

Infrastructure Funding Statement 2024-2025



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Section 1 - Introduction

1.1. 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.

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

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.

1.3. 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 is published annually to provide information on developer contributions that have been received, allocated and spent on infrastructure priorities from the previous financial year - the 'reported year'.

1.4. 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 2024/25 (01 April 2024 - 31 March 2025).

1.5. This Infrastructure Funding Statement Includes:

Section 2 - The CIL Report for financial year 2024/25 as set out in CIL Regulation (2019 Amendment) 121A Schedule 2 Paragraph 1.

Section 3 - The S106 Report for financial year 2024/25 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).

- 1.6. 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.
- 1.7. 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.
- 1.8. The City of London Corporation will look into including information for S278 agreements within future versions of the IFS.

Section 2 - Community Infrastructure Levy (CIL) Report 2024-2025

2.1. 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.

2.2. 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.

2.3. 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.

2.4. 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 £100,000 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 £100,001, developers have the option to pay two instalments: The greater of £100,000 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.

2.5. 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 2024/25 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 2024/25 - 1g(i).
- Table 3: Details City CIL Allocated but not Spent as of 31 March 2025 - 1f and 1h
- Table 4: Details of Neighbourhood CIL Allocated and Spent in 2024/2025 - 1j(ii).

2.6. The City of London Corporation uses CIL to fund a variety of infrastructure projects, a full list of which can be seen below in Table 2. In the year 2024-25, projects include:

- The City Cluster Vision Project (“*L5-City Cluster Vision - Phase 1*”, £31,334.58 in expenditure).



A multi-year project to improve and upgrade spaces in and around the eastern City Cluster area of the City of London. CIL funds have been used on smaller sub-projects, such as the improvement works to Jubilee

Gardens and new public seating and planters throughout the area.

- The Reinstatement of Finsbury Circus (“*Finsbury Circus Reinstatement*”, £2,268,000.00 in expenditure)



Following the completion of Crossrail/the Elizabeth line – which utilised Finsbury Circus Gardens as a construction site – CIL funds have been utilised to reimagine and reinstate Finsbury Circus as a public garden.

2.7. A proportion of CIL receipts (15%) are set aside for neighbourhood projects, details of which can be seen below in Table 2. Full details of how these funds get allocated, as well as details about the projects themselves, can be found on our website (<https://www.cityoflondon.gov.uk/about-us/working-with-community/community-infrastructure-levy->

[neighbourhood-fund](#)). Highlights of neighbourhood CIL projects funded in this financial year include:

- West Ham Park exhibit (“*West Ham Park charity*”, £20,000.00 expenditure)

£20,000 over one year towards the design, development, and production of an installation in the City of London celebrating West Ham Park 150th Anniversary and its historic connections to the Square Mile.



- Forget Me Not Memory Café (“*Forget me Not Memory Cafe*”, £54,022.00 expenditure)

£54,022 for a two-year programme of creative activity, social eating and exercise to reduce social isolation and improve health, happiness and social connections at the Golden Lane Community Centre.

- Bats and Black Redstarts survey (“*Friends of City Gardens*”, £19,700 expenditure)

A project by Friends of City Gardens to record data on abundance and temporal behaviour of bats and Black Redstarts on green roofs in the City in order to inform conservation and management priorities. (Image by László Glatz)



Table 1—CIL Reporting Requirements for Financial Year 2024-2025

Reporting Requirement—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	£19,641,599.10	-
1(b). The total amount of CIL receipts for the reported year	£21,188,581.72	-
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	£0.00	-
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	£2,852,911.79	-
1(e). The total amount of CIL expenditure for the reported year	£11,725,484.34	-
1(f). The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£46,863,130.03	-
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;	(i) Please see Table 6 below.	-

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Reporting Requirement—CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 1	Amount	Comments/Details
<p>(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);</p> <p>(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;</p>	<p>(ii) £0.00</p> <p>(iii) £202,482.12; 1.73%</p>	
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;	Please see Table 3 below.	-
<p>1(i). The amount of CIL passed to:</p> <p>(i) any parish council under Regulation 59A or 59B;</p> <p>(ii) any person under Regulation 59(4);</p>	<p>(i) £0.00</p> <p>(ii) £0.00</p>	There are no parish councils within the City of London.
<p>1(j). summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—</p> <p>(i) the total CIL receipts that regulations 59E and 59F applied to;</p> <p>(ii) the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and</p>	<p>(i) Not applicable.</p> <p>(ii) Not applicable.</p>	-

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Reporting Requirement—CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 1	Amount	Comments/Details
the amount of expenditure allocated or spent on each item;		
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;	(i) Not applicable.	
(ii) any funds not yet recovered from each parish council at the end of the reported year;	(ii) Not applicable.	
1.(l) The total amount of:		-
(i) CIL receipts for the reported year retained at the end of the reported year;	(i) £ 21,188,581.72	
(ii) other than those to which regs 59E and 59F applied;	(ii) £ 19,304,965.72	
(iii) CIL receipts from previous years retained at the end of the reported year other than those to which regs 59E and 59F applied;	(iii) £ 26,171,639.01	
(iv) CIL receipts for the reported year to which regs 59E and 59F applied retained at the end of the reported year;	(iv) £ 3,147,914.94	
(v) CIL receipts from previous years to which regs 59E and 59F applied retained at the end of the reported year.	(v) £ 8,782,201.16	

