



City of Westminster

# Cabinet Committee Report (Community Infrastructure Levy)

<b>Decision Maker:</b>	Cabinet Community Infrastructure Levy (CIL) Committee
<b>Date:</b>	5 <sup>th</sup> December 2018
<b>Classification:</b>	For General Release
<b>Title:</b>	Westminster Community Infrastructure Levy (CIL) – Project Allocations (Q2)
<b>Wards Affected:</b>	All
<b>Financial Summary:</b>	<b>This report seeks to allocate funding of £3.262m 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 using existing resources.</b>
<b>Report of:</b>	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 £25.812m has been received to 30<sup>th</sup> September 2018.
- 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 committee has previously agreed funding allocations of £14.042m<sup>1</sup> for infrastructure projects.
- 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. For the avoidance of doubt none of these recommendations relate to the neighbourhood portion of CIL income. As section 7 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 £3.262m from Westminster's City CIL Strategic Portion as set out in Section 5.2 of this report. This includes the allocation of funding for the following projects set out in Appendix B.
    - (i) Church Street Triangle
    - (ii) Sayers Croft Climbing Tower
    - (iii) Great Western Road Public Realm
    - (iv) St. Martin's Lane Public Realm
    - (v) St. Clement Danes School Public Realm
    - (vi) St. Augustine's High School Public Realm
    - (vii) Halcyon International London School Public Realm
    - (viii) QEII Jubilee School Cycle Storage
    - (ix) Soho Dropped Kerbs
    - (x) Maida Vale/ Elgin Avenue Junction Improvements
    - (xi) Bessborough Street Subway Works
    - (xii) George Eliot and Beachcroft Schools MUGA
  2. Note the neighbourhood portion of CIL received to date as set out in Section 7 of this report and Appendix C.

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<sup>1</sup> Note this does not include £0.160m provisionally allocated to 'Project Church Street' in March 2018. This allocation was subject to attaining GLA match funding, which was unsuccessful. As a result, this amount has been returned to the CIL strategic portion for allocation.

3. Consider and approve the governance proposals for the neighbourhood portion of CIL as set out in Section 7 of this report and Appendix D.

### **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 30<sup>th</sup> September 2018 the council had received a total of £25.812m 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.
- 4.4 To date the committee has agreed to allocate £14.042m of CIL funding to projects, as detailed in the council's decision statements of 3<sup>rd</sup> November 2017, 28<sup>th</sup> March 2018, 26<sup>th</sup> July 2018, and 31<sup>st</sup> August 2018. These are summarised in Appendix A.
- 4.5 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.

4.6 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.

4.7 This report does not deal with allocation of the Neighbourhood Portion. Section 7 sets out the governance arrangement to administer 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 1<sup>st</sup> May 2016:

<b>Period</b>	<b>City CIL Strategic Portion</b>	<b>Neighbourhood Portion</b>
01/05/2016 – 31/03/2017	£2.060m	£0.376m
01/04/2017 – 31/03/2018	£12.340m	£1.909m
01/04/2018 – 30/09/2018	£6.687m	£1.149m
<b>Total</b>	<b>£21.087m</b>	<b>£3.434m</b>

5.1.2 Between 1<sup>st</sup> May 2016 and 30<sup>th</sup> September 2018, liability notices for a potential value of £60.237m have been issued, of which £25.812m has been collected. 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.

5.1.3 The committee has agreed to allocate funding of £14.042m to projects to date. Following these allocations, the remaining balance of CIL monies received to 30<sup>th</sup> September 2018 meant that funding of £7.046m 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.

5.1.4 Cabinet has 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 £7.046m.

Infrastructure Type	Indicative percentage allocation of Westminster's CIL - the 'City CIL Strategic Portion'	Available Funding
Public realm / Transport	50%	£3.415m
Health / Community Services	10%	£0.755m
Education	5%	£0.517m
Parks / Sport and Leisure	5%	£0.464m
Utilities / Waste	10%	£0.842m
Other Priorities / Contingency	20%	£1.054m
<b>Total</b>	-	<b>£7.046m</b>

5.1.5 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 B with information on how they meet the eligibility criteria set out in the CIL Policy Spending Statement agreed by the 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	£3.415m	£2.622m	(£0.793m)
Health and Community Services	£0.755m	£0.200m	(£0.555m)
Education	£0.517m	£0.040m	(£0.477m)
Parks/ Sport and Leisure	£0.464m	£0.250m	(£0.214m)
Utilities/ Waste	£0.842m	£0.150m	(£0.692m)
Other Priorities/ Contingency	£1.054m	£0.000m	(£1.054m)

Infrastructure Type	Indicative Allocated Funding from the City CIL Strategic Portion	Value of Bids	Balance
Total	£7.046m	£3.262m	(£3.784m)

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 the Public Realm/ Transport portion (50%) is supplemented with the Health and Community Services portion (10%) and the Utilities/ Waste portion (10%) to allow the Church Street Triangle funding allocation. Further detail is provided below.

