

Local Plan Monitoring – Planning Obligations: Infrastructure Funding Statement

City of London

Local Plan Core Strategic Policy CS4 Planning Contributions

Period: 2022/23 (1st April 2022 to 31st March 2023)

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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 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'.

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 2022/23 (01 April 2022 - 31 March 2023).

This Infrastructure Funding Statement Includes:

- **Section 2** - The CIL Report for financial year 2022/23 as set out in CIL Regulation (2019 Amendment) 121A Schedule 2 Paragraph 1.
- **Section 3** - The S106 Report for financial year 2022/23 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 2022/23

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 2022/23 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 2022/23 - 1g(i).
- Table 3: Details City CIL Allocated but not Spent as of 31 March 2023 - 1f and 1h.
- Table 4: Details of Neighbourhood CIL Allocated and Spent in 2022/2023 - 1j(ii).

Table 1: CIL Reporting Requirements for Financial Year 2022/23

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	£19,997,284	
1(b). The total amount of CIL receipts for the reported year	£16,724,439	
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	£38,499,397	
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	£14,963,598	
1(e). The total amount of CIL expenditure for the reported year	£5,647,421	
1(f). The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£16,407,979	
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) See table 2 below for further details (ii) N/A (iii) £123,426.26	(ii) N/A (iii) 0.74% of CIL collected in 2022-23

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;	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) £2,508,666 (ii) See tables 2 and 3 below for further details	(i) 15% of City CIL Receipts (2022/23) allocated to Neighborhood CIL Fund
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
<p>1.(I) The total amount of:</p> <p>(i) CIL receipts for the reported year retained at the end of the reported year</p> <p>(ii) other than those to which regs 59E and 59F applied;</p> <p>(iii) CIL receipts from previous years retained at the end of the reported year other than those to which regs 59E and 59F applied;</p> <p>(iv) CIL receipts for the reported year to which regs 59E and 59F applied retained at the end of the reported year;</p> <p>(v) CIL receipts from previous years to which regs 59E and 59F applied retained at the end of the reported year.</p>	<p>(i) £11,077,018</p> <p>(ii) £14,355,249</p> <p>(iii) £33,202,986</p> <p>(iv) £0</p> <p>(v) £5,511,714</p>	

Table 2: Details of City CIL Expenditure in 2022/23 - 1g(i)

Project Name	City CIL Spend FY2022-23 (£)
General City CIL Projects	2,977,815
Beech Street Transport & Public Realm Improvements.	79,797
Secure City Programme - CCTV & Telecommunications	882,381
Secure City Programme - Video Management System & Video Analytics	445,384
CIL Neighbourhood Pot Capital Grants	295,219
Hostile Vehicle Mitigation Security Programme OH	-1,840
Beech Street Transport & Public Realm Improvements OH.	-1,763
Hostile Vehicle Mitigation Security Programme (SRP) OH	-3,729
Hostile Vehicle Mitigation Security Programme - Building I OH	321
Barbican and Golden Lane Healthy Streets Plan OH	2,337
Hostile Vehicle Mitigation Security Programme (SRP)	12,815
Hostile Vehicle Mitigation Security Programme - Building I	588
Barbican and Golden Lane Healthy Streets Plan	46,599
Secure City Programme	795,631
Secure City Programme - CCTV & Telecommunications.	169,237
Secure City Programme - Video Management.	254,840
Neighbourhood CIL Projects	2,546,180
St. Michael Cornhill	7,855
St Stephen Walbrook	25,067
The Temple Church	162,297

20/21 Bevis Marks Synagog	100,000
Barts Heritage	669,132
The Temple Church	97,500
Barbican Centre Trust Limited	273,370
LIFT	240,870
New Diorama	181,000
Tempo Time Credits Ltd	24,934
Museum of London	600,605
London Diocesan Fund	150,000
Ramadan Tent Project Limited	13,550
CIL Administration	123,426
DBE Admin	42,336
Neighbourhood Admin	81,090
Total Spend	5,647,421

Table 3: Details of City CIL Allocated but not Spent as at 31 March 2023 (1f and 1h)

