

Local Plan Monitoring – Planning Obligations: Infrastructure Funding Statement

City of London

Local Plan Core Strategic Policy CS4 Planning Contributions

Period: 2020/21 (1st April 2020 to 31st March 2021)

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1. Introduction

The compact nature of the City and the intensification of development and employment place demands on the City's services, infrastructure and environment. The City Corporation utilises the Community Infrastructure Levy (CIL), attaches planning conditions and negotiates planning obligations (also known as S106 agreements) with developers, to secure the best and most sustainable use of land and to mitigate the impact of these demands.

The policy is set out in the City of London Local Plan Core Strategic Policy CS4: Planning Contributions

To manage the impact of development, seeking appropriate developer contributions:

1. Requiring contributions through the Community Infrastructure Levy to assist in the delivery of the infrastructure necessary to support implementation of the Local Plan.
2. Requiring s106 planning obligations, having regard to the impact of the obligation on the viability of development, for:
 - (i) site specific mitigation meeting statutory tests;
 - (ii) affordable housing;
 - (iii) local training, skills and job brokerage;
 - (iv) local procurement in the City and City Fringe.
3. Requiring qualifying development to make an additional contribution to meeting the costs of Crossrail construction in accordance with the provisions of the London Plan.

In accordance with amendments made to the Community Infrastructure Levy (CIL) Regulations in 2019, any authority that receives a contribution from development through CIL or Section 106 Planning Obligations must prepare an Infrastructure Funding Statement (IFS). The IFS must be published by 31 December annually, and provide information on developer contributions that have been received, allocated and spent on infrastructure priorities from the previous financial year - the 'reported year'.

This report provides information on developer contributions from the Community Infrastructure Levy and Section 106 Agreements that have been secured, received, allocated and spent for financial year 2020/21 (01 April 2020 - 31 March 2021).

This Infrastructure Funding Statement Includes:

- **Section 2** - The CIL Report for financial year 2020/21 as set out in CIL Regulation (2019 Amendment) 121A Schedule 2 Paragraph 1.
- **Section 3** - The S106 Report for financial year 2020/21 as set out in CIL Regulation (2019 Amendment) 121A Schedule 2 Paragraph 3;

- **Section 4** - A list of infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by City CIL, in accordance with CIL Regulation 121A(1)(a).

CIL Regulation (2019 Amendment) 121A Schedule 2 Paragraph 4 provides the option for a local authority to provide summary details of any funding or provision of infrastructure which was secured and/or provided through a highway agreement under section 278 of the Highways Act 1990 during the reported year.

Section 278 Agreements (S278) are legally binding agreements made under the Highways Act 1990 between the City of London and Developers. S278 agreements are required for remedial and/or improvements to the highways and footways as a result of the new development.

The City of London will look at the possibility of including information for S278 agreements within future versions of the IFS.

2. Community Infrastructure Levy (CIL) Report 2020/21

The Community Infrastructure Levy (CIL) is a set charge, based on the gross internal area floorspace of buildings, on most new development to help fund the infrastructure needed to address the cumulative impact of development across the City of London. The City's CIL Charging Schedule was approved by the Court of Common Council on 1st May 2014 and was implemented from 1st July 2014.

A development is liable for a CIL charge if it is creating one or more dwellings, or new floorspace of 100sqm or more. When a CIL liable development is granted planning permission, the amount of CIL required is calculated and sent to the planning applicant and/or landowner of the development on a CIL Liability Notice.

Some developments are able to claim exemption or relief from their CIL liability. This relates to development that is self-build housing, residential annexes and extensions, social housing and charitable development. Where a developer successfully claims one of these reliefs/exemptions, the development is not required to pay any CIL.

A CIL charge is payable either within 60 days of the commencement of a development, or within the terms of an instalment policy set by the CIL charging authority. The City Corporation has the following Instalment Policy in place:

- Where the payable amount of CIL is £500,000 or less, the whole amount shall be paid in a single instalment not more than 60 days after commencement of the development.
- Where the payable amount is more than £500,000, developers have the option to pay two instalments:
- The greater of £500,000 or half the value of the total payable amount is due within 60 days after commencement, and
- The remainder is due within 240 days after commencement.

