

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

Infrastructure Funding Statement

2021/22 Monitoring Period



MAYOR OF LONDON

Old Oak and Park Royal Development Corporation

Infrastructure Funding Statement

2021/22 Monitoring Period

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1 Introduction

- 1.1 The Old Oak and Park Royal Development Corporation (OPDC) was established by the Mayor of London on the April 1 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.
- 1.2 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).
- 1.3 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).
- 1.4 This IFS sets out the planning contributions that have been secured, received and spent by OPDC within the 2021/22 monitoring period. It also summarises the overall planning contributions secured, received and spent by OPDC since it's establishment. This document should be read alongside OPDC's most up to date [Infrastructure Delivery Plan \(IDP\)](https://www.london.gov.uk/sites/default/files/opdc_infrastructure_delivery_plan_2021.pdf) published in March 2021
https://www.london.gov.uk/sites/default/files/opdc_infrastructure_delivery_plan_2021.pdf . The IDP sets out the infrastructure priorities that OPDC will seek to secure through planning obligations or fund through planning contributions.
- 1.5 The structure of the IFS is set out below:
 - Section 2 provides an overview of Section 106 agreements entered by OPDC and approved projects.
 - Section 3 provides an overview of Section 106 planning contributions secured, received and spent by OPDC.
 - Sections 4 and 5, respectively, provides an overview on OPDC's Project Spotlight and the Planning Obligations Advisory Group (POAG).
 - Section 6 provides an overview of the overall summary of S106 balances; and
 - Section 7 provides an overview of Mayoral CIL collected by OPDC.
- 1.6 OPDC is planning to introduce its own CIL charging schedule. Public consultation commenced on a draft charging schedule in November 2022. More details on this consultation can be found on OPDC's website. Once adopted, future iterations of this IFS will report on OPDC CIL monies that have been collected and spent on infrastructure.

2 Section 106 Agreements in the OPDC Area

Overview

- 2.1 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.
- 2.2 Key policy priorities to be secured through S106 agreements are set out OPDC's [Infrastructure Delivery Plan \(IDP\)](#).
- 2.3 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 plans to adopt this SPD in Spring 2023 .

Schemes of Delegation

- 2.4 OPDC is the local planning authority for its administrative area and is therefore responsible for plan making and decision taking. A Scheme of Delegation has been agreed with the London Boroughs of [Ealing](#) and [Brent](#) where some planning applications within the OPDC area are delegated to the Borough to determine on behalf of OPDC.
- 2.5 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




- 2.6 Table 2.1 sets out all Section 106 agreements entered into by OPDC. As of March 31 2022, OPDC had entered into **thirty** Legal Agreements (which comprises of S106 Agreements and Deeds of Variation) since its inception, **9** of which were either entered into or varied within the monitoring period.
- 2.7 Of the thirty Legal Agreements entered into;

- Thirteen relate to applications that have been entered into by **OPDC**. Eight of which have not been implemented, two implemented and three have been completed.
- Seventeen relate to planning applications delegated to **Ealing**, of which nine have not been implemented, six implemented and two have been completed.





2.8 The location and status of all schemes with a Section 106 agreement in OPDC area are identified in Figure 2.1.

2.9 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. Completed means works have reached substantial completion.

Key

-  OPDC Boundary
-  Borough Boundary
-  North Acton Scheme of Delegation

Schemes with S106 Agreements

-  Completed
-  Implemented
-  Not yet implemented
-  Resolution to Grant Permission

OPDC S106 Agreements

- 1) Oaklands
- 2) North Kensington Gate
- 3) Mitre Yard
- 4) First Central
- 5) 19 Abbey Road
- 6) Land East of Victoria Centre
- 7) Land at Bashley Road
- 8) 628 Western Avenue
- 9) Chandos Road
- 10) Land North of CMH
- 11) 37-39 North Acton Road
- 12) 2 Scrubs Lane

S106 Agreements from Delegated Schemes

- E1) Holbrook House
- E2) 6 Portal Way
- E3) 140 Wales Farm Road (South)
- E4) 1 Portal Way
- E5) 80 Goodhall Street
- E6) Monarch House
- E7) 3 Bashley Road
- E8) 247 Acton Lane
- E9) Holiday Inn Express
- E10) 3 Sunbeam Road
- E11) 57 Gorst Road
- E12) 2 Portal Way
- E13) 291 Abbey Road
- E14) 4 Portal Way
- E15) 63 North Acton Road
- E16) 53-57 Minerva Road

Figure 1. Schemes with Section 106 Agreements, 31st March 2022

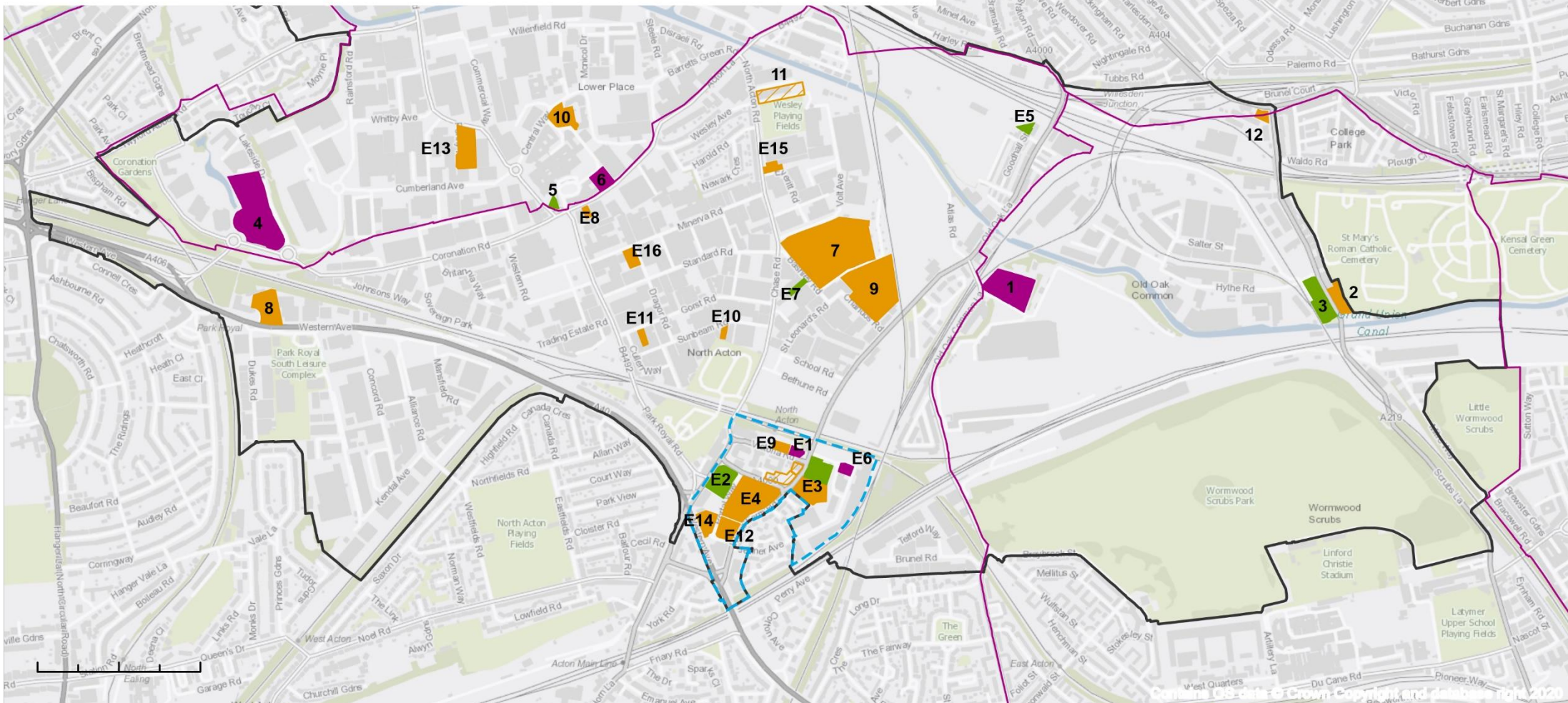


Table 2. Section 106 Agreements Entered into by OPDC

Application Number	Type	Location	Development Description	S106 Date
Section 106 Agreements Entered into within Monitoring Period				
205211OPDFUL (LB of Ealing)	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: Not Implemented
20/0088/FUMOPDC (OPDC)	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: Not Implemented
181062OPDFUL (LB Ealing)	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: Not Implemented
21/0013/OUTOPDC (OPDC)	Outline	Chandos Road Trading Estate,	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	06/09/2021 Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
		Chandos Road, Park Royal	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); 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 (OPDC)	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: Not Implemented
20/0031/FUMOPDC (OPDC)	Full	Land to the north of, Central Middlesex Hospital, Park Royal	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 Old Refectory Building, with associated cycle parking, playspace, landscaping and public realm improvements	22/12/2021 Status: Not Implemented
177810OPDFUL (LB Ealing)	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	23/12/2021 Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
			gardens, public realm improvements, landscaping works, car and cycle parking, and refuse and service areas.	
191854OPDFUL (LB Ealing)	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)	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
Section 106 Agreements Entered in prior to Monitoring Period (Excluding Superseded Agreements)				
19/0006/FUMOPDC (OPDC)	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 car parking, servicing and all necessary enabling works	13/11/2020 Status: Not Implemented
192003OPDFUL (LB Ealing)	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: Not Implemented
193233OPDFUL	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	09/09/2020

