



City of Westminster

# Cabinet Committee Report (Community Infrastructure Levy)

**Decision Maker:** Cabinet Community Infrastructure Levy (CIL) Committee

**Date:** 26<sup>th</sup> March 2018

**Classification:** For General Release

**Title:** Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Funding – Project Allocations (Q4)

**Wards Affected:** All

**Financial Summary:** This report seeks to allocate funding of £5.262m of CIL to infrastructure projects to support growth in Westminster following receipt of monies from development. CIL governance and spending procedures continue to be developed and implemented through the use of existing resources.

**Also, approval of £0.120m for two projects to be funded from Section 106.**

**Report of:** Director of Policy, Performance and Communications

## **1. Executive Summary**

- 1.1 Westminster'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 Westminster. Westminster's CIL was formally introduced on 1<sup>st</sup> May 2016 and since then a total of £15.171m has been received.
- 1.2 The majority of this funding has been received since April 2017 and as the funds have built up, the availability of 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 previous meeting of the committee, on 2<sup>nd</sup> November 2017, agreed the first round of funding allocations.
- 1.3 The purpose of this report is for the Cabinet CIL Committee to consider and approve the next round of funding allocations from the Strategic CIL expenditure as well as funding for priority projects from Section 106 pooled resources. For the avoidance of doubt none of these recommendations relate to the neighbourhood portion of CIL income. As section 9 of this report explains, this will be dealt with separately.

## **2. Recommendations**

2.1 The Cabinet CIL Committee is asked to:

1. Approve the expenditure of £5.262m from Westminster's City CIL Strategic Portion as set out in Section 5.1.5 of this report. This includes the allocation of funding for the following projects set out in Appendix B.
  - (i) Hanover Square Public Realm (Soft Landscaping) (Appendix B, Project 1)
  - (ii) Baker Street 2-Way (Appendix B, Project 2)
  - (iii) Beachcroft House Care Home (fit-out) (Appendix B, Project 3)
  - (iv) Strand/ Aldwych Cultural Quarter (Appendix B, Project 4)
  - (v) Harrow Road/ Kilburn Lane/ Ladbroke Grove Junction (Appendix B, Project 5)
  - (vi) Children's Centre Improvement Programme (Appendix B, Project 6)
  - (vii) Prince of Wales Junction (Appendix B, Project 7)
  - (viii) Church Street (Appendix B, Project 8)
  - (ix) Tachbrook Street Market Electrics (Appendix B, Project 9)
  - (x) Maida Vale Cycle Hire Station (Appendix B, Project 10)
  - (xi) Queensborough Terrace/ Queensborough Passage (Appendix B, Project 11)
2. Approve the expenditure of £0.120m from Section 106 funds held for the purposes of the Victoria Area Transport Study (VATS) as set out in Section

6.2 of this report. This includes the allocation of funding for the following projects set out in Appendix B:

- (i) Victoria Station Air Quality and contract coach parking scheme (Appendix B, Project 12)
- (ii) Buckingham Gate Red Route and coach parking scheme (Appendix B, Project 13)

- 3. Consider the update on Councillor proposed priority projects, as set out in Section 7 of this report and Appendix C, and note progress.
- 4. Note the list of newly proposed projects from Westminster Councillors, as set out in Section 8 of this report and Appendix D. These projects will be considered for the next round of funding if it is determined they are eligible to be funded by CIL.
- 5. Note the neighbourhood portion of CIL received £1.774m to date as set out in Section 9 of this report and Appendix E, and note that the first round of funding of this portion will take place early next year in order to allow time to develop an engagement strategy between the council and Westminster's neighbourhood forums.

### **3. 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. 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. Westminster's CIL came in to force on the 1<sup>st</sup> 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 the 5<sup>th</sup> March 2018 the council had received a total of £15.171m of Westminster CIL.
- 4.2 On the 20<sup>th</sup> February 2017 Cabinet approved the governance arrangements for administering the Westminster 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 2<sup>nd</sup> 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. The committee agreed to allocate £4.742m of CIL funding to projects, as detailed in the council's decision statement of 3<sup>rd</sup>

November 2017 and in Appendix A, and were also asked to consider a number of projects for funding put forward by Councillors.

4.4 It will be recalled that the 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 (currently 15%) of receipts from development in each neighbourhood – 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.

4.5 The purpose of this report is therefore for the committee to consider and approve further allocations of funding for projects from the City CIL Strategic Portion and s106 resources. The committee will also be updated on the status of those projects submitted by Councillors for the previous round of CIL funding, and will be presented with a new list of Councillor projects that will be investigated for potential CIL funding by officers in due course.

4.6 This report does not deal with allocation of the Neighbourhood Portion. Section 9 sets out the approach being taken to administering the Neighbourhood Portion.

## 5. Proposals for funding from Westminster CIL – the City CIL Strategic Portion

### 5.1 Overview of Westminster CIL receipts

5.1.1 The following summary provides a breakdown of Westminster CIL receipts for the City CIL strategic portion and the neighbourhood portion for each financial year from 1st May 2016 to 5th March 2018:

Period	City CIL Strategic Portion	Neighbourhood Portion
01/05/2016 - 31/03/2017	£2.060m	£0.376m
01/04/2017 – 05/03/2018	£10.574m	£1.398m
<b>Total</b>	<b>£12.638m</b>	<b>£1.774m</b>

5.1.2 Demand notices have been issued for a further £2.583m of Westminster CIL that is payable before 31<sup>st</sup> March 2018. The demand notices relate to developments where the council has been notified of the intended commencement date and consequently a demand for payment can be raised.

5.1.3 Since the 1<sup>st</sup> May 2016 liability notices for a potential additional value of £87.397m 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 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.

5.1.4 The committee agreed to allocate funding of £4.742m to projects at the meeting of 2<sup>nd</sup> November 2017. Following this allocation, the remaining balance of CIL monies received to 31 December 2017 meant that funding of £5.262m was available for allocation to projects in this quarter, as outlined in Appendix A. The remaining balance from the total receipts outlined above will be allocated in future funding rounds, including any further CIL monies received.

5.1.5 Cabinet agreed the indicative “funding pots” for the City CIL Strategic funding to be allocated against different infrastructure types shown in the table below. Against each is included the respective funding allocations from the available City CIL Strategic funding for this quarter, totalling £5.262m.

