

Cabinet Committee Report (Community Infrastructure Levy)

Decision Maker:	Cabinet CIL Committee
Date:	12 th April 2021
Classification	For General Release
Title:	Westminster CIL and S106 – Project Allocations
Wards Affected:	All
Financial Summary:	<p>This report seeks to allocate a total of £0.357m of funding from the ‘neighbourhood portion’ of CIL to local projects to support growth in Westminster.</p> <p>This report also seeks approval of £0.345m for three projects to be funded from the Carbon Offset Section 106 contributions.</p> <p>CIL governance and spending procedures continue to be developed and implemented using existing resources.</p>
Report of:	Director of Policy and Projects

1.0. Executive Summary

- 1.1. Westminster City Council's Community Infrastructure Levy (CIL) is a charge applied to development to help fund strategic and neighbourhood infrastructure that is required to support the development of the borough of Westminster. Westminster City Council's CIL was formally introduced on 1st May 2016 and since then a total of £102.476m has been received as of 12th April 2021. Westminster City Council (WCC) has collected a total of £84.041m for the Strategic CIL Portion, and a total of £13.310m for the Neighbourhood CIL Portion.
- 1.2. CIL has encouraged proposals to be put forward to deliver projects that, as well as dealing with demands placed on infrastructure to support new development, can also deliver wider benefits to the local community. The committee has previously agreed funding allocations of £53.507m for infrastructure projects: £52.036m from the council's 'strategic' CIL portion, and £1.471m from the CIL neighbourhood portion.
- 1.3. The purpose of this report is for the Cabinet CIL Committee to consider and approve the next round of funding allocations from CIL and pooled s106 expenditure. This report also contains 'in principle' allocations from the council's neighbourhood CIL portion, following successful implementation of the governance arrangements for this aspect of CIL approved by the committee in December 2018.

2.0. Recommendations

- 2.1. The Cabinet CIL Committee is asked:

To approve the following Neighbourhood CIL bids for allocation:

- i) New Zebra Crossing in Westbourne Grove
- ii) Permanent Catenary Infrastructure
- iii) Victoria Street Greening
- iv) Changing Lives: New Welsh Slate Roof

To defer the following applications:

- i) Villiers Street Insight Study

To approve the following Section 106 bids:

- i) Low Carbon Streets

3.0. Reasons for Decision

- 3.1. In order to ensure robust and effective expenditure and reporting in line with the Community Infrastructure Levy Regulations 2010 (as amended) and in accordance with the council's strategic priorities, CIL spending policy statement and its framework for resource allocation and management.

4.0. Background

- 4.1. The Community Infrastructure Levy (CIL) is a charge that local authorities can impose on new development to help raise funds to deliver infrastructure that is required to support the development and growth of their area. WCC's CIL came in to force on the 1st May 2016 and applies to liable developments that were granted planning permission on or after this date. CIL is payable when works to implement the development commence. As of April 2021, the council has received a total of £102.476m of Westminster CIL.
- 4.2. On the 20th February 2017 Cabinet approved the governance arrangements for administering the WCC Community Infrastructure Levy (CIL) and some of the remaining 'pooled' resources secured through section 106 (s106) agreements, including the establishment of this committee.
- 4.3. The Cabinet CIL Committee held its inaugural meeting on the 2nd November 2017. The committee approved the CIL Policy Spending Statement and considered projects that were put forward for funding from the strategic CIL 'City Portion' and s106 resources.
- 4.4. To date the committee has agreed to allocate £53.479m of CIL funding to projects, as detailed in the council's decision statements of 3rd November 2017, 28th March 2018, 26th July 2018, 31st August 2018, 12th December 2018, 3rd July 2019, 19th October 2019, 21st January 2020, 15th April 2020, 29th July 2020, 25th October 2020 and 25th January 2021
- 4.5. CIL Regulations require apportionment of CIL receipts between:
- the City CIL Strategic Portion (70-80%) – spent by the Council according to its strategic infrastructure priorities;
 - a Neighbourhood Portion of receipts from development in each neighbourhood (15-25%) – spent by the Council in agreement with the neighbourhood communities concerned (other than in Queen's Park, where the portion is paid to, and spent by, the Community Council);
 - a CIL Administrative Portion (5%) – spent by the Council on the administrative costs of CIL collection and administration.
- 4.6. The purpose of this report is therefore for the committee to consider and approve further allocations of funding for projects from the CIL Neighbourhood Portions.

5.0. Overview of Westminster CIL Receipts

- 5.1. The following summary provides a breakdown of WCC CIL receipts for the City CIL strategic portion, the neighbourhood portion and the administration portion for each financial year from 1st May 2016:

Period	City CIL Strategic Portion	Neighbourhood Portion	Administration
01/05/2016 – 31/03/2017	£2.060m	£0.376m	£0.128m
01/04/2017 – 31/03/2018	£11.311m	£1.806m	£0.690m
01/04/2018 – 31/03/2019	£21.848m	£3.040m	£1.310m
01/04/2019 – 31/03/2020	£31.187m	£5.498m	£1.955m
01/04/2020 – 24/08/2020	£17.574m	£2.663m	£1.065m
Total	£102.476m	£13.189m	£5.124m

Westminster Strategic CIL allocations

- 5.2. The committee has agreed to allocate funding of £52.036m to projects to date from the City CIL Strategic Portion. These allocations have been apportioned to the indicative “funding pots” agreed by Cabinet by infrastructure types shown in the table below.

