ -	£ -	£ -		-	any monies paid in accordance with paragraph 2 of Schedule 14 to meet the OPDC's reasonable costs incurred in monitoring the design quality of the Development as detailed drawings are prepared and to ensure that all such drawings are completed to a satisfactory quality and are consistent with the Approved Drawings;	
	Received	Education Contribution	£ 400,911.00	Prior to Commencement	£ 448,372.36	£ -	£ 448,372.36	10.12.21		10.12.31	to be used towards improvement works to any primary or secondary school which could reasonably be considered to accommodate demand arising from the Development for education services.;	
	Received	Health Contribution	£ 369,485.00	Prior to Commencement	£ 412,083.91	£ -	£ 412,083.91	10.12.21		10.12.31	to be used towards expanding the primary care facility at the Hammersmith Centre for Health, Hammersmith Hospital or alternative health care facilities, that could reasonably address the demand arising	

										from the Development for healthcare services;	
Received	Open Space	£ 80,000.00	Prior to Commencement	£ 87,369.36	£ -	£ 87,369.36	10.12.21		10.12.31	means the sum of £80,000 (Index Linked) to be used towards the refurbishment of Mary Seacole Memorial Gardens and the Grand Union Canal;	
Not yet triggered	Environmental Improvements	£ -	Prior to first Occupation	£ -	£ -	£ -	-		-	"Street Tree Contribution" means the sum confirmed by LBHF as being required to implement the Street Tree Plan	
Received	Bus Improvement Contribution	£ 303,359.00	Prior to Commencement	£ 338,168.81	£ -	£ 338,168.81	10.12.21		10.12.31	to be used towards increasing the capacity of the local bus network;	
Not yet triggered	Travel Plan Monitoring	£ 3,000.00	Prior to first, third and fifth anniversary of first occupation	£ -	£ -	£ -	-		-	The Owners shall pay £1000 on the first, third and fifth anniversaries of first Occupation of the Residential Units within the Development as contributions towards the OPDC's costs involved in monitoring compliance with the Framework Travel Plan.	

20/0088/FUMOPDC 115-129A Scrubs Lane, North Kensington Gate (South) S106 Date: 30/06/2021 Borough: Hammersmith and Fulham	Not yet triggered	Carbon Offset	£ -							10 years from date of payment	A contribution equivalent to £2,850 per tonne of carbon (being £95 per tonne of carbon over 30 years) shortfall in carbon emission savings as identified by the CO2 Audit; (Audit required pre-occupation)	Works commenced onsite, and formal request for S106 monies being issued.
	Received	Education Contribution	£ 195,000		£ 237,163.95		£ 237,163.95			15 years from date of payment*	<p>the sum of £195,000 (Index Linked) to be used (subject to clause 20.3) towards improvement works to the refurbishment and expansion of secondary schools in the vicinity of the site to address the demand arising from the Development for education services;</p> <p>The OPDC covenants and the Owners agree that in the event that any part or all of any of the Education Contribution has not been allocated or used for the purpose specified within this Deed within fifteen years from the date of payment to use the same for</p>	

									public realm improvements.	
Received	Employment and Skills Contribution	£ 184,300		£ 224,150.34 £ 184,300.00	£ 39,850.34			10 years from date of payment	to be paid to the OPDC in accordance with paragraph 1 of Schedule 10 towards the OPDC's employment and skills hub;	
Received	Healthcare Contribution	£ 250,019		£ 304,079.46	£ 304,079.46			10 years from date of payment	to be used to address the demand arising from the Development for healthcare services;	
Received	Transport Contribution (1)	£ 114,000		£ 138,649.69	£ 138,649.69			10 years from date of payment	to be used towards increasing the accessibility of the Site which in consultation with Transport for London as follows: £114,000 towards increasing the capacity of the local bus network	

	Received	Transport Contribution (2)	£ 312,142		£ 379,635.03	£ 379,635.03			10 years from date of payment	to be used towards increasing the accessibility of the Site which in consultation with Transport for London as follows: £312,142 towards improvement measures for walking, cycling and public realm improvements in the vicinity of the development.	
	Not yet triggered	Travel Plan Monitoring	£ 3,000						10 years from date of payment	The Owners shall pay £1000 on the first, second, third, fourth and fifth anniversaries of first Occupation of the Residential Units within the Development as contributions towards the OPDC's costs involved in monitoring compliance with the Framework Travel Plan.	
	Not yet triggered	Design Monitoring Costs	£ -						10 years from date of payment	If at any point the Architect is not retained to either prepare or oversee any design work required in relation to the applications set out at paragraph 1.1 above	

	Not yet triggered	Late Stage Review Contribution	£ -							10 years from date of payment	a financial contribution for the provision of off-site Affordable Housing in the OPDC's administrative area the precise value of which shall be calculated in accordance with Formula 3 and which shall be subject to the Late Stage Review Cap	
21/0013/OUTOPDC Chandos Road Trading Estate, Chandos Road, Park Royal S106 Date: 07/09/2021 Borough: Ealing	Received	Monitoring Contribution	£ 10,000	Prior to Commencement	£ 10,880.78		£ 10,880.78				towards OPDC's monitoring costs	All pre-commencement monies received as at 31/10/2022 . SA
	Received	Public Realm, Highways and Transport Contribution	£ 360,000	Prior to Commencement	£ 391,708.19		£ 391,708.19				to be used by the OPDC towards Healthy Streets Projects to encourage walking and cycling, improvements to the public realm along Chandos Road and Bashley Road and improvements to open space, amenity space and the Bashley Road Travellers Site within 1km radius of the Site;	
	triggered	Training and Skills Contribution	£ 133,779	50% prior to commencement of each phase, 50% prior to occupation of each phase	£ 136,754.85	£ 69,700.00	£ 67,054.85				the sum to be calculated by reference to the scale of development, with particular regard to jobs lost or generated	

											through construction phases and end use in line with the formula in Appendix 1 to be used by the OPDC towards training and skills and business development/economic development activity in the Park Royal area	
	Received	Workspace Travel Plan Monitoring Contribution	£ 3,000	first, third and fifth anniversaries of the first Occupation	£ 3,264.23		£ 3,264.23				three separate payments of £1,000 to be used by the OPDC towards the monitoring of the Workspace Travel Plan to be paid on the first, third and fifth anniversaries of the first Occupation of the Development.	
	Not yet triggered	Carbon Offset Contribution	TBC	Prior to occupation	-						the sum of £2,850 per tonne of carbon (being £95 per tonne of carbon over 30 years) shortfall in carbon emission savings as identified by the CO2 Audit to be paid to the OPDC	
20/0031/FUMOPDC	Not Yet Triggered	Carbon Offset Contribution	Audit	Prior to Occupation							a contribution equivalent to £1,800 per tonne of carbon (being £60 per tonne of carbon over 30 years) shortfall	
Land north of Central Middlesex Hospital, Central Way, Park Royal, NW10 7NS												

S106 Date: 22/12/2021 Borough: Brent											in carbon emission savings as identified by the CO2 Audit	
	Conditional (Not Yet Triggered)	Design Monitoring Costs	£ 50,000	Conditional							<p>If at any point the Architect is no longer retained to either prepare or agree the details required in relation to the applications set out at paragraph 1.1 above in order to ensure the design quality of the Development the Owner shall forthwith:</p> <p>(a) Notify the OPDC of such non-retention; and</p> <p>(b) Subject to receipt from the OPDC of an invoice setting out a full breakdown of the relevant monitoring work, pay to the OPDC within ten working days of demand the Design Monitoring Costs and it is agreed that:</p> <p>(i) Such costs (or part thereof) may relate either to staff employed directly by the OPDC or third party consultants retained by the OPDC; and</p> <p>(ii) The OPDC</p>	

											may make more than one demand for payment of Design Monitoring Costs; PROVIDED THAT the total amount payable to the OPDC in Design Monitoring Costs shall not exceed £50,000 (Index Linked)	
	Not Yet Triggered	Travel Plan Monitoring	£ 3,000	Prior to first, third and fifth anniversary of first occupation							towards the OPDC's costs involved in monitoring compliance with the Framework Travel Plan	
	Triggered - Not Yet Received	S106 Monitoring Contribution	£ 10,000	Prior to Commencement							payable to the OPDC in accordance with schedule 11	
20/0122/OUTOPDC 37-39 North Acton Road, Park Royal, NW10 6SN S106 Date: 23/09/2022 Borough: Ealing	Received	Affordable Workspace Contribution	£ 232,300	Prior to Commencement	281,905.32		£ 281,905.32				means the sum of £232,300 (two hundred and thirty two thousand three hundred pounds) to be used by OPDC towards the delivery of small business units/affordable workspace in the Park Royal area;	

