

Infrastructure Funding Statement

2020/21 Monitoring Period



Contents

1	Introduction	1
2	Section 106 Agreements in the OPDC Area	2
3	Planning Contributions	11
4	Community Infrastructure Levy	14
	Appendix A: Schedule of Section 106 Contributions	15

1 Introduction

- 1.1 The Old Oak and Park Royal Development Corporation (OPDC) was established by the Mayor of London on the 1st of April 2015. The mission of the Corporation is to ensure that the maximum benefits for London are achieved through the once in a generation opportunity presented by the development of a major new transport hub in the area which will connect the Elizabeth Line with High Speed 2 and national rail services.
- 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 2020/21 monitoring period. It also summarises the overall planning contributions secured, received and spent by OPDC since it's establishment. The structure of the IFS is set out below:
 - a) Section 2 provides an overview of Section 106 agreements entered by OPDC
 - b) Section 3 provides an overview of Section 106 planning contributions secured, received and spent by OPDC; and
 - c) Section 4 provides an overview of Mayoral CIL collected by OPDC from schemes within the area.
- 1.5 This document should be read alongside OPDC's most up to date [Infrastructure Delivery Plan \(IDP\)](#) published in March 2021. The IDP sets out the infrastructure priorities that OPDC will seek to secure through planning obligations or fund through planning contributions.

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 support mitigate of development.
- 2.2 Key policy priorities to be secured through S106 agreements are set out OPDC's [Infrastructure Delivery Plan \(IDP\)](#), which will be updated on an annual basis.
- 2.3 OPDC consulted on a draft Planning Obligations SPD in January 2019 to provide more guidance and clarify on what the Corporation will seek to secure through S106 Agreements. OPDC intends to consult on an updated draft Planning Obligations SPD in early 2022.

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. OPDC has full responsibilities for plan making but in respect of decision taking, a Scheme of Delegation has been agreed with the London Boroughs of [Ealing](#) and [Brent](#) where some 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 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 in by OPDC. As of the 31st March 2021, OPDC had entered into **twenty one** S106 Agreements, **seven** of which were either entered or varied within the monitoring period.
- 2.7 Of the twenty one S106 Agreements entered into;

- a) Ten relate to applications that have been implemented;
- b) Twelve relate to planning applications delegated to Ealing, of which seven have been implemented.

