

INFRASTRUCTURE FUNDING STATEMENT 2024/25

Cabinet Member & Portfolio	Cllr Steve Tuckwell, Cabinet Member for Planning, Housing and Growth
Responsible Officer	Daniel Kennedy - Corporate Director of Residents Services
Report Author & Directorate	Andrew Tebbutt, Planning and Sustainable Growth
Papers with report	2024-25 Infrastructure Funding Statement (IFS)

HEADLINES

Summary	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). It confirms transparency and compliance with the relevant regulations.
Putting our Residents First Delivering on the Council Strategy 2022-2026	This report supports all the ambition for residents and our commitments to residents of: Safe and Strong Communities Thriving, Healthy Households A Green and Sustainable Borough A Thriving Economy A Digital-Enabled, Modern, Well-Run Council
Financial Cost	The publication of the IFS itself does not have any financial implications. The IFS is only a record of how planning obligations have been collected and spent. It therefore contains a record of many decisions that were subject to the relevant democratic process and would have had financial implications assessed.
Select Committee	Residents' Services Select Committee
Ward(s)	N/A

RECOMMENDATION

That the Cabinet notes the select committee's comments and the Infrastructure Funding Statement (IFS) 2024/25, to be published on the Council's website by 31 December 2025.

Reasons for recommendation(s)

The Council is required under Regulation 121A and Schedule 2 to the Community Infrastructure Levy (CIL) Regulations 2010 (as amended in 2019) to publish on its website an Infrastructure Funding Statement no later than 31st December each year. Such a Statement includes CIL and S106 receipts, allocations and spend from 1st April to 31st March of the preceding financial year. This is reported to Cabinet for information and to receive the select committee's comments.

Alternative options considered / risk management

No alternative options were considered as the publication of the IFS is a legal requirement.

Democratic compliance / previous authority

Whilst the IFS is only a record of how planning obligations have been collected and spent, it contains a record of many decisions that were subject to their own relevant democratic process (e.g. via Planning Committee or Cabinet Member Approvals).

Select Committee comments

The Committee recognises the strong monitoring arrangements in place to secure developer contributions and prevent lapses and commends officers for maintaining a proactive approach to compliance and timely collection. Members note that no funds have lapsed recently, which reflects well on the processes currently in operation. However, the Committee remains concerned about the pace of progress in creating a definitive and transparent database for Section 106 contributions and associated expenditure. While acknowledging the resource challenges and the improvements already made, Members encourage Cabinet to prioritise this work so that it becomes easier for residents and stakeholders to see which developments generate funds and how these monies are reinvested locally.

The Committee also welcomes the clarity provided in the statutory report but believes that future presentations could go further in illustrating the link between contributions and visible local improvements, particularly in areas experiencing significant development. Demonstrating whether agreed improvements have been delivered would help strengthen public confidence and showcase the Council's achievements in reinvesting funds effectively.

SUPPORTING INFORMATION

1. Please see the following summarised explanatory regarding the Infrastructure Funding Statement (IFS) 2024/2025.

What is an Infrastructure Funding Statement?

2. 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.
3. 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

4. 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

5. 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

6. 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.

Summary of Key Data

7. Please see the following summarised key data from the IFS 2024/2025. 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

For ease of navigation, a contents page has been provided to allow the reader to select the item they want to review. Equally, items can be hidden using the 'show/hide' button.

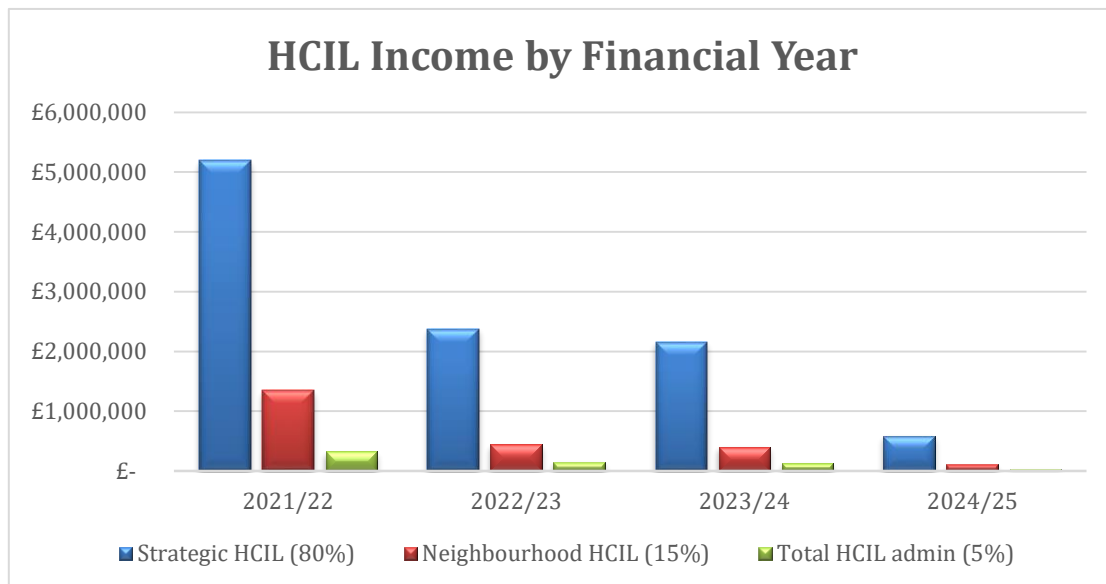
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Community Infrastructure Levy (CIL)

