

# Local Plan Monitoring – Planning Obligations: Infrastructure Funding Statement

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City of London  
Local Plan Core Strategic Policy CS4 Planning Contributions  
Period: 2021/22 (1 April 2021 to 31 March 2022)

Published by the Environment Department  
December 2022

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## 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 2021/22 (01 April 2021 - 31 March 2022).

This Infrastructure Funding Statement Includes:

- **Section 2** - The CIL Report for financial year 2021/22 as set out in CIL Regulation (2019 Amendment) 121A Schedule 2 Paragraph 1.
- **Section 3** - The S106 Report for financial year 2021/22 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.

## Community Infrastructure Levy (CIL) Report 2021/22

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 £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.

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 2021/22 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 2021/22 - 1g(i).
- Table 3: Details City CIL Allocated but not Spent as at 31 March 2022 - 1f and 1h.
- Table 4: Details of Neighbourhood CIL Allocated and Spent in 2021/2022 - 1j(ii).

**Table 1: CIL Reporting Requirements for Financial Year 2021/22**

<b>Reporting Requirements: CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 1</b>	<b>Amount</b>	<b>Comments / Details</b>
<b>1 (a).</b> The total value of CIL set out in all demand notices issued in the reported year	£14,681,459.07	None
<b>1 (b).</b> The total amount of CIL receipts for the reported year	£9,782,408	None
<b>1 (c).</b> 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	£28,710,362	None
<b>1 (d).</b> 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	£1,857,668	None
<b>1 (e).</b> The total amount of CIL expenditure for the reported year	£4,616,592	None
<b>1 (f).</b> The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£4,384,884	None
<b>1 (g).</b> in relation to CIL expenditure for the reported year, summary details of— <b>(i)</b> the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item; <b>(ii)</b> 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); <b>(iii)</b> 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;	<b>(i)</b> £4,616,592  <b>(ii)</b> N/A  <b>(iii)</b> £109,313	<b>(i)</b> See table 2 below for further details  <b>(ii)</b> N/A  <b>(iii)</b> 1.12% of CIL collected in 2021/22
<b>1 (h).</b> 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;	£4,599,884	See table 3 below for further details

<b>Reporting Requirements: CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 1</b>	<b>Amount</b>	<b>Comments / Details</b>
<b>1 (i).</b> The amount of CIL passed to: <b>(i)</b> any parish council under Regulation 59A or 59B <b>(ii)</b> (any person under Regulation 59(4))	<b>(i)</b> N/A  <b>(ii)</b> N/A	None
<b>1 (j).</b> summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including— <b>(i)</b> the total CIL receipts that regulations 59E and 59F applied to; <b>(ii)</b> 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;	<b>(i)</b> £1,467,361  <b>(ii)</b> £618,708	<b>(i)</b> 15% of City CIL Receipts (2021/22) allocated to Neighborhood CIL Fund  <b>(ii)</b> See tables 2 and 3 below for further details
<b>1 (k).</b> summary details of any notices served in accordance with regulation 59E, including— <b>(i)</b> the total value of CIL receipts requested from each parish council; <b>(ii)</b> any funds not yet recovered from each parish council at the end of the reported year;	<b>(iii)</b> N/A  <b>(iv)</b> N/A	None
<b>1.(l)</b> The total amount of: <b>(i)</b> CIL receipts for the reported year retained at the end of the reported year other than those to which regs 59E and 59F applied; <b>(ii)</b> CIL receipts from previous years retained at the end of the reported year other than those to which regs 59E and 59F applied; <b>(iii)</b> CIL receipts for the reported year to which regs 59E and 59F applied retained at the end of the reported year;  <b>(iv)</b> CIL receipts from previous years to which regs 59E and 59F applied retained at the end of the reported year.	<b>(i)</b> £8,145,764 <b>(ii)</b> £27,404,528 <b>(iii)</b> £1,527,331 <b>(iv)</b> £6,015,031	None