Infrastructure Type	Indicative percentage allocation of Westminster’s CIL - the ‘City CIL Strategic Portion’	Total Allocated
Public realm / Transport	50%	£28.568m
Health / Community Services	10%	£4.045m
Education	5%	£1.766m
Parks / Sport and Leisure	5%	£2.751m
Utilities / Waste	10%	£4.377m
Other Priorities / Contingency	20%	£10.528m
Total		£52.036m

- 5.3. It is worth noting that Cabinet acknowledged that the above “pot” allocations are indicative, and that the council reserves its right to depart from them if that proves necessary (because there is a major project requiring funding in a particular year, for example). These are broad allocations and in practice there are likely to be overlaps between them.

- 5.4. Following these allocations, the remaining balance of CIL monies received to 25th January 2021 means that £51.62m remains available for allocation to strategic infrastructure projects.

Future CIL Income

- 5.5. Between 1st May 2016 and 26th March 2021, demand notices for a potential value of £129.570m have been issued. These notices are raised following the grant of planning permission and set out what the liable charge would be should work on the development start. The realisation of the remainder of these monies is therefore totally dependent on a developer implementing their planning permission. In Westminster it is common to have multiple planning permissions on a site or for a permission not to be implemented. This figure, while informative, should not therefore be treated as guaranteed future income.
- 5.6. Between 1st May 2016 and 25th January 2021, demand notices totalling £129.570m have been issued, with a total of £102.476m collected. Where a demand notice has been issued, this means that development has commenced and that CIL is now due for payment. The council's CIL instalment policy allows developers fixed timescales at 90, 180 and 360 days (post-commencement) to pay the amount due. The number of instalments available is dependent on the total amount of CIL due, with higher CIL charges allowing for more time to pay. A further £7.097m is due to be collected over the next year on developments that have already commenced. Further demand notices may also be issued if other developments commence.

6.0. Westminster's CIL: The Neighbourhood Portion

Overview of Neighbourhood CIL

- 6.1. Cabinet agreed that the Senior Officer Working Group should oversee the engagement and allocation processes for the neighbourhood portion of CIL and make recommendations to the Cabinet CIL Committee about the allocation of Neighbourhood CIL.
- 6.2. There are 21 neighbourhood areas throughout Westminster, yet not all of the city's land area is designated, with the bulk of Vincent Square and St. James's wards remaining undesignated. A full list of the ring-fenced neighbourhood portion of CIL is included at Annex A and is broken down by neighbourhood area. As set out in legislation this is set at 15% of CIL receipts in a neighbourhood area capped at £100 per council tax paying dwelling, per annum. Where a neighbourhood area has an adopted neighbourhood plan, the percentage allocated to the neighbourhood rises to 25% uncapped. Local communities in the undesignated areas of the city are still entitled to a say over the neighbourhood portion of CIL in this area.

- 6.3. The total monies assigned to the neighbourhood portion of CIL is £13.176m as of 12th April 2021. A detailed summary of Neighbourhood CIL balances can be found in Annex A.

Summary of Bids from Westminster's Communities for Allocation of Funding from Westminster's CIL Neighbourhood Portion

- 6.4. The Cabinet CIL Committee agreed the governance arrangements for assessing applications from neighbourhood forums and other community organisations in December 2018. Two bidding rounds will be open per year to allow local communities to apply for neighbourhood CIL. The council launched its first neighbourhood CIL bidding round on 11th June 2019. Applications were accepted until 11th September 2019 and were supported by 'application surgeries' where interested parties met with officers to discuss the process and potential projects. Following the close of the application period, all applications were assessed against the agreed criteria in legislation and the council's CIL Spending Policy Statement.
- 6.5. Applications that are recommended for approval "in principle" means that the proposal is eligible for Neighbourhood CIL Funding and is considered viable, however further engagement with council's departments is needed prior to allocation of funds. An in-principle allocation does not mean the project is being refused for Neighbourhood funding, rather, it is requesting officers to ensure project viability prior to allocation of funds. Applications recommended for approval means that the project is considered viable by officers and is ready for deployment with no further planning or engagement being necessary.
- 6.6. A total of 11 applications for neighbourhood CIL were received from various neighbourhood forums and community organisations.
- 6.7. A written summary of the project bids recommended for funding from the CIL Neighbourhood Portion is provided below. This information has been summarised in Annex B
- 6.8. *New Zebra Crossing in Westbourne Grove:* The residential community of Westbourne Grove along with local businesses and schools are proposing the installation of a new zebra crossing on Westbourne Grove at the intersection with Garway Road. There are two main reasons for this; Firstly, it is due to the volume of pedestrians that jaywalk at this intersection and the risk that this poses to road safety. Secondly, very few motorists observe the 20mph speed limit on the road, creating a high-risk environment. There is a long stretch of road that is currently not served by a crossing, creating the distance for motorists to accelerate to higher speeds. The councils Highway's Department has been involved in the development of this proposal and officers support the proposal along with the Ward Members of Bayswater, the South East Bayswater Residents Association and the Bayswater Residents Association have voiced their support this proposal. £120,000 is sought from the South East Bayswater Neighbourhood portion. It is recommended that the committee approve this project for allocation.

