

# Infrastructure Funding Statement 2024-2025

Committee name	Residents' Services Select Committee
Officer reporting	Andrew Tebbutt
Papers with report	Statutory Infrastructure Funding Statement 2024-2025
Ward	All

## HEADLINES

The Infrastructure Funding Statement (IFS) reports information outlining how funding from developer contributions has been collected, allocated and spent to support infrastructure delivery across the Borough in the previous financial year (2024/25).

## RECOMMENDATIONS

That the Select Committee:

1. Notes the contents of the Infrastructure Funding Statement 2024-2025;
2. Provides any comments, if necessary, to Cabinet who will consider this at its meeting on 18 December 2025.

## SUPPORTING INFORMATION

### What is an Infrastructure Fund Statement?

An Infrastructure Funding Statement (IFS) outlines how developer contributions, via the Community Infrastructure Levy (CIL) and Section 106 (S106) agreements, have been collected, allocated, and spent to support infrastructure delivery across the London Borough of Hillingdon.

Local planning authorities in England are required to produce an Infrastructure Funding Statement (IFS) annually under Community Infrastructure Levy (CIL) Regulations. This legal obligation applies to any authority that issues CIL liability notices or receives contributions through Section 106 agreements. The IFS must be published by 31 December each year and must report on the previous financial year. Its purpose is to ensure transparency and accountability in how developer contributions are collected and spent, covering both CIL and Section 106 planning obligations.

### What is the Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a mandatory charge applied per square metre to new developments in the London Borough of Hillingdon that create one or more new dwellings or over 100 square metres of floorspace. It is set through a Charging Schedule and is payable upon commencement of development. Unlike Section 106 obligations, CIL is non-negotiable and is used to fund infrastructure projects across the Borough, with the spend split into strategic,

neighbourhood and administrative expenditure.

**What is Mayoral Community Infrastructure Levy**

Mayoral CIL (MCIL) is a similar charge set by the Mayor of London and applied to most new developments across Greater London. It was introduced in 2012 to help finance the Elizabeth Line (Crossrail) and continues to be used to repay debt from that project. In Hillingdon, the Council acts only as the collecting authority, retaining a 4% administration fee, while the remaining funds are transferred to Transport for London (TfL).

**What are Section 106 Planning Agreements**

Section 106 (s106) planning agreements are legal agreements made between local authorities and developers as part of the planning permission process. They are used to mitigate the impact of new development on the local community and infrastructure. While CIL is a fixed charge, s106 agreements are negotiated and can include obligations such as affordable housing, local road improvements, or contributions to education and healthcare services. They are particularly used for site-specific mitigation that cannot be addressed through CIL alone.

**PERFORMANCE DATA**

Please see the following summarised key data from the IFS 2024/2025 which is attached as an Appendix in full to this report. Further information and commentary are included within the IFS.

It has been split into the following three sections:

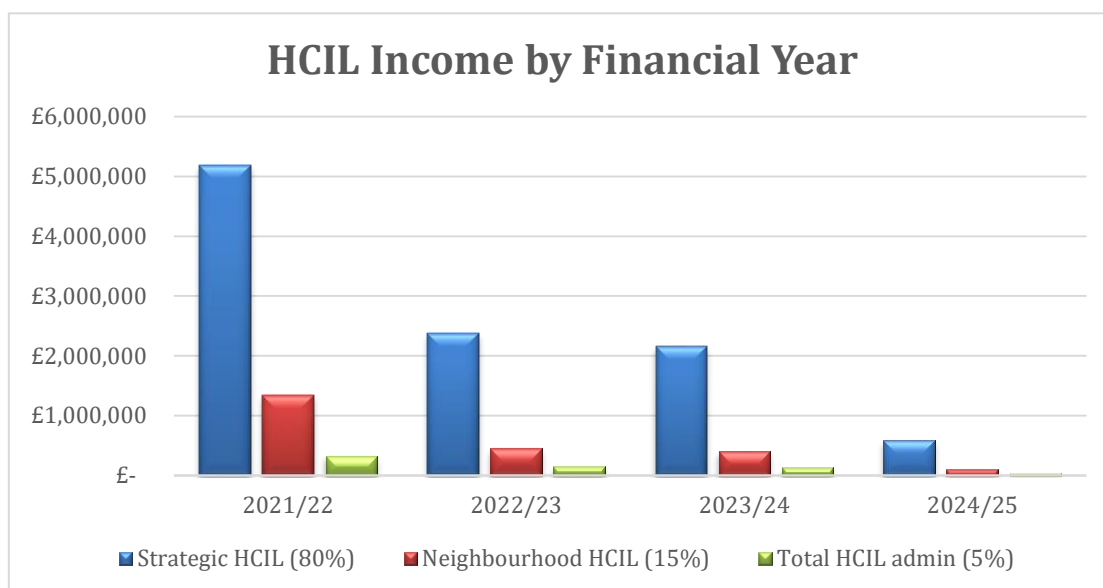
- Community Infrastructure Levy (CIL)
- Mayor Community Infrastructure Levy (MCIL)
- S106 Planning Obligations