Application Number	Type	Location	Development Description	S106 Date
(LB Ealing)			vehicle crossover (following the demolition of the existing warehouse and ancillary office (Use Class B8)) (Retrospective Application).	Status: Implemented
20/0037/FUMOPDC (OPDC)	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: Not Implemented
190582OPDVAR (LB Ealing)	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, 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.	14/02/2017 DOV: 05/06/2020 Status: Implemented
192597OPDFUL (LB Ealing)	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)	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	09/09/2020 Status: Implemented

Application Number	Type	Location	Development Description	S106 Date
			soft landscaping for amenity space and children's play space (Following demolition of existing building and change of use)	
19/0104/VAROPDC (OPDC)	S73	104 -108 Scrubs Lane (Mitre Yard)	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 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.	30/01/2020 Status: Implemented
173467OPDFUL (LB Ealing)	Full	247 Acton Lane, Park Royal	Demolition of existing and erection of basement and, part four, part five storey building (GIA 3255sqm) comprising small and medium sized enterprises (SMEs) in flexible use class B1 (a-c), classes, B2, B8 and D1, with gymnasium (class D2) and cafe and disability - compliant parking and amenity space.	24/01/2020 Status: Not Implemented
179054OPDS (LB Ealing)	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: Not Implemented
178974OPDFUL (LB Ealing)	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)	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)	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: Not Implemented
17/0091/FUMOPDC (OPDC)	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
16/0119/FULOPDC (OPDC)	Full	115-129A Scrubs Lane, London (North Kensington)	Demolition of existing buildings and redevelopment of the site to provide a new building ranging from 6 storeys (25.1 metres above ground level) to 22 storeys (80.4 metres above ground level) in height over a new excavated basement, comprising 750sqm (GIA) of ground floor commercial floorspace (use class A1/A2/A3/B1) and 164 residential units (use class C3), with basement car parking and plant space, landscaping and associated works.	07/06/2018 Status: Implemented

Application Number	Type	Location	Development Description	S106 Date
		Gate South)		
181354OPDC (LB Ealing)	S73	Holbrook House Victoria Road Acton W3 6UN	Section 73 application for minor material amendment to vary condition 2 (approved drawing numbers) to 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).	16/05/2018 DOV 22/12/2017 Status: Completed
172682FUL (LB Ealing)	Full	140 Wales Farm Road Acton London W3 6UG	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 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.	07/12/2017 Status: Implemented

Application Number	Type	Location	Development Description	S106 Date
17-0076-FUMOPDC (OPDC)	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)	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 public realm. A new site access road is proposed linking the existing access road and Old Oak Common Lane.	27/07/2017 Status: Completed
162124FUL (LB Ealing)	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
P/2015/0095 (LB of Ealing)	Outline	1 Portal Way Acton W3 6RT	A phased outline planning application (all matters reserved) accompanied by an Environmental Impact Assessment for the demolition of all existing buildings and structures and the redevelopment of the site through construction of 8 blocks ranging in height from 6 to 32 storeys to	08/08/2016 Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
			incorporate up to 764 residential flats (Use Class C3) and up to 5,134 sqm (GEA) of flexible commercial uses comprising up to 1898 sqm of A1, A2, A3, A4, A5 Use Classes, up to 1713sq.m of D1, D2 use classes and 1523 sqm of A1-A5, B1a, D1, D2, C3 Use Class, the provision of public and private open space, hard and soft landscaping, basement car parking, cycle parking and plant and servicing.	

3 Planning Contributions

Planning Contributions Received and Spent

3.1 **£8,682,362.65** in planning contributions were received within the monitoring period, **£5,034,032.81** of which was received by OPDC:

- £3,300,630.66 – 17/0076/FUMOPDC: First Central
- £158,655.03 – 18/0053/FUMOPDC: 19 Abbey Road
- £1,574,747.12 – 17/0055/FUMOPDC: Mitre Yard

and **£3,648,329.84** was received by Ealing for delegated applications:

- £1,274,674.81 – 161144FUL: 6 Portal Way
- £1,604,903.16 – 172682FUL: 140 Wales Farm Road
- £116,385.00 – 195346OPDFUL 80 Goodhall Street
- £625,366.87 – 181062OPDFUL Perfume Factory, Wales Farm Road

3.2 **£320,794.13** of planning contributions were recorded as spent within the monitoring period. These are set out below.

Project	Amount	Scheme
The Forge	£254,000	21/0013/OUTOPDC 20/0088/FUMOPDC
North Acton Station	£62,700	162124FUL
Energy Monitoring	£4,094.13	161144FUL

4 Projects Spotlight

4.1 North Acton Public Realm Prospectus:

- 4.1.1 The North Acton Public Realm Prospectus is a joint commission by OPDC and London Borough of Ealing. The key aim of the project is to develop four public realm priority projects to improve North Acton's streets and spaces. The projects will be funded by secured Section 106 monies from local development. To date, 4 key projects have been identified. Map 3.2 shows identified sites where projects will be delivered in a future monitoring period.

Map 3: Identified Sites



1. North Acton Station Square. A café kiosk, accessible public toilet, and cycle parking hub underneath an accessible public terrace to activate the Station Square. This structure will reflect the local industrial heritage and will be modular to enable adjustment and/or relocation to respond to changes in the surrounding context.

2. Victoria Road North. A new street layout, coordinated materials and junction improvements to create a high quality street environment that prioritises pedestrians, cyclists and buses. This will include new planting, trees and spill out spaces for town centre uses.

3. Victoria Heights. A de-cluttered route with new coordinated surfaces, improved lighting and increased greening to support the use of safety of this space.

4. Friar's Place. An improved and widened green walking route and improved green space for people to use.

4.2 THE FORGE@PARK ROYAL

4.2.1 The **Forge@ParkRoyal** is OPDC's Recruitment and Business Support service. It connects residents of Brent, Ealing & Hammersmith & Fulham with vacancies that in the OPDC area. It has received some funding from HS2's Business and Local Economy Fund.

4.2.2 S106 monies have been used to fund 3 posts for full-time, fixed-term Recruitment and Business Advisers, (RABs) who have been in post since July this year. The 3 host local authorities of Brent, Ealing and Hammersmith and Fulham have agreed to provide £35,000 each as match funding, i.e. £105,000. They promote the service and uncover vacancies that are posted on the Forge portal www.theforgeparkroyal.london and share these vacancies across The Forge delivery partnership. RABs deliver outreach in the community including at the Jobcentres in the 3 host boroughs and assist residents applying for vacancies posted on the portal.