As a result of having an Instalment Policy, the CIL Demand Notices issued during a particular year do not necessarily equate to the CIL sums likely to be received during that year. In addition, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices needing to be issued. Any such re-issued Notices are not double counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice would be included within the figure for CIL invoiced during the year. Tables 1 to 3 provide a range of information for the financial year 2020/21 as set out in CIL Regulation (2019 Amendment) 121A Schedule 2 Paragraph 1:

- Table 1: Sets out the CIL Reporting Requirements - 1a to 1l.
- Table 2: Details of City CIL Expenditure in 2020/21 - 1g(i).
- Table 3: Details City CIL Allocated but not Spent as at 31 March 2021 - 1f and 1h.
- Table 4: Details of Neighbourhood CIL Allocated and Spent in 2020/2021 - 1j(ii).

Table 1: CIL Reporting Requirements for Financial Year 2020/21

Reporting Requirements: CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 1	Amount	Comments / Details
1 (a). The total value of CIL set out in all demand notices issued in the reported year	£5,381,985.22	
1 (b). The total amount of CIL receipts for the reported year	£2,649,332.93	
1 (c). The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated in the reported year	£30,096,831.46	
1 (d). The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	£4,312,091.87	
1 (e). The total amount of CIL expenditure for the reported year	£2,674,870.41	
1 (f). The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£7,150,798.36	
1 (g). in relation to CIL expenditure for the reported year, summary details of— (i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item; (ii) the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); (iii) the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	(i) £2,674,870.41 (ii) N/A (iii) £86,608.80	(i) See table 2 below for further details (ii) N/A (iii) 0.033% of CIL collected in 2020/21

Reporting Requirements: CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 1	Amount	Comments / Details
1 (h). in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	£7,150,798.36	See table 3 below for further details
1 (i). The amount of CIL passed to: (i) any parish council under Regulation 59A or 59B (ii) (any person under Regulation 59(4)	(i) N/A (ii) N/A	
1 (j). summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including— (i) the total CIL receipts that regulations 59E and 59F applied to; (ii) the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	(i) £404,640.65 (ii) £544,327.00	(i) 15% of City CIL Receipts (2020/21) allocated to Neighbourhood CIL Fund (ii) See table 4 below for further details
1 (k). summary details of any notices served in accordance with regulation 59E, including— (i) the total value of CIL receipts requested from each parish council; (ii) any funds not yet recovered from each parish council at the end of the reported year;	(i) N/A (ii) N/A	

Reporting Requirements: CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 1	Amount	Comments / Details
1.(l) The total amount of: (i) CIL receipts for the reported year retained at the end of the reported year other than those to which regs 59E and 59F applied; (ii) CIL receipts from previous years retained at the end of the reported year other than those to which regs 59E and 59F applied; (iii) CIL receipts for the reported year to which regs 59E and 59F applied retained at the end of the reported year; (iv) CIL receipts from previous years to which regs 59E and 59F applied retained at the end of the reported year.	(i) £114,148.87 (ii) £31,061,239.34 (iii) £0.00 Neighbourhood CIL Fund (iv) £6,072,241.61 Neighbourhood CIL Fund	

Table 2: Details of City CIL Expenditure in 2020/21 - 1g(i)

Infrastructure Project	City CIL Spent
General City CIL Projects	
Hostile Vehicle Mitigation Security Programme	£283,708.50
Beech Street Transport & Public Realm Improvements.	£393,911.46
City Mental Health Centre	£388,678.51
Secure City Programme - CCTV & Telecommunications	£307,388.61
Secure City Programme	£670,247.53
Neighbourhood CIL Projects	
Becket Pageant for London / The Skinners' Malmesbury Foundation	£24,500.00
Maggie Keswick Jencks Cancer Caring Centres Trust	£254,827.00
St Vedast-alias-Foster	£25,000.00
Bevis Marks Synagogue Heritage Foundation	£240,000.00
City CIL Administration Costs	£86,608.80
Total	£2,674,870.41

Table 3: Details of City CIL Allocated but not Spent as at 31 March 2021 - 1f and 1h