### 5.3 Commentary on Proposals for CIL Funding

5.3.1 *Church Street Triangle*. This innovative project will deliver flexible space for enterprise, arts, public events and community uses, support the existing cultural and business offer and strengthen the historic market. Physical interventions will allow innovation in design and use of the space, setting the tone for the delivery of the Church Street regeneration programme as a whole and ensuring that the community benefits from the regeneration in the immediate future. This project is subject to receipt of match funding from the GLA 'Good Growth Fund' and the total cost is £2.026m. A CIL bid of £0.977m is sought to cover half of the capital costs of the project. It is recommended that the Public Realm/ Transport portion (£0.777m), the Health and Community Services portion (£0.100m) and the Utilities/ Waste portion (£0.100m) are used to fund this project.

5.3.2 *Sayers Croft Climbing Tower*. Sayers Croft provides vital green space to Westminster residents and schoolchildren, the freedom to run and explore the natural environment and take up challenges like climbing, experiences that give them life-long memories that contribute to healthy lifestyle choices, boost self-esteem and foster interest in caring for the environment. Over a number of years and with a high volume of usage the climbing tower at Sayers Croft has become extremely tired and in need of replacement. This project will provide a new area for experiential learning and will increase the availability of activity that combines both physical health and mental wellbeing. The climbing wall will be available to a variety of skill levels, including users with disabilities with certain accommodations. A CIL contribution of £0.250m is sought from the Parks/ Sport and Leisure portion to enable these works.

5.3.3 *Great Western Road Public Realm*. This project will improve the public realm of Great Western Road cul-de-sac, which is currently neglected, with historic problems of abandoned vehicles, uncontrolled parking and poor carriageway conditions, narrow footway widths and broken drainage. This is an 80 metre length of road that runs between the Tower Transit Bus garage and the

Regents Canal at the side of Carlton Bridge, with access onto the canal at the end. A CIL contribution of £0.250m is sought from the Public Realm/ Transport portion to enable these works.

- 5.3.4 *St. Martin's Lane Public Realm.* This project aims to improve the public realm and pedestrian environment along the street between William IV Street and Mays Court by widening the footway on the eastern side using high quality yorkstone paving and granite kerbs. A CIL contribution of £0.200m is sought from the Public Realm/ Transport portion to enable these works.
- 5.3.5 *St. Clement Danes School Public Realm.* This project will install a new zebra crossing on Drury Lane between its junction with Kean Street and Tavistock Street as well as the installation of parklets outside of St Clement Danes CE Primary School, in order to support the delivery of the School Air Quality Programme, Clean Air Manifesto and meet School Travel Plan objectives. The scheme will reduce the number of children and staff travelling to school by car and create a cleaner and safer route to school. A CIL contribution of £0.050m from the Public Realm/ Transport portion is sought to enable these works.
- 5.3.6 *St. Augustine's Schools Public Realm.* This project will improve the footway on Kilburn Park Road between its junction with Rudolph Road and Randolph Gardens outside of both St Augustine's CE Primary School and St Augustine's CE High School, in order to support the delivery of the Clean Air Manifesto and meet School Travel Plan objectives. The scheme will reduce the number of children and staff travelling to school by car and create a cleaner and safer route to school. A CIL contribution of £0.175m is sought from the Public Realm/ Transport portion (£0.150m) and the Health and Community Services portion (£0.025m) to enable these works.
- 5.3.7 *Halcyon International London School Public Realm.* This project will install pedestrian phasing on all arms of the Upper Berkeley Street/ Seymour Place junction in close proximity to Halcyon International London School, Seymour Place. This will support the delivery of the Marylebone Low Emission Neighbourhood (MLEN), Clean Air Manifesto and meet School Travel Plan objectives. The scheme will reduce the number of children and staff travelling to school by car and create a cleaner and safer route to school. A CIL contribution of £0.400m is sought from the Public Realm/ Transport portion to enable these works.
- 5.3.8 *Queen Elizabeth II Jubilee School Cycle Parking.* This project will install cycle parking at Queen Elizabeth II Jubilee School, Kennet Road in the car park and on site near the Ashmore Road access gate. The project will support the delivery of Clean Air Manifesto and meet School Travel Plan objectives. The scheme will reduce the number of children travelling to school by car/bus. A CIL contribution of £0.060m is sought from the Public Realm/ Transport portion to enable these works.
- 5.3.9 *Soho Dropped Kerbs.* This scheme was identified following a number of requests for dropped kerbs and a site visit with a wheelchair bound resident.