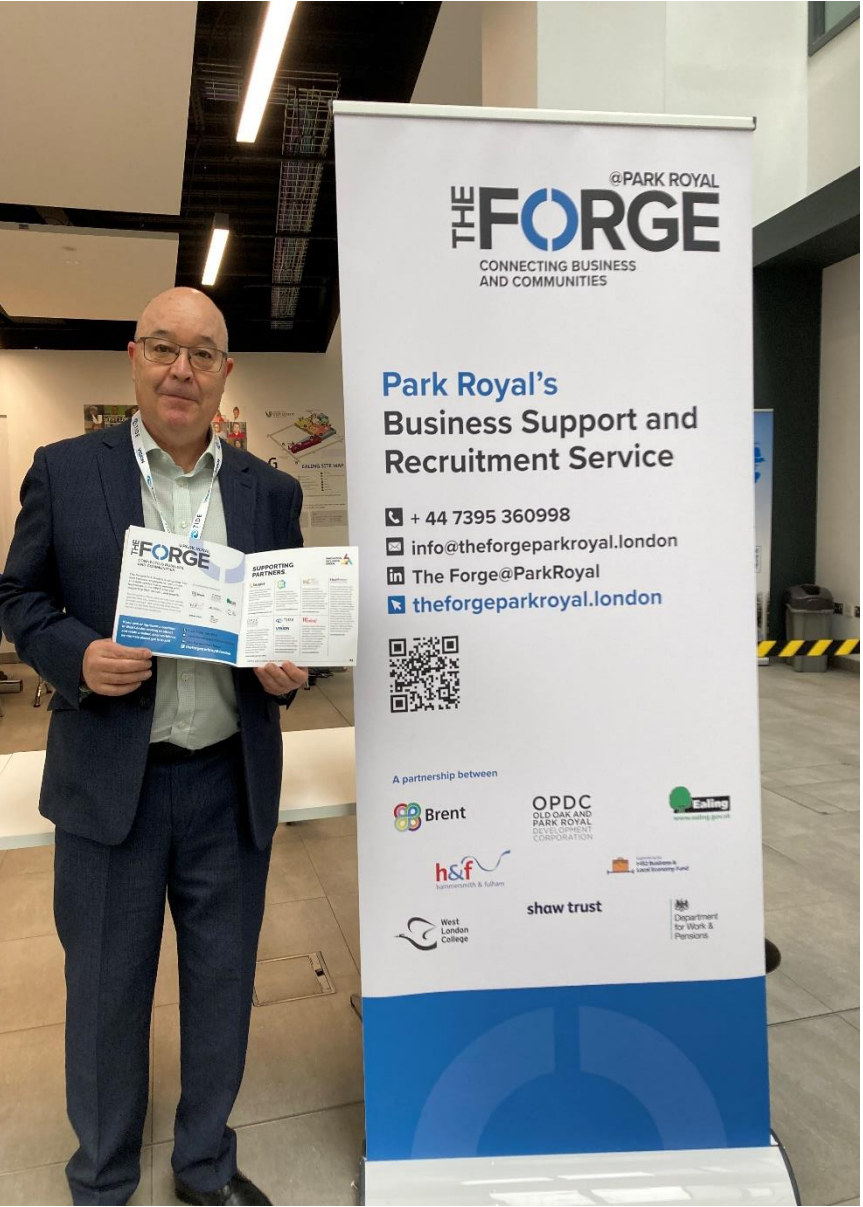
4.2.3 Headline statistics:

Number of vacancies filled: **160**

Number of candidates still in employment after 6 months: **87**

Residents registered: **726**

Photos below were taken at the Wembley Jobs Fair held on the 21st of July 2022.



4.3 GREAT PLACE SCHEME

Great Place Scheme: Overview

4.3.1 From January 2018 to September 2021, OPDC delivered the Great Place Scheme (GPS) – an externally funded programme of arts and cultural commissions which was funded by a grant of £1.5m from the National Lottery Heritage Fund and the Arts Council England, and additional funds were secured from a variety of other sources including a total of £95,000 from S106. This report provides an overview of the initiative the outcomes and its key achievements.

Background and objectives:

4.3.2 The Great Place Scheme bid was submitted in January 2017. Our proposal was called *Made in Park Royal* - a participatory programme that would “*uncover, connect and showcase the culture, creativity and heritage of Park Royal and explore its role in shaping the future regeneration of the wider OPDC area*”.

4.3.3 Through this activity we wanted to **raise awareness of the rich heritage of Park Royal** and use it as a springboard for shaping the future identity of this part of London. We hope that this body of work will steer regeneration and future development through **exemplary place making and community participation**.

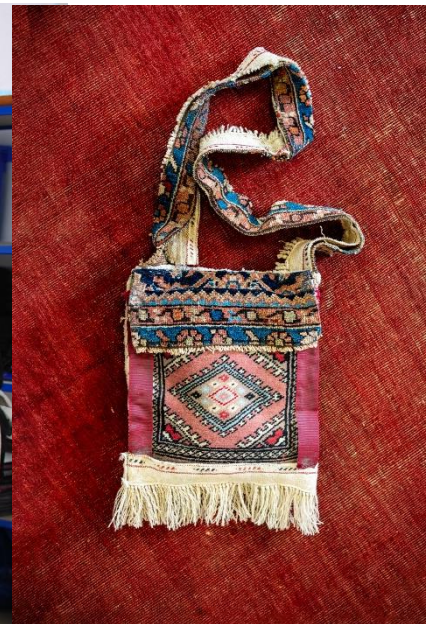
4.3.4 We wanted Great Place Scheme projects to form **templates for culture and heritage activity in the future** that are of excellent quality and models of exemplary practice.

Delivery and achievements:

4.3.5 The Great Place Scheme programme saw over 4,500 local people engaged in projects, activities and events, 320 artists and local organisations commissioned, and reached a total audience of 120,000. Highlights of the programme included three annual art commissions, a small grants scheme, a 6-month artist residency at McVities factory, and London’s Kitchen - a series of limited-edition products made in collaboration with artists and local businesses as well as initiatives to encourage volunteering in the local area. Some of the key achievements of the programme for OPDC were:

- Deep engagement with local residents and businesses, building solid relationships that can be built upon for future community engagement and collaboration
- Piloting meaningful collaborations between artists and businesses
- The foundations of a new creative identity for Park Royal and Old Oak

Photos below are from the various Great Place Scheme programmes held in the OPDC area.



5 Planning Obligations Advisory Group (POAG)

- 5.1 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 make 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.
- 5.2 Following review by OPDC's Planning Obligations Advisory Group (POAG) **£1,587,839** 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 4: Approved S106 Spend Proposals

SSP Ref.	Project	Approval Date	Value	Status
SSP 22-01	The Forge	02/03/2022	£254,000	Project completed
	North Acton CPZ Consultation	06/12/2022	£7,963	Project underway
	North Acton Station	06/12/2022	£62,700	Project underway
	Energy Monitoring	06/12/2022	£4,094.13	Monies transferred to Energence Ltd
SSP 19-01	Annual Art Commission and the Volunteer Programme	19/02/2019	£51,616.42	Project completed, monies spent.
SSP 19-02	Lakeside Drive CPZ consultation	19/02/2019	£50,000	Not yet progressed.
SSP 19-03	Primary Care Capacity at Central Middlesex Hospital	10/12/2019	£1,057,465	Project completed, monies to be transferred.
SSP 20-01	Design and delivery of play space improvements at Wesley Playing Fields.	15/07/2020	£50,000	Not yet progressed
SSP 20-02	Wayfinding Implementation at Atlas Junction	15/07/2020	£50,000	Project underway

- 5.3 With regards to SSP 19-03, the North West London CCGs have completed the expansion of primary care facilities at Central Middlesex Hospital and OPDC is the working with the NWL CCGs to transfer the committed S106 monies.

- 5.4 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 £1,393,594.98 of received contributions are committed.

6 Overall Summary of Section 106 Balances

- 6.1 Table 3.4 provides a summary of all planning contributions secured through S106 agreements as of the 31st March 2022. This demonstrates that nearly **£41 million** has been secured through Section 106 agreements, of which £22.6 million is from implemented schemes. Of this, £19 million has been received.

Table 5: Summary of Secured Planning Contributions

	Determined by OPDC	Delegated Applications	Overall
Total Secured (Overall)	£ 15,673,073.80	£ 25,262,343.98	£ 40,935,417.78
Total Secured (Implemented Schemes)	£ 11,948,452.80	£ 10,635,068.14	£ 22,583,520.94
<i>Total Received</i>	£ 11,629,003.37	£ 7,329,746.73	£ 18,958,750.10
<i>Total Committed</i>	£ 1,308,164.85	£ 85,430.13	£ 1,393,594.98
<i>Total Spent</i>	£ 51,616.42	£ 85,430.13	£ 137,046.55
Total Secured (Non Implemented Schemes)	£ 3,724,621.00	£ 14,581,464.84	£ 18,351,896.84

- 6.2 £1.4 million of the £19 million monies received to date has been committed, while £137,047 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.
- 6.3 **£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.

- 6.4 **£4.32 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 £0.8 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.
- 6.5 **£25.3 million** has been secured from schemes approved under the scheme of delegation with 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.
- 6.6 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 2022.