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 (HCIL) Expenditure		Total (£)
Strategic CIL (SCIL)		
Platinum Jubilee Leisure Centre		331,246.87
Chrysalis Programme		252,181.39
Total Strategic CIL Expenditure		583,428.26
Neighbourhood CIL (NCIL)		
Chrysalis Programme		110,457.76
Total Neighbourhood CIL Expenditure		110,457.76
Total HCIL Infrastructure Financing (SCIL + NCIL)		693,886.02
Administration Fee (5%)		36,819.24
Total Hillingdon CIL Expenditure 24/25		730,705.28
Total Hillingdon CIL Receipts 24/25		736,385.09
<i>HCIL not used & 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 st April 2024	28,959,000
Total income for the year 2024/25 ¹	5,095,000
Total Expenditure for the year 2024/25	5,029,000
Closing S106 Balance 31 st March 2025	29,025,000
Interest accrued in 2024/25	258,000
S106 Monitoring Fees	227,000

¹ 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
Grand Total	£7,685,268.95

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

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

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

Infrastructure	Allocated	Date Allocated	Unspent
St Andrew's Roundabout Subway Improvements: Initial Feasibility Works	£32,273.00	April 2024	0
Cycle Wayfinding in Yiewsley, West Drayton & Hayes	£16,732.00	April 2024	£4,849.33
Hillingdon Civic Centre Decarbonisation Project (Phase 1)	£2,620,910.31	April 2024	0
West London Alliance Energy Planning Partnership	£50,800.00	June 2024	0
Implementation of electric vehicle charging infrastructure in Hillingdon	£53,185.00	June 2024	0
Provision of a Health Hub in the Uxbridge Area (NHS)	£447,149.63	August 2024	£447,149.63
Carbon Reporting & Auditing of CO2 sequestration from woodlands	£40,550.00	September 2024	£32,850.00
Improvements to bus stop capacity and highway safety on Long Lane, Hillingdon	£55,605.00	September 2024	£34,571.06
Hillingdon Air Quality Action Plan – Expert determination	£210,000.00	January 2025	£142,012.36
Management of LBH Carbon Offset Fund	£150,000.00	January 2025	£100,000.00
Implementation of Hillingdon Air Quality Action Plan 2024-2029	£53,972.00	February 2025	£35,995.80
Coordination of Construction Training Work Placements Two Years (Regeneration and Economic Development Team)	£114,000.00	March 2025	£57,000.00
Total	£3,845,176.94		£854,428.18

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

Infrastructure	Spent	Spend Description
Construction Training - BUILD Training NVQ Scheme	£18,600.00	Spend towards delivery of National Vocational Qualification (NVQ) construction training scheme by Hillingdon-based organisation, Build School of Construction Training
Provision of a Construction Training Coordination Service	£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
Provision of an Air Quality Monitoring Service	£46,949.70	Annual spend from contract to monitor and report on air quality in the Borough
Management of Hales Field Park and Stockley Land parcels	£19,956.00	Annual spend towards management of Hales Field Park and Stockley Land parcels
Grand Union Canal Quiet Way between Rockingham Road and Oxford Road	£101,677.46	Spend towards improvements to the Grand Union Canal towpath to Quietway standard between Rockingham Road and Oxford Road, Uxbridge
Grand Union Canal Quiet Way between Cowley Mill Road & Rockingham Road	£1,957.12	Spend towards improvements to the Grand Union Canal towpath to Quietway standard between Rockingham Road and Cowley Mill Road, Uxbridge
Minet Country Park Improvements	£52,051.52	Annual spend towards recreational and ecological improvement project at Minet Country Park, Hayes
LBH Construction Training Apprenticeship Scheme	£42,187.26	Annual spend towards LBH Construction Training Apprenticeship scheme
Lake Farm Country Park footpath improvements	£2,769.60	Annual spend towards Footpath improvements at Lake Farm Country Park
North Hyde Road - Healthy Streets Scheme	£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