Infrastructure Project	Total CIL Allocations	Total CIL Spent	Unspent CIL Allocations*
General City CIL Project Totals	£11,263,776.00	£4,112,977.64	£7,150,798.36
Bloomberg Place Highway Works	£425,000.00	£182,323.64	£242,676.36
Eastern City Cluster	£250,000.00	£0.00	£250,000.00
Churchyards Enhancement Programme	£85,000.00	£84,060.80	£939.20
Hostile Vehicle Mitigation Security Programme	£2,990,000.00	£497,976.29	£2,492,023.71
Beech Street Transport & Public Realm Improvements.	£2,165,162.00	£1,225,600.73	£939,561.27
Golden Lane Community Centre	£632,625.00	£632,625.00	£0.00
Relocation of Adult Skills & Education Services to the Guildhall Business Library	£25,000.00	£11,237.00	£13,763.00
City Mental Health Centre	£521,000.00	£501,518.04	£19,481.96
Citigen Energy Network Feasibility	£16,500.00	£0.00	£16,500.00
Secure City Programme - CCTV & Telecommunications	£1,527,147.00	£307,388.61	£1,219,758.39
Secure City Programme	£2,626,342.00	£670,247.53	£1,956,094.47
Neighbourhood CIL Project Totals	£544,327.00	£544,327.00	£0.00
Becket Pageant for London / The Skinners' Malmesbury Foundation	£24,500.00	£24,500.00	£0.00
Maggie Keswick Jencks Cancer Caring Centres Trust	£254,827.00	£254,827.00	£0.00
St Vedast-alias-Foster	£25,000.00	£25,000.00	£0.00
Bevis Marks Synagogue Heritage Foundation	£240,000.00	£240,000.00	£0.00
City CIL Administration Totals	£327,197.77	£327,197.77	£0.00
* Please note allocations may be spent over multiple years			
Grand Totals	£12,135,300.77	£4,984,502.41	£7,150,798.36

Table 4: Details of Neighbourhood CIL Allocated and Spent in 2020/2021 - 1j(ii)

Infrastructure Project	Neighbourhood CIL Allocated in 2021/21	Neighbourhood CIL Spent in 2020/21
Becket Pageant for London / The Skinners' Malmesbury Foundation	£24,500.00	£24,500.00
Maggie Keswick Jencks Cancer Caring Centres Trust	£254,827.00	£254,827.00
St Vedast-alias-Foster	£25,000.00	£25,000.00
Bevis Marks Synagogue Heritage Foundation	£240,000.00	£240,000.00
Grand Totals	£544,327.00	£544,327.00

3. Section 106 (Planning Obligations) Report 2020/21

Planning obligations (often called S106 agreements) are legal agreements with developers for the provision of, for example, affordable housing, local training and jobs, and site-specific mitigation measures to alleviate the impacts of a development proposal. A S106 agreement is intended to make a development acceptable that would otherwise be deemed as unacceptable, by offsetting the impact by making specific location improvements.

The legislative basis for planning obligations is contained within the Town and Country Planning Act 1990 (as amended), the Community Infrastructure Levy Regulations 2010 (as amended) and the National Planning Policy Framework (NPPF 2012). Paragraph 204 of the NPPF sets out three statutory and policy tests for the use of such legally enforceable planning obligations and indicates that:

“A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.”

The City’s [Planning Obligations Supplementary Planning Document \(SPD\)](#) sets out how S106 planning obligations in the City of London will be applied and explains how obligations are operated, within the context of the City of London Local Plan.

Some Section 106 agreements secure wider obligations that achieve other mitigation measures, which cannot be bound by condition, such as Wind Mitigation Surveys and Security/Counter Terrorism Measures.

Some S106 contributions such as Affordable Housing and Local Training Skills & Job Brokerage contributions are pooled to fund a City-wide programmes of works and initiatives.

Tables 4-7 provides the S106 Report for financial year 2020/21 as set out in CIL Regulation (2019 Amendment) 121A Schedule 2 Paragraph 3:

- Table 4: Reporting requirements for Section 106 3a to 3i.
- Table 5: Details of Section 106 Agreements Secured - 3a.
- Table 6: Details of Section 106 Allocated but not Spent in 2020/21 - 3e and 3g
- Table 7: Details of Section 106 Spent - 3h(i).