A large number of sites have now been selected for treatment, and the project will therefore introduce dropped kerbs in a number of locations for those less able pedestrian to access areas in and around Soho. A CIL contribution of £0.100m is sought from the Public Realm/ Transport portion to enable these works.

- 5.3.10 *Maida Vale/ Elgin Avenue Junction Improvements.* Maida Vale junction with Elgin Avenue is currently under signalised traffic control for vehicles but does not have all round pedestrian 'greenman' facilities. This project will add 'greenman' pushbutton crossings on all four arms, reducing the likelihood of accidents and improving pedestrian and highway safety. A CIL contribution of £0.460m is sought from the Public Realm/ Transport portion to enable these works.
- 5.3.11 *Bessborough Street Subway Works.* The City Council is responsible for the pedestrian subway leading to Pimlico Tube Station in Bessborough Street. There are a number of different entrances into the subway mainly via sloping walkways, which eventually lead to the entrance of the tube station. The walkways in general have anti-slip surfacing, which is worn and in some places ineffectual. This project will therefore deliver improvements to safety by: replacing the anti-slip paving; providing additional handrails; replacing drainage, and replacing water damaged lighting. A CIL contribution of £0.150m is sought from the Public Realm/ Transport portion (£0.100m) and the Utilities/ Waste portion (£0.050m) to enable these works.
- 5.3.12 *George Eliot and Beachcroft Schools MUGA Access and Landscaping.* A new entrance for Beachcroft AP Academy to the Multi-Use Games Area (MUGA), accessed via a fenced pathway is required. This will enable these very vulnerable pupils, who attend Alternative Provision, to benefit safely from outdoor learning, and avoid conflicts on site with younger children attending George Eliot Primary School, which shares the use of the MUGA. Further to this, additional works to adjoining landscaped areas are required. These are parcels of land the ownership of which, prior to a recent survey, was not understood by the site users, and had become neglected and un-maintained. A CIL contribution of £0.040m is sought from the Education portion to enable these works.

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

- 6.1 Westminster Councillors were previously invited to put forward projects to the committee that could potentially benefit from CIL or s106 funding. The report of the 25<sup>th</sup> July 2018 (Appendix C) set out those projects that have now been funded (through either CIL or other sources), projects still pending consideration and ineligible projects.
- 6.2 Following this report, Committee Members instructed officers to prepare a further update on those projects pending consideration and expedite those that could be funded. A Cabinet Member Report to the Committee Chair was prepared in order to do this in August 2018, which enabled further funding allocations for three of the pending projects from CIL, and enabled the use of



other funding sources for five others. The remaining projects still 'pending' are subject to wider strategy considerations and it may be appropriate to bring CIL bids forward in due course.