- 6.9. Permanent Catenary Infrastructure to support Christmas Lights: The Heart of London Business Alliance (HOLBA) is seeking £107,000 from the Outside Neighbourhood Area CIL portion to support the installation and testing of permanent catenary infrastructure to buildings on key commercial streets in the West End. The streets identified are St Martin's Lane, Oxendon Street, Panton Street and Whitcomb Street. This infrastructure provides the opportunity to suspend seasonal activations: Christmas lights, celebratory flags (e.g. for Royal and national occasions) and summer art and cultural exhibitions. These activations (as temporary) would be separately funded and present the opportunity to make a direct contribution to the Heart of London's Cultural Strategy and Westminster City Council's Cultural Strategy. The Ward Members for St James's and council officers support this proposal. It is therefore recommended that the committee approves this application for approval.
- 6.10. Victoria Street Greening: This proposal is linked to the council-led Victoria Street Greening Project. The Victoria Neighbourhood Forum (VNF) and Victoria Business Improvement District are seeking £30,000 from their local CIL portion to deliver greening pilots in the following locations: Westminster Cathedral Piazza, Wilcox Place & Westminster City Hall, Buckingham Gate Crossing, Strutton Ground Market and Storey's Gate & Great Smith Street. A consultant will shortly be appointed by the VNF to lead the design works and determine the most appropriate forms of greening suitable for each location. The CIL funding will then be applied to cover the costs of construction and 3 years of maintenance of the new sites. The council's Place Shaping Department has been closely involved in the planning of this proposal and the project is nearing delivery. It is recommended that this application is approved.
- 6.11. New Welsh Slate Roof for Health and Community Facilities at St Marylebone Parish Church: The Marylebone Neighbourhood Forum and St Marylebone Parish Church are seeking £100,000 from the local Neighbourhood CIL portion to fund the installation of a new Welsh slate roof for community facilities located at the parish church to ensure that the building's structural integrity is maintained and facilities can remain operational. The roof is considered as a fundable form of infrastructure as it houses several community services including an NHS practice, a psychotherapy centre and spaces that are regularly utilised for charitable purposes. The new roof will also include sustainability upgrades that will reduce the building's carbon footprint. The Ward Members for Marylebone High Street and several community organisations support this application. Given the local role of the St Marylebone Parish Church in the provision of local public services, officers consider this to be necessary use of CIL to maintain important local infrastructure. It is therefore recommended that this application is approved provided that the new roof is directly above the community and health facilities housed within the church premises.

7.0. Neighbourhood CIL applications recommended for deferral:

- 7.1. One application has been received that meets the definition of fundable infrastructure under the CIL Regulations 2010; or require further and more detailed conversations with council officers to ensure viability and practicability. Applications deferred can be resubmitted for consideration at future CIL Committee hearings.
- 7.2. Villiers Street Insight Study: The Northbank Business Improvement District is seeking £30,000 from the Outside Neighbourhood Areas portion to commission an Insight Study for Villiers Street. The study will undertake primary research to capture the views of local stakeholders including visitor perception surveys, resident focus groups, workshops, business interviews and sites assessments. The product will consist of an action plan and a set of recommendations of specific infrastructure projects that will benefit the local resident and business community. This submission is supported by the Ward Members of St James's and businesses on Villiers Street. However, further engagement with council services is required to determine the specific outputs of this project, particularly in relation to the scope and potential of physical infrastructure being delivered. For this reason, it is recommended that this application is deferred.

8.0. Neighbourhood CIL applications not to be taken forward (see Annex D)

- 8.1. The below applications are not considered eligible for Neighbourhood CIL funding as they do not deliver (or are not linked to the delivery of) fundable infrastructure as required by the CIL Regulations 2010.
- i) Project Manager for Green Westbourne
 - ii) Thames Riverfront Placemaking Strategy
 - iii) Waste Monitoring and Enforcement Officer
 - iv) Community Conversation on Soho Traffic
 - v) St Augustine's Church Organ Restoration
 - vi) Cultural Quarter Feasibility Study and Concept

9.0. Proposals for funding from pooled Section 106 contributions

Overview of Section 106 Pooled Funds

- 9.1. CIL has largely replaced s106 planning obligations as the primary mechanism for delivering planning infrastructure benefits. Since the introduction of CIL, the council has only been able to secure s106 contributions that can be pooled for site specific purposes that are not directly related to infrastructure. These are affordable housing, employment and skills, and carbon offsetting contributions. Other s106 contributions relating to infrastructure must be specifically required in order to make a development acceptable in planning terms, otherwise they will be captured through CIL. Nevertheless, there are

still some historic planning applications that will continue to contribute to historic funding streams when triggers for payment are reached.