Table 4: Reporting requirements for Section 106 Report for Financial Year 2020/21

Reporting Requirements: CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 3	Amount	Comments / Details
3 (a). the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£3,470,223.00	See table 5 below for further details
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£9,595,205.08	
3 (c). the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£4,667,746.53	
3 (d). summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— (i) in relation to affordable housing, the total number of units which will be provided; (ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	(i) N/A (ii) N/A	
3 (e). the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£87,820,558.66	
3 (f). the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£98,329,975.14	
3 (g). in relation to monies (received under planning obligations) which were allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of allocated to each item;	£87,820,558.66	See table 6 below for further details
3 (h). in relation to monies (received under planning obligations) which were spent by the authority during the reported year (including transferring it to another person to spend), summary details of— (i) the items of infrastructure on which monies	(i) £10,041,869.58	(i) See table 7 for further details

Reporting Requirements: CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 3	Amount	Comments / Details
(received under planning obligations) were spent, and the amount spent on each item; (ii) the amount of monies (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); (iii) the amount of monies (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.	(ii) N/A (iii) £136,026.12	
3 (i). the total monies (received under any planning obligations) during any year which were retained at the end of the reported year, and where any of the retained monies have been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.	Total Commuted Sum Held at 31/03/2021 £2,704,135.50 Total Commuted Sum Spent at 31/03/2021 £92,636.34 Commuted Sum Retained for future maintenance £2,611,499.16	See table 7 for further details

Table 5: Details of Section 106 Agreements Secured in 2020/21 - 3a

Application Reference Site Date of Agreement	Affordable Housing	Local Training, Skills & Job Brokerage	Evaluation & Design (Security)	Evaluation & Design (S278/Public Realm)	Evaluation & Design (Pipe Subways)	S106 Monitoring	S106 Admin Fee	Totals
19/00058/FULMAJ 65 Fleet Street, London, EC4Y 1HT 08 April 2020	£71,616	£10,754		£40,000		£1,068	£4,500	£127,938
17/01057/FULMAJ Dauntsey House, 4A & 4B Frederick's Place, London, EC2R 8AB - 14 May 2020	£24,532	£3,680		£25,000		£2,035	£4,000	£59,247
17/00165/FULMAJ Morley House, 26-30 Holborn Viaduct & City Temple, 31 Holborn Viaduct, London, EC1A 2AT - 18 August 2020	£86,209	£12,931		£25,000		£2,751	£4,000	£130,891
18/00970/FULMAJ 24 & 25-26 Lime Street, London, EC3 - 25 August 2020	£25,582	£3,837	£25,000			£2,297	£4,500	£61,216

Application Reference Site Date of Agreement	Affordable Housing	Local Training, Skills & Job Brokerage	Evaluation & Design (Security)	Evaluation & Design (S278/Public Realm)	Evaluation & Design (Pipe Subways)	S106 Monitoring	S106 Admin Fee	Totals
20/00311/FULMAJ 81 Newgate Street, London, EC1A 7AJ - 11 September 2020	£542,025	£81,304		£100,000		£9,296	£7,500	£740,125
19/00713/FULMAJ Fountain House, 130 Fenchurch Street, London, EC3M 5DJ 17 September 2020	£597,524	£89,629				£9,093	£2,500	£698,746
19/01345/FULMAJ 1-5 London Wall Buildings, London, EC2M 5PG 24 September 2020	£94,545	£14,182		£50,000		£3,348	£5,500	£167,575
17/01050/FULMAJ Tenter House, 45 Moorfields, London, EC2Y 9AE 29 September 2020	£264,924	£39,739		£75,000		£5,077	£5,500	£390,240
16/01010/FULL 63-66 Coleman Street & 35-39 Moorgate, London, EC2R 5BX 01 December 2020	£73,746	£11,062		£25,000		£3,106	£6,000	£118,914
19/01038/FULMAJ Citicape House, 61-65 Holborn Viaduct, London, EC1A 2FD 01 December 2020	£484,070	£72,611		£50,000	£20,000	£7,373	£5,000	£639,054
20/00536/FULL 81 Newgate Street, London, EC1A 7AJ - 10 December 2020							£2,000	£2,000
20/00451/NMA 13/01004/FULEIA 40 Leadenhall Street, London, EC3 (Site Bounded By 19-21 & 22 Billiter Street, 49 Leadenhall Street, 108 & 109-114 Fenchurch Street, 6-8 & 9-13 Fenchurch Buildings) 17 December 2020	£16,057	£3,517				£711	£3,500	£23,587
20/00179/FULL 10-15 Newgate Street, London, EC1A 7HD 22 December 2020	£22,928	£3,439				£2,017	£4,500	£32,884
19/00699/FULL Aldgate House, 33 Aldgate High Street, London, EC3N 1AH 23 February 2021				£25,000			£1,000	£26,000
20/00214/FULMAJ Millennium Bridge House, 2 Lambeth Hill, London, EC4V 4AG 18 March 2021	£109,672	£16,451		£50,000		£4,524	£8,000	£188,647
20/00462/FULL 1-2 Broadgate, London, EC2M 2QS 30 March 2021	£51,619	£7,743				£1,599	£2,000	£62,961
Totals	£2,465,049	£3,70,879	£25,000	£465,000	£20,000	£54,295	£70,000	£3,470,223