**Community Infrastructure Levy (CIL)**

Item 1: Hillingdon CIL Receipts 2024/25

HCIL Income	2024/25 (£)
Strategic HCIL (80%)	589,108.07
Neighbourhood HCIL (15%)	110,457.76
Total HCIL admin (5%)	36,819.25
TOTAL HCIL	736,385.09

## Item 2: Hillingdon CIL Receipts Previous Financial Years



## Item 3: Total Hillingdon CIL Expenditure

Total Hillingdon CIL Expenditure	Total (£)
<b>Strategic CIL</b>	
Platinum Jubilee Leisure Centre	331,246.87
Chrysalis Programme	252,181.39
<b>Total Strategic CIL Expenditure</b>	<b>583,428.26</b>
<b>Neighbourhood CIL</b>	
Chrysalis Programme	110,457.76
<b>Total Neighbourhood CIL Expenditure</b>	<b>110,457.76</b>
Total HCIL Infrastructure Financing (SCIL + NCIL)	699,565.84
<b>Administration Fee (5%)</b>	<b>36,819.24</b>
<b>Total Hillingdon CIL Expenditure 24/25</b>	<b>730,705.28</b>
<b>Total Hillingdon CIL Receipts 24/25</b>	<b>736,385.09</b>
<i>HCIL not used &amp; Retained (Carried forward to 2025/26)</i>	<i>5,679.81</i>

## Mayor Community Infrastructure Levy (MCIL)

### Item 4: Mayoral CIL Receipts and Retained Admin Fees

MCIL Receipts	Amount collected (£)	Amount Paid to TFL (£)	Admin 4% (£)
Q1	79,968.29	76,769.56	3,198.73
Q2	136,784.84	131,313.47	5,471.37
Q3	261,669.77	251,203.00	10,466.77
Q4	88,546.87	85,005.01	3,541.86
Totals	566,969.77	544,291.04	22,678.73

## S106 Planning Obligations

### Item 5: S106 Financial Balances

S106 Balances	
Outturn for the Year 2024/25:	(£)
Opening S106 Balance 1 <sup>st</sup> April 2024	28,959,000
Total income for the year 2024/25 <sup>1</sup>	5,095,000
Total Expenditure for the year 2024/25	5,029,000
Closing S106 Balance 31 <sup>st</sup> March 2025	29,025,000
Interest accrued in 2024/25	258,000
S106 Monitoring Fees	227,000

<sup>1</sup> For the purposes of establishing the balance the S106 monitoring fees and interest accrued are removed. Figures rounded to nearest 1,000.

It is important to note that the balance of £29,025,000 consists of £9,219,000 that is already allocated towards projects. This figure includes funds that are earmarked for projects that will be delivered by the NHS and security bonds in the event a legal obligation is unfulfilled. Noting the above, the amount available to be allocated towards new projects is £19,046,898 and work has commenced in the financial year 2025/26 to allocate these funds.

### Item 6: Amount Secured via S106 Planning Agreements Signed in 24/25 by Category

S106 Financial Obligations Signed by Category	
S106 Category	(£) 24/25
Other	3,224,060.57
Affordable housing	2,883,578.00
Transport and travel	657,538.00
Open space and leisure	384,286.00
Health	309,551.00
Section 106 monitoring charges	90,830.38

Bonds (held or repaid to developers)	80,000.00
Highways	55,425.00
<b>Grand Total</b>	<b>£7,685,268.95</b>

Item 7: S106 Financial Contributions Received in 24/25 by Category

<b>S106 Received by Category</b>	<b>Amount (£)</b>
<b>Affordable housing</b>	287,682.26
<b>Bonds (held or repaid to developers)</b>	40,000.00
<b>Community facilities</b>	13,863.73
<b>Digital infrastructure</b>	0.00
<b>Education</b>	234,745.08
<b>Flood and water management</b>	0.00
<b>Green infrastructure</b>	16,260.14
<b>Health</b>	323,938.71
<b>Highways</b>	1,475,156.17
<b>Land</b>	0.00
<b>Open space and leisure</b>	621,086.59
<b>Section 106 monitoring charges</b>	227,391.46
<b>Transport and travel</b>	117,096.71
<b>Other</b>	1,964,281.24
<b>Total</b>	<b>£5,321,502.09</b>