7 Mayoral Community Infrastructure Levy

- 7.1 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.
- 7.2 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 6: Mayoral CIL Collection within Monitoring Period

Quarter	Sum Received	Sum paid to TfL	4% Admin Retained
Q1 (MCIL 1/2)	£ 0	£ 0	£ 0
Q2 (MCIL 1/)	£ 532,661.44	£ 511,354.98	£ 21,306.46
Q2 (MCIL 2)	£ 28,746.22	£ 27,596.37	£ 1,149.85
Q3 (MCIL 1/)	£ 129,443.81	£ 124,266.06	£ 5,177.75
Q4 (MCIL /2)	£ 267,779.96	£ 257,068.76	£ 10,711.20
Total	£ 958,631.43	£ 920,286.18	£ 38,345.26

Table 7: 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
Total	£ 9,952,520.43	£ 9,554,628.92	£ 342,608.39

Appendix A

Schedule of Section 106 Contributions

Schedule of Section 106 Contributions (Summary) | 1st April 2022

	OPDC	Delegated	Overall
Total Secured	£ 15,673,073.80	£ 25,262,343.98	£ 40,935,417.78
Secured (Implemented Schemes)	£ 11,948,452.80	£ 10,635,068.14	£ 22,583,520.94
Total Received	£ 11,629,003.37	£ 7,329,746.73	£ 18,958,750.10
Total Committed	£ 1,308,164.85	£ 85,430.13	£ 1,393,594.98
Total Spent	£ 51,616.42	£ 85,430.13	£ 137,046.55
Secured (Non Implemented Schemes)	£ 3,724,621.00	£ 14,627,275.84	£ 18,351,896.84

Breakdown by Contribution Type (Overall)

	Education	Health	Public Realm	Play and Open Space	North Acton Station	Transport (Other)	Training and Skills	Environmental	Housing	Monitoring	Conditional	TOTAL
Total Secured	£ 7,657,525.94	£ 5,771,332.84	£ 1,751,902.00	£ 2,731,142.00	£ 2,485,981.08	£ 8,171,458.92	£ 2,765,992.00	£ 1,244,737.00	£ 8,027,770.00	£ 127,680.00	£ 114,134.00	£ 39,878,015.78
Secured	£ 6,308,095.94	£ 4,439,121.00	£ 1,376,955.00	£ 1,231,142.00	£ 1,514,341.08	£ 4,368,676.92	£ 887,500.00	£ 477,123.00	£ 1,877,770.00	£ 52,796.00	£ 50,000.00	£ 22,583,520.94
Received	£ 6,032,804.25	£ 4,085,142.96	£ 947,464.76	£ 850,412.92	£ 881,098.25	£ 3,898,247.88	£ 678,750.21	£ 323,362.03	£ 1,237,269.03	£ 24,197.82	£ -	£ 18,958,750.10
Received (Committed)	£ -	£ 1,057,464.53	£ 103,024.78	£ 50,225.54	£ 63,245.00	£ 58,898.42	£ 30,969.85	£ 11,877.13	£ -	£ 17,889.73	£ -	£ 1,393,594.98
Received (Not Committed)	£ 5,832,420.69	£ 2,827,294.88	£ 682,861.72	£ 686,019.58	£ 817,853.25	£ 3,502,721.11	£ 447,396.80	£ 218,548.76	£ 1,237,269.03	£ 6,308.09	£ -	£ 16,258,693.90
Spent	£ -	£ -	£ 20,646.57	£ -	£ 63,245.00	£ 7,282.00	£ 30,969.85	£ 11,877.13	£ -	£ 3,026.00	£ -	£ 137,046.55
Secured (Non-Implemented)	£ 1,349,430.00	£ 1,332,211.84	£ 374,947.00	£ 1,500,000.00	£ 971,640.00	£ 3,802,782.00	£ 1,878,492.00	£ 767,614.00	£ 6,150,000.00	£ 74,884.00	£ 64,134.00	£ 17,294,494.84




Breakdown by Contribution Type (Determined by OPDC)

	Education	Health	Public Realm	Play and Open Space	North Acton Station	Transport (Other)	Training and Skills	Environmental	Housing	Monitoring	Conditional	TOTAL
Total Secured	£ 5,255,709.80	£ 2,867,378.00	£ 525,000.00	£ 130,255.00	£ -	£ 3,988,501.00	£ 993,492.00	£ -	£ 877,770.00	£ 80,000.00	£ 50,000.00	£ 14,768,105.80
Secured	£ 5,060,709.80	£ 2,617,359.00	£ 495,000.00	£ 130,255.00	£ -	£ 2,649,359.00	£ 40,000.00	£ -	£ 877,770.00	£ 28,000.00	£ 50,000.00	£ 11,948,452.80
Received	£ 5,427,883.86	£ 2,806,894.31	£ 254,482.10	£ 137,594.90	£ -	£ 2,787,659.59	£ 40,969.85	£ -	£ 158,655.03	£ 14,863.73	£ -	£ 11,629,003.37
Received (Committed)	£ -	£ 1,057,464.53	£ 103,024.78	£ 50,225.54	£ -	£ 51,616.42	£ 30,969.85	£ -	£ -	£ 14,863.73	£ -	£ 1,308,164.85
Received (Not Committed)	£ 5,427,883.86	£ 1,749,429.78	£ 151,457.32	£ 87,369.36	£ -	£ 2,736,043.17	£ 10,000.00	£ -	£ 158,655.03	£ -	£ -	£ 10,320,838.52
Spent	£ -	£ -	£ 20,646.57	£ -	£ -	£ -	£ 30,969.85	£ -	£ -	£ -	£ -	£ 51,616.42
Secured (Non-Implemented)	£ 195,000.00	£ 250,019.00	£ 30,000.00	£ -	£ -	£ 1,339,142.00	£ 953,492.00	£ -	£ -	£ 52,000.00	£ -	£ 2,819,653.00





Breakdown by Contribution Type (Delegated Applications)

	Education	Health	Public Realm	Play and Open Space	North Acton Station	Transport (Other)	Training and Skills	Environmental	Housing	Monitoring	Conditional	TOTAL
Total Secured	£ 2,401,816.14	£ 2,903,954.84	£ 1,226,902.00	£ 2,600,887.00	£ 2,485,981.08	£ 3,211,317.92	£ 1,772,500.00	£ 1,244,737.00	£ 7,150,000.00	£ 47,680.00	£ 64,134.00	£ 25,109,909.98
Secured	£ 1,247,386.14	£ 1,821,762.00	£ 881,955.00	£ 1,100,887.00	£ 1,514,341.08	£ 1,719,317.92	£ 847,500.00	£ 477,123.00	£ 1,000,000.00	£ 24,796.00	£ -	£ 10,635,068.14
Received	£ 604,920.39	£ 1,278,248.65	£ 692,982.66	£ 712,818.02	£ 881,098.25	£ 1,110,588.29	£ 637,780.36	£ 323,362.03	£ 1,078,614.00	£ 9,334.09	£ -	£ 7,329,746.73
Received (Committed)	£ -	£ -	£ -	£ -	£ 63,245.00	£ 7,282.00	£ -	£ 11,877.13	£ -	£ 3,026.00	£ -	£ 85,430.13
Received (Not Committed)	£ 404,536.83	£ 1,077,865.10	£ 531,404.40	£ 598,650.22	£ 817,853.25	£ 766,677.94	£ 437,396.80	£ 218,548.76	£ 1,078,614.00	£ 6,308.09	£ -	£ 5,937,855.38
Spent	£ -	£ -	£ -	£ -	£ 63,245.00	£ 7,282.00	£ -	£ 11,877.13	£ -	£ 3,026.00	£ -	£ 85,430.13
Secured (Non-Implemented)	£ 1,154,430.00	£ 1,082,192.84	£ 344,947.00	£ 1,500,000.00	£ 971,640.00	£ 1,492,000.00	£ 925,000.00	£ 767,614.00	£ 6,150,000.00	£ 22,884.00	£ 64,134.00	£ 14,474,841.84

Key

-  OPDC Boundary
-  Borough Boundary
-  North Acton Scheme of Delegation

Schemes with S106 Agreements

-  Completed
-  Implemented
-  Not yet implemented
-  Resolution to Grant Permission