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

- 7.1 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.
- 7.2 There are 21 neighbourhood areas designated throughout Westminster and a small area that does not yet have a designated neighbourhood area. A full list of the ring fenced neighbourhood portion of CIL is included at Appendix C 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. The total monies assigned to the neighbourhood portion of CIL is £3.434m to 30<sup>th</sup> September 2018.
- 7.3 Proposed governance arrangements for the neighbourhood portion of Westminster's CIL
- 7.3.1 Now that sufficient monies have accrued in the neighbourhood portion of CIL, it is appropriate for the council to engage with neighbourhood areas and local communities in order to consider proposals for allocation of these funds. A summary of the proposed process for allocation of neighbourhood CIL monies is set out below and in Appendix D.
- 7.3.2 The CIL regulations require that the neighbourhood portion of CIL is used to support the development of the neighbourhood area, or any part of that area, by funding:
- i. the provision, improvement, replacement, operation or maintenance of infrastructure; or
  - ii. anything else that is concerned with addressing the demands that development places on an area.
- 7.3.3 Furthermore, the Cabinet CIL Committee previously agreed a CIL Spending Policy Statement in November 2017. This statement set out the criteria for allocation of both strategic and neighbourhood CIL. It is recommended that the criteria for neighbourhood CIL in this statement are incorporated into the process for determining neighbourhood CIL allocations, in line with the process for allocations from the strategic CIL portion.
- 7.3.4 It is proposed that officers will contact the neighbourhood forums, other relevant community groups and Ward Councillors and invite proposals for consideration. In line with the CIL Spending Policy Statement the neighbourhood forum (where there is one in situ) will be the primary vehicle through which communities will engage with the council on the spending of the neighbourhood portion of CIL.

- 7.3.5 Each forum will be advised of the amount available for their area and the spending criteria as per the CIL Spending Policy Statement. Proposals will be submitted to officers on a simple standardised application form.
- 7.3.6 Where there is no designated neighbourhood forum, the various amenity societies in the area will be contacted, and advised that proposals will be required to be drawn up in consultation with Ward Councillors and any relevant Business Improvement District (BID) operating in the area.
- 7.3.7 Once received, funding proposals will be evaluated by the relevant service area of the council against the criteria in the CIL Spending Policy Statement and assessed for feasibility in terms of delivery. Officers will then report their findings to the Senior Officer Working Group, which will then make recommendations to the Cabinet CIL Committee. Once the committee has made a decision, the various forums and community groups will then be informed as to the success of their proposals, and will be advised of deadlines for the next funding round.
- 7.3.8 The committee is asked to approve the proposed governance arrangements for the neighbourhood portion of Westminster's CIL as set out in Appendix D.

## **8. Financial Implications**

- 8.1 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.
- 8.2 The council is in receipt of £25.812m from CIL since it was launched in May 2016 of which, £21.087m is allocated to City CIL Strategic Portion, £3.434m to Neighbourhood Portion and £1.291m to offset the cost of CIL administration.
- 8.3 From the City CIL Strategic Portion, £3.262m is requested for approval in this report. If approved, then the total allocation of CIL monies to projects will be £17.304m.

## **9. Legal Implications**

- 9.1 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.

9.2 Further legislative reforms to the CIL regime are expected in due course following the recent government consultation entitled *Supporting housing delivery through developer contributions*.

## **10. Equalities**

10.1 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.

10.2 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.

10.3 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.

10.4 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.

10.5 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, 30<sup>th</sup> September 2018

Appendix B Projects put forward for funding from Westminster's Community Infrastructure Levy (CIL) 'Strategic Portion'

Appendix C The neighbourhood CIL portion, 30<sup>th</sup> September 2018

Appendix D Proposed governance arrangements for the 'neighbourhood portion' of Westminster CIL

**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 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

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

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

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

Decision Statement of Cabinet CIL Committee dated 26<sup>th</sup> 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 28<sup>th</sup> August 2018 on Westminster Community Infrastructure Levy (CIL) – Ward Member Proposals

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

## Appendix A: CIL Balance and Allocations, 30<sup>th</sup> September 2018

Total CIL Collected to 30<sup>th</sup> September 2018: **£25,812,456.55**

Total Strategic CIL: **£21,087,436.02**

Infrastructure Type	Total Collected	Allocations Nov 17	Allocations Mar 18	Allocations Jul 18	Allocations Aug 18 (CM Report)	Remaining Balance for Allocation
Public Realm/ Transport (50%)	£10,543,718.01	£3,056,894.82	£1,881,941.78	£2,190,000.00	£0.00	£3,414,881.41
Health & Community Services (10%)	£2,108,743.60	£142,000.00	£750,000.00	£461,589.00	£0.00	£755,154.60
Education (5%)	£1,054,371.80	£0.00	£500,000.00	£37,500.00	£0.00	£516,871.80
Parks/ Open Space (5%)	£1,054,371.80	£305,689.48	£0.00	£285,000.00	£0.00	£463,682.32
Utilities/ Waste (10%)	£2,108,743.60	£14,657.76	£150,000.00	£1,102,500.00	£0.00	£841,585.84
Other (20%)	£4,217,487.20	£1,222,757.94	£778,058.22	£875,000.00	£288,000.00	£1,053,671.04
<b>TOTAL</b>	<b>£21,087,436.02</b>	<b>£4,742,000.00</b>	<b>£4,060,000.00</b>	<b>£4,951,589.00</b>	<b>£288,000.00</b>	<b>£7,045,847.01</b>

