

LONDON BOROUGH OF CAMDEN

INFRASTRUCTURE FUNDING STATEMENT 2024

Contents

- 1. Purpose of the Infrastructure Funding Statement**
- 2. Key information**
- 3. Background**
- 4. Community Infrastructure Levy (CIL)**
 - Camden CIL collected**
 - Spending Camden CIL**
 - Strategic CIL*
 - Local CIL*
 - Mayor of London CIL**
- 5 Section 106**
 - Section 106 Agreements signed**
 - Section 106 funds received**
 - Section 106 spending / transfers**
- 6 Future spending**

1. Purpose of the Infrastructure Funding Statement

- 1.1. This report looks at income and expenditure from the Community Infrastructure Levy (CIL) and Section 106 (s106) agreements in Camden for the 2022-23 financial year and gives an indication of future spending priorities. It is a requirement of the CIL regulations that local authorities set out what infrastructure has and will be funded from CIL and s106 in an Infrastructure Funding Statement. This report is a summary of CIL and s106 activity and more detail on collection and spending over this period can be viewed in the [CIL and Section 106 Annual Report](#).
- 1.2. The CIL is a standard charge on developers (rate per sqm) which is used to fund general infrastructure items that are needed to support growth. It applies to developments that add 100sqm of floorspace or one of more dwellings. There are two CIL charges in Camden: the Mayor of London CIL and the Camden CIL.
- 1.3. S106 agreements are legal agreements attached to planning permissions, which are used to mitigate the impacts of development and ensure that Camden's planning policy requirements are fully met. They are either non-financial, such as for on-site affordable housing or construction management plans, or for financial contributions for defined purposes such as highways works, employment contributions, open space contributions or affordable housing (where accepted in lieu of on-site provision).

2. Key information

- 2.1 The main activities from 2022-23 are summarised below:

CIL

- £8.3M (million) of Camden CIL collected
- £4M of Camden Strategic CIL spent on highways works and improvements and £2M spent on community facilities within the Abbey Estate and Central Somers Town regeneration schemes
- £1.13M of Camden Local CIL spent on 41 community projects. 25% of Camden CIL is spent locally with funds being allocated through a ward-based, Member-led system
- £4.1M of Mayoral CIL was collected, the substantial majority of which was passed to Transport for London

S106

- 81 s106 agreements were signed between developers and the Council with a combined value of £19.6M.
- £17M was received in Section 106 financial contributions, including £4.3M for carbon offset, for £3.5M for affordable housing and £1.7M for environmental improvements and £1.6M for public transport.

- £3.5M of s106 funding was allocated to the Camden's Affordable Housing Fund to help deliver affordable housing through the Council's Community Investment Programme (CIP)
- £10M of previously allocated funds were spent on affordable housing during the year through the CIP.

3. Background

Community Infrastructure Levy and Section 106 agreements

- 3.1 Camden started charging a Community Infrastructure Levy (CIL) on 1 April 2015. The Levy is used to fund general (rather than site specific) infrastructure that is needed to support growth and development in the borough, both at a strategic and local level. The Planning Acts set out that CIL funds must be spent on the provision, improvement, replacement, maintenance or operation of infrastructure, such as transport, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces. [National planning guidance](#) makes clear that the definition in the Act allows the levy to be used to fund a very broad range of facilities and that this flexibility gives local areas the opportunity to choose what infrastructure they need to deliver their Local Plan provided it supports the development of the area.
- 3.2 The local or neighbourhood element of the CIL can be used more flexibly but Government guidance and legislation sets out that these funds should be used to support the development of the relevant area by funding:
- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or
 - (b) anything else that is concerned with addressing the demands that development places on an area.
- 3.3 Section 106 agreements are binding legal agreements between the Council and landowners /developers and are used to mitigate the impacts of development and ensure that Camden's planning policy requirements are fully met. Section 106 obligations can cover:
- Site-specific financial contributions for defined purposes such as highways works, employment contributions and open space contributions (where accepted in lieu of on-site provision);
 - Provision of affordable housing;
 - Non-financial obligations, including requirements such as Car Free development, Construction Management Plans and Travel Plans.