Table 2—Details of CIL Expenditure in 2024-2025 - 1(g)(i)

CIL Project	Project Type	Expenditure
L5-St Paul's Gyratory Transformation	General	£675,759.18
L5-Beech Street Transport & Public Realm Improvements	General	£23,281.80
L5-Fleet St Quarter - Seating & Planting Improvements	General	£2,555.44
L5-Finsbury Circus Reinstatement	General	£2,268,000.00
L5-Secure City Programme - CCTV & Telecommunications	General	£928,220.59
L5-Secure City Programme - Video Management System	General	£824,750.63
L5-Secure City Programme - Vulnerable People	General	£9,975.00
L5-Charterhouse Street - CIL Funding	General	£2,096,344.13
L5-Museum of London Relocation	General	£2,310,000.00
L5-City Cluster Vision - Phase 1	General	£31,334.58
L5-Hostile Vehicle Mitigation Security Programme - Building I OH	General	£2,540.92
L5-Hostile Vehicle Mitigation Security Programme (SRP)	General	£20,257.95
L5-Hostile Vehicle Mitigation Security Programme - Building I	General	£4,616.56
L5-St Pauls Cathedral External Re-Lighting	General	£180,874.72
L5-St Pauls Cathedral External Re-Lighting	General	£180,874.72
Sculpture in the City	General	£80,000.00
Ozero Arts	NCIL	£59,927.00
Thames Reach Charity	NCIL	£80,089.00
Partnership for Young London	NCIL	£53,000.00
Urban Learners Ltd	NCIL	£56,000.00
West Ham Park charity	NCIL	£20,000.00
Hackney Council for Voluntary Service	NCIL	£76,565.00
Age UK City of London	NCIL	£99,000.00
Friends of City Gardens	NCIL	£19,700.00
Publica Community and Research	NCIL	£69,000.00
WeSwim CIC	NCIL	£13,311.00
Forget me Not Memory Cafe	NCIL	£54,022.00

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CIL Project	Project Type	Expenditure
SocietyLinks Tower Hamlets	NCIL	£90,238.00
Livery Committee	NCIL	£12,000.00
Union Street Consulting Limited	NCIL	£78,750.00
Maggie Keswick Jencks Cancer Caring Centres Trust	NCIL	£145,500.00
Aldgate Business Partnership Ltd	NCIL	£19,330.00
Tower Hamlets Youth Sport Foundation	NCIL	£84,868.00
Family Emocional Wellbeing Project CIC	NCIL	£13,810.00
Global Healthcare Projects GHP	NCIL	£78,189.00
Intergenerational Music Making	NCIL	£25,845.00
City of London Crime Prevention Association	NCIL	£101,600.00
Mental Fight Club	NCIL	£195,971.00
Ramadan Tent Project Limited	NCIL	£44,422.00
Family Action	NCIL	£162,184.00
Shoreditch Trust	NCIL	£97,030.00
Thames Festival Trust	NCIL	£96,960.00
Portsoken Activities Group	NCIL	£28,105.00
Artbash & Be Ltd	NCIL	£34,200.00
Bevis Marks Synagogue Heritage Foundation	NCIL	-£100,000.00
St Bartholomew Gatehouse Trust	NCIL	£24,000.00
St Botolph Without Bishopsgate	NCIL	£50,000.00
General CIL Administration	Administration	£85,576.85
Neighbourhood CIL Administration	Administration	£116,905.27
General CIL Total	-	£9,639,386.22
Neighbourhood CIL Total	-	£2,086,098.12
Administration Total	-	£202,482.12
CIL Expenditure Grand Total	-	£11,725,484.34

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Table 3 – Details of CIL allocated but not spent as at 31 March 2025 – 1(f) and 1(h)

Project	Type	Total allocations to 31/03/2025	Total CIL expenditure to 31/03/2025	Unspent CIL allocations
Becket Pageant for London, acting through the Skinners' Malmesbury Foundation	NCIL	£24,500.00	£24,500.00	£0.00
Maggie Keswick Jencks Cancer Caring Centres Trust	NCIL	£116,910.21	£116,910.21	£0.00
St Vedast-alias-Foster	NCIL	£25,000.00	£25,000.00	£0.00
Bevis Marks Synagogue Heritage Foundation	NCIL	£240,000.00	£220,000.00	£20,000.00
Fleet Street Sundial CIC	NCIL	£29,650.00	£29,650.00	£0.00
Age UK City of London	NCIL	£48,171.00	£48,171.00	£0.00
Barbican Centre Trust Limited	NCIL	£191,067.00	£191,067.00	£0.00
Globe Studios Limited	NCIL	£134,973.70	£134,973.70	£0.00
Learning Through The Arts	NCIL	£49,984.00	£49,984.00	£0.00
Repowering Limited	NCIL	£33,660.00	£33,660.00	£0.00
City Property Association Limited	NCIL	£100,000.00	£100,000.00	£0.00
The Worshipful Company of Chartered Architects	NCIL	£24,600.00	£24,600.00	£0.00
Golden Lane Estate Residents' Association	NCIL	£49,399.69	£49,399.69	£0.00
Parochial Church Council of the Ecclesiastical Parish of St Mary-le-Bow, Cheapside	NCIL	£18,274.00	£18,274.00	£0.00
Barbican Centre Trust Limited	NCIL	£39,663.00	£39,663.00	£0.00
New Diorama	NCIL	£154,640.00	£154,640.00	£0.00
Royal Society for Blind Children	NCIL	£48,646.00	£48,646.00	£0.00
TEMPLE BAR TRUST	NCIL	£250,000.00	£150,000.00	£100,000.00
The World Reimagined Limited	NCIL	£100,000.00	£100,000.00	£0.00
Outset Contemporary Art Fund	NCIL	£110,932.00	£110,932.00	£0.00
Historical Royal Palaces	NCIL	£300,000.00	£300,000.00	£0.00
Pollinating London Together	NCIL	£230,000.00	£230,000.00	£0.00
CurvingRoad	NCIL	£24,000.00	£24,000.00	£0.00
XLP	NCIL	£46,824.00	£46,824.00	£0.00
St. Michael Cornhill	NCIL	£7,855.00	£7,855.00	£0.00
Barts Heritage	NCIL	£774,000.00	£359,638.67	£414,361.33