**Appendix B: Projects put forward for funding from Westminster's Community Infrastructure Levy (CIL) 'Strategic Portion'**

<b>Project No.</b>	<b>Project Name and Description</b>	<b>Location/ Ward(s)</b>	<b>Governance Group Sponsor</b>	<b>Total CIL Allocation Sought</b>	<b>Recommended Funding Stream</b>
1	<b>Church Street Triangle</b> Public realm interventions and provision of flexible space for enterprise, arts, public events and community uses. 50% match funded through GLA 'Good Growth Fund'.	Church Street	Growth, Planning & Housing (Greg Ward)	£0.977m	Public Realm (£0.777m) Health & Communities (£0.100m) Utilities/ Waste (£0.100m)
2	<b>Sayers Croft Climbing Tower</b> New climbing tower at WCC's Sayer's Croft Outdoor Learning Centre.	Outside WCC boundary, but used by Westminster residents and institutions	City Management & Communities (Kevin Goad)	£0.250m	Parks/ Sport and Leisure
3	<b>Great Western Road Public Realm</b> Public realm scheme between the Tower Transit Bus garage and the Regents Canal.	Westbourne	City Management & Communities (Kevin Goad)	£0.250m	Public Realm
4	<b>St. Martin's Lane Public Realm</b> Footway improvements between William IV Street and Mays Court.	St. James's	City Management & Communities (Kevin Goad)	£0.200m	Public Realm
5	<b>St. Clement Danes School Public Realm</b> New zebra crossing on Drury Lane and the installation of parklets outside St Clement Danes CE Primary School.	St. James's	City Management & Communities (Kevin Goad)	£0.050m	Public Realm
6	<b>St. Augustine's Schools Public Realm</b> Footway improvements outside both St Augustine's CE Primary School and St Augustine's CE High School on Kilburn Park Road between its junction with Rudolph Road and Randolph Gardens.	Maida Vale	City Management & Communities (Kevin Goad)	£0.175m	Public Realm (£0.150m) Health & Communities (£0.025m)
7	<b>Halcyon International London School Public Realm</b>	Bryanston and Dorset Square	City Management & Communities	£0.400m	Public Realm

	Pedestrian phasing on all arms of the Upper Berkeley Street/ Seymour Place junction in close proximity to Halcyon London International School, Seymour Place.		(Kevin Goad)		
8	<b>QEII Jubilee School Cycle Storage</b>  The installation of cycle parking at Queen Elizabeth II Jubilee School, Kennet Road.	Harrow Road	City Management & Communities (Kevin Goad)	£0.060m	Public Realm
9	<b>Soho Dropped Kerbs</b>  Introduction of dropped kerbs for those less able pedestrians to access areas in and around Soho.	West End	City Management & Communities (Kevin Goad)	£0.100m	Public Realm
10	<b>Maida Vale/ Elgin Avenue Junction Improvements</b>  To add 'Greenman' pushbutton crossings on all four arms of the pedestrian crossing to positively impact on road safety.	Abbey Road Maida Vale	City Management & Communities (Kevin Goad)	£0.460m	Public Realm
11	<b>Bessborough Street Subway Works</b>  Pedestrian safety improvement scheme outside Pimlico Underground station.	Tachbrook	City Management & Communities (Kevin Goad)	£0.150m	Public Realm (£0.100m) Utilities/ Waste (£0.050m)
12	<b>George Eliot and Beachcroft Schools MUGA Access and Landscaping</b>  New entrance to MUGA and landscaping improvements.	Abbey Road	Children's Services (Alan Wharton)	£0.040m	Education
<b>TOTAL</b>		-	-	<b>£3.262m</b>	-