4. Community Infrastructure Levy (CIL)

- 4.1 There are two community infrastructure levies collected in Camden: The Mayor of London CIL (which is currently used to fund the Elizabeth Line) and Camden CIL, which is used to fund infrastructure across the borough. The charges that apply are set out in charging schedules and different rates apply for different uses in different areas, with most CIL collected from residential development.

The latest charges came into force on 30 October 2020 and the Council is considering a further review. The charging schedules can be viewed on the Camden web site at the following link - [About the Community Infrastructure Levy - Camden Council](#). The latest charges came into force on 30 October 2020 and the Council intends to begin the next review in late 2024.

Camden CIL collected (2022-23)

4.2 Approximately £8.3M of Camden CIL was received in 2022-2023, which was broadly in line with predictions. This was collected from 35 sites, with £3.75M of this being from Camden Goods Yard, reflecting the importance of larger developments to overall income levels. Sites contributing over £0.5M were:

Application No	Site Address	Funds received in year	Total Camden CIL Liability	Date of most recent Payment
2020/3116/P	Camden Goods Yard, Morrisons Superstore and Petrol Filling Station, Chalk Farm Road, London, NW1 8EH	£3,754,253	£7,154,521	14/11/2022
2020/5063/P	The Charlie Ratchford Centre, Belmont Street, London, NW1 8HF	£1,371,465	£1,371,465	01/12/2022
2019/4201/P	St Pancras Commercial Centre, 63 Pratt Street, London, NW1 0BY	£1,105,562	£1,105,562	06/06/2022
2020/2169/P	39 Fitzjohn's Avenue, London, NW3 5JY	£907,724	£907,724	08/02/2023
2018/0645/P	29 Barrie House , St Edmund's Terrace , London, NW8 7QH	£545,583	£545,583	07/02/2023

Spending Camden CIL

4.3 Following the deduction of a 5% administration fee, 70% of Camden CIL contributes towards the provision of strategic infrastructure projects ('strategic CIL'), with the remaining 25% spent in the local area ('local CIL'). The administration fee is used to fund the management, staffing, administration, IT and legal costs involved in:

- the collection of the CIL, including the issuing of CIL notices and engagement with developers and their agents to ensure the correct sums are paid
- monitoring/tracking CIL income
- the management of CIL spending, in particular work to support the local CIL spending system. This work has included liaison with ward members, other council services and project managers; programme management; and the assessment and processing of individual local CIL allocations

- work to review and revise Camden’s CIL charging rates.

Strategic CIL (SCIL)

- 4.4 In 2022-23 £4M of SCIL was spent on footway and carriageway improvements and lighting column replacement across Camden as part of a planned maintenance programme. £1.5M was also spent on community facilities as part of the Central Somers Town scheme and £750K was spent on community facilities on the Abbey estate. £250K was spent on funding officers in the Regeneration and Place Service to help deliver planning frameworks and submit funding bids to secure the provision of infrastructure and £450K was spent on the Regis Road development project.

Local CIL (LCIL)

- 4.5 Approximately £2M in local CIL funds was collected in 2022-23, and £1.1M was spent on over 40 community projects sponsored by ward Councillors during the same period. £3.5M was available to allocate at the start of the year and at the end of the year the balance had increased to £4.5M. The increase was mainly due to the suspension of the spending system while a consultation was carried out on new spending priority lists and a period of adjustment to the Council new wards. This was done to avoid the perception of any conflict of interest in allocations in the run up to the May 2022 elections.
- 4.6 In April 2023 the following amendments to LCIL allocation system were agreed:
- Where the local CIL balance in a particular ward exceeds £500,000 for longer than six months, funds above this cap are redistributed to neighbouring wards, provided they themselves have balances of less than £500,000.
 - Funds above the cap level will first be used to top up neighbouring ward balances to £100,000 where they are below this level.
 - Any remaining funds above the cap level would then be redistributed equally among all neighbouring wards (up to a maximum balance of £500,000 for any particular ward).
 - The Cabinet Member would be consulted prior to any redistribution taking place.
 - The initial six month period for spending large local CIL balances would run from April 2023.
- 4.7 Some examples of the local CIL funded projects which have been delivered are described in Appendix A. A full list of all the projects funded from LCIL since its inception by ward can be viewed [here](#).