- 9.2. It is beneficial to utilise s106 monies where possible, as they are tied to specific planning permissions and are often explicit and/or time limited in terms of their use. For each allocation of funding using s106, officers must therefore ensure that the terms of the individual s106 agreement from which the funds have been received are complied with. In this respect the application of s106 funding is less flexible than CIL. Two further projects were submitted for this funding round that are eligible for pooled s106 funding rather than CIL.

Applications seeking Section 106 funding

- 9.3. We have received one bid seeking s106 funding from the pooled Carbon Offset contributions:
- 9.4. Carbon Offset: Low Carbon Streets: The project seeks to assess the levels of embedded carbon in material (asphalt and concrete). Emissions produced in the construction of a Highways scheme are significant and the council's Highways Department are seeking £345,000 of carbon offset funding to carry out trials to identify what changes can be made to significantly lower a scheme's carbon footprint. The aim is to ascertain what changes to construction and site management techniques including electric equipment are practical and understand the financial implications of the initiative to inform planning for future planned maintenance and public realm schemes. As this is a feasibility and conceptual work that will support the Highways Department find low emission alternatives when implementing new schemes; it is projected that this investigation will reduce carbon dioxide emissions by 20 metric tonnes – it is recommended that this project is approved. The following condition applies:
- *That a final report of outcomes and savings is provided at the end of the project as evidence of outcomes and effective utilisation of the funds – specifically indicating the carbon savings delivered.*

10.0. Financial Implications

- 10.1. CIL is intended to support the strategic infrastructure that is required to support the development of the local area and there is greater flexibility in how it might be applied than there is with s106 funding. Decisions about CIL are transparent and linked with the council's strategic priorities including those on the Council's Capital Programme.
- 10.2. The council is in receipt of £102.475m from CIL since it was launched in May 2016 of which, £84.041m is allocated to City CIL Strategic Portion, £13.310m

to Neighbourhood Portion and £5.124m to offset the cost of CIL administration.

- 10.3. From the City CIL Strategic Portion, £NIL is requested for approval in this report. The total allocation of Strategic CIL monies to projects will remain unchanged at £52.036m.
- 10.4. To date, the total allocation of the neighbourhood portion of CIL to projects is £1.747m, leaving a balance of £11.563m.
- 10.5. From the Westminster CIL Neighbourhood Portion, £0.357m is requested for approval in this report. If approved, the total allocation of the neighbourhood portion of CIL to projects will be £1.905m, leaving a balance of £12.606m.
- 10.6. Pooled section 106 (s106) contributions for city-wide purposes have largely been replaced by CIL. Nevertheless, there are residual amounts collected under historic s106 agreements that remain available to spend provided they align with the provisions of the individual legal agreements concerned.
- 10.7. £0.345m has been requested for approval from the S106 Carbon Offset Fund. If approved, the remaining Carbon Offset contributions will be £4.354m.

11.0. Legal Implications

- 11.1. The legislation governing the development, adoption and administration of a Community Infrastructure Levy (CIL) is contained within the Planning Act (2008) and the Community Infrastructure Levy Regulations 2010 (as amended). The associated government National Planning Policy Guidance is also important in guiding this process. There are other areas of law which should be considered when assessing certain developments for CIL liability and determining the appropriate sum due. These include matters relating to social housing, procurement, charitable institutions and state aid.

12.0. Equalities

- 12.1. Under the Equalities Act 2010 the council has a “public sector equality duty”. This means that in taking decisions and carrying out its functions it must have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the 2010 Act; to advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it; and to foster good relations between persons who share a relevant protected characteristic and those who do not share it.
- 12.2. The council is also required to have due regard to the need to take steps to take account of disabled persons’ disabilities even where that involves more favourable treatment; to promote more positive attitudes toward disabled persons; and to encourage participation by disabled persons in public life.

- 12.3. The 2010 Act states that “having due regard” to the need to promote equality of opportunity involves in particular having regard to: the need to remove or minimise disadvantages suffered by persons sharing a protected characteristic; take steps to meet the needs of persons sharing a protected characteristic that are connected with it; take steps to meet the needs of persons who share a protected characteristic that are different from those who do not; and encourage persons with a protected characteristic to participate in public life or any other activity in which participation by such persons is disproportionately low.
- 12.4. The courts have held that “due regard” in this context requires an analysis of the issue under consideration with the specific requirements set out above in mind. It does not require that considerations raised in the analysis should be decisive; it is for the decision-maker to decide what weight should be given to the equality’s implications of the decision.
- 12.5. All decisions on spending CIL will themselves be subject to assessment to ensure the 2010 Act duties are complied with. The council will review its CIL charging schedule on a biennial basis.