	Not Yet Triggered	Carbon Offset Contribution	TBC	Prior to Occupation			£ -				means the sum of £2,850 per tonne of carbon (being £95 per tonne of carbon over 30 years) shortfall in carbon emission savings as identified by the CO2 Audit to be paid to OPDC;
	Received	Public Realm Contribution	£ 112,000		135,916.47		£ 135,916.47				means the sum of £112,000 (one hundred and twelve thousand) to be used by OPDC towards public realm improvements in the Park Royal area, including but not limited to Wesley Playing Fields
	Received	Training and Skills Contribution	TBD	50% to be paid prior to commencement and 50% to be paid prior to occupation	127,803.96		£ 127,803.96				means the sum to be calculated by reference to the scale of development, with particular regard to jobs lost or generated through construction phases and end use in line with the formula in Appendix 1 to be used by OPDC towards training and skills and business development/economic development activity in the Park Royal area;

	Received	Transport Contribution	£ 73,000	Prior to Commencement	88,588.41		£ 88,588.41				" means the sum of £73,000 (seventy-three thousand) to be used by the OPDC towards an accident remediation scheme on North Acton Road and Acton Lane, walking and cycling and bus stop improvements within the vicinity of the Development, and a parking demand study in relation to the Park Royal area;	
	Not Yet Triggered	Workspace Travel Plan Monitoring Contribution	£ 3,000	On first, third and fifth anniversaries of the first occupation of the development			£ -				means the sum of three separate payments of £1,000 (one thousand) to be used by OPDC towards the monitoring of the Workspace Travel Plan to be paid on the first, third and fifth anniversaries of the first Occupation of the Development.	
	Received	S106 Monitoring Contribution	£ 10,000	Prior to Commencement	12,135.40		£ 12,135.40				means the sum of £10,000 towards OPDC's monitoring costs relating to this Deed;	

20/0037/FUMOPDC Land at Bashley Road, Park Royal NW10 6SN S106 Date: 04/09/2020 Borough: Ealing (Delegated)	Received	Carbon Offsetting	£6,999,573.00	Conditional	£6,999,573.00		£6,999,573.00				<p>the sum of £2,850 per tonne of annual remaining carbon emissions (being £95 per tonne of carbon per annum over 30 years) calculated at reserved matters stage in accordance with the methodology used in the Energy Strategy.</p> <p>Owners shall:</p> <p>(a) pay the Carbon Offset Contribution to the OPDC prior to first Occupation of each Phase of the Development; and</p> <p>(b) not Occupy or permit or suffer Occupation of that Phase of the Development until the Carbon Offset Contribution for that Phase has been paid in full to the OPDC</p>
	Received	Healthy Streets Contribution	£500,000	Prior to Commencement	£571,181.32		£571,181.32				to be used by OPDC towards projects to encourage walking and cycling within a 1 kilometre radius of the Site
	Received	Monitoring Contribution	£10,000	Prior to Commencement	£11,199.63		£11,199.63				towards OPDC's monitoring costs relating to this Agreement

	Not yet triggered	Training and Skills Contribution	£694,192	£250K prior to first occupation; £250K prior to third anniversary of first occupation; £194,192 prior to fifth anniversary of first occupation			£ -				towards training and skills in the Park Royal Area	
	Not yet triggered	Training and Skills Offset Contribution	TBC	Conditional			£ -				<p>In the event that the Development following Practical Completion generates less than 500 FTE on-site jobs, the Owners shall pay the Training and Skills Offset Contribution to the OPDC prior to the fifth anniversary of Full Occupation.</p> <p>To be used by OPDC for training and skills in the Park Royal area to be calculated according to the following formula: £3,000 x (500 – actual number of jobs generated by the completed Development) and capped at £1 million.</p>	
	Not yet triggered	Workspace Travel Plan Monitoring Contribution	£3,000	Prior to first, third and fifth anniversary of first occupation			£ -				three separate payments of £1,000 to be used by OPDC towards the monitoring of the Workspace Travel Plan to be paid on the first, third and fifth anniversaries of	

[illegible]

Schedule of Section 106 Contributions (Implemented Schemes, Scheme of Delegation) | 31st March 2023

Amounts received reflects indexation

Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes
161144FUL (PR70) 6 Portal Way Acton Ealing W3 6RU S106 Date: February 2017 Implemented: November 2019	Received	CPZ Contribution (£25,000.00)	£ 7,500.00	All Contributions indexed and payable 30% prior to Commencement, a further 30% 18 months after the date of the payment of the first instalment and the final 40% on Occupation.	£ 7,500.00	£ -	£ 7,500.00	£ -	06/02/2020	06/02/2027	towards CPZ consultation amendments and implementation	Breakdown of received monies estimated based on total figure provided by LB Ealing in February 2022.
	Received		£ 7,500.00		£ 7,500.00	£ -	£ 7,500.00	£ -	27/07/2021	27/07/2028		
	Received		£ 10,000.00		£ 10,000.00	£ -	£ 10,000.00	£ -	04/01/2023	04/01/2030		
	Received	Cycleway Contribution (£25,000.00)	£ 7,500.00		£ 7,500.00	£ -	£ 7,500.00	£ -	06/02/2020	06/02/2027	towards the proposed cycle quiet way between Gypsy Corner and Ealing Broadway	
	Received		£ 7,500.00		£ 7,500.00	£ -	£ 7,500.00	£ -	27/07/2021	27/07/2028		
	Received		£ 10,000.00		£ 10,000.00	£ -	£ 10,000.00	£ -	04/01/2023	04/01/2030		
	Received	Education Contribution (£450,000)	£ 135,000.00		£ 135,000.00	£ -	£ 135,000.00	£ -	06/02/2020	06/02/2027	towards expansion projects at West Twyford Primary, West Acton Primary, John Perryn Primary and Acton High	LB Ealing to provide detailed breakdown as part of full annual report of S106 monies. Details of spent to be provided LB Ealing.
	Received		£ 135,000.00		£ 135,000.00	£ -	£ 135,000.00	£ -	27/07/2021	27/07/2028		
	Received		£ 180,000.00		£ 180,000.00	£ -	£ 180,000.00	£ -	04/01/2023	04/01/2030		
	Received	Training and Skills (£450,000)	£ 135,000.00		£ 135,000.00	£ -	£ 135,000.00	£ -	06/02/2020	06/02/2027	towards the provision of outreach engagement, pre-employment training and employment training and employment support for the borough residents living in and around the	
	Received		£ 135,000.00		£ 135,000.00	£ -	£ 135,000.00	£ -	27/07/2021	27/07/2028		
	Received		£ 180,000.00		£ 180,000.00	£ -	£ 180,000.00	£ -	04/01/2023	04/01/2030		

Spent	Energy Monitoring (£12,854)	£ 3,856.20
Spent		£ 3,856.20
Spent		£ 5,141.60
Received	North Acton Station (£592,000)	£ 177,600.00
Received		£ 177,600.00
Received		£ 236,800.00
Received	North Acton Station Square (£50,000)	£ 15,000.00
Received		£ 15,000.00
Received		£ 20,000.00
Received	North Acton Gyratory Improvement Contribution (£200,000)	£ 60,000.00
Received		£ 60,000.00
Received		£ 80,000.00
Spent	Play and Open Space Contribution (£250,000)	£ 75,000.00
Received		£ 75,000.00
Received		£ 100,000.00