Mayor of London Community Infrastructure Levy

- 4.8 Camden has been collecting a CIL on behalf of the Mayor of London since April 2012. £4.1M Mayoral CIL was collected in 2022-23. These funds were transferred to Transport for London on a quarterly basis to help fund the

Elizabeth Line. 96% of the collected funds were transferred to TfL with a 4% fee (£164K) being retained by the Council to cover staffing, administration and legal costs incurred in collecting this CIL. When this funding is no longer needed to contribute towards the Elizabeth Line the Mayor of London intends to continue to charge a London-wide CIL in order to help fund other strategic transport projects.

- 4.9 The Mayoral CIL (MCIL) charging rate is £80 per sqm for most uses in MCIL Zone 1, which covers Camden, with higher rates for commercial uses in Central London. Please see the following link for more information on these charges:

[About the Community Infrastructure Levy - Camden Council](#)

5. Section 106

Section 106 agreements signed

- 5.1 In 2022-23, 81 s106 agreements were signed between developers and the Council. These agreements had a combined value of £19.6M including:
- £5.6M for carbon dioxide offset measures,
 - £2.9M for public realm and environmental improvements,
 - £2.8M for highways,
 - £2M for affordable housing,
 - £1.8M for economic development / training initiatives.
- 5.2 The Council will not receive most of these funds for several years as they will generally be payable when schemes are implemented (and funds will not be received at all where planning permissions are not implemented). There is also potential for the Council to receive up to £7.4M in deferred affordable housing contributions. Such a payment is only made if the viability of the development has increased sufficiently since planning permission was granted to enable the developer to pay some or all of the specified amount. Due to rising costs and fluctuating sales values affecting the viability of development and therefore the likelihood of these potential funds being received by the Council these contributions have not been included in the overall s106 total
- 5.3 The s106 agreements and other documents related to each application can be viewed online through Camden's planning applications search page by entering application details: <https://www.camden.gov.uk/search-for-planning-applications>

Section 106 financial contributions received 2022-23

- 5.4 £17.5M was received in section 106 payments in 2022-23. A list of the contributions by type and amount is set out in the Council's CIL and s106 Annual Report which is displayed on Camden's website. [Section 106 spending and financial information - Camden Council](#) .
- 5.5 The larger amounts received include:

- £4.3M for projects to offset carbon generated by new development,
- £3.5M for affordable housing,
- £1.7M for environmental and public realm improvements,
- £1.6M for public transport,
- £ 1.1M for highways, and
- £ 1.1M for employment and training initiatives.

5.6 £425k was received in construction implementation and management contributions which are used to secure and implement construction management plans (CMPs). Camden officers monitor and manage the impacts of construction on development sites to ensure it is carried out in line with the agreed plans and standards.

Section 106 spending / transfers in 2022-23

5.6 During 2022/23 the following allocations and spending occurred:

- £3.5M was transferred to Camden's Affordable Housing Fund and £10M (mainly from funds allocated in previous years) was spent on social housing development in the Community Investment Programme including the Highgate, Agar, Abbey and Maitland Park Estates.
- £2.7M (largely collected in previous years) was allocated to education projects, including Acland Burley School and the Konstam Centre, and for future educational investment in 2024 and 2025.
- £1.4M was allocated to the highways maintenance programme and public realm projects with spending being carried out on projects in Queen's Crescent, Chalton Street, Stephenson Walk and Flask Walk.
- £1.2M (much from previous years) was allocated to the Parks and Open spaces capital programme with projects being undertaken in Kilburn Grange Park, Maygrove Peace Park and Maitland Park.
- £790K was allocated to employment and training initiatives such as the Camden STEAM Programme and Co Labs.

5.7 Plans are being formulated for a programme of sustainability projects to which the carbon offset funds will be allocated. These projects will be reported in future versions of this document.