If you have any queries about this Report or wish to inspect any of the Background Papers, please contact:

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BACKGROUND PAPERS

Report to Cabinet dated 20th February 2017 on the Governance of the Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Resources

Report to Cabinet CIL Committee dated 2nd November 2017 on the Governance of the Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Resources

Decision Statement of Cabinet CIL Committee dated 3rd November 2017 on the Governance of the Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Resources

Report to Cabinet CIL Committee dated 26th March 2018 on Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Funding – Project Allocations (Q4)

Decision Statement of Cabinet CIL Committee dated 28th March 2018 on Westminster CIL and Pooled Section 106 Funding – Project Allocations

Report to Cabinet CIL Committee dated 25th July 2018 on Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Funding – Project Allocations (Q1)

Decision Statement of Cabinet CIL Committee dated 26th July 2018 on Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Funding – Project Allocations (Q1)

Cabinet Member Report to Cabinet Member for Place Shaping and Planning dated 28th August 2018 on Westminster Community Infrastructure Levy (CIL) – Ward Member Proposals

Decision Statement of Cabinet Member for Place Shaping and Planning dated 31st August 2018 on Westminster Community Infrastructure Levy (CIL) – Ward Member Proposals

Report to Cabinet CIL Committee dated 5th December 2018 on Westminster Community Infrastructure Levy (CIL) – Project Allocations (Q2)

Decision Statement of Cabinet CIL Committee dated 12th December 2018 on Westminster Community Infrastructure Levy (CIL) – Project Allocations

Report to Cabinet CIL Committee dated 1st July 2019 on Westminster Community Infrastructure Levy (CIL) and pooled Section 106 contributions – Project Allocations

Decision Statement of Cabinet CIL Committee dated 3rd July 2019 on Westminster Community Infrastructure Levy (CIL) and pooled Section 106 contributions – Project Allocations

Report to Cabinet CIL Committee dated 9th October 2019 on Westminster Community Infrastructure Levy (CIL) and pooled Section 106 contributions – Project Allocations

Decision Statement of Cabinet CIL Committee dated 10th October 2019 on Westminster Community Infrastructure Levy (CIL) and pooled Section 106 contributions – Project Allocations

Annex A: CIL Balances to 26th March 2021

Total CIL Collected: £102,475,644.22

Strategic CIL Collected: £84,041,670.24

Strategic CIL Allocated: £52,036,589.00

Strategic CIL Available: £52,614,942.24

Total Neighbourhood CIL Available: £13,176,304.08

Neighbourhood Area	Collected	Allocations	Available
Queens Park	£2,097.74		£2,097.74
Notting Hill East	£12,400.07	£10,000.00	£2,400.07
Bayswater	£500,863.96	£49,579.00	£451,284.96
Little Venice and Maida Vale	£1,599,059.40	£215,621.00	£1,383,438.40
Belgravia	£690,640.98	£74,000.00	£616,520.98
Church Street	£606,692.64		£606,692.64
Churchill Gardens Estate	£0.00		£0.00
Ebury Bridge	£0.00		£0.00
Fitzrovia West	£524,586.79	£152,000.00	£372,586.79
Hyde Park and Paddington	£910,534.73	£682,000.00	£228,534.73
Knightsbridge	£67,821.88	£20,000.00	£47,821.88
Maida Hill	£32,590.59		£32,590.59
Marylebone	£1,673,661.12	£245,125.00	£1,428,536.12
Mayfair	£1,554,853.84	£161,003.00	£1,393,850.84
Pimlico	£8,844.28		£8,844.28
Soho	£375,591.38	£40,700.00	£334,891.38
South East Bayswater	£744,258.64		£744,258.64
St James's	£65,542.77		£65,542.77
St John's Wood	£1,411,777.04		£1,411,777.04
Victoria	£430,851.80		£430,851.80
Westbourne	£182,873.32		£182,873.32
Outside Neighbourhood Areas	£1,914,667.43	£145,000.00	£1,778,226.94
TOTAL	£13,310,191.77	£1,747,018.74	£11,523,661.51

Annex B: Projects put forward for funding from Westminster’s Community Infrastructure Levy (CIL) ‘Neighbourhood Portion’

Project Name	Neighbourhood Area/Forum	NCIL Sought
Project Manager for Green Westbourne	Westbourne Neighbourhood Forum	£55,000
New Zebra Crossing for Westbourne Grove	South East Bayswater (SEBRA)	£120,000
Permanent Catenary Infrastructure	Outside Neighbourhood Areas	£107,000
Cultural Quarter Feasibility Study	Outside Neighbourhood Areas	£25,000
Victoria Street Greening	Victoria Neighbourhood Forum	£30,000
St Augustine’s Church Organ Restoration	Little Venice and Maida Vale	£200,000
Villiers Street Insight Study	Outside Neighbourhood Areas	£30,000
Changing Lives: New Welsh Slate Roof for St Marylebone Parish Church	Marylebone Neighbourhood Forum	£100,000
Thames Riverfront Placemaking Strategy	Outside Neighbourhood Areas	£25,000
Waste Monitoring and Enforcement Officer for Soho	Soho Neighbourhood Forum	£21,000
Community Conversation on Soho Traffic Congestion	Soho Neighbourhood Forum	£27,950
TOTAL Neighbourhood CIL Sought		£740,950.00

Annex C: Projects put forward for funding from Westminster’s pooled Section 106 (s106) contributions

Project Name	S106 Sought
Low Carbon Streets	£345,000
Total Carbon Offset (S106) Funds Sought	£345,000

Annex D: Neighbourhood CIL Applications not being taken forward.