**Table 2: Details of City CIL Expenditure in 2021/22 - 1g(i)**

<b>Infrastructure Project</b>	<b>City CIL Spent</b>
<b>General City CIL Projects</b>	<b>£3,888,571</b>
Hostile Vehicle Mitigation Security Programme	£601,877
Beech Street Transport & Public Realm Improvements.	£356,966
City Mental Health Centre	£1,016
Secure City Programme - CCTV & Telecommunications	£760,487
Secure City Programme	£2,161,101
Barbican and Golden Lane Healthy Streets Plan	£7,124
<b>Neighbourhood CIL Projects</b>	<b>£618,708</b>
Becket Pageant for London / The Skinners' Malmesbury Foundation	£13,066
Maggie Keswick Jencks Cancer Caring Centers Trust	£51,609
St Vedast-alias-Foster	£25,000
Age UK City of London	£23,847
Fleet Street Sundial CIC	£23,250
Barbican Centre Trust Limited	£182,962
Globe Studios Limited	£12,490
Learning Through The Arts	£18,744
Repowering Limited	£13,439
City Property Association Limited	£25,000
New Diorama	£154,640
The World Reimagined Limited	£50,000
Temple Bar Trust	£12,500
Royal Society for Blind Children	£12,162
<b>City CIL Administration Costs</b>	<b>£109,313</b>
<b>Total</b>	<b>£4,616,592</b>

**Table 3: Details of City CIL Allocated but not Spent as at 31 March 2022 - 1f and 1h**

<b>Infrastructure Project</b>	<b>Total CIL Allocations</b>	<b>Total CIL Spent</b>	<b>Unspent CIL Allocations*</b>
<b>General City CIL Project Totals</b>	<b>£10,630,370</b>	<b>£8,001,548</b>	<b>£2,628,821</b>
Bloomberg Place Highway Works	£182,324	£182,324	£0
Churchyards Enhancement Programme	£85,000	£84,061	£939



Infrastructure Project	Total CIL Allocations	Total CIL Spent	Unspent CIL Allocations*
Hostile Vehicle Mitigation Security Programme	£2,767,000	£1,099,853	£1,667,147
Beech Street Transport & Public Realm Improvements.	£2,022,432	£1,582,566	£439,866
Golden Lane Community Centre	£632,625	£632,625	£0
Relocation of Adult Skills & Education Services to the Guildhall Business Library	£25,000	£11,237	£13,763
City Mental Health Centre	£521,000	£502,534	£18,466
Citigen Energy Network Feasibility	£16,500	£0	£16,500
Secure City Programme - CCTV & Telecommunications	£1,527,147	£1,272,882	£254,265
Secure City Programme	£2,626,342	£2,626,342	£0
Barbican and Golden Lane Healthy Streets Plan	£0	£7,124	-£7,124
Public Realm Security Programme	£225,000	£0	£225,000
<b>Neighbourhood CIL Project Totals</b>	<b>£2,594,671</b>	<b>£623,608</b>	<b>£1,971,063</b>
Becket Pageant for London / The Skinners' Malmesbury Foundation	£24,500	£17,966	£6,534
Maggie Keswick Jencks Cancer Caring Centers Trust	£254,827	£51,609	£203,218
St Vedast-alias-Foster	£25,000	£25,000	£0
Bevis Marks Synagogue Heritage Foundation	£240,000	£0	£240,000
Age UK City of London	£48,171	£23,847	£24,324
Fleet Street Sundial CIC	£31,250	£23,250	£8,000
Barbican Centre Trust Limited	£230,730	£182,962	£47,768
Globe Studios Limited	£198,633	£12,490	£186,143
Learning Through The Arts	£49,984	£18,744	£31,240
Repowering Limited	£33,660	£13,439	£20,222
City Property Association Limited	£100,000	£25,000	£75,000
Golden Lane Estate Residents' Association	£50,000	£0	£50,000
Parochial Church Council of the Ecclesiastical Parish of St Mary-le-Bow	£18,274	£0	£18,274
The Worshipful Company of Chartered Architects	£24,600	£0	£24,600
New Diorama	£154,640	£154,640	£0
The World Reimagined Limited	£100,000	£50,000	£50,000
Temple Bar Trust	£250,000	£12,500	£237,500
Royal Society for Blind Children	£48,646	£12,162	£36,485
Outset Contemporary Art Fund	£110,932	£0	£110,932
Historical Royal Palaces	£300,000	£0	£300,000