Infrastructure Type	Indicative percentage allocation of Westminster’s CIL - the ‘City CIL Strategic Portion’	Available Funding
Public realm / Transport	50%	£1.945m
Health / Community Services	10%	£0.858m
Education	5%	£0.500m
Parks / Sport and Leisure	5%	£0.195m
Utilities / Waste	10%	£0.986m
Other Priorities / Contingency	20%	£0.778m
<b>Total</b>	-	<b>£5.262m</b>

5.1.6 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.

## 5.2 Summary of Bids from Westminster Service Areas for Funding from Westminster’s City CIL Strategic Portion

5.2.1 As agreed by Cabinet, a senior officer working group (chaired by the Director of Policy, Performance and Communications and comprising representatives across council departments) has worked to bring forward project recommendations from across all service areas. A full list of the project bids is

included at Appendix A with information on how they meet the eligibility criteria set out in the CIL Policy Spending Statement agreed at the previous committee in November 2017. In summary the total funding from the City CIL Strategic Portion is illustrated below against each infrastructure type.

Infrastructure Type	Indicative Allocated Funding from the City CIL Strategic Portion	Value of Bids	Balance
Public realm / transport	£1.945m	£1.942m	(£0.003m)
Health and Community Services	£0.858m	£0.820m	(£0.038m)
Education	£0.500m	£0.500m	-
Parks/Sport and Leisure	£0.195m	£0.195m	-
Utilities/Waste	£0.986m	£0.986m	-
Other Priorities / Contingency	£0.778m	£0.778m	-
<b>Total</b>	<b>£5.262m</b>	<b>£5.221m</b>	<b>(£0.042m)</b>

5.2.2 A written summary of each of the council's service area project bids for funding from the City CIL Strategic portion is also provided below. This supplements the information provided at Appendix B to help the Committee's consideration of the proposals.

5.2.3 It is recommended that, in line with the flexible approach provided for in the Council's agreed CIL spending policy, it is appropriate to use the indicative sum allocated for 'utilities and waste' (10% of receipts) to enable the Hanover Square Gardens Schemes funding allocation. This project was partially funded through the last round of funding in November 2017 and has a short timeframe for implementation. Furthermore, the public realm/ transport portion (50%) is supplemented by the other priorities/ contingencies portion (20%) to allow the Baker Street 2-way funding allocation. Further detail is provided below.

### 5.3 Commentary on Proposals for CIL Funding

5.3.1 *Hanover Square Public Realm (Soft Landscaping)*. This is a public realm enhancement scheme to incorporate and facilitate the opening of Crossrail's Bond Street Station's Eastern Ticket Hall in the north west corner of Hanover Square in December 2018. The scheme will create new and expanded public spaces facilitated by the closure of the western side of the square to traffic. The total project cost is £12.270m and the project was allocated a £2.000m CIL contribution for hard landscaping works in the previous funding round. A further £1.000m is now sought towards soft landscaping proposals. This involves landscaping to the gardens to reinstate their historical layout and prevent erosion from increased numbers of pedestrians who will arrive when the new Crossrail station opens and will include a new lawn area, planting scheme, new entrance points, and informal play space.

- 5.3.2 As mentioned above, it is recommended that this further contribution is funded from both the Parks/ Open Space portion (£0.195m) and the Utilities/ Waste portion (£0.805m) of CIL, in order to enable the delivery of this project within its Spring 2018 timeframe, given its status as a Council priority project.
- 5.3.3 *Baker Street 2-way.* This project will reintroduce two-way traffic along Baker Street and Gloucester Place, and will enhance the pedestrian and cycling environments and public realm. This is a joint project being delivered by the Council and Transport for London (TfL). The project is also supported by the Baker Street Quarter Partnership and The Portman Estate. The total project cost is £1.840m, with funding from a variety of other sources, and seeks a CIL contribution of £0.840m in order to fully fund the proposals. As mentioned above, it is proposed to utilise both the Public Realm/ Transport CIL portion (£0.062m) and the Other CIL portion (£0.778m) in order to fund these proposals, given that this is a Council priority scheme, in line with the CIL Spending Policy Statement.
- 5.3.4 *Beachcroft House Care Home.* Beachcroft House Care Home is a Council development of 84 nursing care beds and associated community facilities. It is being delivered as part of the joint WCC & NHS Specialist Housing Strategy for Older People (SHSOP) programme, which aims to significantly expand the specialist housing and care infrastructure that supports older people in Westminster, in response to both the growing and changing needs of Westminster's resident population. The total capital cost of the project is £32.700m funded through a combination of Council capital and revenue budgets. A previous CIL contribution of £0.130m was allocated to help deliver the 'Sensory Garden' in the previous funding round in November 2017. A further contribution of £0.750m is now sought towards the capital cost of fitting out the care home as a high quality, modern and fit-for-purpose facility for the residents of Westminster. It is recommended that this contribution is fully funded using the Health and Community Services CIL portion.
- 5.3.5 *Strand/ Aldwych Cultural Quarter.* This project will remove the Aldwych gyratory, creating two-way traffic around the semi-circle of the "D" and a new pedestrianised space along the Strand, the straight section of the "D" outside Somerset House and Kings College. This will have significant benefits for air pollution and creating a more pedestrian-friendly environment. A CIL contribution of £0.670m is sought to enable the initial and detailed design stages, with £0.105m already secured through TfL funding. Further funding will then be sought from both public and private sources to enable implementation, with the full scheme estimated to cost £20-30m. It is recommended that the CIL contribution is funded using the Public Realm/ Transport CIL portion.
- 5.3.6 *Harrow Road/ Kilburn Lane/ Ladbroke Grove Junction.* This project will provide new pedestrian crossing facilities on all four arms of the junction; carriageway widening; improved bus access; new dropped kerbs, and road resurfacing. A CIL contribution of £0.600m is sought to enable the project to move to the implementation stage. Further funding is being provided through the Council's

Capital Programme, Local Implementation Plan funding, and match funding from both the London Borough of Brent and Royal Borough of Kensington and Chelsea. It is recommended that the CIL contribution is funded using the Public Realm/ Transport CIL portion.