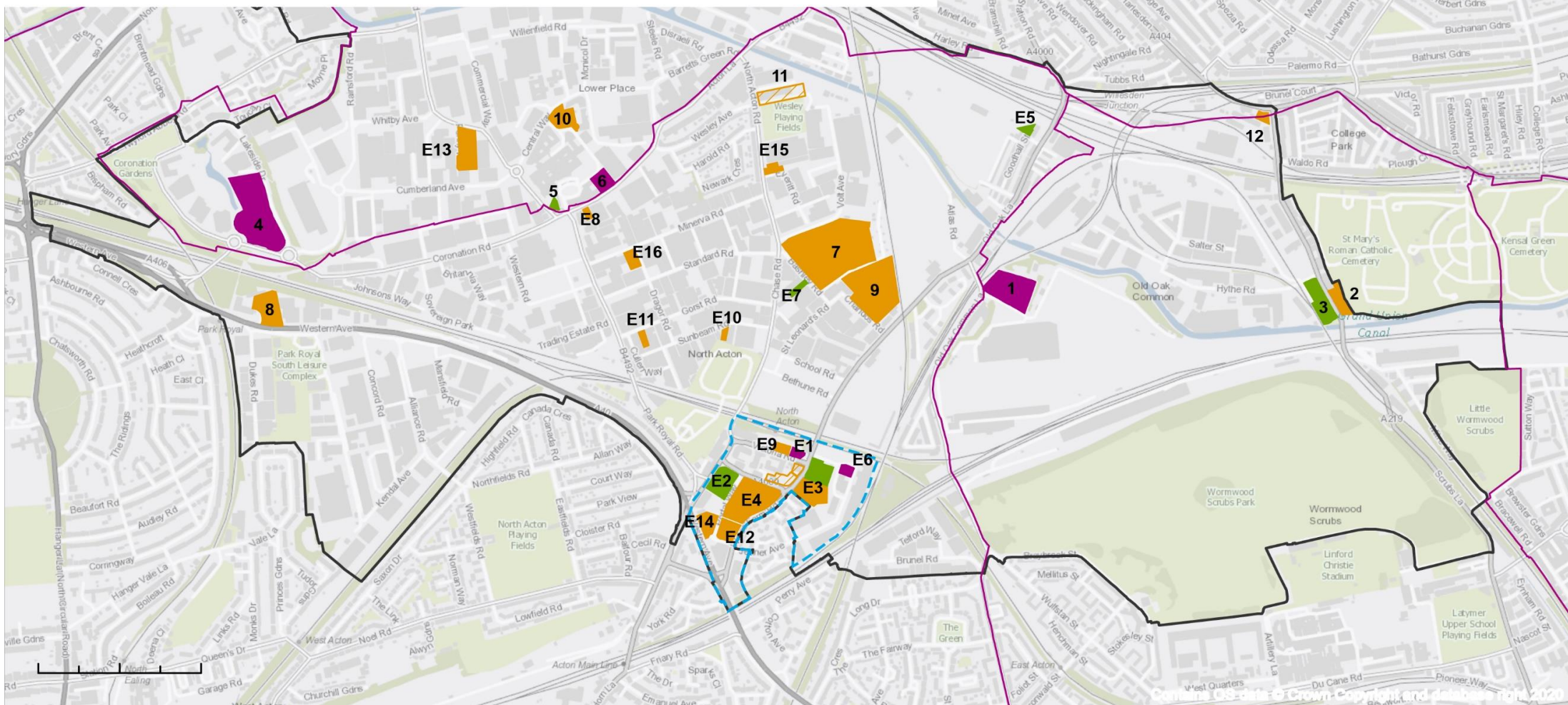
OPDC S106 Agreements

- 1) Oaklands
- 2) North Kensington Gate
- 3) Mitre Yard
- 4) First Central
- 5) 19 Abbey Road
- 6) Land East of Victoria Centre
- 7) Land at Bashley Road
- 8) 628 Western Avenue
- 9) Chandos Road
- 10) Land North of CMH
- 11) 37-39 North Acton Road
- 12) 2 Scrubs Lane

S106 Agreements from Delegated Schemes

- E1) Holbrook House
- E2) 6 Portal Way
- E3) 140 Wales Farm Road (South)
- E4) 1 Portal Way
- E5) 80 Goodhall Street
- E6) Monarch House
- E7) 3 Bashley Road
- E8) 247 Acton Lane
- E9) Holiday Inn Express
- E10) 3 Sunbeam Road
- E11) 57 Gorst Road
- E12) 2 Portal Way
- E13) 291 Abbey Road
- E14) 4 Portal Way
- E15) 63 North Acton Road
- E16) 53-57 Minerva Road

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



Schedule of Section 106 Contributions (Implemented Schemes, Determined by OPDC) | 1st April 2022

Amounts received reflects indexation

Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	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 Map Ref: 1	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 (b) improved security on the bridge between the Site and the Atlas Road roundabout including lower level lighting, public art and painting	SSP approved (SSP 20-02)
	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 First Central, Lakeside Drive, London NW10 7HQ S106 Date: November 2017 Implemented: October 2018 Borough: Brent Map Ref: 4	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;	
	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;	
	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)
	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 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 healthcare services	SSP approved. (SSP 19-03). Liasing with CCGs on transfer of moniees.
	Received	Health (2)	£ 1,024,349	prior to occupation of the 400th unit	£ 1,136,718.56	£ -	£ 1,136,718.56	£ -	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	

	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 the Park Royal Opportunity Area	SSP approved (SSP 20-02)
	Not yet triggered (conditional)	Carbon Offset	TBC	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 Map Ref: 6	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	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 area; or	
	Not yet triggered	Affordable Housing Contribution (2)	£ 146,295	Prior to commencement of floor 3	£ -	£ -	£ -	£ -	-	(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	
	Not yet triggered	Affordable Housing Contribution (3)	£ 146,295	Prior to commencement of floor 7	£ -	£ -	£ -	£ -	-		

06/10/2016

DOV Date
10/08/2021

Borough: Brent

Map Ref: 5

17/0055/FUMOPDC (S73:19/0104/VAROPD) Mitre Yard 104-108, Scrubs Lane S106 Date: 31/01/2018 DOV Date: 31/01/2020 Borough: Hammersmith and Fulham Map Ref: 3	Not yet triggered	Affordable Housing Contribution (4)	£ 146,295	Prior to commencement of floor 10	£ -	£ -	£ -	£ -	-	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 Committed Development to which the Affordable Housing Contribution is to be spent and the timings for its use and events which would cause the Affordable Housing Contribution to be transferred back from the Borough to OPDC.	
	Not yet triggered	Affordable Housing Contribution (5)	£ 146,295	Prior to commencement of floor 13	£ -	£ -	£ -	£ -	-		
	Not yet triggered	Affordable Housing Contribution (6)	£ 146,295	Prior to occupation	£ -	£ -	£ -	£ -	-		
	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;	
	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.	

Schedule of Section 106 Contributions (Implemented Schemes, Scheme of Delegation) | 1st April 2022