Project Manager for Green Westbourne: The Paddington Development Trust (PDT) in partnership with the council, the Westbourne Forum, local businesses, the voluntary sector, the GLA and the Natural History Museum is seeking to initiate a 5-year programme to create small scale and large scale green infrastructure to enhance community participation in the public realm and environment. This project is a response to development and overcrowding in the area. The project is highly multifaced and aims to offer different form of greening across different offerings including green landscaping, wilding, urban food growing activities, green enterprise and employment, training, schools and youth engagement, and arts activities. This bid is seeking £55,000 from the Westbourne Neighbourhood CIL portion to hire a dedicated Project Manager to deliver the phase 1 of this project that will focus on consultation; planning project delivery; implementation of greenspace projects (e.g. community gardening); and developing the capacity of the programme

for future delivery from 2022 – 2025. This project is supported by Westbourne Ward Members, the Westbourne Forum, and several council officers. The project has received also received funding from the local Ward Budget and the Westminster Community Contribution - £8,820 from each. While this project has an intention to eventually create physical infrastructure in the form of greening, this is solely revenue and there is no direct link to a wider capital project committed to the delivery of new infrastructure. As the scope and scale of new physical infrastructure delivered is not clear nor guaranteed, this project is not considered eligible for CIL funding.

Thames Riverfront Placemaking Strategy (Whitehall to Temple): The Northbank BID is seeking £25,000 from the Outside Neighbourhood Area's to commission a Riverfront Placemaking Strategy to create a vision and concept projects along the Thames riverfront stretching from Whitehall to Temple. This project will procure specialist expertise in placemaking and landscape urbanism to set out a prioritised programme of individual projects to realise the strategy. The project will engage with local stakeholders, partners and visitors to develop, test and refine projects to RIBA Stage 2. Additionally, the link between this strategy and the delivery of new infrastructure along the Thames riverfront is not fully clear. While having clear merit, this is a conceptual study; it would not be appropriate to allocate CIL as there no direct link to the implementation of infrastructure and/or physical changes. Applications linked more closely to the delivery of physical works and the creation of new infrastructure (e.g. projects at RIBA Stages 3, 4 and 5) would be considered eligible for CIL funding.

Waste Monitoring and Enforcement Officer for Soho: The Soho Neighbourhood Forum is seeking £21,000 of CIL to fund an officer for 6 months to monitor waste offenders and encourage compliance with the council's waste policies. While this project has merit and potential from a waste management perspective, it is not linked to the provision of new infrastructure need or repair or maintain existing waste infrastructure. The project is not linked to a wider programme that aims to deliver physical or structural changes in utilities and waste infrastructure in Soho. While Ward Members support this project, officers have expressed concern that the proposal in its current format is not eligible for Neighbourhood CIL as the link to the provision or maintenance of infrastructure is not clear. Officers will be holding further conversations with the forum to determine alternative arrangements to address the issues raised the application.

Community Conversation on Soho Traffic Congestion: The Soho Neighbourhood Forum is seeking £27,950 to employ a consultancy to hold a 'Community Conversation' on traffic and congestion in Soho to understand in detail traffic patterns, the delivery and servicing needs of all business sectors and the accessibility needs of residents and use this information to consider traffic solutions. Council officers had not been engaged prior to submission.

Cultural Quarter Feasibility Study: HOLBA are seeking £25,000 from the Outside Neighbourhood Area's portion to conduct a place shaping feasibility study and commission concept designs for a new Cultural Quarter within the West End. This will develop for the defined area: an overarching culture and arts place identity; public realm and transport design proposals; cultural placemaking opportunities and; occupier curation strategy. The overarching purpose is to develop a coherent, distinctive new destination, encapsulated in a comprehensive and compelling prospectus for the creation of a new Cultural Quarter. This study will explore and recommend opportunities to improve local infrastructure, including public realm, traffic arrangements and potential to improve facilities for pedestrians, way-finding, lighting, public art and curation of occupiers, in order the create a distinctive network of streets for residents, visitors and workers to explore the existing cultural and potentially new cultural and arts institutions. The project is supported by the council's place shaping officers and the Ward Members of St James's. While the study will identify opportunities for change that will support the West End better manage future growth and footfall, there no direct link or commitment to the delivery of new physical infrastructure. It is recommended

that CIL funds are sought to support future projects closely and directly associated with delivery of physical works/construction.

St Augustine's Church Organ Restoration: The St Augustine's Church with support from the Paddington Waterways and Maida Vale Society and the Ward Members of Maida Vale have applied for £200,000 from the Little Venice and Maida Vale Neighbourhood CIL portion. £600,000 has also been raised from a variety of grants. The Church is seeking additional funds to completely restore a Farther Willis Organ to full working order. As the organ is interior apparatus of the church premises, it cannot be considered fundable infrastructure.

Annex E: List of Neighbourhood CIL projects approved by the CIL Committee. Please contact CILS106projects@westminster.gov.uk for further information.

