

# Infrastructure Funding Statement

2019/20 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 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 2019/20 monitoring period. It also summarises the overall planning contributions secured, received and spent by OPDC since it's establishment, and progress. 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 read alongside OPDC's most up to date Infrastructure Delivery Plan (IDP). 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 later in 2021.

### 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. In the North Acton area, all schemes regardless of scale are delegated to the London Borough of Ealing to determine, on behalf of OPDC.
- 2.5 Where planning applications are delegated to one of the host Borough to determine, the Borough also leads on negotiating the S106 agreement. However, 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 31<sup>st</sup> March 2020, OPDC had entered into twelve S106 Agreement, two of which were entered within the monitoring period.
- 2.7 Of the twelve S106 Agreements entered into;

- a) six have been implemented;
- b) four relate to planning applications delegated to Ealing, of which four 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, 31<sup>st</sup> March 2020

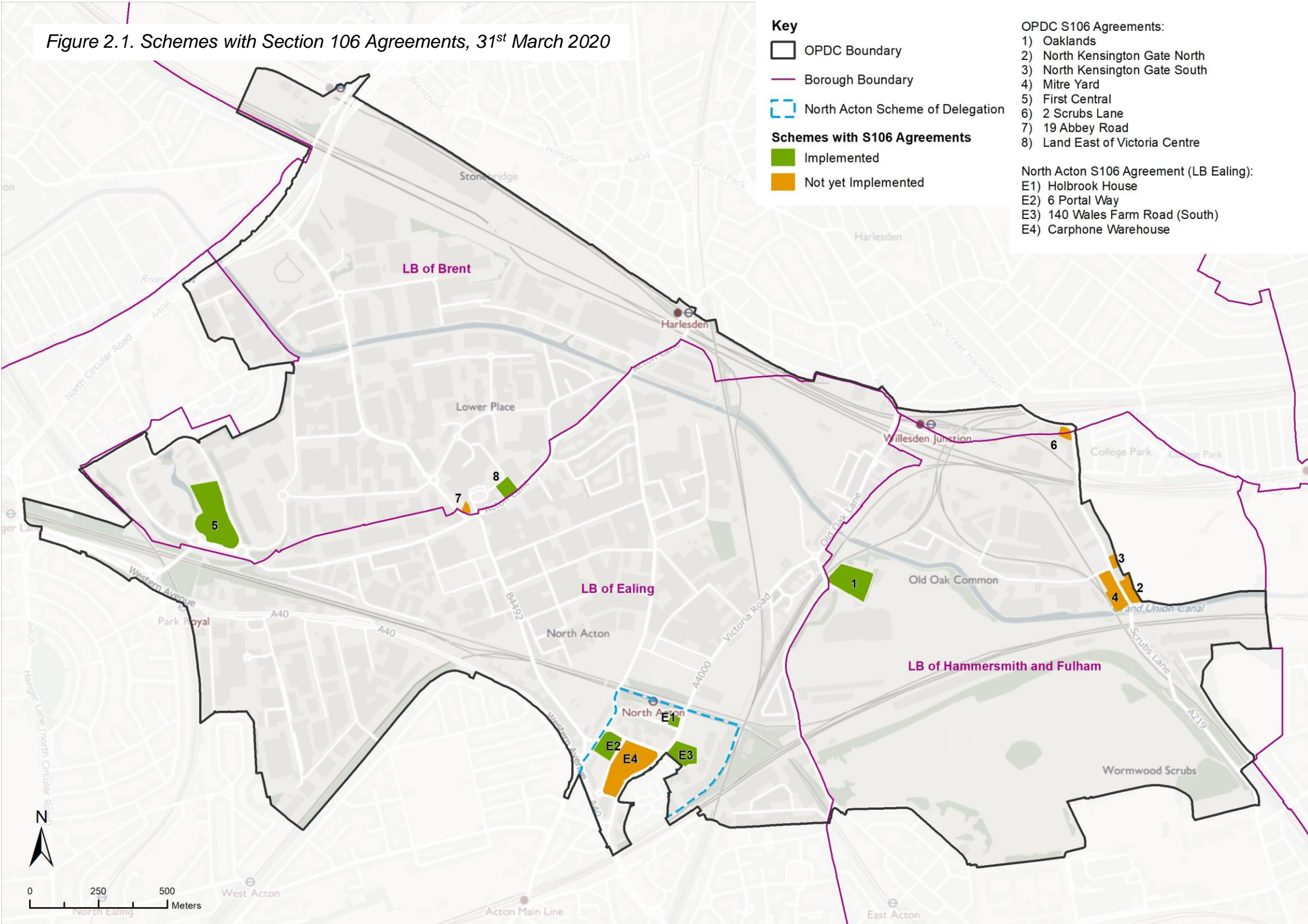


Table 2.1. Section 106 Agreements Entered into by OPDC

Application Number	Type	Location	Development Description	S106 Date
<b>Section 106 Agreements Entered into within Monitoring Period</b>				
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
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
<b>Section 106 Agreements Entered in prior to Monitoring Period (Excluding Superseded Agreements)</b>				
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, London NW10 6RB	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	22/06/2018  Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
			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.	
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
16/0118/FULOPDC (OPDC)	Full	93-97a Scrubs Lane (North Kensington Gate North)	Demolition of existing buildings and redevelopment of the site to provide a new building ranging from 4 to 11 storeys in height, comprising 165 sqm (GIA) of ground floor commercial floorspace (Use Class A1/A2.A3) and 48 residential units (Use Class C3) with basement plant room, landscaping and associated works	31/01/2018  Status: Not Implemented
171246OPDC (LB of 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 (sui generis) comprising 424 bed spaces (within 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 161133OPCS dated 14 February 2017. The revised accommodation would result in 498 bedspaces comprising 327 cluster bedrooms	22/12/2017  Status: <b>Implemented</b>



Application Number	Type	Location	Development Description	S106 Date
			and 171 studios with changes to the external envelope and internal layout as regards cycle parking and refuse storage spaces	
172682FUL (LB of 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: <b>Implemented</b>
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: <b>Implemented</b>
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: <b>Implemented</b>
161144FUL (LB of Ealing)	Full	6 Portal Way Acton Ealing W3 6RU	Demolition of all existing buildings and the redevelopment of the site to provide a double storey basement with four buildings of 2, 9, 11, 32 and 42 storeys comprising 578 residential flats (Use class C3)(mix of 1 bed, 2 bed and 3 bed flats) and 3179sqm (GIA) of flexible use class A1 and/or A2 and/or A3 and/or A4	14/02/2017  Status: <b>Implemented</b>

Application Number	Type	Location	Development Description	S106 Date