Table 6: Details of Section 106 Allocated but not Spent as at 31 March 2021 - 3e and 3g

Infrastructure Project	Total S106 Allocations (as at 31 March 2021)	Unspent S106 Allocations (as at 31 March 2021)
Grand Totals	£186,150,533.80	£87,820,558.66
Local Training, Skills and Job Brokerage Initiatives Total	£5,943,308.02	£1,272,410.58
S106 Monitoring and Administration Total	£1,530,055.63	£1,179,009.54
Affordable Housing Schemes Total	£99,056,882.01	£60,593,960.36
Local Community Environment and Transport Improvements Total	£79,620,288.13	£24,775,178.17

Table 7: Details of Section 106 Spent in 2020/21 - 3h(i)

Infrastructure Project	S106 Spend in 2020/21
Grand Total	£10,041,869.58
Local Training, Skills and Job Brokerage Initiatives Total:	£377,054.74
S106 Monitoring and Administration Total:	£136,026.12
Affordable Housing Schemes Total:	£7,234,565.67
29100079 - Isleden House	£95,341.71
29100067 - Sydenham Hill	£567,689.79
29800084 - Delivery of 600+ Units on Housing Estates	£161.25
29100078 - Richard Cloudesley Housing	£1,067.50
29100098 - Richard Cloudesley Housing	£8,739,332.63
29100098 – Richard Cloudesley Adjustment	-£3,440,777.52
29100042 - Avondale Square Estate - Community Centre	£165,712.11
29800075 - Middlesex Street Conversion	-£566.29
29800114 – Windsor House Feasibility Study	£2,347.42
29800115 – Sumner Buildings Proposals	£19,889.00
29800141 – York Way Estate	£925,162.00
29800124 – Avondale Square Estate	£38,715.71
29100085 – Great Arthur House	£120,490.36
LCE and Transport Improvement Schemes Total:	£2,294,223.05
Eastern Cluster Security Project OH	£87.65
Eastern Cluster Security Project	£191.44
2-6 Cannon Street Public Realm Maintenance	£14,456.00
26 Cannon Street Public Realm Improvements	£66,882.80
26 Cannon Street Public Realm Improvements OH	£31,576.31
Mansion House Station Public Realm Improvements CAP	£2,734.90