5.8 The monitoring of Section 106 obligations and the management of the impacts from development brings resource implications for the Council so we secure contributions from developers to cover these costs. Around £380K of Section 106 funds was spent on managing the impacts of development through securing and implementing Construction Management Plans including funding for officers in Camden's Planning, Transport, Sustainability and Environmental Protection Teams.

6 Future spending

CIL spending

6.1 The following allocations for 24/25, funded by the remaining 23/24 SCIL balance were agreed via a Non Key Executive Decision available to view [here](#). This balance takes into account previously agreed SCIL funding for the Transport Strategy and Projects and Regeneration services for 24/25. In addition, £4,000.000 has been set aside for highway and footway maintenance and this will be subject to a separate NKED.

- £1,000,446 - Arts and Culture programme 24/25 and 25/26
- £250,000 – Contribution towards Bacton Tower resident hall
- £240,000 - Estates Mission Vacant spaces project
- £140,000 - Citizen Scientists pilot
- £135,000 - Jet washer for enhanced street cleaning
- £82,000 - Euston Economic Impact Assessment
- £1,037,533 - Holborn Liveable Neighbourhood (this is the balance available once the other projects have been funded).

6.2 It is planned that the strategic element of the CIL will be used to fund the infrastructure priorities set out below for 25/26 onwards to address the impacts of development. These priorities were derived having regard to the spending requirements of the planning legislation and Camden infrastructure priorities as expressed in the Local Plan Infrastructure Plan, Planning Frameworks and We Make Camden.

6.3 However, most of this CIL has not yet been collected and the costing / funding needs of the identified priorities and projects may change so the priorities are headline and indicative. Any changes will be addressed in future versions of this document and any allocations will be subject to separate Non Key Executive Decision reports which will be published online

2025/26 onwards

- Area Regeneration
- Transport Strategy and Projects
- Arts and Culture program (26/27)
- Holborn Liveable Neighbourhood
- Kilburn High Road public realm and transport upgrades
- Kilburn Grange Park Masterplan
- Education projects
- Libraries Investment at Kilburn, Swiss Cottage and Holborn
- Camden Town Tube Station upgrade
- Step-free access at West Hampstead Underground Station
- Step-free access at Finchley Road Station
- Step-free access at Kentish Town Station

- Transformation of Euston Road
 - King's Cross Gyrotory scheme
 - Stephenson Walk
 - Camden Highline
 - Highway and footway maintenance
 - Other infrastructure priorities set out in adopted planning frameworks and included in draft Local Plan Infrastructure Plan
- 6.2 Spending of the local element of the CIL will be undertaken largely at a ward level and will be guided by local priority lists which have been developed by the Members in the light of public consultation and can be viewed [here](#).

Section 106 spending

- 6.3 As set out in paragraph 3.3, S106 legal agreements are used to mitigate the impacts of development and ensure that Camden's planning policy requirements are fully met. The spending of section 106 payments must be consistent with the clauses in these agreements. Considering this, and the content of Camden's current policies, future spending is expected to continue be focused on mitigating impacts in the following areas:
- affordable housing,
 - carbon dioxide offset measures,
 - highways,
 - public realm and environmental improvements
 - public transport
 - open space, and
 - securing an inclusive economy.
- 6.3 The Council is consulting on a draft new Local Plan. This would allow for a payment in lieu (PIL) of provision of affordable workspace in certain circumstances, which can be used to fund affordable workspace elsewhere in the Borough. Consideration is also being given to a mechanism for securing S106 for arts and culture.

REPORT ENDS

LOCAL CIL PROJECT EXAMPLES 2022/23

25% of Community Infrastructure Levy (CIL) collected in Camden is spent on local projects through Local CIL. This is allocated through a ward-based, Member-led system, with allocations guided by priority lists developed by ward members in consultation with their local communities.

This report provides information on a number of community projects funded by local CIL.