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

Figure 2.1. Schemes with Section 106 Agreements, 31st March 2021

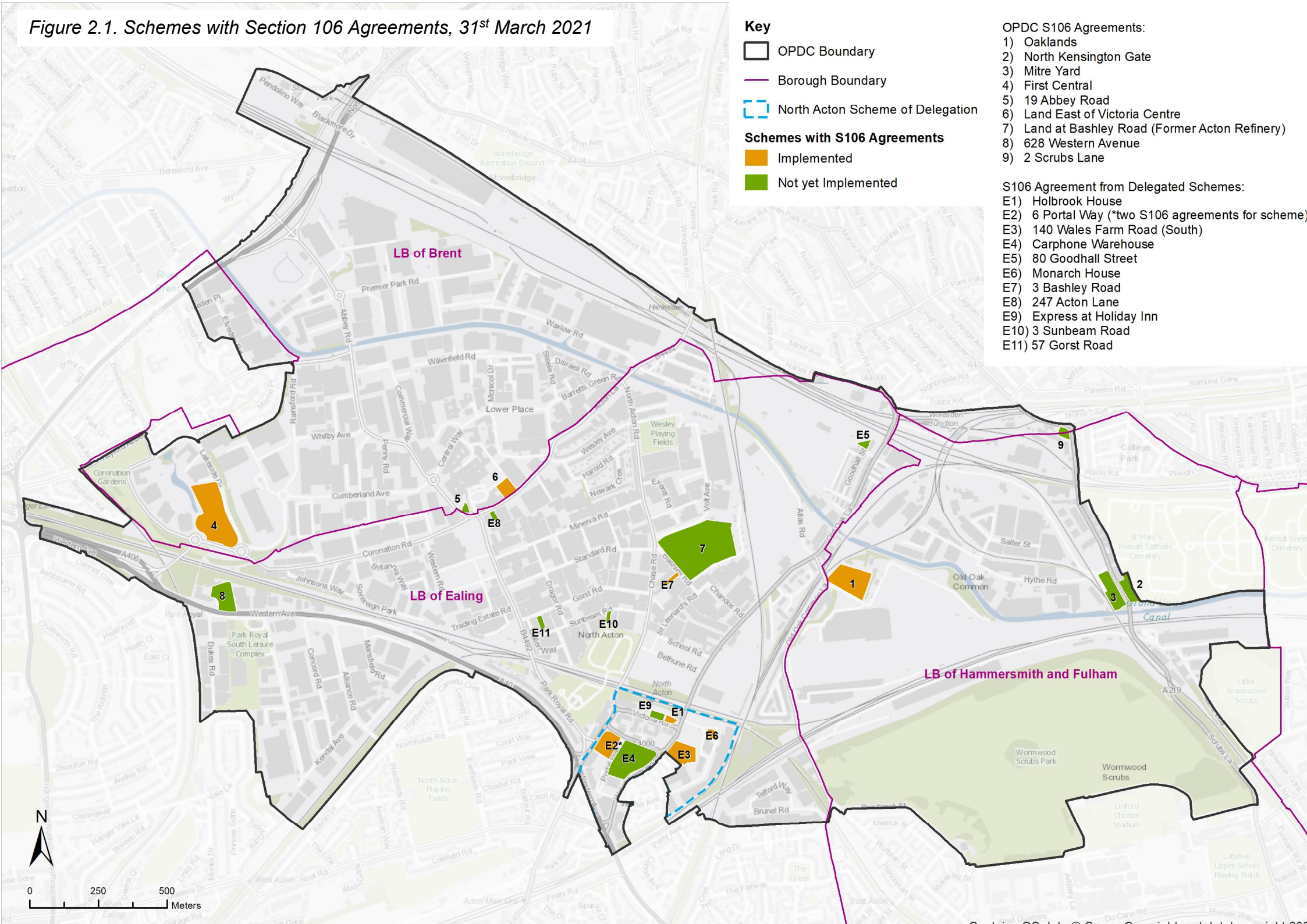


Table 2.1. Section 106 Agreements Entered into by OPDC

Application Number	Type	Location	Development Description	S106 Date
Section 106 Agreements Entered into within Monitoring Period				
19/0006/FUMOPDC	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 (LB Ealing)	Full	3 Bashley Road	Construction of a three storey warehouse building (Use Class B8) with ancillary office space, including the provision of on-site parking and vehicle crossover (following the demolition of the existing warehouse and ancillary office (Use Class B8)) (Retrospective Application).	09/09/2020 Status: Implemented
20/0037/FUMOPDC (OPDC)	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

Application Number	Type	Location	Development Description	S106 Date
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 soft landscaping for amenity space and childrens play space (Following demolition of existing building and change of use)	09/09/2020 Status: Not Implemented
Section 106 Agreements Entered in prior to Monitoring Period (Excluding Superseded Agreements)				
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: Not 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)	24/01/2020

Application Number	Type	Location	Development Description	S106 Date
			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.	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
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: Implemented
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

Application Number	Type	Location	Development Description	S106 Date
16/0119/FULOPDC (OPDC)	Full	115-129A Scrubs Lane, London (North Kensington Gate South)	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: Not Implemented
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: Implemented
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	07/12/2017 Status: Implemented

Application Number	Type	Location	Development Description	S106 Date
			disabled car parking spaces, servicing, public realm improvements and landscaping.	
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: Implemented
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: Implemented
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: Implemented
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 incorporate up to 764 residential flats (Use Class C3) and up to 5,134 sqm (GEA) of flexible commercial uses	08/08/2016 Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
			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 **£409,288** in planning contributions were received within the monitoring period, all of which were received by Ealing for delegated applications.
- 3.2 **£58,898.42** of planning contributions were recorded as spent within the monitoring period. These are summarised in Table 3.1.

Project	Amount	Scheme
Annual Art Commission and the Volunteer Programme (SSP 19-01)	£51,616.42	17/0076/FUMOPDC
North Acton CPZ Consultation	£7,282	161144FUL

Planning Obligations Advisory Group (POAG)

- 3.3 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. 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.
- 3.4 Following review by OPDC's Planning Obligations Advisory Group (POAG) **£1,244,888** of funding has been committed for five projects, including two within the monitoring period. Details of approved spend proposals are set out in Table 3.2.

Table 3.2: Approved S106 Spend Proposals

SSP Ref.	Project	Approval Date	Value	Status
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

- 3.5 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.
- 3.6 The POAG 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 £1,388,500.85 of received contributions are committed.

Overall Summary of Section 106 Balances

- 3.7 Table 3.2 provides a summary of all planning contributions secured through S106 agreements as of the 31st March 2021. This demonstrates that over **£26.2 million** has been secured through Section 106 agreements, of which £17.5 million is from implemented schemes. Of this, £10.3 million has been received.

Table 3.2: Summary of Secured Planning Contributions

	Determined by OPDC	Delegated Applications	Overall
Total Secured (Overall)	£15,351,293.80	£10,832,235.60	£26,183,529.40
Total Secured (Implemented Schemes)	£9,394,927.80	£8,032,157.76	£17,427,085.56
<i>Total Received</i>	£6,593,970.56	£3,703,358.88	£10,297,329.44
<i>Total Committed</i>	£1,307,164.85	£81,336.00	£1,388,500.85
<i>Total Spent</i>	£51,616.42	£7,282.00	£58,898.42
Total Secured (Non Implemented Schemes)	£5,956,366.00	£2,800,077.84	£8,756,443.84

- 3.8 £1.4 million of the £10.3 million monies received to date has been committed, while £58,898 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.
- 3.9 **£2.9 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.

- 3.10 **£3.35 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 £0.7 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.
- 3.11 **£10.8 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.
- 3.12 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 2021.

4 Community Infrastructure Levy

- 4.1 The Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended) provide local planning authorities with the power to prepare and adopt a Community Infrastructure Levy (CIL) for their areas.
- 4.2 The OPDC consulted on a Preliminary Draft Charging Schedule (PDCS) from the 3rd October to the 25th November 2016. The OPDC is currently considering the most appropriate CIL/s106 strategy and will report to Board and Planning Committee in due course.