Infrastructure Project	S106 Spend in 2020/21
<i>Mansion House Public Realm Improvements CAP OH</i>	£389.50
<i>Eastern City Cluster Phase 1 Maintenance</i>	£3,899.23
<i>Bank Junction Improvements</i>	-£136,863.49
<i>City Cluster Vision Phase 1 OH</i>	£15,458.56
<i>St Mary Axe Experimental Timed Closure Phase 1A OH</i>	£4,122.05
<i>City Cluster Vision Wellbeing Climate Change Resilience Programme</i>	£15,846.11
<i>Eastern City Cluster Public Art year 9</i>	£9,031.00
<i>City Cluster Fenchurch Street Healthy Streets Plan</i>	£72,922.23
<i>City Cluster Vision Phase 1</i>	£1,447.11
<i>St Mary Axe Experimental Timed Closure Phase 1A</i>	£10,462.42
<i>City Cluster Vision Wellbeing Climate Change Resilience Programme</i>	£31,686.78
<i>Seething Lane Gardens Maintenance</i>	£15,000.00
<i>Greening of Cheapside Area Phase 1</i>	£100,461.51
<i>Greening of Cheapside Area Phase 1 OH</i>	£3,621.98
<i>London Development S106 Phase 2 Is this London Wall Place??</i>	-£4,303.41
<i>London Development S106 Phase 2 OH</i>	£1,293.65
<i>Aldgate School Adventure Cube Maintenance</i>	£28,201.20
<i>St Alphage Gardens – London Wall Place Maintenance</i>	£3,000.00
<i>St Alphage Gardens</i>	£9,421.92
<i>Moorgate Crossrail Station Links Finsbury Circus Western Arm Phase 2A</i>	£7,434.66
<i>St Alphage Gardens OH</i>	£699.22
<i>Moorgate Crossrail Station Links Finsbury Circus Western Arm Phase 2A OH</i>	-£3,021.57
<i>St Paul's Gyratory Project OH</i>	£344.54
<i>St Paul's Gyratory Project</i>	£1,301.74
<i>Moor Lane Environmental Enhancements S106</i>	£24,487.59
<i>Moor Lane Environmental Enhancements S106 OH</i>	£10,113.99
<i>Angle Court Maintenance</i>	£880.00
<i>Angel Court Environmental Enhancements CAP</i>	-£950.55
<i>Angel Court Environmental Enhancements CAP OH</i>	-£571.80
<i>Bank Junction Improvements</i>	-£309.27
<i>Middlesex St Phase B Artizan Street Open Space</i>	£3,500.00
<i>Middlesex Street Phase B New Open Space CAP</i>	£517.52
<i>Middlesex Street Phase B New Open Space CAP OH</i>	£311.60
<i>Bank Junction Interim Safety Scheme (SRP)</i>	-£3,050.63
<i>City Cluster Fenchurch Street Healthy Streets Plan</i>	£17,939.00
<i>Aldgate Highway Changes Public Realm Improvements</i>	£14,615.26
<i>Aldgate Highway Changes Public Realm Improvements</i>	£53,641.62
<i>100 Minories Area Enhancements Phase 2</i>	£12,085.38

Infrastructure Project	S106 Spend in 2020/21
<i>Aldgate Highway Changes Public Realm Improvements Part 2</i>	£52,553.27
<i>Aldgate Highway Changes Public Realm Improvements OH</i>	£7,664.85
<i>100 Minorities Area Enhancements Phase 2 OH</i>	£8,556.70
<i>Aldgate Highway Changes Public Realm Improvements SRP</i>	£1,359.92
<i>Greening of Cheapside Area Phase 1</i>	£463.00
<i>Plough Place Maintenance</i>	£933.20
<i>Greening of Cheapside Area Phase 1</i>	£12,920.00
<i>Sir John Cass Foundation Early Years Extension Grant</i>	£64,408.16
<i>Sir John Cass CCTV Grant</i>	£54,784.80
<i>Golden Lane Estate Playground Refurbishment OH</i>	£-206.48
<i>Cullum Street Enhancement Maintenance</i>	£1,408.08
<i>Millennium Bridge Area Maintenance</i>	£3,045.12
<i>11-19 Monument Street Maintenance</i>	£1,125.06
<i>Middlesex Street Area Project Maintenance</i>	£1,550.00
<i>Breams Buildings S106 CAP</i>	£1,122.55
<i>Cursitor Street Improvements CAP</i>	£9,122.90
<i>Breams Buildings Reinstatement Enhancement S106 OH</i>	£830.86
<i>Cursitor Street Improvement OH</i>	£7,952.48
<i>Breams Buildings Reinstatement Enhancement S106 OH</i>	£282.00
<i>Cursitor Street Improvements</i>	£3,320.49
<i>Breams Buildings Reinstatement Enhancement S106</i>	£381.88
<i>Cursitor Street Improvements</i>	£2,756.14
<i>Moorgate Crossrail Station Links Phase 2</i>	£3,495.84
<i>Moorgate Crossrail Station Links Phase 2 OH</i>	£8,047.05
<i>Middlesex Street Area Enhancements Phase2 CAP</i>	£62,088.76
<i>Crossrail Liverpool Street Urban Integration Phase 2</i>	£14,550.81
<i>Middlesex Street Area Enhancement Phase 2 OH</i>	£24,028.60
<i>Crossrail Liverpool Street Urban Integration Phase 2</i>	£3,077.31
<i>City Cluster Fenchurch Street Healthy Streets Plan OH</i>	£10,234.11
<i>City Cluster Fenchurch Street Healthy Streets Plan</i>	£6,514.89
<i>City Placemaking Public Space Review</i>	£6,830.30
<i>Aldgate Highway Changes Public Realm Improvements</i>	-£143,084.37
<i>Aldgate Public Square Pavilion</i>	£2,404.91
<i>City Cluster Fenchurch Street Healthy Streets Plan</i>	£3,011.00
<i>City Cluster Vision Phase 1</i>	£5,090.00
<i>St Mary Axe CAP</i>	£70,502.74
<i>St Mary Axe OH</i>	£3,993.94
<i>8-10 Moorgate Maintenance</i>	£146.08
<i>RWE Globe View Walkway S106</i>	£27,950.95