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Project	Type	Total allocations to 31/03/2025	Total CIL expenditure to 31/03/2025	Unspent CIL allocations
The Temple Church	NCIL	£408,500.00	£187,297.00	£221,203.00
Barbican Centre Trust Limited	NCIL	£273,370.00	£273,370.00	£0.00
St Botolph without Aldgate	NCIL	£50,000.00	£50,000.00	£0.00
St Stephen Walbrook	NCIL	£25,067.00	£25,067.00	£0.00
The Worshipful Company of Carmen St Dunstan Heritage Trust	NCIL	£49,791.00	£0.00	£49,791.00
The Parochial Church Council of The Ecclesiastical Parish of St Andrew by the Wardrobe, London	NCIL	£250,000.00	£250,000.00	£0.00
LIFT	NCIL	£124,292.00	£124,292.00	£0.00
New Diorama	NCIL	£181,000.00	£181,000.00	£0.00
Tempo Time Credits	NCIL	£24,934.00	£24,934.00	£0.00
London Diocesan Fund	NCIL	£150,000.00	£150,000.00	£0.00
Museum of London	NCIL	£650,605.00	£382,812.00	£267,793.00
Ramadan Tent Project Limited	NCIL	£13,550.00	£13,550.00	£0.00
St Giles without Cripplegate	NCIL	£17,336.00	£17,336.00	£0.00
Urban Learners Ltd	NCIL	£49,250.00	£49,250.00	£0.00
Age UK City of London	NCIL	£40,950.00	£40,950.00	£0.00
ARTBASH & be	NCIL	£75,210.00	£75,210.00	£0.00
Barbican Centre Trust Limited	NCIL	£233,707.00	£233,707.00	£0.00
Whizz-Kidz	NCIL	£10,200.00	£10,200.00	£0.00
Barbican Association	NCIL	£449,550.00	£0.00	£449,550.00
East London Dance	NCIL	£49,922.00	£49,922.00	£0.00
Aveo Group Ltd	NCIL	£49,975.00	£49,975.00	£0.00
St Bartholomew Gatehouse Trust	NCIL	£24,000.00	£24,000.00	£0.00
Tavistock Relationships	NCIL	£49,952.00	£49,952.00	£0.00
The Lord Mayor's Appeal	NCIL	£90,000.00	£70,000.00	£20,000.00
The Running Charity	NCIL	£42,652.00	£42,652.00	£0.00
SIMPLICIOUS (Good Living) CIC	NCIL	£25,161.00	£25,161.00	£0.00
NLA	NCIL	£65,000.00	£65,000.00	£0.00

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Project	Type	Total allocations to 31/03/2025	Total CIL expenditure to 31/03/2025	Unspent CIL allocations
Tempo Time Credits	NCIL	£24,935.00	£24,935.00	£0.00
Ramadan Tent Project Limited	NCIL	£38,800.00	£38,800.00	£0.00
Pollinating London Together	NCIL	£270,000.00	£165,000.00	£105,000.00
Partnership for Young London	NCIL	£53,000.00	£9,600.00	£43,400.00
Ozero Arts	NCIL	£59,927.00	£59,927.00	£0.00
Thames Reach Charity	NCIL	£80,089.00	£26,542.75	£53,546.25
West Ham Park charity	NCIL	£20,000.00	£20,000.00	£0.00
Urban Learners Ltd	NCIL	£56,000.00	£56,000.00	£0.00
Hackney Council for Voluntary Service	NCIL	£76,565.00	£57,423.75	£19,141.25
Age UK City of London	NCIL	£99,000.00	£49,500.00	£49,500.00
Friends of City Gardens	NCIL	£19,700.00	£19,700.00	£0.00
London Symphony Orchestra	NCIL	£454,642.00	£0.00	£454,642.00
Publica Community and Research	NCIL	£69,000.00	£51,750.00	£17,250.00
WeSwim CIC	NCIL	£13,311.00	£9,984.00	£3,327.00
Forget me Not Memory Cafe	NCIL	£54,022.00	£19,727.25	£34,294.75
SocietyLinks Tower Hamlets	NCIL	£90,238.00	£15,040.00	£75,198.00
Livery Committee	NCIL	£12,000.00	£0.00	£12,000.00
Union Street Consulting Limited	NCIL	£78,750.00	£59,062.50	£19,687.50
Aldgate Business Partnership Ltd	NCIL	£65,848.00	£19,330.00	£46,518.00
Tower Hamlets Youth Sport Foundation	NCIL	£84,868.00	£13,728.50	£71,139.50
Maggie Keswick Jencks Cancer Caring Centres Trust	NCIL	£145,500.00	£35,600.00	£109,900.00
City of London Crime Prevention Association	NCIL	£101,600.00	£25,400.00	£76,200.00
Mental Fight Club	NCIL	£195,971.00	£12,798.00	£183,173.00
CoL Housing - New Developments & Special Projects Team	NCIL	£390,419.00	£0.00	£390,419.00
Family Action	NCIL	£162,184.00	£11,690.50	£150,493.50
Family Emocional Wellbeing Project CIC	NCIL	£13,810.00	£0.00	£13,810.00
Global Healthcare Projects GHP	NCIL	£78,189.00	£56,189.00	£22,000.00