Mayoral CIL

- 4.3 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.
- 4.4 These figures are provided for information only. The Mayor of London, as the charging authority, prepares a report for Mayoral CIL detailing the monies collected on their behalf.

Table 1: Mayoral CIL Collection within Monitoring Period

Quarter	Sum Received	Sum paid to TfL	4% Admin Retained
Q1 (MCIL 1/2)	£ 0	£ 0	£ 0
Q2 (MCIL 1/2)	£ 0	£ 0	£ 0
Q3 (MCIL 1/2)	£ 0	£ 0	£ 0
Q4 (MCIL 1)	£ 532,661.19	£ 511,354.74	£ 21 306.45
Q4 (MCIL 2)	£ 28,746.48	£ 27,596.62	£ 1,149.86
Total	£ 561,407.67	£ 538,951.36	£ 22,456.31

Table 2: Mayoral CIL Collected to Date

Year	Sum Received	Sum paid to TfL	4% Admin Retained
2015/16	£ 334,557	£ 321,174.72	£ 13,382.28
2016/17	£ 146,958.99	£ 141,080.63	£ 5,878.36
2017/18	£ 4,267,228.67	£ 4,096,539.52	£ 170,689.15
2018/19	£ 1,382,074.15	£ 1,326,791.18	£ 55,282.97
2019/20	£ 1,740,254.69	£ 1,670,853.97	£ 69,400.72
2020/21	£ 561,407.67	£ 538,951.36	£ 22,456.31
Total	£ 8,432,481	£ 8,095,391	£ 281,807

Appendix A

Schedule of Section 106 Contributions

Schedule of Section 106 Contributions (Summary) | March 31st 2021

	OPDC	Delegated	Overall
Total Secured (Overall)	£ 15,351,293.80	£ 10,832,235.60	£ 26,183,529.40
Total Secured (Implemented Schemes)	£ 9,394,927.80	£ 8,032,157.76	£ 17,427,085.56
Total Received	£ 6,593,970.56	£ 3,703,358.88	£ 10,297,329.44
Total Committed	£ 1,307,164.85	£ 81,336.00	£ 1,388,500.85
Total Spent	£ 51,616.42	£ 7,282.00	£ 58,898.42
Total Secured (Non Implemented Schemes)	£ 5,956,366.00	£ 2,800,077.84	£ 8,756,443.84

Detailed Breakdown of Contribution Types

All Schemes

	Education	Health	Public Realm	Play and Open Space	Transport	Training and Skills	Environmental	Housing	Monitoring	Conditional	TOTAL
Secured (Overall)	£ 7,474,585.56	£ 4,882,940.84	£ 1,176,902.00	£ 1,907,600.00	£ 6,382,368.00	£ 1,981,692.00	£ 434,849.00	£ 1,877,770.00	£ 64,822.00	£ -	£ 26,183,529.40
Secured (Implemented)	£ 5,400,930.56	£ 3,569,636.00	£ 1,001,955.00	£ 726,142.00	£ 4,541,659.00	£ 812,500.00	£ 344,441.00	£ 1,000,000.00	£ 29,822.00	£ -	£ 17,427,085.56
Received	£ 2,958,929.40	£ 1,671,075.34	£ 441,971.50	£ 399,507.04	£ 3,479,218.45	£ 184,299.85	£ 66,824.13	£ 1,078,614.00	£ 16,889.73	£ -	£ 10,297,329.44
Received (Committed)	£ -	£ 1,057,464.53	£ 103,024.78	£ 50,225.54	£ 122,143.42	£ 30,969.85	£ 7,783.00	£ -	£ 16,889.73	£ -	£ 1,388,500.85
Received (Not Committed)	£ 2,958,929.40	£ 613,610.81	£ 338,946.72	£ 349,281.50	£ 3,357,075.03	£ 153,330.00	£ 59,041.13	£ 1,078,614.00	£ -	£ -	£ 8,908,828.59
Spent	£ -	£ -	£ 20,646.57	£ -	£ 7,282.00	£ 30,969.85	£ -	£ -	£ -	£ -	£ 58,898.42
Secured (Non-Implemented)	£ 2,073,655.00	£ 1,313,304.84	£ 174,947.00	£ 1,181,458.00	£ 1,840,709.00	£ 1,169,192.00	£ 90,408.00	£ 877,770.00	£ 35,000.00	£ -	£ 8,756,443.84