			and/or B1 and/or D1 and/or D2 floorspace, landscaped east-to-west public route between Victoria Road and Portal Way, together with associated amenity and play space, roof gardens, cycle parking, car parking, servicing, public realm improvements, landscaping and infrastructure works.	
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 sq.m (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.	08/08/2016  Status: Not Implemented

### 3 Planning Contributions

#### Planning Contributions Received

- 3.1 **£4,038,403** in planning contributions were received within the monitoring period. Of this, **£818,326** was received directly by OPDC, while **£3,220,077** was received by Ealing for delegated applications.

#### Planning Obligations Advisory Group (POAG)

- 3.2 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.
- 3.3 Following review by OPDC's Planning Obligations Advisory Group (POAG) **£1,267,493** of funding has been committed for five projects. Details of approved spend proposals are set out in Table 3.1.

Table 3.1: Approved S106 Spend Proposals

SSP Ref.	Project	Approval Date	Value
SSP 19-01	Annual Art Commission and the Volunteer Programme	19/02/2019	£50,000
SSP 19-02	Lakeside Drive CPZ consultation	19/02/2019	£50,000
SSP 19-03	Primary Care Capacity at Central Middlesex Hospital	10/12/2019	£1,057,465
SSP 20-01	Design and delivery of play space improvements at Wesley Playing Fields.	15/07/2020	£50,000
SSP 20-02	Wayfinding Implementation at Atlas Junction	15/07/2020	£50,000

### Overall Summary of Section 106 Balances

- 3.4 Table 3.2 provides a summary of all planning contributions secured through S106 agreements as of the 31<sup>st</sup> March 2020. This demonstrates that over £24 million has been secured through Section 106 agreements, of which £16.5 million related to implemented schemes. Of this, £9.8 million has been received.

Table 3.2: Summary of Secured Planning Contributions

	Overall	OPDC	Ealing
<b>Total Secured (Implemented Schemes)</b>	<b>£16,558,745.80</b>	<b>£9,444,927.80</b>	<b>£7,113,818.00</b>
<b>Total Received</b>	<b>£9,806,084.44</b>	<b>£6,593,970.56</b>	<b>£3,212,113.88</b>
<b>Total Committed</b>	<b>£1,267,492.91</b>	<b>£1,267,492.91</b>	<b>£ -</b>
<b>Total Spent</b>	<b>£ -</b>	<b>£ -</b>	<b>£ -</b>
<b>Total Secured (Non Implemented Schemes)</b>	<b>£7,577,031.84</b>	<b>£ 4,950,462.00</b>	<b>£2,626,569.84</b>
<b>Total Secured (Overall)</b>	<b>£24,135,777.64</b>	<b>£14,395,389.80</b>	<b>£9,740,387.84</b>

- 3.5 £8.5 million of £9.8 million monies received has yet to be committed. £3 million of this relates to education contributions 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. Recent modelling undertaken by OPDC as part of its Social Infrastructure Needs Study (SINS) demonstrates that a surplus of places exist at primary and secondary school which is sufficient support demand from development in the OPDC area for early years of the regeneration. Given the amount of non-committed education contributions accrued to date, OPDC will seek to prioritise other infrastructure and services for planning contributions when negotiating future S106 agreements
- 3.6 A further £3 million in uncommitted monies received relate to a number of significant transport contributions. While these funds are not formally been committed by POAG, the majority relate to specific project for which proposals are under development. This includes £1.5 million towards an upgraded bridge crossing connecting the First Central area with Park Royal Station. OPDC is working closely with TfL and Boroughs to progress this and other transport projects for which contributions have been secured.