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Project	Type	Total allocations to 31/03/2025	Total CIL expenditure to 31/03/2025	Unspent CIL allocations
Intergenerational Music Making	NCIL	£25,845.00	£6,461.00	£19,384.00
Ramadan Tent Project Limited	NCIL	£44,422.00	£44,422.00	£0.00
Thames Festival Trust	NCIL	£96,960.00	£0.00	£96,960.00
Shoreditch Trust	NCIL	£97,030.00	£19,403.00	£77,627.00
Portoken Activities Group	NCIL	£28,105.00	£2,228.75	£25,876.25
Churchyards Enhancement Programme	General	£84,061.00	£84,060.80	£0.20
Bloomberg Place Highway changes	General	£182,323.64	£182,323.64	£0.00
HVM Security Programme	General	£4,431,000.00	£2,975,062.43	£1,455,937.57
Beech Street Transport & Public Realm Improvements	General	£2,023,000.00	£1,828,478.80	£194,521.20
Golden Lane Community Centre	General	£632,625.00	£632,625.00	£0.00
City Mental Health Centre	General	£502,534.00	£502,534.00	£0.00
Relocation of Adult Skills & Education Services (ASES)	General	£25,000.00	£25,000.00	£0.00
Expanding Citigen Energy Network	General	£17,000.00	£17,000.00	£0.00
Secure City Programme	General	£17,672,000.00	£10,676,283.22	£6,995,716.78
Public Realm Security Programme	General	£225,000.00	£225,000.00	£0.00
St Pauls Cathedral External Lighting	General	£1,160,000.00	£535,154.72	£624,845.28
Finsbury Circus Reinstatement	General	£2,558,000.00	£2,557,977.00	£23.00
Barbican and Golden Lane Healthy Streets Plan	General	£250,000.00	£115,000.00	£135,000.00
St Paul's Gyratory	General	£2,915,000.00	£675,759.18	£2,239,240.82
Museum of London	General	£44,600,000.00	£44,085,918.00	£514,082.00
Walbrook Wharf	General	£380,000.00	£0.00	£380,000.00
West Smithfield and Charterhouse Street Highway Strengthening	General	£3,500,000.00	£0.00	£3,500,000.00
Barbican Library Refresh	General	£775,812.00	£0.00	£775,812.00
Sculpture in the City	General	£196,000.00	£80,000.00	£116,000.00
City Cluster Programme	General	£5,900,000.00	£31,334.58	£5,868,665.42
Transforming Fleet Street	General	£9,000,000.00	£2,555.44	£8,997,444.56
MOL Highways Strengthening works	General	£4,660,000.00	£4,406,344.13	£253,655.87

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Project	Type	Total allocations to 31/03/2025	Total CIL expenditure to 31/03/2025	Unspent CIL allocations
Golden Lane Leisure Centre (GLLC) (podium drainage)	General	£750,000.00	£0.00	£750,000.00
Refurbishment of Golden Lane Leisure Centre	General	£10,349,000.00	£0.00	£10,349,000.00
Administration	Administration	£883,986.58	£883,986.58	£0.00
General CIL Summary	-	£112,788,355.64	£69,638,410.94	£43,149,944.70
Neighbourhood CIL Summary	-	£9,747,453.60	£6,034,268.27	£3,713,185.33
Grand Totals	-	£123,419,795.82	£76,556,665.79	£46,863,130.03

Section 3 – Section 106 Planning Obligations Report 2024-2025

- 3.1. S106 planning obligations are legal agreements with developers for the provision of 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 harm by making specific location improvements.
- 3.2. The legislative basis for planning obligations is contained within the TCPA 1990 (as amended), the Community Infrastructure Levy Regulations 2010 (as amended) and the National Planning Policy Framework (Dec 2024). Paragraph 58 of the NPPF sets out three statutory and policy tests for the use of such legally enforceable planning obligations:

National Planning Policy Framework

58. Planning obligations must only be sought where they meet all of the following tests:
- 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.