Project Name	Project Summary	Infrastructure Type	Neighbourhood Forum/Area	Total Cost
Market Place Community Garden and Public Realm	To create a pedestrian zone and establish a new garden in central Fitzrovia	Public Realm	Fitzrovia West	£152,000
West End: Better Air Quality, More Recycling and Commercial Vehicle Reduction	Introduction of give recycling compactors in selected locations in the West End.	Utilities and Waste/Green Infrastructure	Outside Neighbourhood Areas	£120,000
The Bays: London Street/South Wharf Road	Design and installation of gateway panels that draw visitors into the Bays and up to the canal side.	Public Realm	Hyde Park and Paddington	£100,000
Burwood Place Greening	Install additional green infrastructure near the new cycle Quietway crossings at Burwood Place, at the junction with Edgware Road.	Public Realm/Green Infrastructure	Hyde Park and Paddington	£15,000
Connaught Village Green Phase 1	Improve public realm around Connaught Village, Potted plants, benches, drinking fountains, enhanced crossing, etc.	Public Realm/Green Infrastructure	Hyde Park and Paddington	£50,000
Sussex Gardens/Edgware Road Junction Improvements	Improve the public realm of the corner of Edgware Road and Sussex Gardens	Public Realm	Hyde Park and Paddington	£110,000
Restoration of the Hole in the Wall	Renovation of the 'Hole-in-the-Wall" including improved lighting.	Public Realm	Knightsbridge	£20,000

Changing Lives	This allocation would form part of a wider project to repair the Grade I listed Parish Church and improve the associated community infrastructure operating there, at a total cost of £8.593m. £5.280m has already been raised to date from a variety of sources. Specifically, the neighbourhood CIL allocation would deliver upgrades to the entrance and reception of the NHS Marylebone Health Centre and install accessible community toilet facilities.	Community Facilities/Health Facilities	Feasibility Study	£100,000
Shrewsbury Gardens Public Realm	The allocation would support design work to re-landscape the gardens, introducing new amenities and planting.	Public Realm	Notting Hill East	£10,000
Belgravia Neighbourhood Plan	The Belgravia NF requested £29,000 to procure a consultant to gather evidence to support the development of their local plan	Other	Belgravia	£29,000
The Covent Garden Lighting Partnership	The project will improve street lighting in the area through redesigning the street lights and lanterns to reduce energy consumption and maintenance costs.	Public Realm	Outside Neighbourhood Areas	£15,000
Northbank Low Emission Neighbourhood - Street Greening	Enhanced pedestrian and cycle routes to reduce local emissions and exposure to pollution.	Green Infrastructure	Outside Neighbourhood Areas	£10,000
Bishops Bridge Public Realm Action Area	Create a costed plan of public realm and highway interventions on Bishop's Bridge Road, between Eastbourne Terrace and Harrow Road.	Public Realm	Hyde Park and Paddington	£50,000
Norfolk Square Gardens Showcase Garden	To improve the Square's appearance by creating a showpiece garden with additional features such as topiary.	Public Realm	Hyde Park and Paddington	£20,000
Star Street Green Space Improvements	Improvements to a section of open space on Star Street W2, on the north side opposite number 65.	Public Realm	Hyde Park and Paddington	£57,000

Edgware Road Insights Study	The proposed study will provide the evidence base to support a joined-up approach to town centre policies for the emerging Marylebone and Hyde Park and Paddington Neighbourhood plans and will provide an action plan for Marble Arch BID to take forward. The aim is to enable consistent and well-evidenced town centre policy, which is consistent with City Plan aims.	Other	Hyde Park and Paddington/Marylebone	£40,000 Split between HPP and Marylebone
Central Island Improvements in Elgin Ave from Maida Vale to Lanark Road and from Randolph Ave to Shirland Road,	To commission a feasibility study for the installation of a raised central island at Elgin Ave from Maida Vale to Lanark Road and from Randolph Ave to Shirland Road.	Feasibility Study	Little Venice and Maida Vale	£30,000
Charing Cross Road Area Public Realm	Create new pedestrian priority spaces, widened footways, safer cycling routes and safer junctions across part of the West End.	Public Realm	Outside Neighbourhood Areas	£75,000
Ebury Street & Lower Belgrave Street	To undertake a review of the existing Ebury Street & Lower Belgrave Street junction, a very cluttered and confusing road space which is dominated by vehicular infrastructure and identify and cost the public realm improvements required.	Public Realm	Belgravia	£45,000

Connaught Village Green Phase 2	<p>The CIL amount sought is to cover next stage of design of the proposal that seeks to radically improve this space by:</p> <ol style="list-style-type: none"> 1. Create a truly green Connaught Village with biodiverse planting and SUDs 2. Providing a place for residents to meet, sit and have access to free drinking water 3. Improve road safety by enhancing crossings 4. Encouraging pedestrian/cycle travel to reduce emissions and improve air quality 5. Help reinforce an identity for Connaught Village Green 6. Allow the village green to extend to accommodate programmed activities 7. Improve visibility and accessibility from Hyde Park 	Green Infrastructure	Hyde Park and Paddington	£135,000
Belravia Streets Tree Planting	Additional Trees planted in Belravia Streets	Green Infrastructure	Belgravia	£50,000
Changing Lives Phase 2	St Marylebone Parish Church is requesting CIL funding towards repair of the Portico steps and access ramp - the main entrance to our building for all users. Over 470 people use this entrance on a daily basis.	Community Facilities/Health Facilities	Marylebone	£100,000
Air Filtration Units for St Marylebone CE School	Both sites suffer from exceptionally bad pollution, as highlighted in many reports over the years and most recently in the School Clean Air Audit report, commissioned by WCC and published in June 2020. The report recommended the use of filtration units to help tackle poor air quality within the classrooms at our main site, caused by the proximity to Marylebone Road.	Educational Facilities	Marylebone	£25,125