Applications Determined by OPDC

	Education	Health	Public Realm	Play and Open Space	Transport	Training and Skills	Environmental	Housing	Monitoring	Conditional	TOTAL
Secured (Overall)	£ 6,104,023.80	£ 3,003,986.00	£ 275,000.00	£ 331,713.00	£ 3,898,609.00	£ 809,192.00	£ -	£ 877,770.00	£ 51,000.00	£ -	£ 15,351,293.80
Secured (Implemented)	£ 4,659,798.80	£ 2,247,874.00	£ 245,000.00	£ 50,255.00	£ 2,136,000.00	£ 40,000.00	£ -	£ -	£ 16,000.00	£ -	£ 9,394,927.80
Received	£ 2,815,599.40	£ 1,258,091.84	£ 254,482.10	£ 50,225.54	£ 2,160,738.10	£ 40,969.85	£ -	£ -	£ 13,863.73	£ -	£ 6,593,970.56
Received (Committed)	£ -	£ 1,057,464.53	£ 103,024.78	£ 50,225.54	£ 51,616.42	£ 30,969.85	£ -	£ -	£ 13,863.73	£ -	£ 1,307,164.85
Received (Not Committed)	£ 2,815,599.40	£ 200,627.31	£ 151,457.32	£ -	£ 2,109,121.68	£ 10,000.00	£ -	£ -	£ -	£ -	£ 5,286,805.71
Spent	£ -	£ -	£ 20,646.57	£ -	£ -	£ 30,969.85	£ -	£ -	£ -	£ -	£ 51,616.42
Secured (Non-Implemented)	£ 1,444,225.00	£ 756,112.00	£ 30,000.00	£ 281,458.00	£ 1,762,609.00	£ 769,192.00	£ -	£ 877,770.00	£ 35,000.00	£ -	£ 5,956,366.00

Applications Delegated to Boroughs to Determine

	Education	Health	Public Realm	Play and Open Space	Transport	Training and Skills	Environmental	Housing	Monitoring	Conditional	TOTAL
Secured (Overall)	£ 1,370,561.76	£ 1,878,954.84	£ 901,902.00	£ 1,575,887.00	£ 2,483,759.00	£ 1,172,500.00	£ 434,849.00	£ 1,000,000.00	£ 13,822.00	£ -	£ 10,832,235.60
Secured (Implemented)	£ 741,131.76	£ 1,321,762.00	£ 756,955.00	£ 675,887.00	£ 2,405,659.00	£ 772,500.00	£ 344,441.00	£ 1,000,000.00	£ 13,822.00	£ -	£ 8,032,157.76
Received	£ 143,330.00	£ 412,983.50	£ 187,489.40	£ 349,281.50	£ 1,318,480.35	£ 143,330.00	£ 66,824.13	£ 1,078,614.00	£ 3,026.00	£ -	£ 3,703,358.88
Received (Committed)	£ -	£ -	£ -	£ -	£ 70,527.00	£ -	£ 7,783.00	£ -	£ 3,026.00	£ -	£ 81,336.00
Received (Not Committed)	£ 143,330.00	£ 412,983.50	£ 187,489.40	£ 349,281.50	£ 1,247,953.35	£ 143,330.00	£ 59,041.13	£ 1,078,614.00	£ -	£ -	£ 3,622,022.88
Spent	£ -	£ -	£ -	£ -	£ 7,282.00	£ -	£ -	£ -	£ -	£ -	£ 7,282.00
Secured (Non-Implemented)	£ 629,430.00	£ 557,192.84	£ 144,947.00	£ 900,000.00	£ 78,100.00	£ 400,000.00	£ 90,408.00	£ -	£ -	£ -	£ 2,800,077.84

Schemes with S106 Agreements (March 31st 2021)