<b>Infrastructure Project</b>	<b>Total CIL Allocations</b>	<b>Total CIL Spent</b>	<b>Unspent CIL Allocations*</b>
Pollinating London Together	£230,000	£0	£230,000
Curving Road	£24,000	£0	£24,000
XLP	£46,824	£0	£46,824
<b>City CIL Administration Totals</b>	<b>£436,511</b>	<b>£436,511</b>	<b>£0</b>
* Please note allocations may be spent over multiple years			
<b>Grand Totals</b>	<b>£13,661,551</b>	<b>£9,061,667</b>	<b>£4,599,884</b>

## Section 106 (Planning Obligations) Report 2021/22

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 2021/22 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 2021/22 - 3e and 3g
- Table 7: Details of Section 106 Spent - 3h(i).

**Table 4: Reporting requirements for Section 106 Report for Financial Year 2021/22**

<b>Reporting Requirements: CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 3</b>	<b>Amount</b>	<b>Comments / Details</b>
<b>3 (a).</b> the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£26,842,800	See table 5 below for further details
<b>3 (b).</b> the total amount of money under any planning obligations which was received during the reported year;	£6,229,767	None
<b>3 (c).</b> the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£0	Planning obligations are secured for site specific mitigation measures therefore, all money received under planning obligations are allocated to the purposes specified in the legal agreement
<b>3 (d).</b> summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— <b>(i)</b> in relation to affordable housing, the total number of units which will be provided; <b>(ii)</b> 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;	<b>(i)</b> N/A  <b>(ii)</b> N/A	None
<b>3 (e).</b> the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£76,202,414	See table 6 below for further details
<b>3 (f).</b> the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£20,944,086	See table 7 for further details
<b>3 (g).</b> 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;	£77,486,058	See table 6 for further details
<b>3 (h).</b> 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— <b>(i)</b> the items of infrastructure on which monies (received under planning obligations) were	<b>(i)</b> £20,815,163	<b>(i)</b> See table 7 for further details

<b>Reporting Requirements: CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 3</b>	<b>Amount</b>	<b>Comments / Details</b>
<p>spent, and the amount spent on each item;</p> <p><b>(ii)</b> 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);</p> <p><b>(iii)</b> 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.</p>	<p><b>(ii)</b> N/A</p> <p><b>(iii)</b> £128,923</p>	<p><b>(iii)</b> See table 7 for further details</p>
<p><b>3 (i).</b> 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.</p>	<p><b>Total Commuted Sum Held at 31/03/2021</b> £603,063</p> <p><b>Total Commuted Sum Spent at 31/03/2022</b> £57,173</p> <p><b>Commuted Sum Retained for future maintenance</b> £545,890</p>	<p>See table 7 for further details</p>