- 3.3. 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.
- 3.4. 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.
- 3.5. Some S106 contributions such as Affordable Housing and Local Training Skills & Job Brokerage contributions are pooled to fund a City-wide programme of works and initiatives.
- 3.6. Tables 4-6 and Appendix 1 provide the S106 Report for financial year 2024-2025 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 Allocated but not Spent in 2024/25 - 3e and 3g.
 - Table 6: Details of Section 106 Spent - 3h(i).
 - Appendix 1: Details of Section 106 Agreements Secured - 3a.
- 3.7. A full breakdown of projects funded by S106 contributions can be found below, though highlights include:

- Affordable Housing at Sydenham Hill (“L5-Sydenham Hill - Provision of Social Housing”, £23,756,806.75 in expenditure).

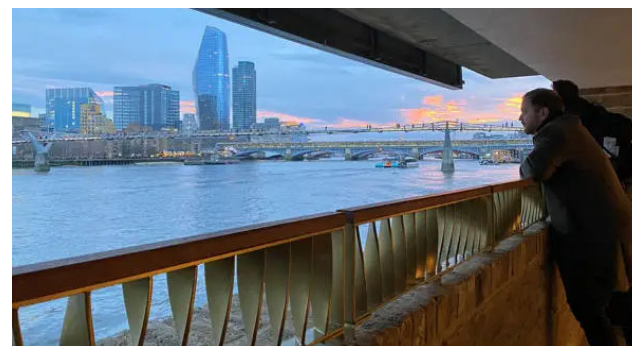
The construction of 110 new affordable 1-, 2-, 3- and 4-bedroom homes on the Sydenham Hill Estate, operated by the City of London Corporation in Lewisham. The project also includes a community room, estate office, amenity and play space. (Image from Hawkins/Brown)



- New riverside walkway (“L5-RWE:Globe View Walkway”, £976.60 in expenditure).

This project saw the construction of the Globe View walkway, the final part of the Riverside Walkway connecting the Tower of London in the east with Blackfriars in the west along the north bank of the

Thames. The multi-year project received S106 contributions from nearby developments.



- Local Training and Skills (“Training and Skills”, £564,592.50 expenditure)

The City Corporation collects financial contributions for Local Training, Skills and Job Brokerage projects. In this financial year, S106 funds have been used to support the ‘Skills for a Sustainable Skyline’ initiative which seeks to identify and fill skills gaps that affect central London’s sustainable built environment sector. It does this by helping Londoners to reskill and retain themselves for new green jobs in the construction sector.

3.8. The City Corporation may also secure contributions for maintenance of newly adopted assets for a certain period, or to fund ongoing studies on how to further improve highways and the public realm.

Table 4 – Section 106 Reporting Requirements for Financial Year 2024-2025

Reporting Requirement—CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 1	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;	£29,088,948.19	Please see appendix 1 for further details
3(b). the total amount of money under any planning obligations which was received during the reported year;	£9,846,843.82	-
3(c). the total amount of money under any planning obligations which were received before the reported year which has not been allocated by the authority;	£3,050,529.48	-
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— <div> <div>(i) in relation to affordable housing, the total number of units which will be provided;</div> <div>(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;</div> </div>	<div> <div>(i) None</div> <div>(ii) None</div> </div>	-
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;	£73,265,710.80	-
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);	£45,908,371.39	-

City of London Infrastructure Funding Statement 2024-2025

Reporting Requirement—CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 1	Amount	Comments/Details
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;	Please see Table 5	-
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 (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.	(i) Please see Table 6 (ii) None (iii) £342,752.47	-
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 31/03/2024: £1,518,124.67 Total Commuted Sum spent at 31/03/2025: £54,636.91 Commuted Sum retained for future maintenance: £1,463,487.76	-

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Table 5 – Details of Section 106 allocated but not spent as at 31 March 2025 – 3(e) and 3(g)

Infrastructure Type	Total S106 allocations as at 31/03/2025	Unspent S106 allocations as at 31/03/2025
Local Training, Skills and Job Brokerage Initiatives	£10,955,116.22	£4,271,629.16
Local Community Environment and Transport Improvements	£96,195,582.72	£23,193,885.83
Affordable Housing Schemes	£126,661,537.77	£45,800,195.81
Total	£233,812,236.71	£73,265,710.80

Table 6 – Details of Section 106 spend in FY2024-25 – 3(h)(i)

Project	Type	Category	S106 Spend in FY2024-25
L5-RWE:Globe View Walkway	Capital	LCE & Transport	£976.60
L5-Moor Lane Environmental Enhancements S106	Capital	LCE & Transport	£8,753.35
L5-Billiter Street	Capital	LCE & Transport	£53,830.56
L5-2-6 Cannon Street Public Realm Improvements	Capital	LCE & Transport	£142,402.92
L5-Mark Lane Phase 2	Capital	LCE & Transport	£3,043.30
L5-Breams Buildings R&E S106	Capital	LCE & Transport	£2,520.17
L5-Cursitor St Improvements	Capital	LCE & Transport	£4.74
L5-Middlesex Street Area Project	Capital	LCE & Transport	£208,596.43
L5-Mansion House Station Public Realm Improvements	Capital	LCE & Transport	£382,353.74
L5-Holborn Viaduct & Snow Hill Pipe Subways	Capital	LCE & Transport	-£570.00
L5-HVM Security Programme	Capital	LCE & Transport	£213,980.03
L5-Greening of Cheapside Area	Capital	LCE & Transport	£13,939.79
L5-Greening of Cheapside Area	Capital	LCE & Transport	£182,307.32
L5-Mark Lane Phase 3	Capital	LCE & Transport	£11,627.56
L5-City Cluster Vision - Well-being & Climate Change	Capital	LCE & Transport	£434,666.41
L5-City Cluster Vision - Well-being & Climate Change	Capital	LCE & Transport	£23,706.40
L5-Creechurch Lane Area Improvements - CCV	Capital	LCE & Transport	£19,431.94
L5-Finsbury Circus Access Improvements	Capital	LCE & Transport	£104,560.82
L5-Salisbury Square Development Highway Works	Capital	LCE & Transport	£13,589.74
L5-2-6 Cannon Street Public Realm Improvements	SRP	LCE & Transport	£4,343.81
L5-21 Moorfields & Fore Street Avenue	SRP	LCE & Transport	£2,018.98