THINK AND DO AND SHARING SPACE SOMERS TOWN - ST PANCRAS AND SOMERS TOWN WARD

- The Think and Do project was developed in response to Camden's Citizens' Assembly on the climate crisis and was created to bring people together to create and implement new climate and eco actions.
- Following an initial Think & Do pilot in Kentish Town in 2019, the Council and the Think & Do (T&D) Team piloted a community 'climate and social action pop-up' on the Ossulston Estate in Somers Town during September 2021.
- Local CIL funding of £13,860 enabled T&D to continue to support activities in Somers Town such as surplus food suppers, storytelling, coffee mornings, clothes swaps, and gardening activities, and enable these activities to be increasingly led by local people and not require T&D support.
- In February 2022, a "Sharing Space" was opened on a weekly basis with local residents taking ownership of scheduling events and activities such as eco stay and play, from food waste to feast workshops, single use packaging workshops, recycled kids "crafternoons", henna, healthy eating / smoothie making, recycling workshops, sewing and mending, and crotchet.
- The Sharing Space became a valuable community asset and a 'safe space' providing confidence building, skills training, and income for residents and in particular female, Bengali residents.
- Two Local CIL allocations of £12,071 and £15,044 were used to fund the continuation of the Sharing Space at Doreen Bazell Hall.



● **THE PIRATE CASTLE IMPROVEMENTS - CAMDEN TOWN WARD**

- The Pirate Castle is a boating and outdoor activities charity based in a community centre on the Regent's Canal in Camden Town. It aims to “promote life chances, learning and healthy living through canal-based and community activities that are stimulating, inclusive and accessible”. Its users have included local schools, youth/support groups, residents’ associations, social housing providers and local agencies.
- The Pirate Castle has received three allocations of Local CIL totalling £197,095 for repairs, maintenance, and improvements to modernise and enhance facilities, such as changing rooms. This sought to improve the experience of users, meet safety standards, and secure the facility’s immediate and longer-term future.
- The project enhanced the Pirate Castle's outdoor education and community paddle sport services, attracting more users, and contributed to the organization's long-term sustainability.





HIGHGATE WAYFINDING SIGNAGE - HIGHGATE WARD

- Local CIL funding of £8,596 was provided for the installation of five fingerpost signs in Highgate.
- The project aimed to help pedestrians navigate their way around Highgate, increase footfall in the local shopping centres and parades, and signpost people to the attractions and facilities in the area. It would therefore support local shops, services and businesses, encourage active travel and reduce car use.
- The project is identified in both the Highgate Neighbourhood Plan and Dartmouth Park Neighbourhood Plan following local consultation.
- The signs were installed at the following locations: South Grove / Highgate High Street, South Grove / Swains Lane, Swain's Lane / Chester Road, Highgate Road / Swain's Lane, and Highgate Road / Mansfield Road.



NEW HORIZONS OFF THE STREETS PROJECT - ST PANCRAS & SOMERS TOWN WARD

- New Horizons is a youth-specific homelessness daycentre in Somers Town.
- Camden has one of the highest numbers of people sleeping rough across London, with around 630 people rough sleeping in the borough last year.
- New Horizon's Off the Street Project, which was allocated £50,000 in Local CIL funding, was designed to address this issue and support young people experiencing street homelessness.
- These young people are more likely to be experiencing physical and mental health problems, facing financial insecurity, and be at risk of exploitation.
- The CIL funding helped to provide focused Jobs, Education and Training (JET) appointments and a young women's space. Each young person has access to a wide range of activities and services, including basic needs services (hot food, showers, and laundry), housing advice, health support from a nurse, counselling, life skills programme, and accommodation support.
- New Horizon's Youth Outreach Team also carry out street outreach shifts twice per week, including throughout Camden.



MARCHMONT COMMUNITY CENTRE OLDER PEOPLE'S PROJECT - BLOOMSBURY WARD

- The Marchmont Community Centre Older People's project provides a membership-led, daily programme of health-enhancing, mentally stimulating, creative activities, classes, and outings which work together to reduce the social isolation and loneliness of participants.