**Table 5: Details of Section 106 Agreements Secured in 2021/22 - 3a**

App. Number; Address, Date Signed	S106 Admin Fee	Affordable Housing	Local Training Skills & Job Brokerage	Monitoring	Education	ECC Security Measures	Construction Monitoring Costs First Year	Construction Monitoring Costs Subsequent Years	Eval & Design S278 / Public Realm	Eval & Design Security	Healthy Streets Study Contribution	Brewers' Hall Garden Contribution	Other	Eval & Design Pipe Subway	Carbon Offsetting (Estimated As Designed)	Legible London	Cycle Hire / Cycling Improvements	TfL Transport Contribution	Bus Service Capacity Contribution	Crossrail	Agreements Totals
18/01187/FULMAJ; 5-11 Angel Court, London, EC2R; 2021-04-06	£ 4,000.00	£ 13,504.00	£ 2,026.00	£ 2,406.00	-	-	-	-	£ 25,000.00	-	-	-	-	-	£ 16,542.00	-	-	-	-	-	£ 63,476.00
20/00371/FULMAJ; 150 Aldersgate Street & 3-4 Bartholomew Place, London, EC1A; 2021-05-20	£ 7,000.00	£ 122,522.00	£ 183,376.00	£ 4,174.00	-	-	-	-	£ 50,000.00	-	-	-	-	-	-	-	-	-	-	-	£ 202,076.00
19/00406/FULEIA; 1-14 Liverpool Street & 11-12 Blomfield Street, London, EC1M; 2021-07-07	£ 6,000.00	£ 271,082.00	£ 40,662.00	£ 4,649.00	-	-	-	-	£ 100,000.00	-	-	-	-	-	£ 141,642.00	-	-	-	-	-	£ 564,036.00
20/00739/FULMAJ; 74 Moorgate, London, EC2M; 2021-07-08	£ 3,500.00	£ 13,887.00	£ 1,976.00	£ 2,153.00	-	-	-	-	£ 25,000.00	-	-	-	-	-	-	-	-	-	-	-	£ 45,816.00
18/01020/FULMAJ; 1-12 Long Lane, London, EC1A; 9HF; 2021-07-20	£ 6,500.00	£ 63,469.00	£ 9,515.00	£ 3,487.00	-	-	-	-	£ 50,000.00	-	-	-	-	-	£ 87,102.00	-	-	-	-	-	£ 220,067.00
20/00325/FULEIA; 101 Moorgate, London, EC2M; 2021-07-28	£ 7,000.00	£ 181,348.00	£ 27,202.00	£ 5,207.00	-	-	-	-	£ 50,000.00	-	-	-	-	-	-	£ 20,000.00	£ 10,000.00	-	-	-	£ 300,657.00
20/00597/FULEIA; Spilisbury Square/Fleet Street Estate; 2021-07-28	£ 3,000.00	-	-	£ 3,250.00	-	-	£ 53,820.00	£ 46,460.00	£ 100,000.00	-	£ 50,000.00	-	-	-	£ 1,085,280.00	£ 20,000.00	£ 70,000.00	-	-	-	£ 1,429,810.00
20/00870/FULL; 11 Pilgrim Street, London, ECV; 2021-07-29	£ 5,000.00	£ 17,087.00	£ 2,563.00	£ 2,399.00	-	-	£ 30,935.00	£ 25,760.00	£ 25,000.00	-	-	-	-	-	-	-	-	-	-	-	£ 108,544.00
20/00581/FULMAJ; Northlife House, 26-30 Tudor Street, London, EC2M; 2021-08-04	£ 5,000.00	£ 28,820.17	£ 3,647.61	£ 2,510.10	-	-	-	-	£ 25,000.00	-	-	-	-	-	-	-	-	-	-	-	£ 64,977.88
18/00740/FULEIA; 1 Leadenhall Street; 2021-08-17	£ 1,000.00	-	-	-	-	£ 483,360.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 483,360.00
20/00869/FULEIA; 2-3 Finchbury Avenue, London, EC2M; 2021-08-19	£ 10,000.00	£ 1,666,210.00	£ 249,931.00	£ 23,855.00	-	-	£ 53,820.00	£ 46,460.00	£ 50,000.00	-	-	-	-	-	-	£ 20,000.00	£ 60,000.00	-	-	-	£ 2,180,276.00
21/00053/FULL; 20 Fenchurch Street; 2021-09-13	£ 1,000.00	-	-	-	-	-	-	-	-	£ 50,000.00	-	-	-	-	-	-	-	-	-	-	£ 1,000.00
20/00546/FULMAJ; 5 Chanery Lane, London, WC2A; 10G; 2021-09-16	£ 5,000.00	£ 60,390.00	£ 9,058.00	£ 2,452.00	-	-	£ 30,935.00	£ 25,760.00	-	-	-	-	-	-	£ 219,450.00	-	-	-	-	-	£ 353,045.00
19/00307/FULEIA; 50 Fenchurch Street, London, EC3M; 2021-09-23	£ 10,000.00	£ 1,510,688.00	£ 216,644.00	£ 22,051.00	-	-	-	-	£ 100,000.00	£ 50,000.00	-	-	-	-	£ 110,016.00	£ 83,902.00	-	-	-	-	£ 2,113,571.00