Infrastructure	Spent	Spend Description
Dawley Road Pedestrian & Cycle Improvements	£68,748.17	Spend towards improvements to benefit pedestrians and cyclists on Dawley Road and Botwell Common Road, Hayes
Carbon Reporting & Auditing of CO2 sequestration from woodlands	£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
Public realm improvements in Ruislip High Street	£24,302.33	Annual spend towards public realm improvements between Ickenham Road and Pembroke Road, Ruislip
Improved access onto the Grand Union Canal at Horton Road, West Drayton.	£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
Affordable Housing Fund	£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
Hillingdon Civic Centre Decarbonisation Project (Phase 1)	£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)
Cycle wayfinding in Yiewsley, West Drayton & Hayes	£11,882.67	Spend towards the implementation of a cycle wayfinding scheme in Yiewsley, West Drayton & Hayes areas
Carbon offset Fund - West London Alliance Energy Planning Partnership	£50,800.00	Hillingdon's contribution towards the West London Alliance Energy Planning Partnership Net Zero Work Programme
Carbon Offset Fund - Implementation of Electric Vehicle Charging Infrastructure in Hillingdon (Phase 1)	£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

Infrastructure	Spent	Spend Description
Improvements to bus stop capacity and highway safety on Long Lane, Hillingdon	£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
Hillingdon Air Quality Action Plan and S106 Carbon Offset Fund	£117,987.64	Spend towards expert determination of air quality issues and Management of the Council's Carbon Offset Fund
Implementation of Hillingdon's Air Quality Action Plan (2019-2024) and (2024-2029)	£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)
Coordination of Construction Training Work Placements Two Years (Regeneration and Economic Development Team)	£56,999.00	Spend towards the Regeneration and Economic Development Team to support the coordination of construction training work placements in the Borough.
Total	£5,029,416.52	

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
	Total	186	10

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

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
	Total	94	126

Financial Implications

There are no direct financial implications arising from the publication of the Infrastructure Funding Statement (IFS). It is a reporting requirement for the previous financial year and does not commit the Council to new expenditure.

Additionally, the IFS is only a record of how planning obligations have been collected and spent. It therefore contains a record of many decisions that were subject to the relevant democratic process and would have had financial implications assessed.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities?

CIL and S106 agreements are important tools for local authorities to use to help deliver the infrastructure needed to support development in its area. 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.

The publication of the IFS ensures these obligations can still be secured from developers and provides transparency to residents, service users and communities interested in knowing what was collected and delivered in the last financial year.

Equalities Implications

No adverse impacts identified. The IFS is a reporting tool and does not propose new policies or projects.

Consultation & Engagement carried out (or required)

The IFS is a statutory document required through the Community Infrastructure Levy (CIL) Regulations and does not require public consultation.

The report will be published in the public domain for residents and businesses to review, in addition to the other information published periodically on the Council's website.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting there are not direct financial implications associated with the recommendations in this report. Furthermore, it is noted that the decisions contained within the statement have been subject to the relevant governance and democratic processes.

Legal

In accordance with Regulation 121A of the Community Infrastructure Levy Regulations 2010 ("CIL Regs") (as amended), as a contribution receiving authority (as defined in Regulation 121A (5) (a)), the Council must publish on its website by 31 December of each calendar year the annual infrastructure funding statement which comprises:

- a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL ("the infrastructure list");
- b) a report about CIL, in relation to the previous financial year ("the reported year"), to include matters listed in paragraph 1 of Schedule 2 of the CIL Regs; and
- c) a report about planning obligations, in relation to the reported year, to include matters listed in paragraph 3 of Schedule 2 of the CIL Regs and may include matters referred in paragraph 4 Schedule 2 ("the section 106 report").

The recommendation in this report seeks to fulfil the Council's statutory duty under the aforementioned CIL Regs.

BACKGROUND PAPERS

[Community Infrastructure Levy Regulations 2010 \(as amended\)](#)