						Property and adjacent wards
£ 3,856.20	£ 4,094.13	£ -	£ 4,094.13	06/02/2020	06/02/2027	towards the cost of monitoring (for a three year period) the performance of the combined heat and power system ASHP and gas boilers provided by the Council's service provider;
£ 3,856.20		£ 1,914.75		27/07/2021	27/07/2028	
£ 5,141.60		£ 1,895.23		04/01/2023	04/01/2030	
£ 177,600.00	£ -	£ 177,600.00	£ -	06/02/2020	06/02/2027	towards the provision of step free access at North Acton Station
£ 177,600.00	£ -	£ 177,600.00	£ -	27/07/2021	27/07/2028	
£ 236,800.00	£ -	£ 236,800.00	£ -	04/01/2023	04/01/2030	
£ 15,000.00	£ -	£ 15,000.00	£ -	06/02/2020	06/02/2027	towards the development of North Acton Station Square
£ 15,000.00	£ -	£ 15,000.00	£ -	27/07/2021	27/07/2028	
£ 20,000.00	£ -	£ 20,000.00	£ -	04/01/2023	04/01/2030	
£ 60,000.00	£ -	£ 60,000.00	£ -	06/02/2020	06/02/2027	towards urban realm improvements in the vicinity of the North Acton Gyratory System
£ 60,000.00	£ -	£ 60,000.00	£ -	27/07/2021	27/07/2028	
£ 80,000.00	£ -	£ 80,000.00	£ -	04/01/2023	04/01/2030	
£ 75,000.00	£ 79,628.00	£ 408.46	£ 79,628.00	06/02/2020	06/02/2027	towards improvements to North Acton Playing Fields and Acton Cemetery
£ 75,000.00	£ -	£ 75,000.00	£ -	27/07/2021	27/07/2028	
£ 100,000.00	£ -	£ 100,000.00	£ -	04/01/2023	04/01/2030	

	Received	Pedestrian Facilities (£18,000)	£ 5,400.00		£ 5,400.00	£ -	£ 5,400.00	£ -	06/02/2020	06/02/2027	towards improved pedestrian facilities between Gypsy Corner and Acton Main Line Station	
	Received		£ 5,400.00		£ 5,400.00	£ -	£ 5,400.00	£ -	27/07/2021	27/07/2028		
	Received		£ 7,200.00		£ 7,200.00	£ -	£ 7,200.00	£ -	04/01/2023	04/01/2030		
	Received	Healthcare Contribution (£450,000)	£ 135,000.00		£ 135,000.00	£ -	£ 135,000.00	£ -	06/02/2020	06/02/2027	towards new primary health care at Central Middlesex Hospital	
	Received		£ 135,000.00		£ 135,000.00	£ -	£ 135,000.00	£ -	27/07/2021	27/07/2028		
	Received		£ 180,000.00		£ 180,000.00	£ -	£ 180,000.00	£ -	04/01/2023	04/01/2030		
	Spent	Street Trees Contribution (£77,146)	£ 23,143.80		£ 23,143.80		£ 4,887.28		06/02/2020	06/02/2027	towards providing or replacing trees within the East Acton Ward	
	Spent		£ 23,143.80		£ 23,143.80	£ 7,281.97	£ 17,833.68	£ 7,281.97	27/07/2021	27/07/2028		
	Received		£ 30,858.40		£ 30,858.40	£ -	£ 30,858.40	£ -	04/01/2023	04/01/2030		
	Received	Carbon Offset	£ 32,652.00		£ 32,652.00	£ -	£ 32,652.00	£ -	04/01/2023	04/01/2030		
	Received	A40 Bridge	£ 21,137.00		£ 24,817.85	£ -	£ -	£ -	TBC	TBC	towards a new bridge over the A40	
	Not yet triggered	???	£ 42,337.00			£ -	£ -	£ -	TBC	TBC		
	Not yet triggered	Carbon Offset	£ 96,030.00			£ -	£ -	£ -	TBC	TBC		
	Not yet triggered	Monitoring Fee	£ 2,000.00			£ -	£ -	£ -	TBC	TBC	towards carbon monitoring	
Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes
171246OPDCS/161133OPDS (PR71) Holbrook House Victoria Road Acton W3 6UN S106 Date: February 2017 Implemented: December 2017 Borough: Ealing	Received	Transport	£ 50,000.00	All Contributions indexed where applicable and payable on Occupation	£ 53,931.00	£ -	£ 53,931.00	£ -	22/10/2019	22/10/2024	toward the provision of an Accident Remedial Scheme on that part of Victoria Road located to the west side of the Property	
	Received	Environmental	£ 28,800.00		£ 28,800.00	£ -	£ 28,800.00	£ -	22/10/2019	22/10/2024	Carbon Dioxide Off Setting Sum	

Received	Environmental	£ 1,575.00
Received	Transport	£ 25,000.00
Received	Transport	£ 25,000.00
Received	Housing	£1,000,000. 00
Received	Health	£ 250,000.00
Received	Transport	£ 200,000.00

						(not indexed)	
£ 1,575.00	£ -	£ 1,575.00	£ -	22/10/2 019	22/10/2 024	Carbon Energy Monitoring (not indexed)	
£ 26,965.35	£ -	£ 26,965.35	£ -	22/10/2 019	22/10/2 024	towards the carrying out of a Controlled Parking Zone consultation and review within the vicinity of the Property	
£ 26,965.35	£ -	£ 26,965.35	£ -	22/10/2 019	22/10/2 024	towards the provision of disabled parking bays within the vicinity of the Property	
£ 1,078,614.00	£ -	£ 1,078,614. 00	£ -	22/10/2 019	22/10/2 024	towards the provision of housing within the Borough of Ealing	
£ 269,653.50	£ -	£ 269,653.50	£ -	22/10/2 019	22/10/2 024	towards the provision of healthcare services at the Central Middlesex Hospital Park Royal	
£ 200,000.00	£ -	£ 200,000.00	£ -	22/10/2 019	22/10/2 024	to remodel the North Acton Gyratory and create a pedestrian user friendly environment and provide facilities for pedestrians and improve public transport	

Received	Transport	£ 204,000.00
Received	Public Realm	£ 100,000.00
Received	Play and Open Space	£ 250,000.00
Received	Transport	£ 25,000.00
Received	Transport	£ 25,000.00
Received	Transport	£ 50,000.00

						accessibility in Victoria Road and Portal Way;
£ 220,037.25	£ -	£ 220,037.25	£ -	22/10/2019	22/10/2026	towards the provision of step free access at the North Acton Station Interchange
£ 107,861.40	£ -	£ 107,861.40	£ -	22/10/2019	22/10/2024	towards the development of the North Acton Station Square
£ 269,653.50	£ 67,136.36	£ 202,517.14	£ 67,136.36	22/10/2019	22/10/2024	towards the provision of open space within the vicinity of the Property
£ 26,965.35	£ -	£ 26,965.35	£ -	22/10/2019	22/10/2024	towards the provision of pedestrian crossing facilities between Gypsy Corner and Acton Main Line Station
£ 26,965.35	£ -	£ 26,965.35	£ -	22/10/2019	22/10/2024	towards the provision of a Quiet Cycle Way between Gypsy Corner and Ealing Broadway
£ 53,930.70	£ -	£ 53,930.70	£ -	22/10/2019	22/10/2024	towards the re modelling of the of the junction of Wales Farm Road with Victoria Road

											together with the island in front of the Property and the parking bays on the south side of Victoria Road.	
Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes
172682FUL (PR69) 140 Wales Farm Road Acton London W3 6UG S106 Date: December 2017 Implemented: May 2018 Borough: Ealing	Received	Environmental	£ 103,024.00	Prior to first Occupation	£ 109,020.00	£ -	£ 109,020.00	£ -	01/03/2022	01/03/2027	Indexed towards air quality action plan measures.	
	Received	Environmental	£ 46,800.00	Prior to first Occupation	£ 49,523.76	£ -	£ 49,523.76	£ -	01/03/2022	01/03/2027	Indexed towards offsetting the residual carbon emissions of the residential part of the Development and based on connection to an offsite heat network served by Combined Heat and Power system as set out in the Energy Strategy;	
	Received	Transport	£ 15,000.00	Prior to first Occupation	£ 15,873.00	£ -	£ 15,873.00	£ -	01/03/2022	01/03/2027	Indexed towards the carrying out of a consultation into extending the hours of operation of the CPZ and/or changes to the layout	