- 5.3.7 *Children's Centre Improvement Programme.* A CIL contribution of £0.500m is sought in order to contribute to an ongoing programme of alterations and improvements to early years' settings and Children's Centres to ensure their suitability to deliver the Council's priorities. Capital funding of £0.854m has already been secured. It is recommended that the CIL contribution is allocated through the Education CIL portion.
- 5.3.8 *Prince of Wales Junction.* A CIL contribution of £0.300m is sought towards the final stage of a broader public realm improvement scheme at the junction which has seen significant improvement to the market with high quality paving, road closures and improved street scape. Funding is required to complete the western side of the junction and introduction of new signalised layout, which would allow improvements to the streetscape, including improved pedestrian facilities with wider footways, and a new diagonal pedestrian signal crossing. This revised arrangement would improve the junction capacity along with anticipated road safety advantages. The CIL contribution will ensure that the wider scheme can be delivered in its entirety, together with already identified S106 funds of £0.150m. Ongoing costs would be funded through maintenance budgets. It is recommended that the CIL contribution is allocated using the Public Realm/ Transport portion.
- 5.3.9 *Project Church Street.* This project will provide additional infrastructure for Church Street market, including a flexible community / workspace hub. It will also bring back into use an existing toilet block that currently detracts from the pedestrian experience of the market, facilitating anti-social behaviour. Associated public realm works to the footways around the toilet block and new community/ workspace hub will improve the pedestrian environment and help drive new footfall to Church Street. The total project cost is £0.800m, the majority of which will be secured from other sources including GLA capital grant and WCC capital and revenue budgets. A CIL contribution of £0.160m is sought to leverage GLA funding and secure delivery of the project. It is recommended that CIL funding is allocated using the Public Realm/ Transport portion (£0.060m), Health and Community Service portion (£0.070m), and the Utilities/ Waste portion (£0.030m).
- 5.3.10 *Tachbrook Street Market Electrics.* The project seeks to redesign and alter construction to an above ground solution and an electrical solution that balances the available power throughout the market. These works are required in order to continue the safe operation of the market. The works include removing/altering the existing unreliable in ground power provision and installing a Power Bollard solution. The solution would also allow electric vehicles to be charged at the site when the market isn't in operation. The design proposed will reduce maintenance, improve system availability, public and user safety while increasing individual user accountability (the stall holders would pay for the electricity they use). With an above ground electrical

solution the drainage problems experienced in the past will no longer be an issue significantly reducing disruption to Market Traders and the public. A CIL contribution of £0.150m is sought to enable implementation of this project. Ongoing maintenance and testing will be covered by existing maintenance budgets. It is recommended that CIL funding is allocated using the Utilities/Waste portion.

- 5.3.11 *Maida Vale Cycle Hire Station*. This project was brought to the committee's attention in November 2017 by Councillor Prendergast. There has previously been no funding to implement the Cycle Hire Station, planning permission for which was granted in September 2016 and expires in September 2018. Funding would allow the introduction of a Hire Station that would store up to 39 bikes in an area of significant resident and visitor demand and would plug a hole in the provision in the Maida Vale area. A CIL contribution of £0.140m is sought to enable implementation of this project. It is recommended that CIL funding is allocated using the Public Realm/ Transport portion.
- 5.3.12 *Queensborough Terrace/ Passage*. This project aims to improve the pedestrian and public realm environment by upgrading the footway and carriageway in the vicinity of the junction of Queensborough Passage and Queensborough Terrace. This includes creating extra pedestrian space at crossing points; minor traffic calming measures; planters, and parking alterations. A CIL contribution of £0.110m is sought to enable implementation of this scheme. A further £0.015m has been secured from the Lancaster Gate ward budget to enable soft landscaping works. It is recommended that CIL funding is allocated using the Public Realm/ Transport portion.
- 5.3.13 A further bid was submitted to the senior officer group seeking a £0.200m contribution to the Tollgate Gardens Community Centre project. Following discussions, this bid was withdrawn on the basis that the Cabinet CIL Committee had already agreed to fund the project utilising section 106 monies, as detailed in the report of 2<sup>nd</sup> November 2017 and decision notice of 3<sup>rd</sup> November 2017 and therefore no additional CIL funding was necessary.

## **6. Proposals for Funding from Section 106 Pooled Funds**

### **6.1 Overview of Section 106 Pooled Funds**

- 6.1.1 Two further projects were submitted for this funding round. Following a meeting of the senior officer group, it was agreed that these projects could be funded through the use of section 106 (s106) funds, rather than via CIL.
- 6.1.2 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. Furthermore, there are legal restrictions limiting the pooling of separate s106 monies from different planning permissions. 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 much less flexible than CIL.

## 6.2 Section 106 Victoria Area Transport Study (VATS) Funds

- 6.2.1 S106 monies totalling £0.133m are held in relation to the Victoria Area Transport Study. It is recommended that two projects are funded using these monies as set out below and at Appendix B, leaving a balance of £0.013m.
- 6.2.2 *Victoria Coach Station Air Quality & Contract Coach Parking Scheme.* This project aims to substantially reduce the number of coaches being driven around the area by the City Council entering into an agreement with the two main operators, National Express and Megabus, for contract parking at up to nine new coach parking bays. The agreement will ensure that potentially up to 100 coaches a day need not be driven through the area which in turn would represent a significant reduction in harmful PM<sub>10</sub> and NO<sub>x</sub> emissions. A contribution of £0.060m is sought as a one-off cost to enable implementation of this scheme, which would return £0.175m-£0.200m per annum for period of five years through agreed payments received from the two coach companies. It is recommended that VATS funds are used to finance this project.
- 6.2.3 *Buckingham Gate Red Route & Coach Parking Scheme.* This project is part of an ongoing scheme to implement an effective traffic management, road safety, coach management plan and overall improved visitor experience to the access roads to Buckingham Palace by converting Buckingham Gate to a Red Route and developing existing and safe coach parking facilities at the nearby Tothill Street. A £0.060m contribution is sought to ensure the effective implementation of this scheme. Ongoing maintenance costs of marked bays, signs and lines will be subsumed within the council's existing maintenance budgets. It is recommended that VATS funds are used to finance this project.