17/00239/FULMAJ; Emperor House, 35 Vine Street; 2021-09-24	£ 500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 500.00
21/00277/FULMAJ; 1-5 London Wall Buildings, London, EC2M; 2021-09-28	£ 2,000.00	£ 35,759.00	£ 5,364.00	£ 665.00	-	-	-	-	-	-	-	-	-	-	£ 96,606.00	-	-	-	-	-	£ 100,940.00
20/00671/FULEIA; 55 Gracechurch Street, London, EC3V; 2021-09-29	£ 12,000.00	£ 452,014.00	£ 67,802.00	£ 10,501.00	-	£ 228,290.00	£ 53,820.00	£ 46,460.00	£ 50,000.00	-	-	-	-	-	£ 584,250.00	£ 20,000.00	-	-	-	-	£ 1,525,137.00
20/00816/FULEIA; 70 Gracechurch Street, London, EC3V; 2021-09-29	£ 11,500.00	£ 888,216.00	£ 133,264.00	£ 15,070.00	-	£ 448,700.00	£ 53,820.00	£ 46,460.00	£ 100,000.00	-	-	-	-	-	£ 1,120,050.00	£ 50,000.00	£ 150,000.00	-	-	-	£ 3,017,290.00
21/00016/FULMAJ; City Tower & City Place House, 40-55 Basinghall Street, London, EC2V; 2021-09-29	£ 11,000.00	£ 320,443.00	£ 48,066.00	£ 8,473.00	-	-	£ 53,820.00	£ 46,460.00	£ 100,000.00	-	-	-	-	-	£ 753,685.00	£ 40,000.00	£ 7,500.00	-	-	-	£ 1,630,947.00
21/00454/FULMAJ (Option A); 100 & 108 Fetter Lane, London, EC4A; 1ES; 2021-09-29	£ 8,500.00	£ 143,220.00	£ 21,268.00	£ 4,397.00	-	-	£ 53,820.00	£ 46,460.00	£ 50,000.00	-	-	-	-	-	£ 182,400.00	£ 20,000.00	£ 65,000.00	-	-	-	£ 995,066.00
21/00534/FULMAJ (Option B); 100 & 108 Fetter Lane, London, EC4A; 1ES; 2021-09-29	£ 5,500.00	£ 131,690.00	£ 19,753.00	£ 4,280.00	-	-	£ 53,820.00	£ 46,460.00	£ 50,000.00	-	-	-	-	-	-	£ 20,000.00	£ 65,000.00	-	-	-	£ 896,500.00
20/00932/FULMAJ; Snow Hill Police Station, 5 Snow Hill, London, EC1A; 2DP; 2021-09-30	£ 7,500.00	£ 50,772.00	£ 7,541.00	£ 3,584.00	-	-	£ 30,935.00	£ 25,760.00	£ 25,000.00	-	-	-	-	-	£ 361,950.00	-	-	-	-	-	£ 512,542.00
18/01178/FULMAJ; Seal House - 1 Swan Lane, London, EC4R; 2021-09-30	£ 5,500.00	£ 200,875.00	£ 30,131.00	£ 6,221.00	-	-	-	-	£ 100,000.00	-	-	-	-	-	£ 1,094,400.00	-	-	-	-	-	£ 1,487,127.00
20/00773/FULL; Wood Street Police Station, 37 Wood Street, London, EC2P; 2ND; 2021-09-30	£ 2,500.00	-	-	£ 1,000.00	-	-	£ 30,935.00	£ 25,760.00	£ 100,000.00	-	-	-	-	-	-	-	-	-	-	-	£ 160,195.00
18/00044/FULMAJ; 122 Minories & 14 Crosswall, London, EC3N; 1JNT; 2021-11-02	£ 3,000.00	£ 571,130.00	£ 1,714.00	£ 7,037.00	-	-	-	-	£ 15,000.00	-	-	-	-	-	£ 89,205.00	-	-	-	-	-	£ 687,185.00
21/00622/FULEIA; 115-123 Houndsditch, London, EC4A; 7BU; 2022-02-01	£ 12,000.00	£ 2,600,780.00	£ 1,560,466.00	£ 52,537.00	-	£ 520,156.00	£ 53,820.00	£ 46,460.00	£ 100,000.00	-	-	-	-	-	£ 1,055,925.00	£ 32,000.00	-	-	-	-	£ 6,084,146.00
21/00755/FULMAJ; 14-21 Holborn Viaduct, 32-38 & 34-35 Farringdon Street, London, EC1A; 2AT; 2022-02-07	£ 12,000.00	£ 940,698.00	£ 564,415.00	£ 20,453.00	-	-	£ 53,820.00	£ 46,460.00	£ 50,000.00	-	-	-	-	-	£ 605,910.00	£ 20,000.00	-	-	-	-	£ 2,563,760.00
20/00700/FULL; Moyley House, 26-30 Holborn Viaduct & City Temple 31 Holborn Viaduct, EC1A; 2AT; 2022-02-08	£ 2,000.00	£ 6,495.00	£ 975.00	£ 825.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	£ 10,290,469.17
Obligations Totals	£ 169,500.00	£ 10,290,469.17	£ 3,062,373.61	£ 211,336.10	£ -	£ 1,680,506.00	£ 608,120.00	£ 521,180.00	£ 1,240,000.00	£ 50,000.00	£ 50,000.00	£ 200,000.00	£ 250,000.00	£ -	£ 7,093,413.00	£ 345,902.00	£ 427,500.00	£ 42,500.00	£ -	£ -	£ 26,942,729.83