Infrastructure Project	Total CIL Allocations to 31/03/2023	Total CIL Spent to 31/03/2023	Unspent CIL Allocations
General City CIL Project Totals	£23,768,940	£10,685,985	£13,082,954
Bloomberg Place Highway Works	£182,324	£182,324	£0
Churchyards Enhancement Programme	£85,000	£84,061	£939
Hostile Vehicle Mitigation Security Programme	£3,369,130	£1,109,848	£2,259,282
Beech Street Transport & Public Realm Improvements.	£2,022,432	£1,660,600	£361,832
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	£4,094,857	£2,324,499	£1,770,358
Secure City Programme	£9,394,072	£3,421,973	£5,972,099
Secure City Programme - VMS	£3,060,000	£700,224	£2,359,776
Barbican and Golden Lane Healthy Streets Plan	£141,000	£56,060	£84,940
Public Realm Security Programme	£225,000	£0	£225,000
St Paul's Cathedral External Lighting	£1,160,000	£0	£1,160,000
Finsbury Circus Reinstatement	£2,558,000	£0	£2,558,000
Neighbourhood CIL Project Totals	£5,694,213	£2,369,189	£3,325,025

Becket Pageant for London / The Skinners' Malmesbury Foundation	£24,500	£24,499	£1
Maggie Keswick Jencks Cancer Caring Centres Trust	£254,827	£101,609	£153,218
St Vedast-alias-Foster	£25,000	£25,000	£0
Bevis Marks Synagogue Heritage Foundation	£240,000	£152,500	£87,500
Age UK City of London	£48,171	£48,171	£0
Fleet Street Sundial CIC	£31,250	£28,850	£2,400
Barbican Centre Trust Limited	£504,100	£435,758	£68,342
Globe Studios Limited	£198,633	£134,974	£63,659
Learning Through The Arts	£49,984	£43,736	£6,248
Repowering Limited	£33,660	£26,877	£6,783
City Property Association Limited	£100,000	£75,000	£25,000
Golden Lane Estate Residents' Association	£50,000	£6,000	£44,000
Parochial Church Council of the Ecclesiastical Parish of St Mary-le-Bow	£18,274	£18,274	£0
The Worshipful Company of Chartered Architects	£24,600	£24,600	£0
New Diorama	£335,640	£199,840	£135,800
The World Reimagined Limited	£100,000	£100,000	£0
Temple Bar Trust	£250,000	£50,000	£200,000
Royal Society for Blind Children	£48,646	£48,646	£0
Outset Contemporary Art Fund	£110,932	£110,932	£0
Historical Royal Palaces	£300,000	£300,000	£0
Pollinating London Together	£230,000	£112,500	£117,500
Curving Road	£24,000	£24,000	£0
XLP	£46,824	£15,000	£31,824
St. Michael Cornhill	£7,855	£7,855	£0
The Temple Church	£408,500	£187,297	£221,203
Barts Heritage	£774,000	£0	£774,000
St Botolph without Aldgate	£50,000	£0	£50,000
St Stephen Walbrook	£25,067	£25,067	£0
The Parochial Church Council of The Ecclesiastical Parish of St Andrew by the Wardrobe, London	£250,000	£0	£250,000
LIFT	£240,870	£35,970	£204,900
The Worshipful Company of Carmen St Dunstan Heritage Trust	£49,791	£0	£49,791
Tempo Time Credits Ltd	£24,934	£6,234	£18,701
Museum of London	£650,605	£0	£650,605
London Diocesan Fund	£150,000	£0	£150,000
Ramadan Tent Project Limited	£13,550	£0	£13,550
City CIL Administration Totals	£559,937	£559,937	£0
Grand Totals	£30,023,089	£13,615,111	£16,407,979

3. Section 106 (Planning Obligations) Report 2022/23

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 programme of works and initiatives.

Tables 4-7 provides the S106 Report for financial year 2022/23 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 2022/23 - 3e and 3g
- Table 7: Details of Section 106 Spent - 3h(i).