## 7. **Update on Proposals for Funding - Councillor Priorities**

- 7.1 Westminster Councillors were invited to put forward projects to this committee that could potentially benefit from CIL or s106 funding. The report of the 2<sup>nd</sup> November 2017 set out a full list of the projects that Westminster Councillors put forward for CIL funding. Included in Appendix B to this report is a table setting out progress on these identified projects including commentary on what the recommended next steps are in order to bring forward the project for delivery. In some cases, it may be that projects can be delivered through other funding sources rather than CIL. The committee are asked to note the progress of these projects.

## 8. **New Proposals for Funding – Councillor Priorities**

- 8.1 A further list of projects put forward by Councillors for potential CIL funding is set out in Appendix C. The committee is asked to note these proposals and agree that the Senior Officer Working Group will pursue all of the proposals in more detail to investigate whether or not they are eligible for CIL funding, or if they can be funded by another source.

## 9. **Westminster's CIL - the neighbourhood portion**

- 9.1 Cabinet agreed that the Senior Officer Working Group should oversee the engagement and allocation processes for the Neighbourhood CIL and make recommendations to the Cabinet CIL Committee about the allocation of Neighbourhood CIL. This process will be aided by the spending policy statement for CIL that was agreed at the November 2<sup>nd</sup> 2017 meeting.
- 9.2 There are 22 neighbourhood areas designated throughout Westminster and a small area that does not yet have a designated neighbourhood area. It is important that the council works with all areas and officers are currently working on a clear strategy for engagement. For meaningful discussions to take place it is also important that sufficient funds have been accrued for the neighbourhood portions. Now that this has started to happen, Officers will begin proactively working with neighbourhoods to support them in identifying what local projects may be eligible for this funding and will also work with them as part of the council's role in supporting neighbourhood planning.
- 9.3 A full list of the ring fenced neighbourhood portion of CIL is included at Appendix D and is broken down by neighbourhood year. 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. The total monies allocated for neighbourhood is £1.774m.
- 9.4 Further updates on engagement with neighbourhood areas and communities and the status of proposals for funding will be included in future Cabinet CIL Committee reports.

## **10. 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 £15.171m from CIL since it was launched in May 2016 of which, £12.638m is allocated to City CIL Strategic Portion, £1.774m to Neighbourhood Portion and £0.759m to offset the cost of CIL administration.
- 10.3 From the City CIL Strategic Portion, £5.262m is requested for approval in this report. If approved, then the total allocation of CIL monies to projects will be £10.004m of which, £4.742m was approved in November 2017.
- 10.4 Further CIL monies of £2.583m are expected to be received by the end of March 2018.

## **11. 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.

- 11.2 Further legislative reforms to the CIL regime are expected in due course following the consultation entitled *Supporting housing delivery through developer contributions* recently published by government.
- 11.3 Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a legally binding agreement or planning obligation with a developer called a Section 106 agreement. The City Council can, through these agreements, secure financial support for projects that benefit the people of the borough. The Director of Law has considered the proposed s106 expenditure, as detailed in paragraph 6 of this report, and is satisfied that these are projects for which the s106 funds can be legally utilised by the City Council.

## **12. 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 equalities 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.

## **Appendices**

Appendix A CIL Balance and Allocations, January 2018

Appendix B Projects put forward for funding from Westminster's Community Infrastructure Levy (CIL) 'City Portion' and Section 106 (s106) Pooled Funds

Appendix C Update on previous project proposals by Westminster Councillors

Appendix D New project proposals by Westminster Councillors

Appendix E The neighbourhood CIL portion as of 5<sup>th</sup> March 2018

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

Michael Clarkson, Principal Policy Officer,

Tel: 020 7461 4690

Email: [mclarkson@westminster.gov.uk](mailto:mclarkson@westminster.gov.uk)

## **BACKGROUND PAPERS**

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

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

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

## Appendix A: CIL Balance and Allocations, January 2018

Total Westminster CIL (Strategic) received since 01/05/2016 as at 31 December 2017: **£10,004,080.73**

Total Westminster CIL (Strategic) allocated to projects November 2017: **£4,742,000.00**

Total Westminster CIL (Strategic) available for allocation to projects: **£5,262,080.73**

	Infrastructure Type	Total funding Westminster City CIL Strategic Portion since 01/05/2016	Value of funding approved at committee and allocated to projects	Balance available for allocation to projects	Projects funded via CIL
CIL	Public realm / transport CIL (50 %)	£5,002,040.36	£3,056,894.82	£1,945,145.54	<ul style="list-style-type: none"> <li>- Hanover Sq (Project 1 - £2,000,000)</li> <li>- Church Street Green Spine Phase 2 (Project 3- £500,000)</li> <li>- Queensway (Project 4 – £1,000,000)</li> <li>- Strutton Ground (Project 6 - £500,000)</li> </ul> <p><i>(Shortfall of £943,105.18 to be funded from contingency (£928,447.42) and Utilities (£14,657.76))</i></p>
CIL	Health and Community Services (10%)	£1,000,408.07	£142,000.00	£858,408.07	<ul style="list-style-type: none"> <li>- Beachcroft House (Project 7 - £130,000)</li> <li>- Hall Park Estate CCTV (Project CMC1 - £12,000)</li> </ul>
CIL	Education (5%)	£500,204.04	£0.00	£500,204.03	
CIL	Parks/Sport and Leisure (5%)	£500,204.04	£305,689.48	£194,514.55	<ul style="list-style-type: none"> <li>- Play Facilities (Project 8 - £185,000)</li> <li>- Parks landscaping and infrastructure improvements (Project 9 - £215,000)</li> <li>- Berkeley Square infrastructure improvements (Project 10 - £240,000)</li> </ul> <p><i>(Shortfall of £294,310.52 to be funded from contingency)</i></p>
CIL	Utilities/Waste (10%)	£1,000,408.07	£14,657.76	£985,750.31	- See public realm above – £14,657.76 funding to meet shortfall.
CIL	Other Priorities / Contingency (20%)	£2,000,816.15	£1,222,757.94.00	£778,058.22	- See public realm and parks above – £1,222,757.94 funding to meet shortfall.
	<b>Total</b>	<b>£10,004,080.73</b>	<b>£4,742,000.00</b>	<b>£5,262,080.73</b>	