Key

OPDC Boundary

Borough Boundary

North Acton Scheme of Delegation

Schemes with S106 Agreements

Implemented

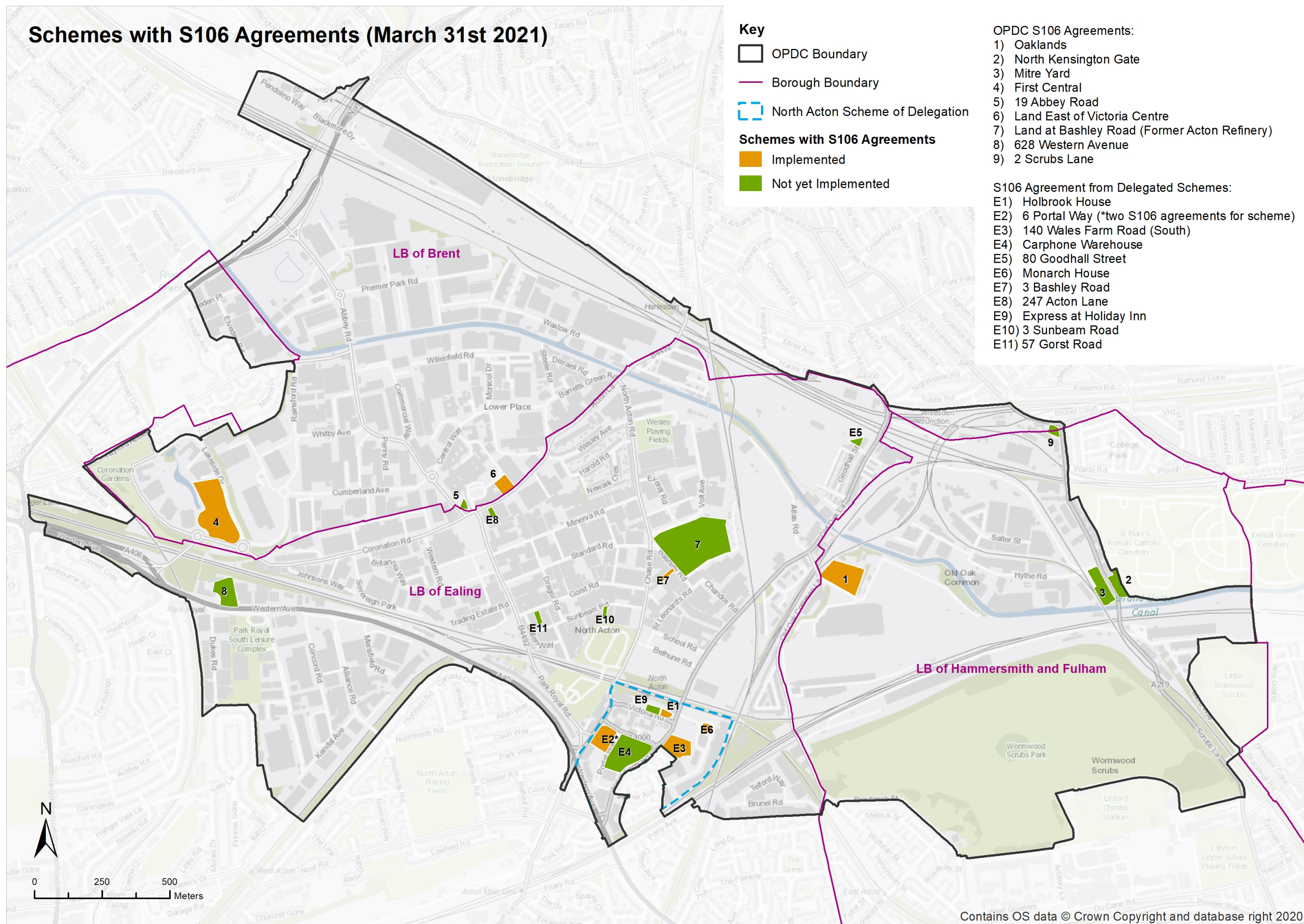
Not yet Implemented

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 (Former Acton Refinery)
- 8) 628 Western Avenue
- 9) 2 Scrubs Lane

S106 Agreement from Delegated Schemes:

- E1) Holbrook House
- E2) 6 Portal Way (*two S106 agreements for scheme)
- E3) 140 Wales Farm Road (South)
- E4) Carphone Warehouse
- E5) 80 Goodhall Street
- E6) Monarch House
- E7) 3 Bashley Road
- E8) 247 Acton Lane
- E9) Express at Holiday Inn
- E10) 3 Sunbeam Road
- E11) 57 Gorst Road



Schedule of Section 106 Contributions (Implemented Schemes, Determined by OPDC) | March 31st 2021

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.	
	Payment 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 shall be calculated in accordance with the requirements set out in the s106 agreement	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	(a)pay £1,000 (Index Linked) to OPDC prior to first Occupation of the Development (b) not Occupy the Development until the contribution referred to in sub-paragraph (a) has been paid to OPDC; (c) pay £1,000 (Index Linked) to OPDC prior to the third anniversary of first Occupation of the Development; and (d) pay £1,000 (Index Linked) to OPDC prior to the fifth anniversary of first Occupation of the Development	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 in part	CPZ Contribution	£100,000	£50K prior to commencement £50K within 20 days of a positive referendum	£ 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)
	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	
	Not yet triggered	Education (2)	£1,950,000	prior to occupation of the 400th unit	£ -	£ -	£ -	£ -	TBC	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	
	Receive	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.
	Not yet triggered	Health (2)	£1,024,349	prior to occupation of the 400th unit	£ -	£ -	£ -	£ -	TBC	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)

Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Expiry Date	Conditions	Notes
	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	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.	
Land East of Victoria Centre, Acton Lane	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)
S106 Date: July 2019	Not yet triggered	Travel Plan Monitoring	£3,000	First, third, and fifth anniversaries of first Occupation of the Residential Units	£ -	£ -	£ -	£ -	23.07.29	The Owner shall pay £1000 on the first, third, and fifth anniversaries of first Occupation of the Residential Units as contributions towards the OPDC's costs involved in monitoring compliance with the Residential Travel Plan.	
Implemented: August 2019	Received	Education Contribution	£459,798.80	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.	
Borough: Brent	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.	
Map Ref: 6	Not yet triggered (conditional)	Design Monitoring Contribution	TBC	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)	

Schedule of Section 106 Contributions (Implemented Schemes, Scheme of Delegation) | March 31st 2021