Table 4: Reporting requirements for Section 106 Report for Financial Year 2022/23

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;	£21,889,324	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;	£10,296,241	
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;	£9,835,261	
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;	£93,231,126	See table 6 below for further details
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);	£2,551,407	See table 7 for further 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;	£201,546,658	See table 6 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) See table 7 for further details	

Reporting Requirements: CIL Regulation (2019 Amendment) 121A Schedule 2, Paragraph 3	Amount	Comments / Details
<p>(received under planning obligations) were spent, and the amount spent on each item;</p> <p>(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);</p> <p>(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.</p>	<p>(i) N/A</p> <p>(iii) £163,549</p>	<p>(iii) See table 7 for further details</p>
<p>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.</p>	<p>Total Commuted Sum Held at 31/03/2022 £545,890</p> <p>Total Commuted Sum Spent at 31/03/2023 £609,185</p> <p>Committed Sum Retained for future maintenance £2,542,802</p>	<p>See table 7 for further details</p>

Table 5: Details of Section 106 Agreements Secured in 2022/23 - 3a

App Number; Address; Date Deed Signed	Cycle Hire / Cycling Improvements	Carbon Offsetting (Estimated As Designed)	Legible London	Eval & Design S278 / Public Realm	Construction Monitoring Subsequent Years	Construction Monitoring First Year	ECC Security Measures	Monitoring	Local Training Skills & Job Brokerage	Affordable Housing	S106 Admin Fee
21/00985/FULMAJ; 81 Newgate Street, London, EC1A 7AJ; 2022-04-14.	-	-	-	-	-	-	-	£ 1,485.00	£ 17,998.00	£ 29,997.00	£ 1,500.00
21/00709/FULMAJ; 65 Fleet Street, London, EC4Y 1HT; 2022-05-12.	-	-	-	-	-	-	-	£ 500.00	-	-	£ 2,000.00
21/00538/FULEIA; 120 Fleet Street, London, EC4A 2BE; 2022-05-20.	£ 122,000.00	£1,207,228.00	£20,000.00	£100,000.00	£ 46,460.00	£ 53,820.00	-	£ 21,210.00	£ 583,249.00	£ 972,081.00	£10,000.00
21/00658/FULMAJ; 7 Devonshire Square, London, EC2M 4YH; 2022-05-31.	-	£ 451,440.00	-	£ 50,000.00	£ 25,760.00	£ 30,935.00	£22,899.00	£ 5,331.00	£ 68,696.00	£ 114,494.00	£ 8,500.00
21/00279/FULMAJ; 10 King William Street (Bank OSD); 2022-06-30.	-	£ 50,445.00	-	-	£ 25,760.00	£ 30,935.00	-	£ 2,221.00	-	-	£ 3,500.00
21/00777/FULMAJ; 10 King William Street (Bank OSD); 2022-06-30.	-	-	-	-	-	-	-	-	-	-	£ 1,000.00
18/00193/FULMAJ; Emperor House, 35 Vine Street, London, EC3N 2PX; 2022-07-21.	-	-	-	-	-	-	-	-	-	-	£ 1,000.00
22/00035/FULMAJ; 122 Minories & 14 Crosswall, London, EC3N 1NT; 2022-08-09.	-	-	-	-	-	-	-	£ 44,000.00	-	£ 4,356,000.00	£ 1,000.00
15/01067/FULL; 15 Minories, 57-60 & 62 Aldgate High Street & 1 Little Somerset Street, London, EC3; 2022-08-23.	-	-	-	-	-	-	-	£ 94,836.35	-	£ 9,388,798.65	£ 1,000.00