**Table 6: Details of Section 106 Allocated but not Spent as at 31 March 2022 - 3e and 3g**

Infrastructure Project	Total S106 Allocations (as at 31 March 2022)	Unspent S106 Allocations (as at 31 March 2022)
<b>Grand Totals</b>	<b>£202,284,903</b>	<b>£77,486,057</b>
Local Training, Skills and Job Brokerage Initiatives Total	£6,412,624	£1,247,305
S106 Monitoring and Administration Total	£1,412,567	£1,283,644
Affordable Housing Schemes Total	£102,940,306	45,817,529
Local Community Environment and Transport Improvements Total	£91,519,406	£29,137,579

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

Infrastructure Project	S106 Spend in 2021/22
<b>Grand Total</b>	<b>£20,944,086</b>
<b>Local Training, Skills and Job Brokerage Initiatives Total:</b>	<b>£493,918</b>
<b>S106 Monitoring and Administration Total:</b>	<b>£128,923</b>
<b>Affordable Housing Schemes Total:</b>	<b>£18,649,664</b>
29800124 - Avondale Square Estate - Provision of Social Housing	£14,718
29800084 - Delivery of 600+ Units on Housing Estates	-£3,300
29800115 - Sumner Buildings Proposals	£41,666
29100081 - Avondale Square George Ellison & Eric Wilkins House Roofs & Windows	£211
29100085 - Great Arthur House New Flats	£509,180
29100098 - Richard Cloudesley Residential Design	£15,414,493
29100079 - Isleden House Provision of Additional Social Housing	£1,263,546
29100075 - Middlesex Street Conversion of Nine Shop Units	-£1,924
29100067 - Sydenham Hill Provision of Social Housing	£463,949
29100141 - York Way Estate Provision of Social Housing	£947,126
<b>LCE and Transport Improvement Schemes Total:</b>	<b>£1,671,582</b>
100 Minorities Area Enhancement Phase 2 OH	£6,413
Eastern City Cluster Security Project	£13,463
Eastern City Cluster Security Project OH	£7,972
2-6 Cannon Street Public Realm Improvements OH	£23,617
Barts Close Public Realm Enhancements S106 (CAP) OH	£7,059
Breams Buildings Reinstatement & Enhancement S106 OH.	£2,281