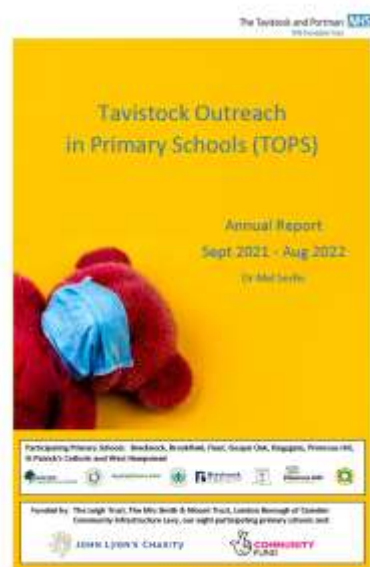
- It seeks to improve older people's health and wellbeing, reduce vulnerability, fear of crime, the danger of being targeted by fraudsters, and encourage and facilitate involvement and participation to give members a strong voice in their community.
- The project received £38,971 of Local CIL funding and provides a wide range of support for older people including:
 - Practical support (such as collecting medicine, completing forms and ordering necessary items)
 - Exercise classes and walks
 - Telephone support and befriending
 - Chess club and Film club
 - Arts and Crafts classes
 - Lunch Club
 - Computer skills mentoring
 - Talks
 - An Older People's Forum
 - Social events such as trips and celebrations
- Outputs of the project, set out in the Impact Report sent to the Council, included
 - Improved physical, emotional and mental health and well being
 - Reduced isolation and loneliness by allowing members to see each other and spend time together
 - Improved community cohesion and intergenerational and multicultural engagement.



TAVISTOCK OUTREACH IN PRIMARY SCHOOLS (TOPS) WITH FAMILIES - VARIOUS WARDS

- TOPS with Families is a charitable project that provides support to vulnerable children and families from disadvantaged communities, within a primary school setting. These children and families often struggle to attend mental health services in NHS clinics and find it easier to get help in a community setting they know and trust.

- TOPS offers a holistic service tailored to each family's needs and provides specialist support for school staff in understanding and managing the emotional and behavioural difficulties of the children referred.
- The support offered to parents can help them to return to work, retrain or volunteer, become proactive in addressing housing and financial problems, and be an active part in school and local community life.
- In total over £60,000 in Local CIL has been provided to the TOPS project, with Councillors from seven Camden wards agreeing to allocate funds.
- This supported provision of TOPS across a number Camden schools, including Primrose Hill Primary School, Brecknock Primary School, Brookfield Primary School, Fleet Primary School, St Patrick's Catholic Primary School, and Kingsgate Primary School.
- The TOPS Annual Report 2021/22 detailed the benefits the scheme has delivered and notes that it would not have been possible to deliver the project over that period without Camden Local CIL.



CHARLTON STREET MARKET GAZEBOS - ST PANCRAS AND SOMERS TOWN WARD

- Charlton Street Market is operated by the Council's Markets team and sells a variety of items, such as fresh produce and clothing, helping to bring the local community together.
- The project was awarded £12,907 in Local CIL funding to allow better utilisation of the market space and increase visits by residents, workers, organisations and commuters.

- The funding was used to purchase gazebos, tables, chairs and a trolley, renew existing lamppost banners, and add additional banners.
- The branded 'Camden Street Markets' gazebos provide clear vision/branding and the project helps to remove barriers for Camden residents to become a trader and running their own business.
- The market has now expanded as a result of the Local CIL funding and is able to facilitate more traders and customers.



CYCLE HANGARS - VARIOUS WARDS

- On-street cycle hangars have been funded by Local CIL in a number of Camden wards - Belsize, Bloomsbury, Camden Square, Kentish Town North, Kentish Town South, Primrose Hill, and West Hampstead.
- For example, cycle hangars funded by Local CIL provided an additional 24 covered and secure on-street cycle parking spaces for residents of Bloomsbury ward. Four cycle hangars were provided in Flaxman Terrace and Sandwich Street (two in each). Six secure spaces are provided per hangar. The cost for the project was £14,000.
- The hangars were provided in response to demand from local residents. Residents can request a hangar for their street through Camden's Transport strategy team.
- Cycle hangar provision is focused on streets with flats and a lack of indoor storage capacity, which for many is a barrier to cycle ownership. Introducing cycle hangars to streets provides secure storage for bike users and, therefore,

encourages the use of this sustainable travel mode in line with Camden's environmental and transport aims.

- The pictures below show installed cycle hangars in Bloomsbury.