21/00781/FULMAJ; Citicape House, 61-65 Holborn Viaduct, London, EC1A 2FD; 2022-09-02.	-	£ 611,610.00	-	£ 50,000.00	£ 46,460.00	£ 53,820.00	-	£ 5,367.00	£ 110,628.00	-	£ 9,500.00
17/01095/FULEIA; 21 Moorfields, London, EC2Y 9AE; 2022-09-23.	-	-	-	-	-	-	-	-	-	-	£ 1,000.00
21/00726/FULEIA; 1-14 Liverpool Street & 11-12 Blomfield Street, London, EC2M 7AW; 2022-09-27.	-	-	-	-	-	-	-	£ 1,230.00	£ 8,554.00	£ 14,256.00	£ 2,000.00
22/00206/FULL; Alder Castle, 10 Noble Street, London, EC2V 7JX; 2022-11-01.	-	-	-	-	-	-	-	£ 300.00	-	-	£ 500.00
21/00885/FULMAJ; Thavies Inn House, 3-4 Holborn Circus, London, EC1N 2HA; 2022-12-02.	-	£ 206,340.00	-	£ 50,000.00	£ 25,760.00	£ 30,935.00	-	£ 8,111.00	£ 180,487.00	£ 300,812.00	£ 7,500.00
21/00694/FULMAJ; 63-66 Coleman Street and 35-39 Moorgate, London, EC2R 5BX; 2022-12-14.	-	£ 94,335.00	-	£ 25,000.00	£ 25,760.00	£ 30,935.00	-	£ 3,845.00	£ 40,659.00	£ 67,765.00	£ 7,000.00
21/00116/FULMAJ; City Tower & City Place House, 40-55 Basinghall Street, London, EC2V; 2022-12-20.	-	-	-	-	-	-	-	-	-	-	£ 500.00
22/00321/FULL; Woolgate Exchange, 25 Basinghall Street, London, EC2V 5HA; 2023-01-03.	-	-	-	-	£ 25,760.00	£ 30,935.00	-	£ 1,500.00	£ 27,146.00	£ 45,243.00	£ 4,500.00
22/00158/FULMAJ; Princes Court, 7 Prince's Street, London, EC2R 8AQ; 2023-01-17.	-	£ 30,269.00	-	-	£ 25,760.00	£ 30,935.00	-	£ 4,935.40	£ 26,522.10	£ 44,650.00	£ 6,500.00
22/00202/FULMAJ; Cripplegate House, 1 Golden Lane, London, EC1Y 0RR; 2023-01-23.	-	£ 353,400.00	-	£ 25,000.00	£ 25,760.00	£ 30,935.00	-	£ 5,487.00	£ 73,085.00	£ 123,008.00	£ 9,500.00
19/01338/FULL; Adelaide House, London Bridge, London EC4R 9HA; 2023-01-30.	-	-	-	-	-	-	-	-	-	-	£ 500.00
21/00282/FULMAJ; New Liverpool House, 15-17 Eldon Street, London, EC2M 7LD; 2023-02-09.	-	£ 126,540.00	-	-	£ 25,760.00	£ 30,935.00	-	£ 3,862.00	£ 50,549.00	£ 84,249.00	£ 3,500.00
22/00426/FULL; 6 Broad Street Place, London, EC2M 7JH; 2023-02-14.	-	-	-	-	£ 25,760.00	£ 30,935.00	-	£ 2,565.00	£ 20,968.00	£ 34,947.00	£ 3,000.00
22/00742/FULL; Snow Hill Police Station, 5 Snow Hill, London, EC1A 2DP; 2023-03-10.	-	£ 361,950.00	-	£ 25,000.00	£ 25,760.00	£ 30,935.00	-	£ 4,800.00	£ 7,098.00	£ 47,332.00	£ 2,500.00
Obligation Totals	£ 122,000.00	£3,493,557.00	£20,000.00	£325,000.00	£350,520.00	£416,990.00	£22,899.00	£211,585.75	£1,215,639.10	£15,623,632.65	£87,500.00
Grand Total	£21,889,323.50										

Table 6: Details of Section 106 Allocated but not Spent as at 31 March 2023 - 3e and 3g

Infrastructure Project	Total S106 Allocations <i>(as at 31 March 2023)</i>	Unspent S106 Allocations <i>(as at 31 March 2023)</i>
Grand Totals	£203,262,192.40	£94,783,111.38
Local Training, Skills and Job Brokerage Initiatives Total	£7,685,936.98	£1,974,228.35
S106 Monitoring and Administration Total	£1,715,534.00	£1,551,985.00
Affordable Housing Schemes Total	£107,435,691.80	£68,815,349.60
Local Community Environment and Transport Improvements Total	£86,425,029.58	£22,441,548.43

Table 7: Details of Section 106 Spent in 2022/23 - 3h(i)