- 3.7 **£7,113,818** has been secured through implemented schemes in North Acton under the scheme of delegation with LB Ealing. North Acton is an important area of the early delivery of development in the OPDC area, with a number of major schemes either completed or under construction. OPDC is working closely with LB Ealing on progressing projects which can be funded via secured planning contributions.
- 3.8 The Schedule of Section 106 Planning Contribution 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 31<sup>st</sup> March 2020.

## 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 4.1 summarises the Mayoral CIL monies collected by OPDC within the monitoring period, while Table 4.2 summarises monies received since 2015. This includes monies collected by host boroughs related to developments within the OPDC.
- 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)	£16,800.00	£16,128.00	£672.00
Q2 (MCIL 2)	£1,720,407.64	£1,651,800.80	£68,606.84
Q3 (MCIL 1)	£3,047.05	£2,925.17	£121.88
Q3 (MCIL 2)	£0	£0	£0
Q4 (MCIL 1/2)	£0	£0	£0
<b>Total</b>	<b>£1,740,254.69</b>	<b>£1,670,853.97</b>	<b>£69,400.72</b>

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
<b>Total</b>	<b>£7,871,074</b>	<b>£7,556,440</b>	<b>£259,351</b>

## **Appendix A**

### **Schedule of Section 106 Contributions**

## OPDC Infrastructure Funding Statement (2019/20 Monitoring Period)

## Appendix A: Schedule of Section 106 Contributions

### Schedule of Section 106 Contributions (Summary)

Apr-20

		Overall	OPDC	LB Ealing
Total Secured (Implemented Schemes)		£ 16,558,745.80	£ 9,444,927.80	£ 7,113,818.00
Total Received		£ 9,806,084.44	£ 6,593,970.56	£ 3,212,113.88
Total Committed		£ 1,267,492.91	£ 1,267,492.91	£ -
Total Spent		£ -	£ -	£ -
Total Secured (Non Implemented Schemes)		£ 7,577,031.84	£ 4,950,462.00	£ 2,626,569.84
Total Secured (Overall)		£ 24,135,777.64	£ 14,395,389.80	£ 9,740,387.84

### Breakdown by Contribution Type from Implemented Schemes

[illegible]



Schedule of Section 106 Contributions (Implemented Schemes)

Apr 2020

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	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	£ -	27.11.27	the sum of £300,000 (Index Linked) 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	£ -	£ -	£ -	£ -	-	means 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 to be submitted prior to first occupation.
	Not yet triggered (conditional)	Nursery Contribution	TBC	Conditional	£ -	£ -	£ -	£ -	-	Nursery Contribution" means 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;	
	Received	Environmental improvements	£50,000	Prior to Commencement	£ 56,570.00	£ 56,570.00	£ -	£ -	27.11.27	Transport Contribution" means the sum of £50,000 (Index Linked) 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	
17/0076/FUMOPDC  First Central, Lakeside Drive, London NW10 7HQ  S106 Date: November 2017  Implemented: October 2018  Borough: Brent	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	£ -	17.10.28	the sum of £536,000 (Index Linked) to be used towards improving bus services which serve bus stops within 640m of the Site;	Identified as matching funding in PRLN Bid
	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	£ -	£ -	17.10.28	the sum of £100,000 (Index Linked) 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 in part	Education	£3,900,000	50% prior to commencement 50% prior to occupation of the 400th unit	£ 2,013,040.33	£ -	£ 2,013,040.33	£ -	17.10.28	the sum of £3,900,000 (Index Linked) 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 in part	Health	£2,048,698	50% prior to commencement 50% prior to occupation of the 400th unit	£ 1,057,464.53	£ 1,057,464.53	£ -	£ -	17.10.28	the sum of £2,048,698 (Index Linked) to be used towards healthcare to address the demand arising from the Development for healthcare services through improvement to healthcare services at the Central Middlesex Hospital for GP and primary healthcare services	SSP approved. (SSP 19-03).
	Received	Monitoring Contribution	£10,000	Prior to Commencement	£ 10,323.28	£ -	£ 10,323.28	£ -	17.10.28	the sum of £10,000 (Indexed) payable by the First Owner to the OPDC towards the costs of the OPDC for monitoring the obligations in this Deed	

Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Expiry Date	Conditions	Notes
	Received	Public Art Contribution	£20,000	Prior to Commencement	£ 20,646.57	£ 20,646.57	£ -	£ -	17.10.28	the sum of £20,000 (Index Linked) to be used towards the provision of off-site public art within the Park Royal Opportunity Area;	SSP approved. (SSP 19-01)
	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	
	Received	Employment and Training	£30,000	Prior to Commencement	£ 30,969.85	£ 30,969.85	£ -	£ -	17.10.28	the sum of £30,000 (Index Linked) to be used towards training and skills initiatives within the Park Royal Opportunity Area	SSP approved. (SSP 19-01)
		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	the sum of £10,000 (Index Linked) 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	£ -	17.10.28	the sum of £1,500,000 (Index Linked) 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	£ -	17.10.28	the sum of £25,000 (Index Linked) to be used towards wayfinding and signage within the Park Royal Opportunity Area	
	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	Received	Public Realm, Highways and Transport Contribution	£150,000	Prior to occupation	£ 151,457.32	£ -	£ 151,457.32	£ -	23.07.29	the sum of £150,000 (Index Linked) to be used towards improving public realm, highways and/or the provision of transport improvements within the Park Royal Centre.	Identified as matching funding in PRLN Bid
	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	the sum of £50,000 (index linked) 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	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.	
	Received	Education Contribution	£459,798.80	50% prior to commencement 50% prior to 50% occupation.	£ 463,139.07	£ -	£ 463,139.07	£ -	23.07.29	the sum of £459,798.80 (Index Linked) 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	the sum of £199,176 (index linked) to be used to address the demand arising from Development for health infrastructure.	Identified as matching funding in PRLN Bid
	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)	

## Apr 2020

[illegible]

Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Expiry Date	Conditions	Notes
172682FUL  140 Wales Farm Road Acton London W3 6UG  S106 Date: December 2017  Implemented: xxx	Not yet triggered	Environmental	£ 103,024.00	Prior to first Occupation	£ -	£ -	£ -	£ -	TBC	Indexed towards air quality action plan measures.	
	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	£ -	£ -	£ -	£ -	TBC	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	

**Schedule of Section 106 Contributions (Non-implemented schemes)**

**Apr 2020**

Planning Reference	Scheme Name	Address	Development Description	Borough	Date of S106	Total financial contributions	Status
17/0055/FUMOPDC S73:19/0104/VAROPD	Mitre Yard	104-108, Scrubs Lane, LONDON	Demolition of existing buildings and structures and redevelopment of the site to provide two new buildings ranging from 6 storeys (24 metres above ground level) to 19 storeys (71.8 metres above ground level) in height, comprising 609 sqm (GIA) of ground floor flexible non-residential floorspace (Use Classes A1/A2/A3/A4/B1/D1/D2), 514 sqm (GIA) ground floor workspace (Use Class B1/Artist Studios) and 200 residential units (Use Class C3) with disabled car parking, plant space, amenity space, landscaping and associated works.	Hammersmith and Fulham	31/01/2018  S73: 31/01/2020	£ 1,416,755	Section 73 application approved in January 2020 for an increase in the number of units to 241 from 200.  Commencement expected January 2021
16/0118/FULOPDC	North Kensington Gate (North)	93-97a Scrubs Lane, LONDON, NW10 6QU	Demolition of existing buildings and redevelopment of the site to provide a new building at 4 storeys (16.3 metres above ground level) and 11 storeys (39.9 metres above ground level) in height, comprising 165sqm (GIA) of ground floor commercial floorspace (use class A1/A2/A3) and 47 residential units (use class C3), with landscaping and associated works.	Hammersmith and Fulham	31/01/2018	£ 371,288	Progress unknown.
16/0119/FULOPDC	North Kensington Gate (South)	115-129A Scrubs Lane, London	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.	Hammersmith and Fulham	07/06/2018	£ 1,130,481	Revised scheme granted resolution to approve 14/01/21. Completed S106 expected in April.
17/0091/FUMOPDC	2 Scrubs Lane	2 Scrubs Lane, London NW10 6RB	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.	Hammersmith and Fulham / Brent (cross boundary)	22/06/2018	£ 901,168	Pre App request received for modifications to permitted scheme.
P/2015/0095	1 Portal Way / Carphone Warehouse	1 Portal Way, North 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 sq.m (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.	Ealing (Delegated)	08/08/2016	£ 2,626,570	Site has been acquired by Imperial College, who are progressing proposals for a revised scheme. Application anticipated in late 2021.
18/0053/FUMOPDC	19 Abbey Road	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	Brent	08/10/2018	£ 1,130,770	Progress unknown. No approval of details received.
<b>Total financial contributions secured for non-implemented schemes</b>						<b>£ 7,577,032</b>	