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L5-Billiter Street	SRP	LCE & Transport	£894.31
L5-Breams Buildings R&E S106	SRP	LCE & Transport	£1,011.15
L5-City Greening & Biodiversity Project	SRP	LCE & Transport	£5,225.80
L5-City Greening & Biodiversity Project	SRP	LCE & Transport	£2,695.06
L5-Climate Action Strategy - Cool Streets and Greening Programme	SRP	LCE & Transport	£2,857.80
L5-Creechurch Lane Area Improvements - CCV	SRP	LCE & Transport	£7,629.82
L5-Creechurch Lane Area Improvements - CCV	SRP	LCE & Transport	£4,473.12
L5-Creechurch Lane Area Improvements - CCV	SRP	LCE & Transport	£18,373.47
L5-Crossrail Moorgate Urban Integration	SRP	LCE & Transport	£5,250.06
L5-Cursitor St Improvements	SRP	LCE & Transport	£3.24
L5-Eastern City Cluster CCTV Works	SRP	LCE & Transport	£3,030.11
L5-Eastern City Cluster Security	SRP	LCE & Transport	£1,423.55
L5-Eastern City Cluster Security	SRP	LCE & Transport	£4,822.72
L5-Fenchurch Street Healthy Streets Plan	SRP	LCE & Transport	£12,114.76
L5-Fenchurch Street Healthy Streets Plan	SRP	LCE & Transport	£53,570.91
L5-Finsbury Circus Access Improvements	SRP	LCE & Transport	£16,844.72
L5-Leadenhall Street Improvements - City Cluster Vision Programme	SRP	LCE & Transport	£20,539.98
L5-Leadenhall Street Improvements - City Cluster Vision Programme	SRP	LCE & Transport	£129,018.60
L5-London Wall Corridor Study	SRP	LCE & Transport	£4,854.69
L5-London Wall Corridor Study	SRP	LCE & Transport	£137,806.73
L5-Mansion House Station Public Realm Improvements	SRP	LCE & Transport	£25,856.01
L5-Mark Lane Phase 3	SRP	LCE & Transport	£1,476.28
L5-Middlesex Street Area Project	SRP	LCE & Transport	£8,809.37
L5-Middlesex Street Estate Eastern Base Highway Works	SRP	LCE & Transport	£1,447.90
L5-Middlesex Street Estate Eastern Base Highway Works	SRP	LCE & Transport	£3,899.27
L5-Moor Lane Environmental Enhancements S106	SRP	LCE & Transport	£3,752.41
L5-RWE:Globe View Walkway	SRP	LCE & Transport	£616.88
L5-Salisbury Square Development Highway Works	SRP	LCE & Transport	£5,990.29
L5-Salisbury Square Development Highway Works	SRP	LCE & Transport	£24,278.32
L5-Salisbury Square Development Highway Works	SRP	LCE & Transport	£95,789.70
L5-Temple Avenue Improvements	SRP	LCE & Transport	£4,171.06
L5-Temple Avenue Improvements	SRP	LCE & Transport	£21,302.15
L5-Sydenham Hill - Provision of Social Housing	Capital	Affordable Housing	£23,756,806.75
L5-Richard Cloudesley Housing	Capital	Affordable Housing	£3,857.00
L5-Isleden House Additional Housing	Capital	Affordable Housing	£93,272.28
L5-Richard Cloudesley Housing	Capital	Affordable Housing	-£812,582.80
L5-York Way Estate Provision of Social Housing	Capital	Affordable Housing	£16,386,332.39
L5-Richard Cloudesley Housing	Capital	Affordable Housing	£139,390.71
L5-36 Proctor House Avondale Square	Capital	Affordable Housing	£185,000.00