**Appendix C: The neighbourhood CIL portion, 30<sup>th</sup> September 2018**

<b>Zone</b>	<b>Neighbourhood CIL</b>
Queens Park	£1,488.00
Notting Hill East	£9,945.17
Bayswater	£14,160.00
Little Venice and Maida Vale	£236,652.84
Belgravia	£150,192.15
Church Street	£6,600.00
Churchill Gardens Estate	£0.00
Ebury Bridge	£0.00
Fitzrovia West	£197,867.59
Hyde Park and Paddington	£365,508.72
Knightsbridge	£0.00
Maida Hill	£420.00
Marylebone	£609,011.44
Mayfair	£183,661.09
Pimlico	£0.00
Soho	£231,660.69
South East Bayswater	£31,630.50
St James's	£4,311.00
St John's Wood	£290,677.04
Victoria	£109,890.21
Vincent Square	£7,800.00
Westbourne	£180,779.25
Outside Neighbourhood areas	£802,142.00
<b>Total</b>	<b>£3,434,397.71</b>

## Appendix D: Proposed governance arrangements for the ‘neighbourhood portion’ of Westminster CIL

### Introduction

1. This paper sets out proposals to govern the ‘neighbourhood portion’ of Westminster’s Community Infrastructure Levy (CIL).
2. The ‘neighbourhood portion’ is set at 15% of CIL receipts in each neighbourhood area, capped at £100 per council tax dwelling. This will rise to 25% of receipts (uncapped) where a neighbourhood plan is in place.
3. The ‘neighbourhood portion’ will be used to support the development of the neighbourhood area, or any part of that area, by funding:
  - i. the provision, improvement, replacement, operation or maintenance of infrastructure; or
  - ii. anything else that is concerned with addressing the demands that development places on an area.
4. Proposals for funding for the ‘neighbourhood portion’ of CIL will be made within the parameters of the council’s CIL Spending Policy Statement, as agreed by the committee in November 2017.

### Neighbourhood Areas and Forums

5. Table 1 indicates the council’s designated neighbourhood areas, neighbourhood forums, and the Westminster wards they cover (in some cases only partially). Map 1 shows the boundaries of the neighbourhood areas overlaid with Westminster’s wards.

**Table 1: Designated neighbourhood areas in Westminster**

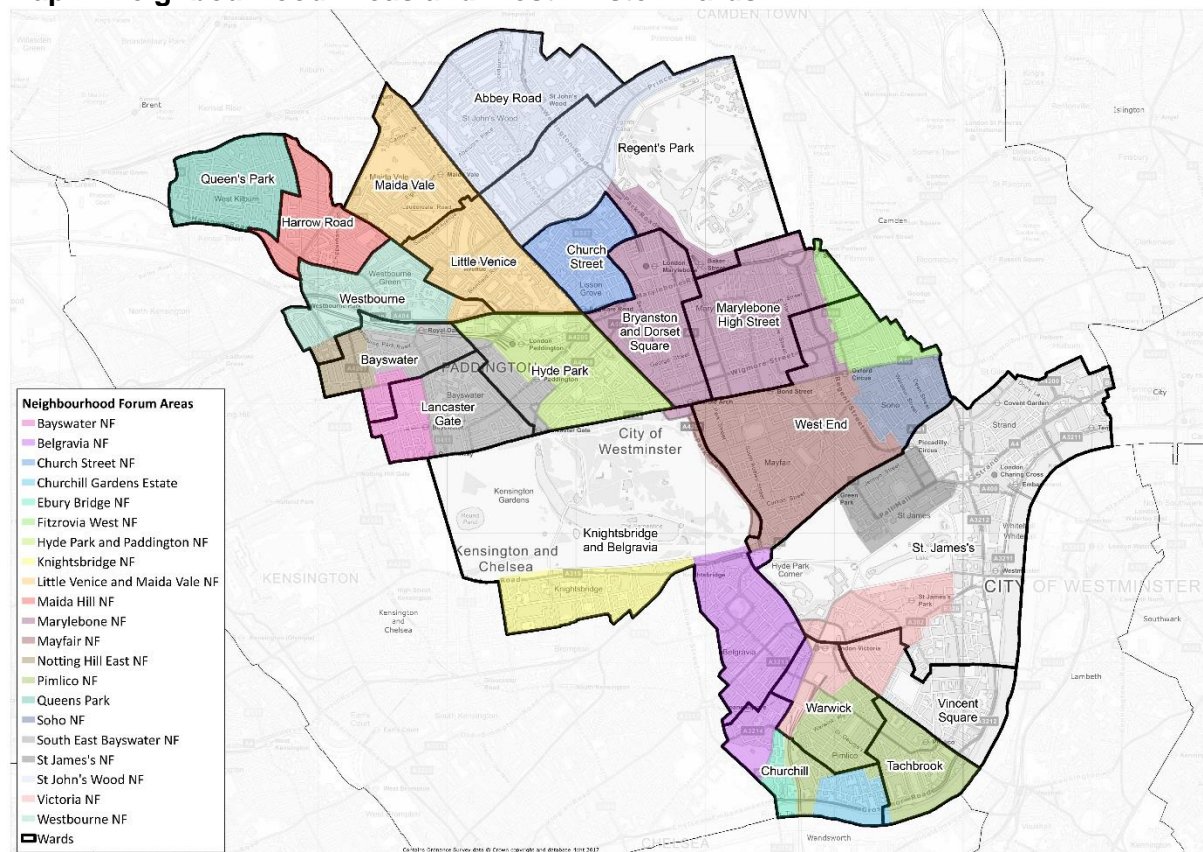
Neighbourhood Area	Neighbourhood Forum	Wards
Bayswater	-	Lancaster Gate; Bayswater
Belgravia	Belgravia	Knightsbridge & Belgravia; Warwick; Churchill; West End
Church Street	Church Street Ward	Church Street
Churchill Gardens Estate	Churchill Gardens	Churchill; Tachbrook
Ebury Bridge	-	Churchill
Fitzrovia West	Fitzrovia West	West End; Marylebone High Street
Hyde Park & Paddington	Hyde Park & Paddington	Hyde Park
Knightsbridge	Knightsbridge	Knightsbridge & Belgravia
Little Venice & Maida Vale	-	Maida Vale; Little Venice; Westbourne
Maida Hill	Maida Hill	Harrow Road
Marylebone	Marylebone	Marylebone High Street; Bryanston & Dorset Square; Regent’s Park; Knightsbridge & Belgravia
Mayfair	Mayfair	West End; Knightsbridge & Belgravia
Notting Hill East	Notting Hill East	Bayswater; Westbourne
Pimlico	Pimlico	Tachbrook; Warwick; Churchill