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
161144FUL 6 Portal Way Acton Ealing W3 6RU S106 Date: February 2017 DOV 1 Date: 01/07/20 S106 Date (2nd Agreement for Additional Storeys): 9/12/20 Implemented: November 2019 Map Ref: E2	Received in part	CPZ Contribution	£ 25,000.00	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	06.11.24	towards CPZ consultation amendments and implementation	
	Received in part		£ 5,000.00		£ -	£ -	£ -	£ -	TBC		
	Received in part	Quietway Contribution	£ 25,000.00		£ 7,963.00	£ -	£ 7,963.00	£ -	06.11.24	towards the proposed cycle quiet way between Gypsy Corner and Ealing Broadway	
	Received in part		£ 4,000.00		£ -	£ -	£ -	£ -	TBC		
	Received in part	Education Contribution	£ 450,000.00		£ 143,330.00	£ -	£ 143,330.00	£ -	06.11.24	towards expansion projects at West Twyford Primary, West Acton Primary, John Perryn Primary and Acton High	
	Received in part		£ 62,500.00		£ -	£ -	£ -	£ -	TBC		
	Received in part	Training and Skills	£ 450,000.00		£ 143,330.00	£ -	£ 143,330.00	£ -	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 in part		£ 62,500.00		£ -	£ -	£ -	£ -	TBC		
	Received in part	Energy Monitoring	£ 12,854.00		£ 4,094.13	£ -	£ 4,094.13	£ -	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 in part		£ 2,157.00		£ -	£ -	£ -	£ -	TBC		
	Received in part	North Acton Station	£ 618,650.00		£ 188,588.00	£ -	£ 188,588.00	£ -	06.11.24	towards the provision of step free access at North Acton Station	
	Received in part		£ 99,425.00		£ -	£ -	£ -	£ -	TBC		
	Received in part	North Acton Station Square	£ 50,000.00		£ 15,926.00	£ -	£ 15,926.00	£ -	06.11.24	towards the development of North Acton Station Square	
	Received in part	Public Realm Contribution	£ 200,000.00		£ 63,702.00	£ -	£ 63,702.00	£ -	06.11.24	towards urban realm improvements in the vicinity of the North Acton Gyratory System	
	Received in part		£ 81,955.00		£ -	£ -	£ -	£ -	TBC		
	Received in part	Play and Open Space Contribution	£ 250,000.00		£ 79,628.00	£ -	£ 79,628.00	£ -	06.11.24	towards improvements to North Acton Playing Fields and Acton Cemetery	
	Received in part		£ 41,995.00		£ -	£ -	£ -	£ -	TBC		
	Received in part	Pedestrian Facilities	£ 18,000.00		£ 5,733.00	£ -	£ 5,733.00	£ -	06.11.24	towards improved pedestrian facilities between Gypsy Corner and Acton Main Line Station	
	Received in part		£ 2,410.00		£ -	£ -	£ -	£ -	TBC		
	Received in part	Healthcare Contribution	£ 450,000.00		£ 143,330.00	£ -	£ 143,330.00	£ -	06.11.24	towards new primary health care at Central Middlesex Hospital	
	Received in part		£ 62,500.00		£ -	£ -	£ -	£ -	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	

Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Expiry Date	Conditions	Notes
	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	Not yet triggered	Environmental	£ 103,024.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	Indexed towards air quality action plan measures.	Occupation of scheme occurred Septemer 2020, triggering payment of full contributions. To confirm with LB Ealing if payment has been received.
140 Wales Farm Road Acton London W3 6UG S106 Date: December 2017 Implemented: May 2018 Borough: Ealing Map Ref: E3	Not yet triggered	Environmental	£ 46,800.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	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;	
	Not yet triggered	Transport	£ 15,000.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	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;	
	Not yet triggered	Transport	£ 10,000.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	Indexed towards improving cycling links between the Development and Imperial College's other campuses;	
	Not yet triggered	Education	£ 125,185.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	Indexed towards expansion projects at John Perryn Primary and Acton High;	
	Not yet triggered	Training and Skills	£ 250,000.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	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;	
	Not yet triggered	Health	£ 508,161.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	Indexed towards the provision of healthcare services at the Central Middlesex Hospital Park Royal;	
	Not yet triggered	Transport	£ 758,000.00	50% 6 months prior to first occupation. 50% prior to first occupation	£ 409,228.00	£ -	£ 409,228.00	£ -	25.06.30	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	Play and Open Space	£ 105,465.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	Indexed towards improvements to the following parks in the vicinity of the Property: The Green, Acton Cemetery and North Acton Playing Fields;	
	Not yet triggered	Transport	£ 25,000.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	Indexed towards improving pedestrian facilities between the Property and Acton Main Line station:	
	Not yet triggered	Environmental	£ 4,808.00	6 months prior to first occupation	-	£ -	£ -	£ -	TBC	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;	
	Not yet triggered	Monitoring	£ 3,000.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	Indexed towards the monitoring of the travel plans for the Development submitted and approved under planning conditions;	
	Not yet triggered	Public Realm	£ 200,000.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	Indexed towards public realm and access improvements on Victoria Road linking it with Station Square	
	Not yet triggered	Public Realm	£ 125,000.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	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	Received	Air Quality Monitoring	£ 2,530.00	All funds indexed and paid prior to commencement of Development	£ 2,552.00	£ 2,552.00	£ -	£ -	09.03.2022	Air Quality Monitoring Payment of Indexed to monitor the Low Emission Strategy for the Park Royal Opportunity Area Planning Framework	Contributions committed by LB Ealing at October 2017 cabinet meeting. Not yet reported as spent.
Monarch House Victoria Road Acton W3 6UR S106 Date: October 2016 Implemented: January 2017 Borough: Ealing	Received	Energy Monitoring	£ 5,186.00		£ 5,231.00	£ 5,231.00	£ -	£ -	09.03.2022	Energy Monitoring Payment of Indexed for post construction carbon/renewable energy monitoring by the Council's energy provider, Energence Limited	
	Received	North Acton Station	£ 62,700.00		£ 63,245.00	£ 63,245.00	£ -	£ -	09.03.2022	North Action 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	

Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Expiry Date	Conditions	Notes
Borough: Ealing Map Ref: E6	Received	Travel Plan Monitoring	£ 3,000.00		£ 3,026.00	£ 3,026.00	£ -	£ -	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	Not yet triggered	Employment and Training	£ 10,000.00	Prior to Commencement	£ -	£ -	£ -	£ -	None	towards local employment apprenticeships and training	Scheme has commenced. To confirm with LB Ealing that contributions have been paid.
	Not yet triggered	Open Space	£ 7,200.00	Prior to Commencement	£ -	£ -	£ -	£ -	None	towards landscaping improvements at Victoria Gardens and Wesley Playing Fields	
	Not yet triggered	Play Space	£ 16,247.00	Prior to Commencement	£ -	£ -	£ -	£ -	None	towards amenity space improvements at Midland Terrace children's play area;	
	Not yet triggered	North Acton Allotments	£ 4,980.00	Prior to Commencement	£ -	£ -	£ -	£ -	None	towards the provision of allotment spaces at North Acton Allotments	
	Not yet triggered	Accident Remedial Scheme	£ 15,000.00	Prior to Commencement	£ -	£ -	£ -	£ -	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	
	Not yet triggered	Parking	£ 15,000.00	Prior to Commencement	£ -	£ -	£ -	£ -	None	to mitigate impacts of parking congestion, including the laying of disabled parking bays on street and re-instatement of redundant crossover	
	Not yet triggered	Speed Tables	£ 15,000.00	Prior to Commencement	£ -	£ -	£ -	£ -	None	towards the introduction of speed tables to improve road safety for pedestrians and cyclists	
	Not yet triggered	Cycle Infrastructure	£ 20,000.00	Prior to Commencement	£ -	£ -	£ -	£ -	None	towards cycle infrastructure adjacent to the development In order to promote a modal shift to cycling and to reduce accident risk to cyclists	
	Not yet triggered	Bus Stops	£ 5,000.00	Prior to Commencement	£ -	£ -	£ -	£ -	None	towards the provision of and improvement of adjacent bus stops near the Property	
	Not yet triggered	Travel Plan Monitoring	£ 3,000.00	Prior to Commencement	£ -	£ -	£ -	£ -	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	Not yet triggered	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.
	Not yet triggered	Outstanding Payment	£ 408.00	Prior to Occupation	£ -	£ -	£ -	£ -	TBC	for the cost of monitoring equipment and data processing ("Outstanding Payment")	

Schedule of Section 106 Contributions (Non-Implemented Schemes) | March 31st 2021

Planning Reference	Head of Terms	Amount in Agreement	Trigger	Expiry	Conditions	Notes
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	Environmental Improvements	£ 260,000	Prior to Commencement	10 years from date of payment	to be used towards improving the accessibility of the Site including walking, cycling and public realm improvements in the vicinity of the site;	Permission has been legally implemented, but not commenced for purposes of S106.
	Affordable Housing Contribution	£ -	Conditional	10 years from date of payment	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.	
	Carbon Offset	£ -	Conditional	10 years from date of payment	a contribution equivalent to £1,800 per tonne of carbon shortfall in carbon emission savings (if any) as identified by the CO2 Audit;	
	Clawback Payment	£ -	Conditional	10 years from date of payment	means a payment 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 managment.	
	Design Monitoring Costs	£ -	Conditional	10 years from date of payment	means 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;	
	Education Contribution	£ 400,911	Prior to Commencement	10 years from date of payment	means the sum of £400,911 (Index Linked) 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.;	
	Health Contribution	£ 369,485	Prior to Commencement	10 years from date of payment	means the sum of £369,485 (Index Linked) 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;	
	Open Space	£ 80,000	Prior to Commencement	10 years from date of payment	means the sum of £80,000 (Index Linked) to be used towards the refurbishment of Mary Seacole Memorial Gardens and the Grand Union Canal;	
	Environmental Improvements	£ -	Prior to first Occupation	10 years from date of payment	"Street Tree Contribution" means the sum confirmed by LBHF as being required to implement the Street Tree Plan	
	Bus Improvement Contribution	£ 303,359	Prior to Commencement	10 years from date of payment	to be used towards increasing the capacity of the local bus network;	
	Travel Plan Monitoring	£ 3,000	Prior to first, third and fifth anniversary of first occupation	10 years from date of payment	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.	
	Total in Agreement	£ 1,416,755				
17/0091/FUMOPDC 2 Scrubs Lane, London NW10 6RB S106 Date: 22/06/2018 Borough: Hammersmith and Fulham / Brent (cross boundary) Map Ref: 9	Affordable Housing Contribution	£ -	Conditional	None	a financial contribution for the provision of Affordable Housing in OPDC's area or Relevant Infrastructure payable in accordance with the provisions of Schedule 4 which together with any Additional Affordable Housing shall not exceed the Cap.	Permission lapsed in August 2021.
	Transport Accessibility Contribution	£ 150,000	Prior to Commencement	None	to be used towards measures to improve accessibility to the Site including walking, cycling and public realm improvements from the Scrubs Lane/Harrow Road junction to the southern end of the bridge on Scrubs Lane as shown on Plan 9 (Transport Accessibility Contribution Plan).	
	Bus Contribution	£ 78,750	Prior to Commencement	None	to be applied towards increasing the capacity of the local bus network which serve bus stops within 625 metres of the Site	
	Carbon Offset Contribution	£ -	Conditional	None	the sum equivalent to £1,800 (one thousand eight hundred pounds) per tonne of carbon (being £60 per tonne of carbon over 30 years) shortfall in carbon emission savings as identified by the CO2 Audit	
	Education Contribution	£ 280,463		None	to be used 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	
	Healthcare Contribution	£ 189,497		None	to be applied towards the expansion of the primary care facility at Willesden Junction Centre for Health and Care to address the demand for healthcare arising as a result of the Development	
	Public Open Space Contribution	£ 201,458	Prior to Commencement	None	to be used towards the provision or enhancement of the Off Site Public Open Space	
	Design Monitoring Costs	£ -	Conditional	None	the monies paid in accordance with paragraph 2 of Schedule 13 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 and works are completed to a satisfactory quality and are consistent with the Approved Drawings. 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	None	towards OPDC's costs involved in monitoring compliance with the Framework Travel Plan	
		Total in Agreement	£ 903,168			