Infrastructure Project	S106 Spend in 2021/22
<i>Greening of Cheapside Area Phase 1B</i>	£28,160
<i>Greening of Cheapside Area Phase 1B OH</i>	£8,877
<i>City Cluster &amp; Fenchurch Street Healthy Streets Plan</i>	£54,097
<i>City Cluster &amp; Fenchurch Street Healthy Streets Plan OH</i>	£7,573
<i>City Cluster Area - Activation &amp; Engagement Programme OH</i>	£5,472
<i>City Cluster Area - Activation &amp; Engagement Programme</i>	£49,345
<i>City Cluster Vision - Phase 1</i>	£7,364
<i>City Cluster Vision - Phase 1 OH</i>	£1,889
<i>St Mary Axe Experimental Timed Closure - Phase 1A</i>	£8,654
<i>St Mary Axe Experimental Timed Closure - Phase 1A OH</i>	£5,482
<i>St Mary Axe Experimental Timed Closure - Phase 1A OH.</i>	£2,379
<i>City Cluster Vision - Well-being &amp; Climate Change Resilience Programme</i>	£76,109
<i>City Cluster Vision - Well-being &amp; Climate Change Resilience Programme OH</i>	£20,479
<i>City Placemaking &amp; Public Space Review</i>	£63,186
<i>City Placemaking &amp; Public Space Review</i>	£14,688
<i>Cursitor Street Improvements OH</i>	£5,274
<i>Eastern City Cluster - Public Art (year 9)</i>	£4,676
<i>Fleet Street and Temple Healthy Streets Plan</i>	£14,361
<i>Fleet Street and Temple Healthy Streets Plan OH</i>	£10,372
<i>Mark Lane Enhancement Ph2 OH</i>	£22,773
<i>Mark Lane Enhancement Phase 3</i>	£4,099
<i>Mark Lane Enhancement Phase 3 OH</i>	£2,532
<i>Middlesex Street Phase B New Open Space (CAP) OH</i>	£2,963
<i>Middlesex Street Area Enhancement Phase 2</i>	-£362
<i>Middlesex Street Area Enhancement Phase 2 OH.</i>	£26,090
<i>Moor Lane Environmental Enhancements S106 OH</i>	£7,400
<i>RWE:Globe View Walkway S106 OH</i>	£17,838
<i>St Bartholomews Hospital S106 OH.</i>	£20,657
<i>St Pauls Churchyard - Anti Skateboarding OH</i>	£78
<i>Aldgate Highway Changes &amp; Public Realm Improvements - SRP</i>	-£864
<i>Aldgate Highway Changes &amp; Public Realm Improvements OH</i>	£6,622
<i>Bank Junction</i>	£14,904
<i>Moorgate Crossrail Station Links - Finsbury Circus Western Arm - Phase 2A OH</i>	£2,580
<i>Moorgate Crossrail Station Links - Phase 2 OH.</i>	£7,918
<i>Mansion House Station Public Realm Improvements (CAP) OH</i>	-£390
<i>100 Minorities Area Enhancements Phase 2</i>	£8,813
<i>2-6 Cannon Street Public Realm Improvements</i>	£180,811