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 6 Portal Way Acton Ealing W3 6RU S106 Date: February 2017 Implemented: November 2019 Map Ref: E2	Spent	CPZ Contribution	£ 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.	£ 7,963.00	£ 7,282.00	£ 681.00	£ 7,282.00	06.11.19	06.11.24	towards CPZ consultation amendments and implementation	Breakdown of received monies estimated based on total figure provide by LB Ealing in February 2022. LB Ealing to provide detailed breakdown as part of full annual report of S106 monies. Details of spent to be provided LB Ealing.
	Received		£ 9,652.50		£ 11,729.77				01.06.21	01.06.31		
	Not yet triggered		£ 12,847.50		£ -	£ -	£ -	£ -			TBC	
	Received	Quietway Contribution	£ 7,500.00		£ 7,963.00	£ -	£ 7,963.00	£ -	06.11.19	06.11.24	towards the proposed cycle quiet way between Gypsy Corner and Ealing Broadway	
	Received		£ 9,223.50		£ 11,338.78				01.06.21	01.06.31		
	Not yet triggered		£ 12,276.50		£ -	£ -	£ -	£ -			TBC	
	Received	Education Contribution	£ 135,000.00		£ 143,330.00	£ -	£ 143,330.00	£ -	06.11.19	06.11.24	towards expansion projects at West Twyford Primary, West Acton Primary, John Perryn Primary and Acton High	
	Received		£ 161,947.50		£ 200,383.56				01.06.21	01.06.31		
	Not yet triggered		£ 215,552.50		£ -	£ -	£ -	£ -			TBC	
	Received	Training and Skills	£ 135,000.00		£ 143,330.00	£ -	£ 143,330.00	£ -	06.11.19	06.11.24	towards the provision of outreach engagement, pre-employment training and employment training and employment support for the borough residents living in and around the Property and adjacent wards	
	Received		£ 161,947.50		£ 200,383.56				01.06.21	01.06.31		
	Not yet triggered		£ 215,552.50		£ -	£ -	£ -	£ -			TBC	
	Spent	Energy Monitoring	£ 3,856.20		£ 4,094.13	£ 4,094.13	£ -	£ 4,094.13	06.11.19	06.11.24	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;	
	Received		£ 4,785.41		£ 5,869.19				01.06.21	01.06.31		
	Not yet triggered		£ 6,369.39		£ -	£ -	£ -	£ -			TBC	
	Received	North Acton Station	£ 185,595.00		£ 188,588.00	£ -	£ 188,588.00	£ -	06.11.19	06.11.24	towards the provision of step free access at North Acton Station	
	Received		£ 228,433.92		£ 280,761.80				01.06.21	01.06.31		
	Not yet triggered		£ 304,046.08		£ -	£ -	£ -	£ -			TBC	
	Received	North Acton Station Square	£ 15,000.00		£ 15,926.00	£ -	£ 15,926.00	£ -	06.11.19	06.11.24	towards the development of North Acton Station Square	
	Received		£ 15,000.00		£ 19,549.62				01.06.21	01.06.31		
	Not yet triggered		£ 20,000.00								TBC	
	Received	North Acton Gyratory Improvement	£ 60,000.00		£ 63,702.00	£ -	£ 63,702.00	£ -	06.11.19	06.11.24	towards urban realm improvements in the vicinity of the North Acton Gyratory System	
	Received	Contribution	£ 95,218.70		£ 110,242.24				01.06.21	01.06.31		
	Not yet triggered		£ 126,736.31		£ -	£ -	£ -	£ -			TBC	
	Received	Play and Open Space Contribution	£ 75,000.00		£ 79,628.00	£ -	£ 79,628.00	£ -	06.11.19	06.11.24	towards improvements to North Acton Playing Fields and Acton Cemetery	
	Received		£ 93,090.86		£ 114,167.80				01.06.21	01.06.31		
	Not yet triggered		£ 123,904.15		£ -	£ -	£ -	£ -			TBC	
	Received	Pedestrian Facilities	£ 5,400.00		£ 5,733.00	£ -	£ 5,733.00	£ -	06.11.19	06.11.24	towards improved pedestrian facilities between Gypsy Corner and Acton Main Line Station	
	Received		£ 6,439.29		£ 7,980.15				01.06.21	01.06.31		
	Not yet triggered		£ 8,570.71		£ -	£ -	£ -	£ -			TBC	
	Received	Healthcare Contribution	£ 135,000.00		£ 143,330.00	£ -	£ 143,330.00	£ -	06.11.19	06.11.24	towards new primary health care at Central Middlesex Hospital	
	Received		£ 161,947.50		£ 200,383.56				01.06.21	01.06.31		
	Not yet triggered		£ 215,552.50		£ -	£ -	£ -	£ -			TBC	
	Received	Street Trees Contribution	£ 23,143.80		£ 24,572.00	£ -	£ 24,572.00	£ -	06.11.19	06.11.24	towards providing or replacing trees within the East Acton Ward	
	Received		£ 28,681.31		£ 35,189.31				01.06.21	01.06.31		
	Not yet triggered		£ 38,174.89		£ -	£ -	£ -	£ -			TBC	
	Received	A40 Bridge	£ 21,137.00		£ 24,817.85	£ -	£ -	£ -	01.06.21	01.06.31	towards a new bridge over the A40	
	Not yet triggered		£ 42,337.00		£ -							
	Received	Carbon Offset	£ 36,652.00		£ 51,877.64				01.06.21	01.06.31		
	Not yet triggered	Carbon Offset	£ 96,030.00		£ -							
	Not yet triggered	Monitoring Fee	£ 2,000.00		£ -	£ -	£ -	£ -			TBC	
171246OPDCS Holbrook House Victoria Road Acton W3 6UN S106 Date: February 2017 Implemented: December 2017 Borough: Ealing Map Ref: E1	Received	Transport	£ 50,000.00	All Contributions indexed where applicable and payable on Occupation	£ 53,931.00	£ -	£ 53,931.00	£ -		22.10.24	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	£ -		22.10.24	Carbon Dioxide Off Setting Sum (not indexed)	
	Received	Environmental	£ 1,575.00		£ 1,575.00	£ -	£ 1,575.00	£ -		22.10.24	Carbon Energy Monitoring (not indexed)	
	Received	Transport	£ 25,000.00		£ 26,965.35	£ -	£ 26,965.35	£ -		22.10.24	towards the carrying out of a Controlled Parking Zone consultation and review within the vicinity of the Property	
	Received	Transport	£ 25,000.00		£ 26,965.35	£ -	£ 26,965.35	£ -		22.10.24	towards the provision of disabled parking bays within the vicinity of the Property	
	Received	Housing	£ 1,000,000.00		£ 1,078,614.00	£ -	£ 1,078,614.00	£ -		22.10.24	towards the provision of housing within the Borough of Ealing	
	Received	Health	£ 250,000.00		£ 269,653.50	£ -	£ 269,653.50	£ -		22.10.24	towards the provision of healthcare services at the Central Middlesex Hospital Park Royal	
	Received	Transport	£ 200,000.00		£ 200,000.00	£ -	£ 200,000.00	£ -		22.10.24	to remodel the North Acton Gyratory and create a pedestrian user friendly environment and provide facilities for pedestrians and improve public transport accessibility in Victoria Road and Portal Way;	
	Received	Transport	£ 204,000.00		£ 220,037.25	£ -	£ 220,037.25	£ -		22.10.24	towards the provision of step free access at the North Acton Station Interchange	
	Received	Public Realm	£ 100,000.00		£ 107,861.40	£ -	£ 107,861.40	£ -		22.10.24	towards the development of the North Acton Station Square	
	Received	Play and Open Space	£ 250,000.00		£ 269,653.50	£ -	£ 269,653.50	£ -		22.10.24	towards the provision of open space within the vicinity of the Property	
	Received	Transport	£ 25,000.00		£ 26,965.35	£ -	£ 26,965.35	£ -		22.10.24	towards the provision of pedestrian crossing facilities between Gypsy Corner and Acton Main Line Station	
	Received	Transport	£ 25,000.00		£ 26,965.35	£ -	£ 26,965.35	£ -		22.10.24	towards the provision of a Quiet Cycle Way between Gypsy Corner and Ealing Broadway	
	Received	Transport	£ 50,000.00		£ 53,930.70	£ -	£ 53,930.70	£ -		22.10.24	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.	

172682FUL 140 Wales Farm Road Acton London W3 6UG S106 Date: December 2017 Implemented: May 2018 Borough: Ealing Map Ref: E3	Received	Environmental	£ 103,024.00	Prior to first Occupation	£ 109,020.00	£ -	£ 109,020.00	£ -	01.03.22	01.03.27	Indexed towards air quality action plan measures.	
	Received	Environmental	£ 46,800.00	Prior to first Occupation	£ 49,523.76	£ -	£ 49,523.76	£ -	01.03.22	01.03.27	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	£ -	01.03.22	01.03.27	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	£ -	01.03.22	01.03.27	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	£ -	01.03.22	01.03.27	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	£ -	01.03.22	01.03.27	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	£ -	01.03.22	01.03.27	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	£ -	01.06.20	01.06.25	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	50% prior to first occupation	£ -	£ -	£ -	£ -	TBC	TBC	Indexed towards improvements to the following parks in the vicinity of the Property: The Green, Acton Cemetery and North Acton Playing Fields;	
	Received	Play and Open Space	£ 105,465.00	Prior to first Occupation	£ 111,603.06	£ -	£ 111,603.06	£ -	01.03.22	01.03.27	Indexed towards improving pedestrian facilities between the Property and Acton Main Line station;	
	Received	Transport	£ 25,000.00	Prior to first Occupation	£ 26,455.00	£ -	£ 26,455.00	£ -	01.03.22	01.03.27	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	Environmental	£ 4,808.00	6 months prior to first occupation	£ 5,058.00	£ -	£ 5,058.00	£ -	01.06.20	01.06.25	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	
	Received	Monitoring	£ 3,000.00	Prior to first Occupation	£ 3,174.60	£ -	£ 3,174.60	£ -	01.03.22	01.03.27	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	£ -	01.03.22	01.03.27	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	£ -	01.03.22	01.03.27	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	
162124FUL Monarch House Victoria Road Acton W3 6UR S106 Date: October 2016 Implemented: January 2017 Borough: Ealing Map Ref: E6	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	09.03.2018	09.03.2022	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. Details of spent to be provided.
	Spent	Energy Monitoring	£ 5,186.00		£ 5,231.00	£ 5,231.00	£ -	£ 5,231.00	09.03.2018	09.03.2022	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	09.03.2018	09.03.2022	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	09.03.2018	09.03.2022	Travel Plan Monitoring Payment of Indexed for travel plan monitoring	
195346OPDFUL 80 Goodhall Street S106 Date: 09/09/2020 Borough: Ealing Map Ref: E5	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	
	Received	Open Space	£ 7,200.00	Prior to Commencement	£ 7,520.37	£ -	£ 7,520.37	£ -	09/10/2021	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	£ -	10/10/2021	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	£ -	11/10/2021	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	£ -	12/10/2021	None	towards implementation of an accident remedial scheme on Old Oak Lane in close proximity to the Development. This is to mitigate the impact of vulnerable road user accidents particularly to pedestrians and cyclists from increased trips resulting from the Development	
	Received	Parking	£ 15,000.00	Prior to Commencement	£ 15,667.43	£ -	£ 15,667.43	£ -	13/10/2021	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	£ -	14/10/2021	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	£ -	15/10/2021	None	towards cycle infrastructure 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	£ -	16/10/2021	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	£ -	17/10/2021	None	towards travel monitoring	
	Not yet triggered	Carbon Offsetting	£ 45,306.00	Prior to Occupation	£ -	£ -	£ -	£ -		None	towards carbon offsetting	
	Not yet triggered	Energy Monitoring (1)	£ 1,992.00	Prior to Occupation	£ -	£ -	£ -	£ -		None	towards automated energy monitoring web-platform and associated office/consultant time	