										and type of parking bays within the CPZ to address the needs of residents;
Received	Transport	£ 10,000.00	Prior to first Occupation	£ 10,582.00	£ -	£ 10,582.00	£ -	01/03/2022	01/03/2027	Indexed towards improving cycling links between the Development and Imperial College's other campuses;
Received	Education	£ 125,185.00	Prior to first Occupation	£ 132,470.77	£ -	£ 132,470.77	£ -	01/03/2022	01/03/2027	Indexed towards expansion projects at John Perryn Primary and Acton High;
Received	Training and Skills	£ 250,000.00	Prior to first Occupation	£ 264,550.00	£ -	£ 264,550.00	£ -	01/03/2022	01/03/2027	Indexed towards the WEST (Work, Education, Support and Training) Project, for initiatives to provide outreach and engagement, pre-employment training, employment support and jobs and apprenticeships brokerage for borough residents living in and around the Property and

										adjacent wards;
Received	Health	£ 508,161.00	Prior to first Occupation	£ 537,735.97	£ -	£ 537,735.97	£ -	01/03/2022	01/03/2027	Indexed towards the provision of healthcare services at the Central Middlesex Hospital Park Royal;
Received	North Acton Station (1)	£ 389,000.00	50% 6 months prior to first occupation.	£ 409,228.00	£ -	£ 409,228.00	£ -	01/06/2020	01/06/2027	Indexed towards phase 1 of the North Acton Station improvement works including step free access between the ticket hall and platforms, two new lifts, link to existing ticket hall and reconfiguration of existing gateline;
Not yet triggered	North Acton Station (2)	£ 369,000.00	No later than 6 months prior to when first Occupation of the Commercial Space is anticipated to take place	£ -	£ -	£ -	£ -	TBC	Received Date + 7 years	
Received	Play and Open Space	£ 105,465.00	Prior to first Occupation	£ 111,603.06	£ -	£ 111,603.06	£ -	01/03/2022	01/03/2027	Indexed towards improvements to the following parks in the vicinity of the Property: The Green, Acton Cemetery and North Acton

										Playing Fields;
Received	Transport	£ 25,000.00	Prior to first Occupation	£ 26,455.00	£ -	£ 26,455.00	£ -	01/03/2022	01/03/2027	Indexed towards improving pedestrian facilities between the Property and Acton Main Line station:
Received	Environmental	£ 4,808.00	6 months prior to first occupation	£ 5,058.00	£ -	£ 5,058.00	£ -	01/06/2020	01.06.25	Indexed towards the cost of monitoring (for a three-year period) by the Council's service provider of the performance of the renewable/low carbon technology including Solar Photovoltaic (PV) installed at the Development;
Received	Monitoring	£ 3,000.00	Prior to first Occupation	£ 3,174.60	£ -	£ 3,174.60	£ -	01/03/2022	01/03/2027	Indexed towards the monitoring of the travel plans for the Development submitted and approved under planning conditions;
Received	Public Realm	£ 200,000.00	Prior to first Occupation	£ 211,640.00	£ -	£ 211,640.00	£ -	01/03/2022	01/03/2027	Indexed towards public realm and access

											improvements on Victoria Road linking it with Station Square	
	Received	Public Realm	£ 125,000.00	Prior to first Occupation	£ 132,275.00	£ -	£ 132,275.00	£ -	01/03/2022	01/03/2027	Indexed towards one or all of the following improvements on Victoria Road and Wales Farm Road: wider crossings; new lane marking; localised widening; upgrading existing and installing new tactile paving and pedestrian islands; and segregated cycle lanes in each direction	
Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes
162124FUL (PR68) Monarch House Victoria Road Acton W3 6UR S106 Date: October 2016 Implemented: January 2017 Borough: Ealing	Spent	Air Quality Monitoring	£ 2,530.00	All funds indexed and paid prior to commencement of Development	£ 2,552.00	£ 2,552.00	£ -	£ 2,552.00	23/02/2017	23/02/2022	Air Quality Monitoring Payment of Indexed to monitor the Low Emission Strategy for the Park Royal Opportunity Area Planning Framework	Monies confirmed as spent as by LB Ealing..

	Spent	Energy Monitoring	£ 5,186.00		£ 5,231.00	£ 5,231.00	£ -	£ 5,231.00	23/02/2017	23/02/2022	Energy Monitoring Payment of Indexed for post construction carbon/renewable energy monitoring by the Council's energy provider, Emergence Limited	
	Spent	North Acton Station	£ 62,700.00		£ 63,245.00	£ 63,245.00	£ -	£ 63,245.00	23/02/2017	23/02/2022	North Acton Tube Station Payment of Indexed to mitigate the transport impacts of the Development by providing station improvements including access improvements to the immediate station concourse	
	Spent	Travel Plan Monitoring	£ 3,000.00		£ 3,026.00	£ 3,026.00	£ -	£ 3,026.00	23/02/2017	23/02/2022	Travel Plan Monitoring Payment of Indexed for travel plan monitoring	
Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes
195346PDFUL (PR84) 80 Goodhall Street S106 Date:	Received	Employment and Training	£ 10,000.00	Prior to Commencement	£ 10,444.95	£ -	£ 10,444.95	£ -	08/10/2021	None	towards local employment apprenticeships and training	

09/09/2020 Borough: Ealing	Received	Open Space	£ 7,200.00	Prior to Commencement	£ 7,520.37		£ 7,520.37	£ -	09/10/2 021	None	towards landscaping improvements at Victoria Gardens and Wesley Playing Fields
	Received	Play Space	£ 16,247.00	Prior to Commencement	£ 16,969.92		£ 16,969.92	£ -	10/10/2 021	None	towards amenity space improvements at Midland Terrace children's play area;
	Received	North Acton Allotments	£ 4,980.00	Prior to Commencement	£ 5,201.59	£ -	£ 5,201.59	£ -	11/10/2 021	None	towards the provision of allotment spaces at North Acton Allotments
	Received	Accident Remedial Scheme	£ 15,000.00	Prior to Commencement	£ 15,667.43	£ -	£ 15,667.43	£ -	12/10/2 021	None	towards implementati on of an accident remedial scheme on Old Oak Lane in close proximity to the Developmen t. This is to mitigate the impact of vulnerable road user accidents particularly to pedestrians and cyclists from increased trips resulting from the Developmen t

Received	Parking	£ 15,000.00	Prior to Commencement	£ 15,667.43	£ -	£ 15,667.43	£ -	13/10/2 021	None	to mitigate impacts of parking congestion, including the laying of disabled parking bays on street and re- instatement of redundant crossover
Received	Speed Tables	£ 15,000.00	Prior to Commencement	£ 15,667.43	£ -	£ 15,667.43	£ -	14/10/2 021	None	towards the introduction of speed tables to improve road safety for pedestrians and cyclists
Received	Cycle Infrastructure	£ 20,000.00	Prior to Commencement	£ 20,889.91	£ -	£ 20,889.91	£ -	15/10/2 021	None	towards cycle infrastructur e adjacent to the development In order to promote a modal shift to cycling and to reduce accident risk to cyclists
Received	Bus Stops	£ 5,000.00	Prior to Commencement	£ 5,222.48	£ -	£ 5,222.48	£ -	16/10/2 021	None	towards the provision of and improvement of adjacent bus stops near the Property
Received	Travel Plan Monitoring	£ 3,000.00	Prior to Commencement	£ 3,133.49	£ -	£ 3,133.49	£ -	17/10/2 021	None	towards travel monitoring
Received	Carbon Offsetting	£ 45,306.00	Prior to Occupation	£ 54,833.85	£ -	£ 54,833.85	£ -	31/01/2 023	None	towards carbon offsetting
Received	Energy Monitoring (1)	£ 1,992.00	Prior to Occupation	£ 2,410.92		£ 399.25		31/01/2 023	None	towards automated energy