Infrastructure Project	S106 Spend in 2022/23
Grand Total	£2,551,406.66
Local Training, Skills and Job Brokerage Initiatives Total:	£546,389.87
90 Fetter Lane	£3,358.14
1418 Gresham Street	£86.88
West Smithfield	£40.00
West Smithfield	£1,565.00
West Smithfield	£1,902.00
West Smithfield	£2,775.00
111 Cannon Street	£641.86
2-6 Cannon Street	£8.32
2-6 Cannon Street	£3,941.94
24 King William Street	£6.64
24 King William Street	£565.60
20 Old Bailey	£150.40
20 Old Bailey	£203.50
20 Old Bailey	£2,967.97
St Marys Axe	£23,737.48
St Marys Axe	£39,457.44
St Marys Axe	£232,205.35
120 Fenchurch Street	£17,876.91
120 Fenchurch Street	£28,112.97
120 Fenchurch Street	£107,491.06
1-10 St Swithin's Lane	£165.23

11-19 Monument Street	£110.00
River Plate House	£3,197.82
River Plate House	£20,000.00
Dixon House 72-75 Fenchurch Street	£96.00
Sixty London (Bath House)	£600.00
Mitre Square	£1,056.45
Mitre Square	£22,032.55
London Wall Place	£96.20
Pinnacle, 22-24 Bishopsgate	£9,692.49
1 Lothbury, EC2	£5.66
Mariner House, Pepys St. EC3	£58.06
1 New Street Square	£77.14
21 Moorfields	£5,607.81
16 Old Bailey	£1,500.00
Angel Court	£15,000.00
S106 Monitoring and Administration Total:	£163,549.00
Affordable Housing Schemes Total:	£94,134.40
Sumner Buildings Proposals	£13,052.80
Tenants Landlord Electrical Services	£81,081.60
LCE and Transport Improvement Schemes Total:	£1,747,333.39
Billiter Street S106	£2,555.50
RWE: Globe View Walkway S106	£321,202.55
Moor Lane Environmental Enhancements S106	£26,827.24
2-6 Cannon Street Public Realm Improvements	£29,590.61
Barts Close Public Realm Enhancements S106 (CAP)	-£1,630.08
Mark Lane Environmental Enhancements Phase 2	£19,786.64
Breams Buildings S106 (Cap)	£844.71
Cursitor Street Improvements (Cap)	£148,565.08
Middlesex Street Phase New Open Space (CAP)	£19,939.78
100 Minories Area Enhancements Phase 2	£34,788.33
Middlesex Street Area Enhancement Phase (Cap)	£71,185.68
Aldgate Highway Changes Public Realm Improvements Part 2	£2,664.42
Mansion House Station Public Realm Improvements (Cap)	£24,101.44
Moorgate Crossrail Station Links Phase 2.	£29,811.70
Moorgate Crossrail Station Links Finsbury Circus Western Arm Phase 2A	£3,753.61
Crossrail Liverpool Street Urban Integration Phase 2	£1,367.21
St Mary Axe Experimental Timed Closure Phase 1A.	£23,611.29
St Bartholomew's Hospital S106 (Cap)	£19,463.12