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Childcare Affordability Scheme	Revenue	Affordable Housing	£36,363.24
Training and Skills	Revenue	Training and Skills	£564,592.50
OS Establishment Maintenance Costs 2024-25 - 16100488 - EC Planters	Revenue	LCE & Transport	£13,097.60
OS Establishment Maintenance Costs 2024-25 - 16100317 - 60-70 St Mary Axe - 60-70 St Mary Axe S106 (LCE)	Revenue	LCE & Transport	£1,997.70
Financing At Bartholomew Close provide and install C3/D3 bollards. Supplementary order. All work as discussed	Revenue	LCE & Transport	£3,169.70
OS Establishment Maintenance Costs 2024-25 - 16100298 - Barts Close Public Realm Enhancements S106 (LCE)	Revenue	LCE & Transport	£3,500.00
Financing Monument area de-cluttering works	Revenue	LCE & Transport	£2,363.41
OS Establishment Maintenance Costs 2024-25 - 16100316 - Cursitor Street Improvements - 12-14 New Fetter Lane S106 (LCE)	Revenue	LCE & Transport	£2,800.00
LCE - Fleet Street and Ludgate Hill Corridor Study	Revenue	LCE & Transport	£853.00
Transportation - Fleet Street and Ludgate Hill Corridor Study	Revenue	LCE & Transport	£5,243.00
OS Establishment Maintenance Costs 2024-25 - 16100227 - Lime Street	Revenue	LCE & Transport	£3,000.00
LCE - Fleet Street and Ludgate Hill Corridor Study	Revenue	LCE & Transport	£18,904.00
OS Establishment Maintenance Costs 2024-25 - 16100312 - Mark Lane Environmental Enhancements Phase 2 - Mariner House S106 (Transport)	Revenue	LCE & Transport	£3,200.00
OS Establishment Maintenance Costs 2024-25 - 16100359 - Bloomberg Place Highway Works - Bucklersbury House S106 (LCE)	Revenue	LCE & Transport	£1,485.00
OS Establishment Maintenance Costs 2024-25 - 16100334 - Middlesex St Phase B- Artizan Street - 100 Bishopsgate (LCE)	Revenue	LCE & Transport	£3,500.00
Cleansing Charges-Project-16100318-Annual Order: Section 108/278 2024/25: Angel Court	Revenue	LCE & Transport	£368.64
OS Establishment Maintenance Costs 2024-25 - 16100313 - Southampton Buildings - 40-45 Chancery Lane S106 (LCE)	Revenue	LCE & Transport	£1,154.86
OS Establishment Maintenance Costs 2024-25 - 17100009 - Seething Lane Gardens - 10 Trinity Square S106 (LCE)	Revenue	LCE & Transport	£15,000.00
S106 Monitoring and Administration	Revenue	S106 Monitoring and Administration	£342,752.47
Total	-	-	£43,231,336.30

Section 4 – City of London CIL Infrastructure List

4.1. Regulation 121A (1) requires the Infrastructure Funding Statement to include:

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

4.2. The City of London Infrastructure List consists of the following projects to deliver the vision of the adopted Local Plan, emerging City Plan and Infrastructure Delivery Plan 2020:

Public realm and streets, including:

- City Cluster public realm improvements
- Beech Street transport and public realm improvements
- Transforming Fleet Street
- St Paul's Gyratory
- HVM Security Programme
- Secure City programme
- St Paul's Cathedral external lighting

- Barbican and Golden Lane Healthy Streets Plan
- Museum of London highway strengthening works

Cultural and community services, including:

- Barbican Library refresh
- Golden Lane Leisure Centre

Infrastructure and utilities, including:

- Walbrook Wharf

Section 5 – Contacts

Sources:

Environment Department, City of London Corporation

Chamberlain's Department, City of London Corporation

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The Principal Planning Officer (Planning Obligations)

Planning and Development Division

Environment Department

City of London

PO Box 270

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London EC2P 2EJ



Appendix 1 – Details of S106 Contributions Secured in 2024-25 – Question 3(a)

Application Number	Address	Date Deed Signed	Deed Type	Affordable Housing	Local Training Skills & Job Brokerage	S106 Monitoring	ECC Security Measures	Eval & Design S278 / Public Realm	Eval & Design Security	St Paul's External Lighting Project	Legible London	Other 1	Other 2	Cycle Hire / Cycling Improvements	TfL Transport Contribution
23/01260/FULMAJ	100 New Bridge Street, London, EC4V 6JA	2024-04-15	DoV-S73	£ 19,250.00	£ 11,550.00	£ 308.00	-	-	-	-	-	-	-	-	-
23/00882/FULL	Middlesex Street Estate, Gravel Lane, London, E1 7AF	2024-05-01	UU	-	-	£ 906.36	-	£ 75,000.00	-	-	-	-	-	-	-
23/01254/FULMAJ	5-10 Great Tower Street, London, EC3R 5AA	2024-06-07	S106	£ 77,050.00	£ 45,767.70	£ 4,733.00	-	£ 50,000.00	-	-	-	£ 175,000.00 (Churchyard Contribution)	-	-	-
23/01270/FULMAJ	Winchester House, 75 London Wall, London, EC2M 5ND	2024-06-07	S106	£ 906,692.00	£ 544,015.00	£ 17,904.00	-	£ 50,000.00	-	-	-	-	-	£ 60,000.00	-
23/01115/FULL	Alban Gate, 125-130 London Wall, London, EC2	2024-06-21	S106	-	-	£ 1,000.00	-	-	-	-	-	£ 2,317,000.00 (City Walkways Bond)	-	-	-
22/00981/FULEIA	55 Bishopsgate, London, EC2N 3AS	2024-07-10	S106	£ 4,831,299.00	£ 2,898,779.00	£ 98,462.00	£ 966,260.00	-	-	£ 198,000.00	-	£ 247,500.00 (St Paul's Orb and Cross Contribution)	£ 11,880.00 (Section 278 Monitoring Fee)	£ 220,000.00	£ 1,500,000.00
22/00753/FULMAJ	6 Devonshire Square, London, EC2M 4YE	2024-07-17	S106	£ 109,395.00	£ 65,637.00	£ 4,989.00	£ 21,879.00	£ 50,000.00	-	-	-	-	-	-	-
22/00298/FULL	23-26 Austin Friars, London, EC2N 2QP	2024-08-07	S106	£ 31,630.00	£ 18,978.00	£ 2,011.00	-	-	-	-	-	-	-	-	-
23/01379/NMA	10 King William Street (Bank OSD)	2024-08-19	DoV	-	-	£ 1,500.00	-	£ 46,000.00	-	-	-	-	-	-	-
22/00970/FULMAJ	Millennium Bridge House, 2 Lambeth Hill, London, EC4V 4AG	2024-09-05	DoV-S73	-	-	-	-	-	-	-	-	-	-	-	-
24/00332/FULL	150 Cheapside, London, EC2V 6ET	2024-09-27	DoV-S73	-	-	-	-	-	-	-	-	-	-	-	-
23/00867/FULMAJ	40 Holborn Viaduct, London, EC1N 2PB	2024-09-27	S106	£ 176,962.00	£ 106,177.00	£ 5,610.00	-	£ 50,000.00	-	-	-	-	-	-	-