	Not yet triggered	Energy Monitoring (2)	£ 422.00	Prior to Occupation	£ -	£ -	£ -	£ -		None	the cost of the energy monitoring equipment and data processing in the vicinity of the Development for at least 4 years	
	Not yet triggered	Education Contribution	£ 103,446.76	Prior to Occupation	£ -	£ -	£ -	£ -		None	towards the provision of primary and secondary school places	
	Not yet triggered	Healthcare Contribution	£ 51,101.00	Prior to Occupation	£ -	£ -	£ -	£ -		None	towards Cloister Road surgery and other primary care services within 1.5 miles of the development	
193233OPDFUL 3 Bashley Road S106 Date: 09/09/2020 Borough: Ealing Map Ref: E7	Triggered but not yet received	Energy Contribution	£ 1,401.00	Prior to Occupation	£ -	£ -	£ -	£ -		TBC	for use towards the professional costs for assessing energy contribution ("Energy Analysis Cost")	Scheme has been completed. To confirm with LB Ealing that contributions have been paid.
	Triggered but not yet received	Outstanding Payment	£ 408.00	Prior to Occupation	£ -	£ -	£ -	£ -		TBC	for the cost of monitoring equipment and data processing ("Outstanding Payment")	
181062OPDFUL The Perfume Factory (North) Wales Farm Road S106 Date: 10/08/2021 Borough: Ealing Map Ref: E12	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	£ -	01.12.21	01.12.26	to be used towards the provision of education facilities and services within the London Borough of Ealing.	
	Not yet triggered	Education Contribution (1)	£ 126,564		£ -	£ -	£ -	£ -	TBC	None		
	Not yet triggered	Education Contribution (1)	£ 253,127		£ -	£ -	£ -	£ -	TBC	None		
	Received	Employment and Training Contribution (1)	£ 18,750		£ 19,071.84	£ -	£ 19,071.84	£ -	01.12.21	01.12.26	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.	
	Not yet triggered	Employment and Training Contribution (2)	£ 18,750		£ -	£ -	£ -	£ -	TBC	None		
	Not yet triggered	Employment and Training Contribution (3)	£ 37,500		£ -	£ -	£ -	£ -	TBC	None		
	Received	Health Contribution (1)	£ 125,000		£ 127,145.63	£ -	£ 127,145.63	£ -	01.12.21	01.12.26	towards the provision of public health facilities and services in Acton.	
	Not yet triggered	Health Contribution (2)	£ 125,000		£ -	£ -	£ -	£ -	TBC	None		
	Not yet triggered	Health Contribution (3)	£ 250,000		£ -	£ -	£ -	£ -	TBC	None		
	Received	Highways Contribution (1)	£ 100,750		£ 102,479.37	£ -	£ 102,479.37	£ -	01.12.21	01.12.26	to be used as a contribution towards highway works in the London Borough of Ealing.	
	Not yet triggered	Highways Contribution (2)	£ 100,750		£ -	£ -	£ -	£ -	TBC	None		
	Not yet triggered	Highways Contribution (3)	£ 201,500		£ -	£ -	£ -	£ -	TBC	None		
	Received	Public Open Space Contribution (1)	£ 106,250		£ 108,073.78	£ -	£ 108,073.78	£ -	01.12.21	01.12.26	towards improvements to North Acton Playing Fields and Acton Cemetery.	
	Not yet triggered	Public Open Space Contribution (2)	£ 106,250		£ -	£ -	£ -	£ -	TBC	None		
	Not yet triggered	Public Open Space Contribution (3)	£ 212,500		£ -	£ -	£ -	£ -	TBC	None		
	Received	TIL Contribution (1)	£ 106,250		£ 108,073.78	£ -	£ 108,073.78	£ -	01.12.21	01.12.26	to be used by Transport for London as a contribution towards Phase 1 of the North Acton Station improvement works.	
	Not yet triggered	TIL Contribution (2)	£ 106,250		£ -	£ -	£ -	£ -	TBC	None		
	Not yet triggered	TIL Contribution (3)	£ 212,500		£ -	£ -	£ -	£ -	TBC	None		
	Received	Tree Contribution (1)	£ 31,250		£ 31,786.41				01.12.21	01.12.26	to be used as a contribution towards replacement street tree planting in the vicinity of the Development.	
	Not yet triggered	Tree Contribution (2)	£ 31,250		£ -	£ -	£ -	£ -	TBC	None		
	Not yet triggered	Tree Contribution (3)	£ 62,500		£ -	£ -	£ -	£ -	TBC	None		
	Received	Renewable and Low Carbon Energy Monitoring Contribution (1)	£ 7,104	Within 20 working days of agreement	£ -	£ -	£ -	£ -	TBC	None	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	£ -	£ -	£ -	£ -	TBC	None	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.	

Schedule of Section 106 Contributions (Non-Implemented Schemes) | 1st April 2022

Planning Reference	Head of Terms	Amount in Agreement	Trigger	Expiry	Conditions	Notes
20/0037/FUMOPDC Land at Bashley Road, Park Royal, NW10 6SN S106 Date: 04/09/2020 Borough: Ealing Map Ref: 7	Carbon Offset Contribution	£ -	Conditional	None	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. Owners shall: (a) pay the Carbon Offset Contribution to the OPDC prior to first Occupation of each Phase of the Development; and (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	Reserved matters application permitted. Site clearance works underway but not yet implemented.
	Healthy Streets Contribution	£ 500,000	Prior to Commencement	None	to be used by OPDC towards projects to encourage walking and cycling within a 1 kilometre radius of the Site	
	Monitoring Contribution	£ 10,000	Prior to Commencement	None	towards OPDC's monitoring costs relating to this Agreement	
	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.	None	towards training and skills in the Park Royal Area	
	Training and Skills Offset Contribution	£ -	Conditional	None	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. 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.	
	Workspace Travel Plan Monitoring Contribution	£ 3,000	Prior to first, third and fifth anniversary of first occupation	None	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 the first Occupation of each Phase of the Development.	
	Total in Agreement	£ 1,207,192				
19/0006/FUMOPDC 628 Western Avenue, Park Royal, London S106 Date: 13/11/2020 Borough: Ealing Map Ref: 8	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				
16/0119/FULOPDC 115-129A Scrubs Lane, North Kensington Gate (South) S106 Date: 01/07/2021 Borough: Hammersmith and Fulham Map Ref: 2	Carbon Offset	£ -	Conditional	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;	Works commenced onsite, and formal request for S106 monies being issued.
	Education Contribution	£ 195,000	Prior to Commencement (unless OPDC opts to defer)	15 years from date of payment*	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; 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 public realm improvements. Where the OPDC elects to defer receipt of the Education Contribution the Owners shall pay the Education Contribution on or by the earlier of: (a) the date being 28 days of receipt by the Owners of a written demand from OPDC requiring payment of the Education Contribution; and (b) the date on which 50% of the Residential Units have been Occupied	
	Employment and Skills Contribution	£ 184,300	Prior to Commencement	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;	
	Healthcare Contribution	£ 250,019	Prior to Commencement	10 years from date of payment	to be used to address the demand arising from the Development for healthcare services;	
	Transport Contribution (1)	£ 114,000	Prior to Commencement	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	

	Transport Contribution (2)	£ 312,142	Prior to Commencement	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.
	Travel Plan Monitoring	£ 3,000	Prior to first, second, third, fourth and fifth anniversary of first occupation	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.
	Design Monitoring Costs	£ -	Conditional	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 in order to ensure the design quality of the Development the Owners shall forthwith: (a) notify the OPDC of such non-retention; and (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: (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 (ii) 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)].
	Late Stage Review Contribution	£ -	Conditional	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
	Total in Agreement	£ 1,058,461			