											monitoring web-platform and associated office/consultant time	
	Received	Energy Monitoring (2)	£ 422.00	Prior to Occupation	£ 510.75	£ -	£ 510.75	£ -	31/01/2023	None	the cost of the energy monitoring equipment and data processing in the vicinity of the Development for at least 4 years	
	Received	Education Contribution	£ 103,446.76	Prior to Occupation	£ 125,201.61	£ -	£ 125,201.61	£ -	31/01/2023	None	towards the provision of primary and secondary school places	
	Received	Healthcare Contribution	£ 51,101.00	Prior to Occupation	£ 61,847.54	£ -	£ 61,847.54	£ -	31/01/2023	None	towards Cloister Road surgery and other primary care services within 1.5 miles of the development	
Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes
193233OPDFUL (PR83) 3 Bashley Road S106 Date: 09/09/2020 Borough: Ealing	Received	Energy Contribution	£ 1,401.00	Paid upon sealing (without S106 involvement)	£ 1,401.00	£ -	£ 1,401.00	£ -	N/A	N/A	for use towards the professional costs for assessing energy contribution ("Energy Analysis Cost")	
	Triggered but not yet received	Outstanding Payment	£ 408.00	Prior to commencement	£ -	£ -	£ -	£ -	TBC	Received Date + 3 years	for the cost of monitoring equipment and data processing	

											(“Outstanding Payment”)	
Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes
181062OPDFUL (PR69C) The Perfume Factory (North) Wales Farm Road S106 Date: 10/08/2021 Borough: Ealing	Not yet triggered	Carbon Dioxide Offsetting Contribution	TBC	Conditional	£ -	£ -	£ -	£ -	TBC	TBC	contribution towards the Council's Carbon Offset Fund to offset residual carbon emissions (in tonnes CO2 per year) to be paid by the Developer to the Council in the event that the Development cannot fully met the Actual Carbon Dioxide Emissions Target onsite and calculated at £95 per tonne for each tonnage difference between the overall regulated carbon dioxide savings and the target savings as set out in Energy Planning - GLA guidance on preparing energy	

										assessments (April 2019) over 30 years.
Not yet triggered	Additional Carbon Dioxide Offsetting Contribution	TBC	Conditional	£ -	£ -	£ -	£ -	TBC	TBC	additional contribution towards the Council's Carbon Offset Fund to offset additional residual carbon emissions (in tonnes CO2 per year) to be paid by the Developer to the Council in the event that the Development cannot fully met the Actual Carbon Dioxide Emissions Target onsite and calculated at £95 per tonne for each tonnage difference between the overall regulated carbon dioxide savings and the target savings as

										set out in Energy Planning - GLA guidance on preparing energy assessments (April 2019) over 30 years.	
Received	Education Contribution (1)	£ 126,564	25% prior to commencement 25% 12 months after the date of first payment 50% prior to first occupation.	£ 128,736.06	£ -	£ 128,736.06	£ -	03/01/2022	03/01/2027	to be used towards the provision of education facilities and services within the London Borough of Ealing.	
Received	Education Contribution (1)	£ 126,564		£ 126,564	£ -	£ 126,563.60	£ -	29/03/2023	29/03/2028		
Not yet triggered	Education Contribution (1)	£ 253,127		£ -	£ -	£ -	£ -	TBC	None		
Received	Employment and Training Contribution (1)	£ 18,750		£ 19,071.84	£ -	£ 19,071.84	£ -	03/01/2022	03/01/2027	to be used towards the provision of outreach engagement , pre-employment training and employment training and employment support for borough residents living in and around the Property and adjacent wards.	
Received	Employment and Training Contribution (2)	£ 18,750		£ 18,750	£ -	£ 18,750.00	£ -	29/03/2023	29/03/2028		
Not yet triggered	Employment and Training Contribution (3)	£ 37,500		£ -	£ -	£ -	£ -	TBC	None		
Received	Health Contribution (1)	£ 125,000		£ 127,145.63	£ -	£ 127,145.63	£ -	03/01/2022	03/01/2027	towards the provision of public health facilities and services in Acton.	
Received	Health Contribution (2)	£ 125,000		£ 125,000	£ -	£ 125,000.00	£ -	29/03/2023	29/03/2028		
Not yet triggered	Health Contribution (3)	£ 250,000		£ -	£ -	£ -	£ -	TBC	None		

Received	Highways Contribution (1)	£ 100,750
Received	Highways Contribution (2)	£ 100,750
Not yet triggered	Highways Contribution (3)	£ 201,500
Received	Public Open Space Contribution (1)	£ 106,250
Received	Public Open Space Contribution (2)	£ 106,250
Not yet triggered	Public Open Space Contribution (3)	£ 212,500
Received	TfL Contribution (1)	£ 106,250
Received	TfL Contribution (2)	£ 106,250
Not yet triggered	TfL Contribution (3)	£ 212,500
Received	Tree Contribution (1)	£ 31,250
Received	Tree Contribution (2)	£ 31,250
Not yet triggered	Tree Contribution (3)	£ 62,500

£ 102,479.37	£ -	£ 102,479.37	£ -	03/01/2022	03/01/2027	to be used as a contribution towards highway works in the London Borough of Ealing.
£ 100,750	£ -	£ 100,750.00	£ -	29/03/2023	29/03/2028	
£ -	£ -	£ -	£ -	TBC	None	
£ 108,073.78	£ -	£ 108,073.78	£ -	03/01/2022	03/01/2027	towards improvements to North Acton Playing Fields and Acton Cemetery.
£ 106,250	£ -	£ 106,250.00	£ -	29/03/2023	29/03/2028	
£ -	£ -	£ -	£ -	TBC	None	
£ 108,073.78	£ -	£ 108,073.78	£ -	03/01/2022	03/01/2027	to be used by Transport for London as a contribution towards Phase 1 of the North Acton Station improvement works. To be paid to TfL within 28 working days following written request from TfL.
£ 106,250	£ -	£ 106,250.00	£ -	29/03/2023	29/03/2028	
£ -	£ -	£ -	£ -	TBC	None	
£ 31,786.41	£ -	£ 31,786.41	£ -	03/01/2022	03/01/2027	to be used as a contribution towards replacement street tree planting in the vicinity of the Development.
£ 31,250	£ -	£ 31,250.00	£ -	29/03/2023	29/03/2028	
£ -	£ -	£ -	£ -	TBC	None	

	Received	Renewable and Low Carbon Energy Monitoring Contribution (1)	£ 7,104	Within 20 working days of agreement	£ 7,104	£ -	£ 7,104.00	£ -	03/01/2022	03/01/2027	towards post-construction energy monitoring of renewable and low carbon energy technologies incorporated into the Development by Emergence Ltd for a period of three (3) years commencing on Occupation of the Development.	
	Received	Renewable and Low Carbon Energy Monitoring Contribution (2)	£ 3,870	Within 20 work days of commencement	£ 3,870	£ -	£ 3,870.00	£ -	03/01/2022	03/01/2027	towards post-construction energy monitoring of renewable and low carbon energy technologies incorporated into the Development by Emergence Ltd for a period of three (3) years commencing on Occupation of the Development.	
Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes

21/1594 (S73: 22/2367) 291 Abbey Road, S106 Date: 16/12/2021 (Deed of Variation: 27/01/2023) Borough: Brent	Triggered but not yet received	Monitoring Fees	£ 2,955	Prior to Commencement								
	Received	Public Realm Improvements	£ 70,343	Prior to Commencement	£ 38,047.06	£ 38,047.06			25.04.22		The Owner shall not commence the implementation of the Development by the making of a Material Start until it has paid £37,750 Indexed to the OPDC for improvements to public realm and encouragement of active travel.	
Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes
179054OPDS (PR81) 57 Gorst Road, Park Royal NW10 6LS S106 Date: 31/01/2019 Borough: Ealing (Delegated)	Not yet triggered	Air Quality Contribution	£ 15,810	Prior to first occupation					TBC	Received Date + 5years	Air Quality Contribution £15,810 for the purpose of air quality monitoring and reduction of pollution in the London Borough of Ealing.	
	Not yet triggered	Highways Contribution	£ 5,000	Prior to first occupation					TBC	Received Date + 5years	Highways Contribution £5,000 towards the provision of a new disabled car parking bay	

											within the direct vicinity of the Development	
	Not yet triggered	Renewable Energy Monitoring Contribution	£ 1,638	Prior to first occupation					TBC	Received Date + 5years	Renewable Energy Monitoring Contribution £1,638 RPI Index-Linked towards the cost of monitoring the performance of the renewable/low carbon technology including solar photovoltaic (PV) and Combined Heat and Power (CHP) monitoring service provided by the Council's service provider Emergence Ltd	
Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes
192003OPDFUL (PR80) 3 Sunbeam Rd S106 Date: 03/04/2020 Borough: Ealing (Delegated)	Received	Energy Monitoring (1)	£ 1,836	Prior to commencement					18/09/2023	N/A	towards the automated energy monitoring web platform and associated officer and consultant time	

	Received	Energy Monitoring (2)	£ 398	Prior to commencement					18/09/2023	N/A	towards the cost of the energy monitoring equipment	
Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Received Date	Expiry Date	Conditions	Notes
205211OPDFUL (PR89) 53-57 Minerva Road, NW10 6HJ	Triggered but not yet received	Carbon Offset Contribution	£ 31,400	Prior to Commencement								
S106 Date 14/01/2022	Triggered but not yet received	Energy Monitoring	£ 4,411	Prior to Commencement								
Borough: Ealing (Delegated)	Triggered but not yet received	Highways Contribution	£ 10,000	Prior to Commencement								

Schedule of Section 106 Contributions (Non-Implemented Schemes) | 31st March 2023

Planning Reference	Head of Terms	Amount in Agreement	Trigger	Expiry	Conditions	Notes
17/0091/FUM OPDC 2 Scrubs Lane S106 Date 22/06/2018 Borough: OPDC	Bus Stop Contribution	£ 78,750	Prior to Commence ment	None	to be applied towards increasing the capacity of the local bus network which serve bus stops within 65 metres of the Site	
	Carborn Offset	£ 1,800	On Completion	None	means the sum equivalent to £1,800 per tonne of carbon (being £60 per tonne of carbon over 30 years) shortfall in carbon emission savings as identified by the CO2 Audit	
	Public Open Space	£ 201,458	Prior to Commence ment	None	to be used towards the provision or enhancement of the Off Site Public Open Space	
	Healthcare Contribution	£ 189,497	Prior to Commence ment	None	to be applied towards the expansion of the primary care facility at Willesden Junction Centre for Health and Care to address the demand for healthcare arising as a result of the Development	
	Education Contribution	£ 280,463	Prior to Commence ment	None	to be applied towards improvement works (including refurbishment and/or expansion) to address the demands arising from the Development and to be applied towards any primary or secondary school located in a 2km radius of the Site	
	Transport Accessibility	£ 150,000	Prior to Commence ment		to be used towards measures to improve the accessibility of the Site including walking, cycling and public realm improvements frfrom the Scrubs Lane/Harrow Road junction down to the southern end of the bridge on Scrubs Lane as shown on Plan 9	
	Travel Plan Monitoring	£ 3,000	Prior to first, third and fifth anniversary of first occupation	None	three separate payments of £1,000 to be used by the OPDC towards the monitoring of the Workspace Travel Plan to be paid on the first, third and fifth anniversaries of the first Occupation of the Development.	
	Total in Agreement	£ 904,968				

22/0066/FUM OPDC Mitre Wharf Scrubs Lane 13.03.2023 Borough: LBHF	Health Streets and Public Realm Contribution	£266,465	Prior to commencem ent		The Owner shall:- - pay the Healthy Streets and Public Realm Contribution to OPDC prior to the Commencement of Development; and - not Commence any part of the Development until the Healthy Streets and Public Realm Contribution has been paid in full to OPDC.
	Bus Contribution	£199,500	Prior to commencem ent		The Owner shall:- - pay the Bus Contribution to OPDC prior to the Commencement of Development; and - not to Commence any part of the Development until the Bus Contribution has been paid to OPDC.
	Framework Travel Plan Monitoring Contributions	£3,000	On the first, third and fifth anniversarie s of the first occupation of the residential units		The Owners shall pay £1000 on the first, third and fifth anniversaries of first Occupation of the Residential Units within the Development as contributions towards the OPDC's costs involved in monitoring compliance with the Framework Travel Plan.
	Education	£264,000	Prior to commencem ent		The Owner shall:- - pay the Education Contribution to OPDC prior to Commencement of the Development; and - not Commence any part of the Development until the Education Contribution has been paid in full to OPDC.
	Healthcare	£134,590	Prior to commencem ent		The Owner shall:- - pay the Healthcare Contribution to OPDC prior to the Commencement of Development; and - not Commence any part of the Development until the Healthcare Contribution has been paid in full to OPDC.
	Training and Skills	£57,985	Prior to commencem ent		The Owner shall:- - pay the Training and Skills Contribution to OPDC prior to the Commencement of Development; and - not Commence any part of the Development until the Training and Skills Contribution has been paid in full to OPDC.
	Carbon Off-set Payment		Within 20 working days of approval of CO2 Audit		On completion of the CO2 Audit the CO2 Audit shall be submitted to OPDC for written approval, and the Owner will pay the Carbon Offset Contribution to OPDC within 20 (twenty) Working Days of OPDC's approval of the CO2 Audit. Without prejudice to the obligation in paragraph 4.3 to pay the Carbon Offset Contribution within 20 (twenty) Working Days of OPDC's written approval of the CO2 Audit, not to Occupy more than 75 Residential Units unless and until:

					<ul style="list-style-type: none"> - OPDC have approved the CO2 Audit; - the Carbon Offset Contribution has been paid to OPDC. 	
	Air Quality Monitoring Contribution	£4,960	Prior to commencement		<p>The Owner shall:-</p> <ul style="list-style-type: none"> - pay the Air Quality Monitoring Contribution to OPDC prior to the Commencement of Development; and - not Commence any part of the Development until the Air Quality Monitoring Contribution has been paid in full to OPDC. 	
	Design Monitoring Contribution	£50,000	Within 10 working days of demand		<p>If the Architects (or any alternative architect appointed pursuant to paragraph 3.1 of this Schedule) cease to be retained to oversee the delivery of the design quality of the Development (including but not limited to the making of the applications referred to in paragraph 2.1 of this Schedule and overseeing the construction of the Development) the Owner shall:-</p> <ul style="list-style-type: none"> - notify OPDC of such non-retention within 5 Working Days of that event being confirmed; - pay to OPDC (in the case where paragraph 3.1.2 applies) within 10 Working Days of demand the Design Monitoring Costs and it is agreed that: - - such costs may relate either to staff employed directly by OPDC or third party consultants retained by OPDC; - OPDC may make more than one demand for payment of Design Monitoring Costs; and - when OPDC notifies the Owner of the amount of the Design Monitoring Costs to be paid it shall also provide a detailed break down setting out how the amount has been calculated and how such monies will be spent PROVIDED THAT the aggregate amount payable to OPDC in Design Monitoring Costs shall not exceed £50,000 (fifty thousand pounds) (Indexed). 	
	Total in Agreement	£ 980,500				
19/0006/FUM OPDC 628 Western Avenue, Park Royal, London S106 Date: 13/11/2020 Borough: Ealing	A40 Subway Contribution	£ 50,000	Prior to Commencement	Five years following commencement.	to be used by OPDC towards improvements to the pedestrian/cycle A40 subway which links the Site to Park Royal London Underground Station;	Granted on appeal in November 2020. No indication of implementation.
	Carbon Offset Contribution	£ -	Conditional	-	the sum of £1,800 per tonne of carbon (being £60 per tonne of carbon over 30 years) shortfall in carbon emission savings as identified by the C02 Audit to be paid to OPDC;	
	Design Monitoring Contribution	£ -	Conditional	-	the monies paid by the Owner to OPDC in accordance with Schedule 2 (up to a maximum of £50,000) in the event that the architect is not retained by the Owners, to oversee the delivery of the design quality of the Development, and used by OPDC to fund an officer to undertake this role.	
	Monitoring Contribution	£ 10,000	Prior to Commencement	-	towards OPDC's monitoring costs relating to this Agreement.	
	Public Art Contribution	£ 15,000	Prior to Commencement	-	towards the provision of off-site public art within the Park Royal Opportunity Area.	
	Training and Skills Contribution	£ 75,000	50% prior to commencement 50% prior to occupation	-	to be used by OPDC towards training and skills in the Park Royal area.	
	Wayfinding Strategy Contribution	£ 15,000	Prior to Commencement	-	to be used by OPDC to improve the wayfinding and legibility of connections to the Development in the Park Royal/Hangar Lane area.	