Queen's Park*	Queen's Park Community Council*	Queen's Park
St. James's	St. James's	St. James's
St. John's Wood	St. John's Wood	Abbey Road; Regent's Park
Soho	Soho	West End
South East Bayswater	-	Lancaster Gate; Bayswater; Hyde Park
Victoria	Victoria	St. James's; Warwick; Vincent Square
Westbourne	Westbourne	Westbourne; Bayswater

\* Queen's Park neighbourhood CIL will be transferred directly to Queen's Park Community Council as a designated parish council for CIL purposes, in line with legislation.

- There are further areas of the city where there is no designated neighbourhood area, namely around the Strand/ Aldwych (St. James's ward) and part of Vincent Square ward. In these areas the CIL 'neighbourhood portion' will still be ring-fenced for spend in consultation with local communities.

**Map 1: Neighbourhood Areas and Westminster Wards**



**Proposed governance arrangements**

- It is proposed that the Cabinet CIL Committee meet twice per year in April and October to consider bids put forward for the 'neighbourhood portion' of CIL. Such bids will be decided alongside those for the 'strategic portion' of CIL.
- In advance of each committee, the relevant neighbourhood forums and Ward Councillors will be contacted by council officers and informed of CIL monies available within their neighbourhood. They will then be invited to submit bids for CIL funds on a

simple standardised application form, which incorporates the criteria for CIL funding. At least two Ward Councillors will need to support a project for it to be successful.

9. Where there is no designated neighbourhood forum, other community groups will be contacted and invited to submit proposals. Primarily, this will be the various amenity societies, who will be required to consult with any relevant Business Improvement Districts (BIDs) and Ward Councillors for the area. It will be for the relevant local community groups to agree spending priorities in line with the CIL Spending Policy Statement. This will be demonstrated via the application form.
10. Once received by the council, applications for neighbourhood CIL funding will be evaluated by the relevant service area to assess their feasibility. In order to be successful, bids will need to fall within the parameters set out in legislation and in the council's CIL Spending Policy Statement. If the project is feasible and the criteria are met, proposals will be put to the CIL Governance Group of senior officers before being presented to the Cabinet CIL Committee for decision. Each application will require a council sponsor from the relevant service area in order to ensure effective monitoring and the delivery of projects allocated funds.

Process summary (example for April 2019 Cabinet CIL Committee)