21/0013/OUTOPDC	Monitoring Contribution	£ 10,000	Prior to Commencement	-	towards OPDC's monitoring costs	Demolition work underway.
Chandos Road Trading Estate, Chandos Road, Park Royal S106 Date: 07/09/2021 Borough: Ealing Map Ref: 9	Public Realm, Highways and Transport Contribution	£ 360,000	Prior to Commencement	-	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;	Reserved matters permitted for Phase 1A, implementation expected imminently.
	Training and Skills Contribution	TBC	50% prior to commencement of each phase, 50% prior to occupation of each phase	-	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	Reservered matters for Phase 1B submitted, and pre app discussions underway for Phase 2.
	Workspace Travel Plan Monitoring Contribution	£ 3,000	first, third and fifth anniversaries of the first Occupation	-	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.	
	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	
	Total in Agreement	£ 373,000				
20/0031/FUMOPDC	Carbon Offset Contribution	£ -	Conditional	10 years from date of payment	a contribution 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	Initial site works commenced March 2022. Not formally implemented for purposes of Section 106.
Land north of Central Middlesex Hospital, Central Way, Park Royal, NW10 7NS S106 Date: 22/12/2021 Borough: Brent	Design Monitoring Costs	£ -	Conditional	10 years from date of payment	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: (a) Notify the OPDC of such non-retention; and (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: (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 (ii) 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)	
	Travel Plan Monitoring	£ 3,000	Prior to first, third and fifth anniversary of first occupation	10 years from date of payment	towards the OPDC's costs involved in monitoring compliance with the Framework Travel Plan	
	S106 Monitoring Contribution	£ 10,000	Prior to Commencement	10 years from date of payment	payable to the OPDC in accordance with schedule 11	
		Total in Agreement	£ 13,000			
P/2015/0095	Education Contribution	£ 629,430	Prior to Commencement	None	towards expansion of West Acton Primary School or such other project as agreed between the Council and the Owners	Hybrid application submitted in December 2021 for revised schemes of circa 1,300 homes, plus office/hotel space.
Carphone Warehouse 1 Portal Way Acton W3 6RT S106 Date: 12/12/2018 Borough: Ealing (Delegated) Map Ref: E4	Employment and Training	£ 400,000	Prior to Commencement	None	to be expended by the Council upon the funding of local projects to prepare local people to apply for vacancies	
	Healthcare Contribution	£ 557,193	Prior to Commencement	None	to be expended by the Council upon the redevelopment of the Acton Healthcare site in Church Road W3 or such other project reasonably related to the Development agreed between the Council and the Owners	
	Open Space Contribution	£ 900,000	Prior to Commencement	None	to be expended by the Council -towards the improvement of the following local parks and public open space within the vicinity of the Property 1. Gypsy corner; 2. North Acton playing fields; and 3. Acton Cemetery or such other project reasonably related to the Development as agreed between the Council and the Owners	
	Tree Planting Contribution	£ 139,947	Prior to Commencement	None	to be expended by the Council towards the provision of replacement trees within the vicinity of the Development	
		Total in Agreement	£ 2,626,570			
173467OPDFUL	Road Safety	£ 30,000	TBC	TBC	£30,000 towards road safety and pedestrian improvements	
247 Acton Lane, Park Royal, London NW10 7NR S106 Date: 24/01/2020 Borough: Ealing (Delegated) Map Ref: E8	Disabled Bays	£ 6,000	TBC	TBC	£6000 towards the installation for 2 disabled bays off-site	
	Travel Plan Monitoring	£ 3,000	TBC	TBC	£3000 towards the monitoring of the Travel Plan required pursuant to condition 6 of the Planning Permission	
	Air Quality Contribution	£ 32,550	TBC	TBC	£32,550 towards the Council's air quality action plan measures	
	Tree Planting Contribution	£ 5,000	TBC	TBC	£5000 towards the planting of new trees in the vicinity of the Developments	
	Carbon Offset	£ 29,547	TBC	TBC	£29,547 towards off-setting annual residual carbon emissions (towards offsetting the annual residual carbon emissions of 16.42 tonnes of the development payable on commencement of the development as set out in the approved Draft Energy and Sustainability Addendum Rev 2 (20 November 2017) and additional information submitted in 26 October 2017 prepared by Twin&Earth Ltd)	
	Environmental Monitoring	£ 3,738	TBC	TBC	£3738 towards the three year post-construction monitoring of renewable/low carbon technologies	
		Total in Agreement	£ 109,835			
178974OPDFUL	Coach Parking	£ 5,000	TBC	TBC	for the purpose of coach parking in the immediate vicinity of the Development;	
Express at Holiday Inn S106 Date:	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;	

12/12/2018 Borough: Ealing (Delegated) Map Ref: E9	Travel Plan Monitoring	£ 3,000	TBC	TBC	towards monitoring the Travel Plan for the Development;	
	Total in Agreement	£ 38,991				
192003OPDFUL 3 Sunbeam Rd S106 Date: 03/04/2020 Borough: Ealing (Delegated) Map Ref: E10	Energy Monitoring (1)	£ 1,836	TBC	TBC	towards the automated energy monitoring web platform and associated officer and consultant time	
	Energy Monitoring (2)	£ 398	TBC	TBC	towards the cost of the energy monitoring equipment	
	Total in Agreement	£ 2,234				
179054OPDS 57 Gorst Road, Park Royal NW10 6LS S106 Date: 31/01/2019 Borough: Ealing (Delegated) Map Ref: E11	Air Quality Contribution	£ 15,810	TBC	TBC	Air Quality Contribution £15,810 for the purpose of air quality monitoring and reduction of pollution in the London Borough of Ealing.	
	Highways Contribution	£ 5,000	TBC	TBC	Highways Contribution £5,000 towards the provision of a new disabled car parking bay within the direct vicinity of the Development	
	Renewable Energy Monitoring Contribution	£ 1,638	TBC	TBC	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	
	Total in Agreement	£ 22,448				

191854OPDFUL 4 Portal Way, North Acton S106 Date 13/08/2021 Borough: Ealing (Delegated) Map Ref: E14	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 225K upon occupation of last residential unit	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.	
	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 residential unit	TBC (within ten years of date of payment)	towards the provision of the NHS' Clinical Commissioners Group or such successor or similar body	
	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				

17/0091/FUMOPDC 2 Scrubs Lane S106 Date 22/06/2018 Borough: OPDC Map Ref:12	Bus Stop Contribution	£ 78,750	Prior to Commencement		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		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 Commencement		to be used towards the provision or enhancement of the Off Site Public Open Space	
	Healthcare Contribution	£ 189,497	Prior to commencement		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 Commencement		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 commencement		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, second, third, fourth and fifth anniversary of first occupation		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				
2020480OPDFUL Land at 63 North Acton Road, NW10 S106 Date 12/08/2021 Borough: Ealing Map Ref: E15	Pedestrian and Cycle Crossing	£ 15,000	Prior to Commencement		£15,000 towards accident remediation scheme and the improvement of pedestrain and cycle crossing facility on North Acton Road and Acton Lane	
	Parking	£ 10,000	Prior to Commencement		£10,000 towards measures to mitigate the impacts of the development on local parking congestion	
	Footway Improvements	£ 10,000	Prior to Commencement		£10,000 towards footway improvements	
	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	£ 5,129	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	£ 65,918				
21/1594 291 Abbey Road S106 Date 12/08/2021	Monitoring Fees	£ 2,955	Prior to Commencement			
	Public Realm Improvements	£ 37,750	Prior to Commencement		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.	
	Total in Agreement	£ 40,705				
205211OPDFUL 53-57 Minerva Road, NW10 6HJ S106 Date 12/08/2021 Borough:	Carbon Offset	£ 31,400	Prior to Commencement		£31,400 to be used towards carbon offsetting	
	Energy Monitoring	£ 4,411	Prior to Commencement		£4,411 to be used towards post construction energy monitoring	
	Highways Contribution	£ 10,000	Prior to Commencement		£10,000 towards highway improvements	
	Total in Agreement	£ 45,811				
Total (OPDC)		£ 3,724,621				
Total (Delegated)		£ 14,627,276				
Total Overall		£ 18,351,897				

Resolutions to Grant Permission - Agreements/Contributions not Finalised						
20/0122/OUTOPDC 37-39 North Acton Road, Park Royal, NW10 6SN S106 Date: TBC Borough: Ealing	Carbon Offset Contribution	£ -	Conditional	-	A contribution to a scheme to off-set any shortfall in carbon emissions savings required to achieve a Zero Carbon Development equivalent to £95 per tonne of carbon required to be off-set	Resolution to approve - contributions based on draft S106 agreement. Awaiting Stage 2 response.
	Public Realm and Transport Contribution	£ 73,000	TBC	-	towards accident remediation scheme, walking and cycling and bus stop improvements, and parking demand study	
	Wesley Playing Fields Contribution	£ 200,000	TBC	-	contribution towards improvements to the public realm and Wesley Playing Fields	
	Training and Skills Contribution	£ 464,600	TBC	-	50% of the amount to training and skills hub and 50% to small business support/incubator space in lieu of small business units/affordable workspace being provided on site which is a policy requirement	
	Travel Plan Monitoring	£ 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.	
	S106 Monitoring Contribution	£ 10,000	Prior to Commencement	-	TBC	
	Total in Agreement	£ 750,600				