Infrastructure Project	S106 Spend in 2020/21
<i>RWE Globe View Walkway OH</i>	£15,771.31
<i>RWE Globe View Walkway</i>	£6,365.16
<i>Greening of Cheapside Area Phase 1</i>	£26,816.00
<i>Bloomberg Place Highway Works Maintenance</i>	£1,485.00
<i>Bank Junction Improvements</i>	£75,138.00
<i>Aldgate Highway Changes Public Realm Improvements</i>	-£16,720.03
<i>Fleet Street and Temple Healthy Streets Plan OH</i>	£7,043.48
<i>Fleet Street and Temple Healthy Streets Plan</i>	£10,939.50
<i>Billiter Street S106</i>	£2,946.06
<i>Billiter Street S106 OH</i>	£2,484.97
<i>City Placemaking Public Square Review</i>	£4,401.35
<i>Mark Lane Environmental Enhancements Phase 2</i>	£22,557.39
<i>Mark Lane Environmental Enhancements Ph2 OH</i>	£17,173.68
<i>Mark Lane Environmental Enhancements Phase 2 OH</i>	-£348.13
<i>Mark Lane Enhancement Phase 3 OH</i>	£2,337.00
<i>Mark Lane Environmental Enhancements Phase 2</i>	-£1,084.42
<i>Mark Lane Enhancement Phase 3</i>	£4,028.40
<i>Mitre Square Maintenance</i>	£7,000.00
<i>Mitre Square S106</i>	£473.69
<i>Mitre Square S106 OH</i>	£293.58
<i>Aldgate School Air quality maintenance</i>	£1,485.71
<i>Bank Junction Improvements</i>	£44,959.76
<i>Bank Junction Improvements OH</i>	£20,251.35
<i>Bank Junction Improvements</i>	£1,558.02
<i>St Paul's Area Enhancements</i>	£1,200.00
<i>St Paul's Churchyard Anti Skateboarding</i>	-£116.49
<i>St Paul's Churchyard OH</i>	-£123.61
<i>Greening Of Cheapside Area Phase 1B OH</i>	£8,963.44
<i>Greening Of Cheapside Area Phase 1B</i>	£14,854.79
<i>Bart's Close Public Realm Enhancements Maintenance</i>	£3,500.00
<i>Bart's Close Public Realm Enhancements S106 CAP</i>	£711,241.76
<i>Bart's Close Pedestrian Accessibility Improvements</i>	£20,381.65
<i>Bart's Close Public Realm Enhancements S106 CAP OH</i>	£24,973.98
<i>St Bartholomew's Hospital S106 CAP</i>	£47,330.44
<i>St Bartholomew's Hospital S106 OH</i>	£11,240.08
<i>St Bartholomew's Hospital Environmental Enhancements S106 OH</i>	£3,156.19
<i>St Bartholomew's Hospital S106</i>	£4,218.30
<i>Bloomberg Place Highway Works Maintenance</i>	£26,677.01
<i>Bank Junction Improvements</i>	£92,213.00

Infrastructure Project	S106 Spend in 2020/21
<i>Bank Junction Improvements</i>	<i>£264,929.00</i>
<i>Moor Lane Maintenance</i>	<i>£1,120.00</i>
<i>Moorgate Crossrail Station Links Phase 2</i>	<i>£14,799.49</i>

4. City of London CIL Infrastructure List

Regulation 121A(1)(a) requires the Infrastructure funding statement to include:

“a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”)”

The City of London Infrastructure List consists of:

- Beech Street Transport & Public Realm Improvements
- Hostile Vehicle Mitigation Security Programme
- Eastern City Cluster Security
- City Mental Health Centre
- Secure City Programme CCTV & Telecommunications
- Secure City Programme
- Public Realm Security Programme

Contacts

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The City of London Corporation is the Local Authority for the financial and commercial heart of Britain, the City of London.