## Appendix B: Projects put forward for funding from Westminster’s Community Infrastructure Levy (CIL) ‘City Portion’ and Section 106 (s106) Pooled Funds

**CIL**

Project Name	Project Description	Governance Group Sponsor	Public Realm/ Transport CIL (50%)	Health & Community Services CIL (10%)	Education CIL (5%)	Parks/ Open Space CIL (5%)	Utilities/ Waste CIL (10%)	Other CIL (20%)	Total CIL Allocation Proposed
-	-	-	£1,945,145.54	£858,408.07	£500,204.04	£194,514.55	£985,750.31	£778,058.22	-
<b>Hanover Square Gardens</b>	Soft landscaping scheme including new lawn area, planting scheme, new entrance points, informal play space.  Funding will enable completion of detailed design works to implement scheme alongside already funded hard landscaping and public realm works.	Growth Planning & Housing (Deirdra Armsby)				£194,514.55	£805,485.45		£1,000,000.00
<b>Baker Street 2-way</b>	Reintroduce two-way traffic along Baker Street and Gloucester Place, and enhance pedestrian and cycling environment and public realm.	City Management & Communities (Kevin Goad)	£61,941.78					£778,058.22	£840,000.00

Project Name	Project Description	Governance Group Sponsor	Public Realm/ Transport CIL (50%)	Health & Community Services CIL (10%)	Education CIL (5%)	Parks/ Open Space CIL (5%)	Utilities/ Waste CIL (10%)	Other CIL (20%)	Total CIL Allocation Proposed
-	-	-	£1,945,145.54	£858,408.07	£500,204.04	£194,514.55	£985,750.31	£778,058.22	-
	Project delivered by Westminster City Council and Transport for London. The project is also supported by the Baker Street Quarter Partnership and The Portman Estate.								
<b>Beachcroft House Care Home</b>	<p>Council development of 84 nursing care beds and associated community facilities. Project being delivered as part of the joint WCC &amp; NHS Specialist Housing Strategy for Older People (SHSOP) programme.</p> <p>Funding will contribute to the capital cost of fitting out the care home as a high quality,</p>	Growth Planning & Housing (Deirdra Armsby)		£750,000.00					£750,000.00

Project Name	Project Description	Governance Group Sponsor	Public Realm/ Transport CIL (50%)	Health & Community Services CIL (10%)	Education CIL (5%)	Parks/ Open Space CIL (5%)	Utilities/ Waste CIL (10%)	Other CIL (20%)	Total CIL Allocation Proposed
-	-	-	£1,945,145.54	£858,408.07	£500,204.04	£194,514.55	£985,750.31	£778,058.22	-
	modern and fit-for-purpose facility for the residents of Westminster.								
<b>Strand/ Aldwych Cultural Quarter</b>	<p>Project will remove the Aldwych gyratory, creating 2-way traffic around the semi-circle of the “D” and a new pedestrianised space along the Strand, the straight section of the “D” outside Somerset House and Kings College. This will have significant benefits for air pollution and creating a more pedestrian-friendly environment.</p> <p>Funding will enable initial and detailed design stages alongside TfL LIP funding.</p>	Growth Planning & Housing (Deirdra Armsby)	£670,000.00						£670,000.00

Project Name	Project Description	Governance Group Sponsor	Public Realm/ Transport CIL (50%)	Health & Community Services CIL (10%)	Education CIL (5%)	Parks/ Open Space CIL (5%)	Utilities/ Waste CIL (10%)	Other CIL (20%)	Total CIL Allocation Proposed
-	-	-	£1,945,145.54	£858,408.07	£500,204.04	£194,514.55	£985,750.31	£778,058.22	-
<b>Harrow Road/ Kilburn Lane/ Ladbroke Grove Junction</b>	Project will provide new pedestrian crossing facilities on all four arms of the junction; carriageway widening; improved bus access; new dropped kerbs; road resurfacing.  Funding will help progress the scheme to the implementation phase.	City Management & Communities (Kevin Goad)	£600,000.00						£600,000.00
<b>Children's Centre Improvement Programme</b>	Funding will contribute to ongoing programme of alterations and improvements to early years' settings and Children's Centres to ensure their suitability to deliver the Council's priorities	Children's Services (Alan Wharton)			£500,000.00				£500,000.00

Project Name	Project Description	Governance Group Sponsor	Public Realm/ Transport CIL (50%)	Health & Community Services CIL (10%)	Education CIL (5%)	Parks/ Open Space CIL (5%)	Utilities/ Waste CIL (10%)	Other CIL (20%)	Total CIL Allocation Proposed
-	-	-	£1,945,145.54	£858,408.07	£500,204.04	£194,514.55	£985,750.31	£778,058.22	-
<b>Prince of Wales Junction</b>	Funding is required to complete the western side of the junction and introduction of new signalised layout. Funding would allow improvements to the streetscape, including improved pedestrian facilities with wider footways, and a new diagonal pedestrian signal crossing. This revised arrangement would improve the junction capacity along with anticipated road safety advantages.	City Management & Communities (Kevin Goad)	£300,000.00						£300,000.00
<b>Project Church Street</b>	Application in respect of capital funding required to support a current application to the	Growth Planning & Housing (Deirdra Armsby)	£60,000.00	£70,000.00			£30,000.00		£160,000.00



Project Name	Project Description	Governance Group Sponsor	Public Realm/ Transport CIL (50%)	Health & Community Services CIL (10%)	Education CIL (5%)	Parks/ Open Space CIL (5%)	Utilities/ Waste CIL (10%)	Other CIL (20%)	Total CIL Allocation Proposed
-	-	-	£1,945,145.54	£858,408.07	£500,204.04	£194,514.55	£985,750.31	£778,058.22	-
<b>Tachbrook Street Market Electrics</b>	<p>The project seeks to redesign and alter construction to an above ground solution and an electrical solution that balances the available power throughout the Market.</p> <p>The works include removing/altering the existing unreliable in ground power provision and installing a Power Bollard solution. The solution would also allow electric vehicles to be charged at the site when the market isn't in operation.</p>	City Management & Communities (Kevin Goad)					£150,000.00		£150,000.00
<b>Maida Vale Cycle Hire Station</b>	There has previously been no funding to implement the	City Management & Communities	£140,000.00						£140,000.00