Item 8: List of Infrastructure with S106 Financial Contributions Allocated in 24/25

<b>Infrastructure</b>	<b>Allocated</b>	<b>Date Allocated</b>	<b>Unspent</b>
<b>St Andrew's Roundabout Subway Improvements: Initial Feasibility Works</b>	£32,273.00	April 2024	0
<b>Cycle Wayfinding in Yiewsley, West Drayton &amp; Hayes</b>	£16,732.00	April 2024	£4,849.33
<b>Hillingdon Civic Centre Decarbonisation Project (Phase 1)</b>	£2,620,910.31	April 2024	0
<b>West London Alliance Energy Planning Partnership</b>	£50,800.00	June 2024	0

<b>Infrastructure</b>	<b>Allocated</b>	<b>Date Allocated</b>	<b>Unspent</b>
<b>Implementation of electric vehicle charging infrastructure in Hillingdon</b>	£53,185.00	June 2024	0
<b>Provision of a Health Hub in the Uxbridge Area (NHS)</b>	£447,149.63	August 2024	£447,149.63
<b>Carbon Reporting &amp; Auditing of CO2 sequestration from woodlands</b>	£40,550.00	September 2024	£32,850.00
<b>Improvements to bus stop capacity and highway safety on Long Lane, Hillingdon</b>	£55,605.00	September 2024	£34,571.06
<b>Hillingdon Air Quality Action Plan – Expert determination</b>	£210,000.00	January 2025	£142,012.36
<b>Management of LBH Carbon Offset Fund</b>	£150,000.00	January 2025	£100,000.00
<b>Implementation of Hillingdon Air Quality Action Plan 2024-2029</b>	£53,972.00	February 2025	£35,995.80
<b>Coordination of Construction Training Work Placements Two Years (Regeneration and Economic Development Team)</b>	£114,000.00	March 2025	£57,000.00
<b>Total</b>	<b>£3,845,176.94</b>		<b>£854,428.18</b>

Item 9: List of Infrastructure with S106 Financial Contributions Spent in 24/25

<b>Infrastructure</b>	<b>Spent</b>	<b>Spend Description</b>
<b>Construction Training - BUILD Training NVQ Scheme</b>	£18,600.00	Spend towards delivery of National Vocational Qualification (NVQ) construction training scheme by Hillingdon-based organisation, Build School of Construction Training
<b>Provision of a Construction Training Coordination Service</b>	£65,424.47	Annual spend from contract to provide a Construction Training Coordinator Service to monitor and enable on site construction Training in the Borough
<b>Provision of an Air Quality Monitoring Service</b>	£46,949.70	Annual spend from contract to monitor and report on air quality in the Borough

<b>Infrastructure</b>	<b>Spent</b>	<b>Spend Description</b>
<b>Management of Hales Field Park and Stockley Land parcels</b>	£19,956.00	Annual spend towards management of Hales Field Park and Stockley Land parcels
<b>Grand Union Canal Quiet Way between Rockingham Road and Oxford Road</b>	£101,677.46	Spend towards improvements to the Grand Union Canal towpath to Quietway standard between Rockingham Road and Oxford Road, Uxbridge
<b>Grand Union Canal Quiet Way between Cowley Mill Road &amp; Rockingham Road</b>	£1,957.12	Spend towards improvements to the Grand Union Canal towpath to Quietway standard between Rockingham Road and Cowley Mill Road, Uxbridge
<b>Minet Country Park Improvements</b>	£52,051.52	Annual spend towards recreational and ecological improvement project at Minet Country Park, Hayes
<b>LBH Construction Training Apprenticeship Scheme</b>	£42,187.26	Annual spend towards LBH Construction Training Apprenticeship scheme
<b>Lake Farm Country Park footpath improvements</b>	£2,769.60	Annual spend towards Footpath improvements at Lake Farm Country Park
<b>North Hyde Road - Healthy Streets Scheme</b>	£30,000.00	Second part of spend towards improvements to encourage walking and cycling in line with Health Streets Approach in North Hyde Road, Hayes
<b>Dawley Road Pedestrian &amp; Cycle Improvements</b>	£68,748.17	Spend towards improvements to benefit pedestrians and cyclists on Dawley Road and Botwell Common Road, Hayes
<b>Carbon Reporting &amp; Auditing of CO2 sequestration from woodlands</b>	£7,700.00	Determining the carbon footprint of the extensive woodland and forests on the Council's landholdings. This constitutes a large-scale tree canopy that has significant carbon sequestration
<b>Public realm improvements in Ruislip High Street</b>	£24,302.33	Annual spend towards public realm improvements between Ickenham Road and Pembroke Road, Ruislip