Mayfair Green Route	This application is to develop a 1.3km green route from Regent Street to Hyde Park, linking existing green spaces, including Mount Street Gardens and Berkeley Square to create a continuous corridor to support wildlife and a world class spectacle that enhances Mayfair. This funding application is for Phase 1: the appraisal of greening opportunities and project scoping.	Green Infrastructure	Mayfair	£119,200
Reverse Vending Machine for Mayfair	The forum to looking to procure a reverse vending machine that will accept recyclable materials in exchange for vouchers can be spent at NWECC member shops	Utilities and Waste/Green Infrastructure	Mayfair	£28,303
Baseline Study of Licensed Premises in Mayfair	The study will generate an up-to-date local evidence base of use-classes in Mayfair; mapping out the geography of the licensed economy (restaurants, cafes, pubs, bars and clubs). This will provide local stakeholders and the council with some detailed insights into the existing levels of licensable activities. It is recommended that this application is approved in principle – further discussions with council officers are pending.	Other	Mayfair	£13,500

Air Quality and Traffic Monitoring System	The Soho Neighbourhood Forum is proposing to create baseline data on air quality and sound across Soho and also start recording the numbers and categories of vehicles entering and within Soho 24/7 at the monitoring sites. It is hoped that the collaboration with WCC officers in the data analysis will create a data set that is accepted by the Council as providing the basis for decisions on the implementation measures that should be used to improve air quality and reduce traffic congestion. Two phases are proposed - the first to start in February 2021 with one monitoring station in Soho that includes air quality and traffic monitoring equipment. If phase 1 is successful, phase 2 will commence in July 2021 with up to 20 monitoring sites in and around Soho.	Feasibility Study	Soho	£3,700
Soho Parish Schools Gates Replacement	The Soho Parish school delivered a playground redevelopment in 2015, however the large oak doors installed as part of this redevelopment are dysfunctional and must be heaved open manually to let children in, but at present they do not open at all. The school is currently seeking to replace these gates with more practical designs that are welcoming and functional. The school is seeking £15,000 to procure a new mechanism and to also invite architect proposals for the design.	Educational Facilities	Soho	£15,000

Soho Digital Waste Infrastructure	The Soho Business Alliance is seeking to commission a financial, technical and operational feasibility study into the viability of a project to reduce the volume and frequency of generally large and fossil fuel powered refuse and recycling vehicles passing through Soho by providing a technology enabled, co-ordinated, efficient, timely, cost effective, cleaner, quieter and lower carbon service for businesses (and benefits to residents) within Soho. A total of £20,000 is sought to conduct a feasibility study.	Feasibility Study	Soho	£20,000
Greening Soho Feasibility Study	The Soho Neighbourhood Forum have initiated works with consultants to investigate options of tree-planting and landscape design. In order to make progress, further conversations with Westminster City Council to determine what barriers exist in terms of Hard and Soft Landscaping. The forum is seeking £2,000 to commission a basic scope of works that would include more detailed drawings, along with a summary specification for hard landscaping and for soft landscaping. Following this initial scoping exercise, the Soho NF will then seek to submit a proposal for the works to be implemented.	Feasibility Study	Soho	£2,000

Blomfield Road Public Realm	<p>This proposal relates to the area around the junction with Westbourne Terrace Road. Paddington Waterways and the Maida Vale Society are seeking funding from Neighbourhood CIL to enable the widening of the southern footways at this junction, to provide the minimum allowed width for one traffic lane on the existing one-way Blomfield Road. This aligns with Westminster's Walking Strategy and 'pedestrian priority' approach to support greater sustainable transport through the draft City Plan, as well as the draft Infrastructure Delivery Plan (2019). £185,621 is sought from the Little Venice and Maida Vale neighbourhood portion.</p>	Public Realm	Little Venice and Maida Vale	£185,621
External Play Area and Garden Space at College Park School	<p>College Park has pupils with autism and complex learning needs within the moderate to severe range. Pupils may also present with associated behaviour difficulties linked to their autism. Although the school was rebuilt in 2012, the playground does not fully cater for the wide range of sensory needs. This project would allow for an area of the front of the school, which is not utilised to its full potential to be converted to an additional play space, which has inbuilt trampolines for sensory processing, play posts and planters to support outdoor learning. This would hugely impact on the curriculum the school can offer and support outdoor learning which is greatly needed in an inner-city London school. This project would also include sensory plants to the front and back of the school, to create a natural green barrier between the school and the road/local residents and provide sensory smells. The school is seeking £49,742 from the Bayswater Neighbourhood Portion.</p>	Educational Facilities	Bayswater	£49,724