Project Name	Project Description	Governance Group Sponsor	Public Realm/ Transport CIL (50%)	Health & Community Services CIL (10%)	Education CIL (5%)	Parks/ Open Space CIL (5%)	Utilities/ Waste CIL (10%)	Other CIL (20%)	Total CIL Allocation Proposed
-	-	-	£1,945,145.54	£858,408.07	£500,204.04	£194,514.55	£985,750.31	£778,058.22	-
	<p>Cycle Hire Station, planning permission for which was granted in September 2016 and expires in September 2018.</p> <p>Funding would allow the introduction of a Hire Station that would store up to 39 bikes in an area of significant resident and visitor demand and would plug a hole in the provision in the Maida Vale area.</p>	(Kevin Goad)							
<b>Queensborough Terrace/ Passage</b>	Project aims to improve the pedestrian and public realm environment by upgrading the footway and carriageway in the vicinity of the junction of Queensborough	City Management & Communities (Kevin Goad)	£110,000.00						£110,000.00

Project Name	Project Description	Governance Group Sponsor	Public Realm/ Transport CIL (50%)	Health & Community Services CIL (10%)	Education CIL (5%)	Parks/ Open Space CIL (5%)	Utilities/ Waste CIL (10%)	Other CIL (20%)	Total CIL Allocation Proposed
-	-	-	£1,945,145.54	£858,408.07	£500,204.04	£194,514.55	£985,750.31	£778,058.22	-
	Passage and Queensborough Terrace. This includes creating extra pedestrian space at crossing points; minor traffic calming measures; planters, and parking alterations.								
<b>Total CIL Allocations</b>	-	-	£1,941,941.78	£820,000.00	£500,000.00	£194,514.55	£985,485.45	£778,058.22	£5,220,000.00
<b>CIL Balances</b>	-	-	£3,203.76	£38,408.07	£204.04	£0.00	£264.86	£0.00	£42,080.73

**S106**

Project Name	Project Description	Governance Group Sponsor	S106 VATS Allocation Proposed
-	-	-	£132,911.00 available
<b>Victoria Station Air Quality &amp; Contract Coach Parking Scheme</b>	<p>Project aims to substantially reduce the number of coaches being driven around the area by the City Council entering into an agreement with the two main operators, National Express and Megabus, for contract parking at up to nine new coach parking bays.</p> <p>The agreement will ensure that potentially up to 100 coaches a day need not be driven through the area which in turn would represent a significant reduction in harmful PM<sub>10</sub> and NO<sub>x</sub> emissions.</p>	City Management & Communities (Kevin Goad)	£60,000.00

Project Name	Project Description	Governance Group Sponsor	S106 VATS Allocation Proposed
-	-	-	<b>£132,911.00 available</b>
<b>Buckingham Gate Red Route &amp; Coach Parking Scheme</b>	Ongoing scheme to implement an effective traffic management, road safety, coach management plan and overall improved visitor experience to the access roads to Buckingham Palace by converting Buckingham Gate to a Red Route and developing existing and safe coach parking facilities at the nearby Tothill Street.	City Management & Communities (Kevin Goad)	£60,000.00
<b>S106 Total Allocation</b>	-	-	<b>£120,000.00</b>
<b>S106 VATS Balance</b>	-	-	<b>£12,911.00</b>

## Appendix C: Update on previous project proposals by Westminster Councillors

Ward Member Project (Nov 2017) Description	Councillor Sponsor	Responsibility	Amount Sought	Status at Time of Report (November 2017)	Status update Feb 2018
<b>Queensborough Terrace</b> To prevent illegal dumping and help to bring the street alive.	Councillor Burbridge	City Management & Communities (Kevin Goad)	£155,000.00	Officers in City Management and Communities are aware of this project and it is recommended that the Senior Officer Group take this forward to pursue options for bringing it forward. It may be that this will comprise a future application for CIL funding or that an alternative funding mechanism can be sourced depending on the detailed nature of the project. It may also be suitable for neighbourhood CIL funding however, neighbourhood CIL funding in this area is currently limited.	This scheme is being taken forward as a standalone approved capital scheme and Cllr Burbridge has agreed the designs.
<b>Inverness Terrace</b> Improvements to the pavement area next to the Hallfield School	Councillor Burbridge	City Management & Communities (Kevin Goad)	Unknown	Senior Officer Group to take this forward to pursue options for delivery and funding. It may be that this will comprise a future application for CIL funding or that an alternative funding mechanism can be sourced depending on the detailed nature of the project.	This will be looked at as a maintenance scheme form the annual highway budgets
<b>Hallfield Estate</b> Double Yellow Lines	Councillor Burbridge	City Management & Communities (Kevin Goad)	Unknown	Senior Officer Group to take this forward to relevant service area for consideration.	Parking team will look at the options for changing the current kerbside controls
<b>Hallfield Estate</b> Improvements to Hallfield Estate Playground - equipment for children and adults	Councillor Burbridge	City Management & Communities (Kevin Goad)	Unknown	Councillor Smith is also supportive of this idea. The idea is supported in principle although there are some limitations on what could be achieved without limiting the Open Space. Service area representatives will take this forward with engagement with City West Homes and will identify the most appropriate funding source.	Refer to City West Homes