<b>Infrastructure</b>	<b>Spent</b>	<b>Spend Description</b>
<b>Improved access onto the Grand Union Canal at Horton Road, West Drayton.</b>	£10,572.10	Spend towards public realm improvements including provision of Legible London signage to encourage pedestrians/cyclists use of the canal towpath at Horton Road, West Drayton
<b>Affordable Housing Fund</b>	£1,585,744.80	Spend in 2024/25 towards the S106 Affordable Housing Fund to support the delivery of affordable housing in the Council's area
<b>Hillingdon Civic Centre Decarbonisation Project (Phase 1)</b>	£2,620,910.24	Spend towards a scheme to improve the energy efficiency of the Civic Centre including installation of Heat Pumps and secondary glazing (See Appendix 7)
<b>Cycle wayfinding in Yiewsley, West Drayton &amp; Hayes</b>	£11,882.67	Spend towards the implementation of a cycle wayfinding scheme in Yiewsley, West Drayton & Hayes areas
<b>Carbon offset Fund - West London Alliance Energy Planning Partnership</b>	£50,800.00	Hillingdon's contribution towards the West London Alliance Energy Planning Partnership Net Zero Work Programme
<b>Carbon Offset Fund - Implementation of Electric Vehicle Charging Infrastructure in Hillingdon (Phase 1)</b>	£53,185.30	Spend towards first phase of installation of electric vehicle charging points at various locations in the Borough as part of Hillingdon's Electric Vehicle Charging Infrastructure Programme
<b>Improvements to bus stop capacity and highway safety on Long Lane, Hillingdon</b>	£21,034.94	Spend towards works to improve capacity at bus stop on Long Lane and improve road safety for those accessing bus services from local schools
<b>Hillingdon Air Quality Action Plan and S106 Carbon Offset Fund</b>	£117,987.64	Spend towards expert determination of air quality issues and Management of the Council's Carbon Offset Fund
<b>Implementation of Hillingdon's Air Quality Action Plan (2019-2024) and (2024-2029)</b>	£17,976.20	Spend towards the implementation of measures contained in the Action Plan, including diffusion tube monitoring, AirText compliance and enforcing compliance on Non-Road Mobile Machinery (NRMM)



Infrastructure	Spent	Spend Description
<b>Coordination of Construction Training Work Placements Two Years (Regeneration and Economic Development Team)</b>	£56,999.00	Spend towards the Regeneration and Economic Development Team to support the coordination of construction training work placements in the Borough.
<b>Total</b>	<b>£5,029,416.52</b>	

Item 10: Affordable Housing Secured via S106 Agreement signed in 2024/25

Reference	Site Name	Low-Cost Rent	Intermediate Housing
24843/APP/2022/2403	Tavistock Works (COMAG) Site, West Drayton	14	8
76795/APP/2023/2503	Land at Yiewsley Library and Former Yiewsley Pool, Falling Lane	95	
585/APP/2024/1558	Land off Thompson Road and St Luke's Road, Uxbridge	72	
12795/APP/2021/1584	Murray Engineering Site, Hayes	5	2
	<b>Total</b>	186	10

Item 11: Affordable Housing Delivered in 2024/25 from S106 Agreement

Reference	Site Name	Low-Cost Rent	Intermediate Housing
1331/APP/2019/2314	Former Nestle Factory Site, Hayes	5	109
585/APP/2024/1558	Land Off Thompson Road and St Luke's Road, Uxbridge	72	
43762/APP/2018/396	Former Maple and Poplar Site, Yeading	17	17
	<b>Total</b>	94	126

## RESIDENT BENEFIT

The publication of an IFS gives communities better insight into how developer contributions are supporting new development and local infrastructure. As noted below, the publication of an annual IFS is a legal requirement for any local planning authority that utilises CIL or Section 106 planning obligations to secure new infrastructure. Ensuring that growth in the borough is supported by appropriate investment in local infrastructure is critical to enhancing the quality of life for residents.

By directing funding from development contributions, it enables the delivery of facilities and services that meet community needs and improve access to essential amenities.

## **FINANCIAL IMPLICATIONS**

The Infrastructure Funding Statement (IFS) covers the previous financial year and therefore notes the Councils decisions that are already made. No cost implications or new decisions arise from this report.

## **LEGAL IMPLICATIONS**

The requirement to publish an Infrastructure Funding Statement is set out in Regulation 121A of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), and Part 11 of the Planning Act 2008. All local planning authorities that issue a CIL liability notice or enter into Section 106 planning obligations during a reporting year to publish an IFS at least annually.

## **BACKGROUND PAPERS**

NIL