Infrastructure Project	S106 Spend in 2021/22
<i>Barts Close Public Realm Enhancements S106 (CAP)</i>	£205,642
<i>Breams Buildings S106 (Cap)</i>	£2,721
<i>St Mary Axe Experimental Timed Closure - Phase 1A.</i>	£3,899
<i>Cursitor Street Improvements (Cap)</i>	£6,497
<i>Mark Lane Environmental Enhancements Phase 2</i>	£134,567
<i>Middlesex Street Phase B New Open Space (CAP)</i>	£4,287
<i>Middlesex Street Area Enhancement Phase 2 (Cap)</i>	£84,859
<i>Moor Lane Environmental Enhancements S106</i>	£19,602
<i>RWE:Globe View Walkway S106</i>	£51,374
<i>St Bartholomews Hospital S106 (Cap)</i>	£203,979
<i>St Pauls Churchyard - Anti Skateboarding</i>	£95
<i>Aldgate Highway Changes &amp; Public Realm Improvements Part 2</i>	£58,568
<i>Crossrail Liverpool Street Urban Integration Phase 2</i>	£26,592
<i>Moorgate Crossrail Station Links - Finsbury Circus Western Arm - Phase 2A</i>	£13,245
<i>Moorgate Crossrail Station Links - Phase 2.</i>	£25,284
<i>Mansion House Station Public Realm Improvements (Cap)</i>	-£526
<i>London Development S106 Phase 2</i>	£19
<i>S106 &amp; S278 funding of OS 2021/22 maintenance costs 2-6 Cannon Street Public Realm Improvements - S-6 Cannon St S106</i>	£6,193
<i>S106 &amp; S278 funding of OS 2021/22 maintenance cost Barts Close Public Realm Enhancements S106 (CAP) - St Barts Close</i>	£3,500
<i>S106 &amp; S278 funding of OS 2021/22 maintenance cost St Alphage Gardens - London Wall Place S106 (LCE)</i>	£3,000
<i>S106 &amp; S278 funding of OS 2021/22 maintenance costs Plough Place - 12-14 New Fetter Lane S106 (LCE)</i>	£933
<i>S106 &amp; S278 funding of Cleansing 2021/22 maintenance costs_16100359_Bloomberg Place Highway Works - Walbrook S106 (LCE)</i>	£13,380
<i>S106 &amp; S278 funding of Cleansing 2021/22 maintenance costs_16100257_RWE: Millennium Bridge Area - 20 Fenchurch Street S106 (LCE)</i>	£3,045
<i>S106 &amp; S278 funding of Cleansing 2021/22 maintenance costs_16100314_11-19 Monument Street - 11-19 Monument Street S106 (LCE)</i>	£1,237
<i>S106 &amp; S278 funding of Cleansing 2021/22 maintenance costs_16100243_Eastern City Cluster Phase 1 - The Pinnacle S106 (LCE)</i>	£3,899
<i>S106 &amp; S278 funding of OS 2021/22 maintenance costs Bloomberg Place Highway Works - Bucklersbury House S106 (LCE)</i>	£1,485
<i>S106 &amp; S278 funding of OS 2021/22 maintenance costs Middlesex St Phase B- Artizan Street - Open Space - S106 (LCE) - 100 Bishopsgate</i>	£3,500

Infrastructure Project	S106 Spend in 2021/22
<i>S106 &amp; S278 funding of Cleansing 2021/22 maintenance costs_16100318_Angel Court - Angel Court &amp; 33 Throgmorton Street S106 (LCE)</i>	£880
<i>S106 &amp; S278 funding of Cleansing 2021/22 maintenance costs_16100237_BAS: Moor Lane - Milton Court S106 (LCE)</i>	£1,120
<i>S106 &amp; S278 funding of OS 2021/22 maintenance costs Seething Lane Gardens - 10 Trinity Square S106 (LCE)</i>	£15,000

### 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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City of London Corporation

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Email: [Planning Obligations Team](#)

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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.**