Ward Member Project (Nov 2017) Description	Councillor Sponsor	Responsibility	Amount Sought	Status at Time of Report (November 2017)	Status update Feb 2018
<b>Queensway</b> Improvements to public toilets	Councillor Burbridge	City Management & Communities (Kevin Goad)	Unknown	The council is currently undertaking condition surveys across all Public Convenience sites. As this is taken forward and a programme of works is considered it would be appropriate to bring forward a proposal for CIL funding. The senior officer working group will keep this under review and will report to a future committee on progress.	No further update available investigations ongoing
<b>Queensway</b> WCC Notice Board	Councillor Burbridge	City Management & Communities (Kevin Goad)	Unknown	Neighbourhood CIL funds are currently limited but it could be a project that is brought forward when more funds are accrued. If committee were minded to suggest an allocation from the Paddington Social and Community Fund account this will need to be considered in light of the other bids for funding that are costed and ready for implementation.	This will be considered as part of the approved Queensway public realm scheme
<b>Paddington War Memorial</b> Repairs and restoration - to be made good by a stone mason and found a spot around Paddington	Councillor Burbridge	Growth Planning & Housing (Deirdra Armsby)	Unknown	A suitable site needs to be found and officers have been advised that a significant amount of restoration is required. It is recommended that the Senior Officer Group consider this further with options on how it could be taken forward. If committee were minded to suggest an allocation from the Paddington Social and Community Fund account this will need to be considered in light of the other bids for funding that are costed and ready for implementation.	No further update available investigations ongoing
<b>Cleveland Square</b> Funding for the children's area	Councillor Burbridge	City Management & Communities (Kevin Goad)	£8,000.00	This is a private square and whilst it is suggested that there could be encouragement for the square to open up at certain times to the general public it would not be an appropriate	Not appropriate to CIL allocation as indicated at committee

Ward Member Project (Nov 2017) Description	Councillor Sponsor	Responsibility	Amount Sought	Status at Time of Report (November 2017)	Status update Feb 2018
				allocation from the City CIL Strategic Fund. This could be discussed as part of the neighbourhood CIL.	
<b>Lady Samuels Garden</b> Public realm improvements including improvements to pavement area and provision of low level fence	Councillor Burbridge	City Management & Communities (Kevin Goad)	Unknown	This relates to a small highway planter on Inverness Terrace Service areas will consider any works required but it is likely to be more appropriate to fund any works from the Parks Infrastructure Maintenance capital budget.	Not appropriate to CIL allocation as indicated at committee
<b>Paddington Health Centre</b> Extension to Paddington Health Centre to meet demand of new residents	Councillor Grahame	Public Health (John Forde)	Unknown	This proposal is currently being discussed with the Clinical Commissioning Group (CCG). If it is considered a priority for funding, then this project could be brought forward for funding from the City CIL Strategic Portion. As the costs are currently unknown it is recommended that progress on bringing this proposal forward is reported to the next Cabinet CIL Committee.	CCG has been chased for an update and were not able to respond in time for this funding round; however, discussions are ongoing.
<b>St. Vincent's Catholic Primary School</b> A glass walkway to be installed, new fencing and gates fitted leaving a space be used for scooter storage	Councillor Scarborough	City Management & Communities (Kevin Goad)	Unknown	Given the likely future demands on the City CIL Strategic portion for strategic education works it is likely to be more appropriate for neighbourhood CIL to fund works of this kind particularly in light of the funding that is currently available in the neighbourhood area. It is recommended that officers therefore take this forward in their engagement with the neighbourhood area.	Not appropriate to CIL allocation as indicated at committee
<b>Hall Park Estate</b> CCTV	Councillor Caplan	City Management & Communities (Kevin Goad)	£12,000.00	This project could be taken forward now and the committee may therefore be minded to make an allocation from	Project approved in November for CIL funding

Ward Member Project (Nov 2017) Description	Councillor Sponsor	Responsibility	Amount Sought	Status at Time of Report (November 2017)	Status update Feb 2018
				the Health and Community Services City CIL Strategic funding.	
<b>Fleming Court</b> Designing out crime outside Fleming Court	Councillor Caplan	City Management & Communities (Kevin Goad)	Unknown	There is a design brief for these works and if the committee agree this project could be recommended for funding from the next round of CIL receipts when the full costs are known.	No further update available investigations ongoing
<b>Warwick Avenue</b> Paying to remove or reduce height of the stack in Warwick Avenue	Councillor Caplan	City Management & Communities (Kevin Goad)	£100,000.00	Senior Officer Group to take this forward to relevant service area. It is not clear how this project would meet the criteria of infrastructure that is required to support development so further details are required as well as discussions with TfL.	No further update available investigations ongoing
<b>Little Venice Ward</b> Tree Pits - ronacrete rubber filling	Councillor Caplan	City Management & Communities (Kevin Goad)	£200,000.00	Senior Officer Group to take this forward to relevant service area for consideration.	This scheme is being taken forward through ward budgets and is currently on site
<b>Hall Park Estate Play Facilities</b> Developing roof of car park to create a Multi- Use Games Area	Councillor Caplan	City Management & Communities (Kevin Goad)	£450,000.00	There is a project proposal in place which is costed. This is a project already supported by officers in City Management and Communities as the new facility would promote new opportunities for physical activity, particularly in an area of relatively high inactivity. It is recommended that this project is brought forward for funding from the City CIL Strategic portion subject to further engagement with City West Homes and the grant of planning permission. Progress on this can therefore be reported to the next Cabinet CIL Committee.	No further update available investigations ongoing

Ward Member Project (Nov 2017) Description	Councillor Sponsor	Responsibility	Amount Sought	Status at Time of Report (November 2017)	Status update Feb 2018
<b>Strutton Ground</b> Upgrade of Strutton Ground	Councillors Mitchell, Hyams & Thomson	Growth Planning & Housing (Deirdra Armsby)	Unknown	This is considered for funding as part of the service area requests for funding from the City CIL Strategic portion.	CIL funding has been approved and the scheme is being submitted to the Cabinet Member for consideration and approval in March 18
<b>Harrow Road</b> Public realm improvements	Ward councillors in Queen's Park, Harrow Road & Westbourne	Growth Planning & Housing (Deirdra Armsby)	Unknown	It is recommended that the senior officer working group take this forward and for it to be considered as part of the Place Shaping work that is being undertaken in this area. There are s106 funds already secured and as proposals are developed these funding sources should be considered together and any future CIL bids brought forward.	A governance group has been set up and a workshop is planned for the 10th March to discuss proposals for public realm improvements and other projects in Harrow Road
<b>Westminster Employment Service</b> Confirmed the support of this BID by Ward Councillors in Queen's park, Harrow Road and Westbourne	Ward councillors in Queen's Park, Harrow Road & Westbourne	Growth Planning & Housing (Greg Ward)	Unknown	Councillors have expressed their support of the bid for funding from the Paddington Social and Community Fund Account.	Section 106 allocation made
<b>Greening along Harrow Road</b> The Westminster Tree Trust is exploring tree planting along the Westbourne Ward part of the Harrow Road	Councillor Bush	Growth Planning & Housing (Deirdra Armsby)	Unknown	Senior Officer Group to take this forward to relevant service area for consideration as part of the Place Shaping work for this area.	No further update available investigations ongoing
<b>Cycle Hire</b> Introduction of a cycle hire station to the rear of Westbourne Park tube	Councillor Hug	City Management & Communities (Kevin Goad)	Unknown	Senior Officer Group to take this forward to relevant service area for development and costing and consideration of the most appropriate funding source. An update will be provided to the next Cabinet CIL Committee.	The current trial concludes in May 18 and requests for additional hangars have been made. These will be considered in consultation with the Cabinet Member and subject to agreed funding