	Workplace Travel Plan Monitoring Fee	£ 3,000	Prior to first, third and fifth anniversary of first occupation	-	to be used by OPDC towards the monitoring of the Hotel Travel Plan to be paid on the first, third and fifth anniversaries of the first Occupation of the Development.	
	Total in Agreement	£ 168,000				
21/0182/OUT OPDC	Air Quality Monitoring Contribution	£ 36,000	Prior to Commence ment		to be used by OPDC for the delivery of air quality monitoring technology, collection and analysis of air quality data and on-going maintenance of the equipment	
Land at Frogmore Industrial Estate, Acton Lane, Park Royal	Carbon Offset Contribution	£ 2,850	Prior to occupation		means the sum of £2,850 (two thousand eight-hundred and fifty) per tonne of carbon (being £95 per tonne of carbon over 30 years) shortfall in carbon emission savings as identified by the CO2 Audit to be paid to OPDC;	
S106 Date: 12/10/2022	Healthy Streets and Public Realm Contribution	£ 582,690	Prior to Commence ment		means the sum of £582,690 (five hundred and eighty-two thousand six hundred and ninety) to be used by OPDC towards Healthy Streets Projects and improvements to the public realm within a 1 km radius of the Site;	
Borough: OPDC	Monitoring Contribution	£ 10,000	Prior to Commence ment		means the sum of £10,000 towards OPDC's monitoring costs relating to this Deed;	
	Workplace Travel Plan Monitoring Fee	£ 3,000	On first, third and fifth anniversaries of the first occupation of the development		means the sum of three separate payments of £1,000 (one thousand) to be used by OPDC towards the monitoring of the Workspace Travel Plan to be paid on the first, third and fifth anniversaries of the first Occupation of the Development.	
	Training and Skills	TBD	50% prior to commencement and 50% prior to occupation		means the sum to be calculated by reference to the scale of development, with particular regard to jobs lost or generated through construction phases and end use in line with the formula in Appendix 1 to be used by OPDC towards training and skills and business development/economic development activity in the Park Royal area;	
	Total in Agreement	£ 634,540				
178974OPDF UL (A113)	Coach Parking	£ 5,000	TBC	TBC	for the purpose of coach parking in the immediate vicinity of the Development;	
Express at Holiday Inn Victoria Road,	Transport	£ 26,100	TBC	TBC	towards physical station and public realm improvements at North Acton Station within the vicinity of the Development;	
	Environmental Monitoring	£ 4,891	TBC	TBC	towards Renewable and Low Carbon Energy Monitoring of the Development over three year from Occupation;	

Acton, Ealing, W3 6UP S106 Date: 12/12/2018 Borough: Ealing (Delegated)	Travel Plan Monitoring	£ 3,000	TBC	TBC	towards monitoring the Travel Plan for the Development;	
	Total in Agreement	£ 38,991				
177810OPDF U (PR73) 2 Portal Way, London W3 6RT S106 Date: 23/12/2021 Borough: Ealing (Delegated)	Air Quality Monitoring Contribution	£ 60,080	50% on first occupation and 50% before occupation of 75% of dwellings		to be used towards air quality monitoring in the Borough	
	Cycle/Pedestrian Improvements	£ 145,000	50% on first occupation and 50% before occupation of 75% of dwellings		shall be used as a contribution towards road safety, pedestrian and cycle improvements to local destinations and public transport interchange in the vicinity of the development	
	Education Contribution	£ 463,709	50% on first occupation and 50% before occupation of 75% of dwellings		to be used as a contribution towards the funding of primary school places via new build and expansion projects	
	Employment and Training	£ 500,000	50% on first occupation and 50% before occupation of 75% of dwellings		to be used towards WEST (Work, Education, Support and Training) project for provision of outreach engagement, pre-employment training and employment support for borough residents living in and around Friary Park and adjacent wards	

	Carbon Offset Contribution	TBD	50% on first occupation and 50% before occupation of 75% of dwellings			
	Local Parks Contribution	£ 626,240	50% on first occupation and 50% before occupation of 75% of dwellings		to be used towards improvements to local parks in East Acton Ward	
	North Acton Area Improvement Contribution	£ 420,000	30% prior to commencement, 30% 18 months after first payment, 40% before first occupation		shall be used as a contribution towards public realm improvements in the North Acton Area	
	North Acton Station Improvement Contribution	£ 633,500	not to proceed with the construction of the Development beyond Substantial Implementation unless and until it has paid the North Acton Station Improvements Contribution to the Council (for payment to TfL in accordance		shall be used as a contribution towards the first phase of the North Acton station improvements including provision of a step free access between the ticket hall and platforms	

			with paragraph 6 of the Second Schedule)			
	Public Health Contribution	£ 669,652	50% on first occupation and 50% before occupation of 75% of dwellings		to be used for the provision of healthcarre facilities or new primary care provision in the vicinity of the Development	
	Tree Planting Contribution	£ 134,000	50% on first occupation and 50% before occupation of 75% of dwellings		to be used as a contribution for the purpose of providing or replacing trees within East Acton Ward	
	Total in Agreement	£ 3,652,181				
191854OPDF UL (PR86) 4 Portal Way, North Acton S106 Date 13/08/2021 Borough: Ealing (Delegated)	Commuted Sum Contribution (Affordable Housing)	£ 6,150,000	50% 12 months prior to expected occupation 50% prior to occupation	TBC (within ten years of date of payment)	Housing contribution	Pre app discussions underway on revisions to permitted scheme.
	Employment Contribution	£ 525,000	250K prior to commencement 275K upon practical completion	TBC (within ten years of date of payment)	to be used by the Council towards WEST (Work, Education, Support and Training) project or another education and employment training provider for provision of outreach, engagement, pre-employment training and employment support for borough residents living in and around the vicinity of the Development.	
	Education Contribution	£ 525,000	150K prior to occupation 150K prior to occupation of 30% of scheme	TBC (within ten years of date of payment)	to be spent by the Council towards the provision of, supplying equipment for, or improvement of local primary and secondary education infrastructure within 3km radius of the Development.	