CLN Establishment Maintenance Costs 2022-23 11-19 Monument Street20 Fenchurch Street S106	£1,276.08
CLN Establishment Maintenance Costs 2022-23 RWE: Millennium Bridge Area20 Fenchurch Street S106 (LCE)	£3,141.00
CLN Establishment Maintenance Costs 2022-23 Eastern City Cluster Phase-The Pinnacle S106 (LCE)	£4,022.16
CLN Establishment Maintenance Costs 2022-23 BAS: Moor Lane Milton Court S106 (LCE) S106	£1,155.24
CLN Establishment Maintenance Costs 2022-23 Angel Court Angel Court33 Throgmorton Street S106 (LCE)	£907.68
S106S278 OS Establishment Maintenance Costs 2022-23 60-70 St Mary AxeS10616100317	£1,997.70
S106S278 OS Establishment Maintenance Costs 2022-23 Barts Close Public Realm Enhancements S106 (CAP)	£3,500.00
S106S278 OS Establishment Maintenance Costs 2022-23 St Alphage Gardens London Wall Place S106 (LCE)	£3,000.00
S106S278 OS Establishment Maintenance Costs 2022-23 Mitre Square Mitre Square S106 (LCE)	£7,000.00
S106S278 OS Establishment Maintenance Costs 2022-23 Bloomberg Place Highway Works Bucklersbury House S106 (LCE)	£1,485.00
S106S278 OS Establishment Maintenance Costs 2022-23 Middlesex St Phase B - Artizan Street 100 Bishopsgate or Broadgate S106 (LCE)	£3,500.00
S106S278 OS Establishment Maintenance Costs 2022-23 Seething Lane Gardens10 Trinity Square S106 (LCE)	£15,000.00
S106 DBZ80 Funding 2022/23ECC Public ArtSITC Years 11/12	£63,335.19
100 Minorities Area Enhancement Phase OH	£10,821.01
Eastern City Cluster Security Project OH	£16,495.34
Eastern City Cluster Security Project	£52,890.05
2-6 Cannon Street Public Realm Improvements OH	£9,770.15
Breams Buildings Reinstatement Enhancement S106 OH	£304.75
Greening of Cheapside Area Phase 1B OH	£5,472.98
Greening of Cheapside Area Phase 1B	£8,966.34
City Cluster Area Activation Engagement Programme OH	£2,366.37
City Cluster Area Activation Engagement Programme	£20,426.17
St Mary Axe Experimental Timed Closure Phase 1A OH	£11,152.76
City Cluster Vision Phase OH	£4,732.47
St Mary Axe Experimental Timed Closure Phase 1A OH	-£408.97
City Cluster Vision Phase 1	£7,703.01
St Mary Axe Experimental Timed Closure Phase 1A	-£398.58
City Cluster Vision Well-being Climate Change Resilience Programme OH	£6,900.57
City Cluster Vision Well-being Climate Change Resilience Programme	£32,795.03
City Placemaking Public Space Review	-£538.87
City Placemaking Public Space Review	-£1,370.50
Cursitor Street Improvements OH	£13,512.46
Fleet Street and Temple Healthy Streets Plan OH	£26,073.93
Fleet Street and Temple Healthy Streets Plan	£85,138.77

Mark Lane Enhancement Ph2 OH	£9,052.37
Middlesex Street Phase New Open Space (CAP) OH	£5,452.21
Middlesex Street Area Enhancement Phase OH	£15,064.27
Moor Lane Environmental Enhancements S106 OH	£14,944.93
RWE: Globe View Walkway S106 OH	£4,664.16
St Bartholomew's Hospital S106 OH	£9,487.72
Aldgate Highway Changes Public Realm Improvements OH	-£720.57
Aldgate Highway Changes Public Realm Improvements SRP	£1,850.40
Bank Junction improvements	£9,710.00
Moorgate Crossrail Station Links Phase OH.	£9,133.79
Moorgate Crossrail Station Links Finsbury Circus Western Arm Phase 2A OH	£2,239.64
Mansion House Station Public Realm Improvements (CAP) OH	£6,479.34
Billiter Street S106 OH	£499.87
Mark Lane Enhancement Ph3 OH.	£4,323.46
City Cluster Bevis Marks OH	£506.36
CCV Jubilee Gardens OH	£1,528.81
Salisbury Square Highway Works OH	£12,162.14
Salisbury Square Highway Works	£17,766.76
Leadenhall Street Traffic Management Eastern City Cluster	£54,728.13
St Bart's Close	£367,905.48

4. City of London CIL Infrastructure List

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”)

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

Public Realm and Streets

- Eastern Cluster Public Realm
- Secure City Programme
- Barbican and Golden Lane Healthy Streets Plan
- Public Realm Security
- St Paul’s Gyratory
- Sculpture in the City
- Transforming Fleet Street

Parks, Open Spaces and Recreation

- Finsbury Circus Reinstatement
- Museum of London - buildings and highway Infrastructure project

Community Services

- Golden Lane Community Centre
- Barbican Library Refresh

Infrastructure and Utilities

- Citigen Energy Network Feasibility
- Walbrook Wharf – Waste transfer station

5. Contacts

Sources:

City of London Corporation

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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.