City of London Infrastructure Funding Statement 2024-2025

Application Number	Address	Date Deed Signed	Deed Type	Affordable Housing	Local Training Skills & Job Brokerage	S106 Monitoring	ECC Security Measures	Eval & Design S278 / Public Realm	Eval & Design Security	St Paul's External Lighting Project	Legible London	Other 1	Other 2	Cycle Hire / Cycling Improvements	TfL Transport Contribution
22/01200/FULMAJ	1 Appold Street, London, EC2A 2UU	2024-10-07	S106	£ 1,138,698.00	£ 683,218.00	£ 21,903.00	-	£ 50,000.00	-	-	-	-	-	-	-
23/00686/FULL	3 Queen Victoria Street, London, EC4N 4TQ	2024-10-18	DoV	-	-	-	-	-	-	-	-	-	-	-	-
23/01304/FULEIA	London Wall West (140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, EC2Y 5DN)	2024-12-11	UU	£ 1,635,118.00	£ 981,071.00	£ 29,926.00	-	£ 210,000.00	-	-	-	-	-	£ 100,000.00	-
23/00926/FULMAJ	The Broadgate Tower, 20 Primrose Street, London, EC2A 2EW	2024-12-17	S106	£ 119,146.00	£ 71,488.00	£ 4,426.00	-	£ 50,000.00	-	-	-	-	-	-	-
24/00648/FULMAJ	65 Fleet Street, London, EC4Y 1HT	2024-12-18	S106	-	£ 115,502.70	£ 6,905.03	-	£ 50,000.00	-	-	-	£ 45,000.00 (NHS Contribution)	-	-	-
23/00469/FULEIA	55 & 65 Old Broad Street, London, EC2M 1RX	2024-12-19	S106	£ 1,308,676.00	£ 785,206.00	£ 29,044.00	£ 261,735.00	£ 100,000.00	-	-	-	-	-	-	-
24/00126/FULMAJ	21 Lombard Street, London, EC3V 9AH	2025-02-27	S106	£ 136,768.50	£ 82,061.10	£ 5,236.70	-	£ 75,000.00	-	-	-	-	-	-	-
24/00287/NMA	2-3 Finsbury Avenue, London, EC2M 2PF	2025-03-19	DoV-NMA	-	-	-	-	-	-	-	-	-	-	-	-
24/00504/FULL	54 King William Street London EC4R 9AD	2025-04-01	S106	-	-	£ 250.00	-	-	-	-	-	-	-	£ 14,000.00	-
24/00737/FULL	Atlas House 1 - 7 King Street London EC2V 8AU	2025-03-19	S106	-	-	£ 250.00	-	-	-	-	-	-	-	£ 10,800.00	-
24/01044/FULL	47-50 Mark Lane London EC3R 5AS	2025-03-25	DoV-S73	£ 84,150.00	£ 50,490.00	£ 2,360.00	-	-	-	-	-	-	-	-	-
23/00365/FULMAJ	30-33 Minories & Writers' House, 13 Haydon Street, London, EC3N 1DB	2025-03-25	S106	£ 697,208.00	£ 418,325.00	£ 16,268.00	-	£ 100,000.00	-	-	-	-	-	-	-

Application Number	Address	Date Deed Signed	Deed Type	Affordable Housing	Local Training Skills & Job Brokerage	S106 Monitoring	ECC Security Measures	Eval & Design S278 / Public Realm	Eval & Design Security	St Paul's External Lighting Project	Legible London	Other 1	Other 2	Cycle Hire / Cycling Improvements	TfL Transport Contribution
23/01102/FULMAJ	Hill House, 1 Little New Street, London, EC4A 3JR	2025-03-28	S106	£ 1,601,171.55	£ 960,703.00	£ 35,362.21	£ 323,489.00	£ 100,000.00	-	-	£ 45,000.00	£ 90,000.00 (SME Workspace and Apprentice Hub Contribution)	-	£ 220,000.00	-
24/00021/FULEIA	1-4, 31-34 Bury Street, London, EC3A 5AR	2025-03-20	S106	-	-	-	-	-	-	-	-	-	-	-	-