			225K upon occupation of last residential unit			
	Energy Monitoring Contribution	£ 20,884	Prior to commencement	TBC (within ten years of date of payment)	to be paid to the Council for the purposes of monitoring and reporting the performance of the low and zero carbon technologies comprised in the Development;	
	Air Quality Contribution	£ 100,000	50% prior to commencement 50% prior to occupation	TBC (within ten years of date of payment)	towards the installation of equipment for continuing air quality monitoring in the vicinity of the Development upon Practical Completion of the Development.	
	Air Quality Monitoring Contribution	£ 2,000	Prior to commencement	TBC (within ten years of date of payment)	means the sum of £2,000 (two thousand pounds) towards the continuing monitoring of air quality in the vicinity of the Development upon Practical Completion of the Development;	
	Parks and Leisure Contribution	£ 600,000	200K prior to occupation 200K prior to occupation of 30% of scheme 200K upon occupation of last residential unit	TBC (within ten years of date of payment)	to be spent by the Council for delivery of Parks and Leisure, for the purpose of providing the following: (a) Open Space - £250,000 (b) Trees - £50,000 (c) Active Ealing - £250,000 (d) Play Space - £50,000;	
	Transport and Highways Contributions a) (Controlled Parking Zone)	£ 30,000	Prior to occupation	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following (a) Controlled Parking Zone	
	Transport and Highways Contributions b) Pedestrian and Cycle related improvements	£ 100,000	12 months prior to estimated date of occupation	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following (b) Pedestrian and Cycle related improvements	
	Transport and Highways Contributions c) North Acton Gyratory Cycle Lane Safety Improvements	£ 280,000	12 months prior to estimated date of occupation	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following (c) North Acton Gyratory Cycle Lane Safety Improvements	

	Transport and Highways Contributions d) Upgrades to North Acton Station or other transport related improvements at the station	£ 945,540	10% on completion of RIBA stage 3 20% on completion of RIBA stage 4 70% at commencement of construction of the upgrades to North Acton Station	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following d) Upgrades to North Acton Station or other transport related improvements at the station	
	Transport and Highways Contributions e) Foot and Cycle Bridge	£ 1,000,000	50% 6 months prior to first residential occupation 50% on first residential occupation	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following (e) Foot and Cycle Bridge £1,000,000	
	Transport and Highways Contributions f) Public Realm Works	£ 200,000	Upon request of council	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following (f) Public Realm Works £200,000 The Council will request payment of the said sum from the Owner once it has ownership or control of the remaining land and upon such request the Owner shall pay the sum of £50,000 within 30 Working Days (or within such other period as agreed by the parties)	
	Carbon Offsetting Contribution (1)	£ 577,206	Prior to occupation	TBC (within ten years of date of payment)	to offset the residual carbon emissions of the Development and payable towards the Council's Carbon Offset Fund to offset carbon emissions.	
	Carbon Offsetting Contribution (2)	£ 64,134	Conditional	TBC (within ten years of date of payment)	Upon the Occupation of the last Residential Unit the Council and Owner shall agree the environmental performance of the Development assessed against the Agreed Carbon Targets and having agreed the same, the Owner shall notify the Council whether the remaining 10% of the Carbon Offsetting Contribution is assessed to be payable.	
	CCG Contribution	£ 525,000	150K prior to occupation 150K prior to occupation of 30% of scheme 225K upon occupation of last	TBC (within ten years of date of payment)	towards the provision of the NHS' Clinical Commissioners Group or such successor or similar body	

			residential unit			
	CPZ Monitoring Contribution	£ 30,000	Prior to first occupation	TBC (within ten years of date of payment)	for the purpose of monitoring and implementing the CPZ	
	Additional Carbon Offset Contribution (1)	TBC	Conditional	TBC (within ten years of date of payment)	a one-off payment of £60 per tonne for each tonnage (tCO2/yr) difference between the Actual Carbon Dioxide Emissions and the Agreed Carbon Targets; the Owner shall also notify the Council of the details of any proposed Additional Carbon Offsetting Contribution based on an assessment of the environmental performance of the Development (assessed using the "As Built" Part L calculations) against the Agreed Carbon Targets.	
	Total in Agreement	£ 11,674,764				
2020480OPD FUL (PR87)	Pedestrian and Cycle Crossing	£ 15,000	Prior to commencement		£15,000 towards accident remediation scheme and the improvement of pedestrian and cycle crossing facility on North Acton Road and Acton Lane	
Land at 63 North Acton Road NW10	Parking	£ 10,000	Prior to commencement		£10,000 towards measures to mitigate the impacts of the development on local parking congestion	
S106 Date 12/08/2021	Footway Improvements	£ 10,000	Prior to commencement		£10,000 towards footway improvements	
Borough: Ealing (Delegated)	Bus Stop Improvements	£ 10,000	Prior to commencement		£10,000 towards bus stops improvements	
	Cycle Infrastructure Improvements	£ 10,000	Prior to commencement		£10,000 towards the improvement of the existing cycle infrastructure near the development site	
	Travel Plan Monitoring	£ 3,000	Prior to commencement		£3,000 towards travel plan monitoring	
	Energy Monitoring	£ 5,192	Prior to commencement		£5192 towards automated energy monitoring web-platform and associated officer/consultant time	
	Energy Monitoring	£ 2,789	Prior to commencement		£2789 towards energy monitoring equipment and data processing (4 years)	
	Total in Agreement	£ 65,981				

Appendix B

Infrastructure Funding Statement Summary Table (as per Schedule 2 of the CIL Regulations): Section 106 Report

Total amount of money to be provided under any planning obligations which were entered into during the reported year	£2,045,340
Total amount of money under any planning obligations which was received during the reported year	£11,569,807.87
The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority	£17,250,417.47
Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year	<p>22/0066/FUMOPDC: Land at Mitre Wharf, 131 Scrubs Lane, London, NW10 6QE:</p> <ul style="list-style-type: none"> • Affordable Housing Provision: 25 residential units (5 London Affordable Rented Units and 20 London Shared Ownership Housing Units) • Early Viability Review • Late Stage Viability Review • Affordable Housing Monitoring • Highway Works • Provision of Publicly Accessible Open Space and Play Space • Public Access to Publicly Accessible Open Space and Play Space • Management and Maintenance of Publicly Accessible Open Space and Play Space • Access between the Site and Mary Seacole Gardens • Car Club Membership • Controlled Parking Zones • Blue Badge Car Parking • Framework Travel Plan • Review of Framework Travel Plan • Modal Split Targets • Jobs and Employment Strategy (Construction) • Local Labour • Local Procurement • Apprenticeships • Work Placements

	<ul style="list-style-type: none"> • Jobs and Employment Strategy (Operation) • Decentralised Energy • Energy Performance Monitoring • Reduction of Energy Demand • Access to Kensal Rise Association of Boaters Land • Kensal Rise Association of Boaters Services and Facilities • Boundary Wall • Canal Wall • Design Team Statement
	<p>210182OUTOPDC: Land at Frogmore Industrial Estate, Acton Lane, Park Royal Frogmore Industrial Estate:</p> <ul style="list-style-type: none"> • Workspace Travel Plan • Connection to the District Heating Network/District Cooling Network • Be Seen energy monitoring requirements • Green Infrastructure and Open Space Strategy and Management Plan • Local Labour, Skills and Employment Strategy and Management Plan (Construction Phase) • Local Labour, Skills and Employment Strategy and Management Plan (Operational Phase) • Affordable Workspace
	<p>200122OUTOPDC: 37-39 North Acton Road, Park Royal, NW10 6SN:</p> <ul style="list-style-type: none"> • Safeguarded Area for pedestrian/cycle route • Workspace Travel Plan • Connection to the District Heating Network/District Cooling Network • Be Seen energy monitoring requirements • Green Infrastructure Management Plan • Local Labour, Skills and Employment Strategy and Management Plan (Construction Phase) • Local Labour, Skills and Employment Strategy and Management Plan (Operational Phase)

The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure	£34,047.36
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	151,995.36
In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item	<p><u>Harlesden Canalside Project: £38,047.36</u></p> <ul style="list-style-type: none"> Contributing to the construction of improvement works alongside the canal between Steel Road and Acton Lane, including signage and wayfinding structures. This project aims to deliver facilities to support local communities, business initiatives and boaters' communities.
<p>In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend) summary details of</p> <p>(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;</p> <p>(ii) the amount of money received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);</p> <p>(iii) The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations</p>	<ul style="list-style-type: none"> £79,628 spent on improvements to North Acton Playing Fields and Acton Cemetery Works. £67,136.36 spent on the provision of open space within the vicinity of Holbrook House, Victoria Road, Acton. £5,231 spent on post-construction carbon/renewable energy monitoring for Monarch House, Victoria Road, Acton.
The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also	£30,183,005.84

identify separately the total amount of commuted sums held	
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