Ward Member Project (Nov 2017) Description	Councillor Sponsor	Responsibility	Amount Sought	Status at Time of Report (November 2017)	Status update Feb 2018
<b>Cycle Parking</b> Cycle Hanger Scheme within Westbourne (and elsewhere)	Councillor Hug	City Management & Communities (Kevin Goad)	Unknown	Senior Officer Group to take this forward to relevant service area for consideration. Councillor Hug has confirmed support of funding from CIL on approval of schemes by the Cabinet Member.	Officers have been on site with Cllr Hug and subject to funding approval through CIL or nearby developments proposals will be developed and discussed with the Cabinet member
<b>Lord Hills Bridge</b> Improvements to the bridge	Councillor Holloway	City Management & Communities (Kevin Goad)	Unknown	Senior Officer Group to take this forward to relevant service area for development and consideration of the most appropriate funding source. An update will be provided to the next Cabinet CIL Committee.	Lords Hill is a structure owned by Network Rail and the council only has responsibility for maintaining the Highway. Discussions have been had with NR but to date they are reluctant to invest any money on the bridges outside of their current 5 year investment plans
<b>Retrofitting Buildings</b> Greening Buildings	Councillor D Harvey	Growth Planning & Housing (Deirdra Armsby)	Unknown	Senior Officer Group to take this forward to relevant service area for development and consideration of the most appropriate funding source. An update will be provided to the next Cabinet CIL Committee.	Seeking further information

## Appendix D: New project proposals by Westminster Councillors

Ward Member Project (Mar 2018) Description	Councillor Sponsor	Responsibility	Amount Sought	Initial Officer Response
<b>Elmfield Way</b> To upgrade highway currently in NHS ownership to enable adoption by the council.	Councillor Boothroyd	City Management & Communities (Kevin Goad)	Unknown	Works may be covered by s106 agreement related to 291 Harrow Road and 1-2 Elmfield Way as they are directly linked to this development. If this is the case, works are unlikely to be eligible for CIL funding. Senior Officer Group to investigate and provide further update to the committee.
<b>Hyde Park Estate</b> Traffic calming measures	Councillor Acton & Councillor Cox	City Management & Communities (Kevin Goad)	c. £250,000	Senior Officer Group to investigate and provide further update to the committee.
<b>Hallfield Estate</b> Repair wall at Inverness Terrace entrance	Councillor Burbridge	City Management & Communities (Kevin Goad)	Unknown	Unlikely to meet CIL eligibility criteria. Further information on exact nature of works sought.
<b>Bishops Bridge Road</b> Tree planter provision and wall repair	Councillor Burbridge	City Management & Communities (Kevin Goad)	Unknown	Unlikely to meet CIL eligibility criteria. Further information on exact nature of works sought.
<b>Schools Projects</b> St. James and St. John School, Craven Terrace, and Hallfield School	Councillor Burbridge	Children's Services (Alan Wharton)	Unknown	Unlikely to meet CIL eligibility criteria. Further information on exact nature of projects sought.
<b>Rutland Gate and Prince of Wales Gate</b> Restoration of four heritage lampposts	Councillor Robathan	City Management & Communities (Kevin Goad)	Unknown	Senior Officer Group to investigate and provide further update to the committee.
<b>26 - 31 Princes Gate</b> Restoration of walls & pillars and reinstatement of railings fronting the slip road	Councillor Robathan	City Management & Communities (Kevin Goad)	Unknown	Senior Officer Group to investigate and provide further update to the committee.
<b>Elizabeth Road</b> Traffic calming investigation/ works	Councillor Robathan	City Management & Communities (Kevin Goad)	Unknown	Investigative work/ studies unlikely to meet CIL eligibility criteria. Senior Officer Group to investigate and provide further update to the committee.
<b>Blandford Street/ Manchester Street Junction</b> New zebra crossing	Councillor Scarborough	City Management & Communities (Kevin Goad)	£100,000+	Senior Officer Group to investigate and provide further update to the committee.

**Appendix E: The neighbourhood CIL portion as of 5<sup>th</sup> March 2018**

Zone	Neighbourhood CIL	
	May 16 - Mar 17	Apr 17 - Mar 18*
Queens Park	£0.00	£0.00
Notting Hill East	£0.00	£0.00
Bayswater	£0.00	£14,160.00
Little Venice and Maida Vale	£0.00	£60,735.06
Belgravia	£5,539.88	£0.00
Church Street	£0.00	£6,600.00
Churchill Gardens Estate	£0.00	£0.00
Ebury Bridge	£0.00	£0.00
Fitzrovia West	£13,500.00	£56,450.30
Hyde Park and Paddington	£0.00	£0.00
Knightsbridge	£0.00	£0.00
Maida Hill	£0.00	£420.00
Marylebone	£312,184.50	£195,770.64
Mayfair	£9,420.00	£42,417.22
Pimlico	£0.00	£0.00
Soho	£9,582.00	£168,000.00
South East Bayswater	£3,910.50	£27,720.00
St James's	£0.00	£4,311.00
St John's Wood	£0.00	£135,077.09
Victoria	£21,150.00	£88,740.21
Vincent Square	£0.00	£7,800.00
Westbourne	£0.00	£180,779.25
Outside Neighbourhood areas	£342.00	£409,200.00
	£375,628.87	£1,398,180.77*
<b>Total</b>		<b>£1,773,809.65*</b>

\*Please note that the neighbourhood portion will be adjusted in accordance with the update of number of dwellings for the financial year 2017/2018 as the property numbers affect capping.