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	Submission of reserved matters application for data centre scheme submitted in May.
	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				
18/0053/FUMOPDC 19 Abbey Road, Park Royal, London S106 Date: 08/10/2018 Borough: Brent Map Ref: 5	Affordable Housing Contribution	£ 877,770	Prior to Commencement	-	1.2 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 (b) where the Affordable Housing Contribution has not been committed by OPDC to the delivery of additional Affordable Housing in its' administrative area after a period of two years following Commencement of the Development to make the Affordable Housing Contribution available to the Borough to deliver additional Affordable Housing on a Committed Development in the Borough's administrative area PROVIDED THAT in order for the Borough to use the Affordable Housing Contribution OPDC and the Borough must have first agreed in writing the details of the Committee Development to which the Affordable Housing Contribution is to be spent and the timings for its use and events which would cause the Affordable Housing Contribution to be transferred back from the Borough to OPDC.	Section 73 Application submitted for revisions to permitted scheme.
	Transport Contribution	£ 250,000	Prior to Commencement	-	the sum of £250,000 to be used towards public realm, walking and cycling improvements in Park Royal Centre	
	Hotel Travel Plan Monitoring Fee	£ 3,000	Prior to first, third and fifth anniversary of first occupation	-	the sum of £3,000 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;	
	Total in Agreement	£ 1,130,770				
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				

Planning Reference	Head of Terms	Amount in Agreement	Trigger	Expiry	Conditions	Notes
16/0119/FULOPDC	Education Contribution	£ 762,851	Prior to Commencement (unless OPDC opts to defer)	10 years from date of payment	to be used towards improvement works to any primary or secondary school within a 1.5km radius of the Site, to address the demand arising from the Development for education services.	Revised scheme granted planning permission with S106 agreement in July 2021 which supercedes this agreement.
115-129A Scrubs Lane, North Kensington Gate (South) S106 Date: 07/06/2018 Borough: Hammersmith and Fulham Map Ref: 2	Healthcare Contribution	£ 197,130	Prior to Commencement	10 years from date of payment	to be used towards expanding the primary care facility at the Hammersmith Centre for Health, Hammersmith Hospital to address the demand arising from the Development for healthcare services;	
	Transport Contribution (1)	£ 167,500	Prior to Commencement	10 years from date of payment	in consultation with Transport for London is to be used towards increasing the accessibility of the Site including increasing the capacity of the local bus network and walking, cycling and public realm improvements on or adjacent to Scrubs Lane between the southern end of Mitre Bridge to the South and the junction with Hythe Road to the north as shown edged in red on Plan 4.	
	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	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;	
	Affordable Housing Contribution	£ -	Conditional	10 years from date of payment	a financial contribution for the provision of Affordable Housing in the OPDC's area or Relevant Infrastructure payable in accordance with the provisions of Schedule 4 which together with any Additional Affordable Housing Provision shall not exceed the Surplus Share	
	Total in Agreement	£ 1,130,481				
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	Site has been acquired by Imperial College, who are progressing proposals for a revised scheme. Application anticipated in late 2021.
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	Disabeld 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: 12/12/2018 Borough: Ealing (Delegated) Map Ref: E9	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;	
	Travel Plan Monitoring	£ 3,000	TBC	TBC	towards monitoring the Travel Plan for the Development;	
	Total in Agreement	£ 38,991				

Planning Reference	Head of Terms	Amount in Agreement	Trigger	Expiry	Conditions	Notes
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 Energence Ltd	
	Total in Agreement	£22,448				
Total (OPDC)		£5,956,366				
Total (Delegated)		£2,800,078				
Total Overall		£8,756,444				