

The background of the slide is a photograph of a river flowing through a green, grassy area. A small bridge is visible in the distance. The sky is overcast. The text is overlaid on this image.

# Enfield's Infrastructure Funding Statement

Annual  
Report  
2022/23

[www.enfield.gov.uk](http://www.enfield.gov.uk)

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# Introduction

Welcome to the Enfield Infrastructure Funding Statement 2022/23 covering income and expenditure relating to the Community Infrastructure Levy (CIL) and section 106 (S106) agreements over the last financial year (April 2022 - March 2023) as well as planned expenditure over the next financial year (April 2023– March 2024).

The Community Infrastructure Levy (CIL) Regulations 2019 require local authorities that collect developer contributions to produce an infrastructure funding statement on an annual basis. This represents the Borough's fourth infrastructure funding statement and is intended as a showcase of:

1. Our infrastructure ambitions and strategy;
2. What we have been collecting, allocating and delivering for communities in Enfield using infrastructure contributions within 2022/23.

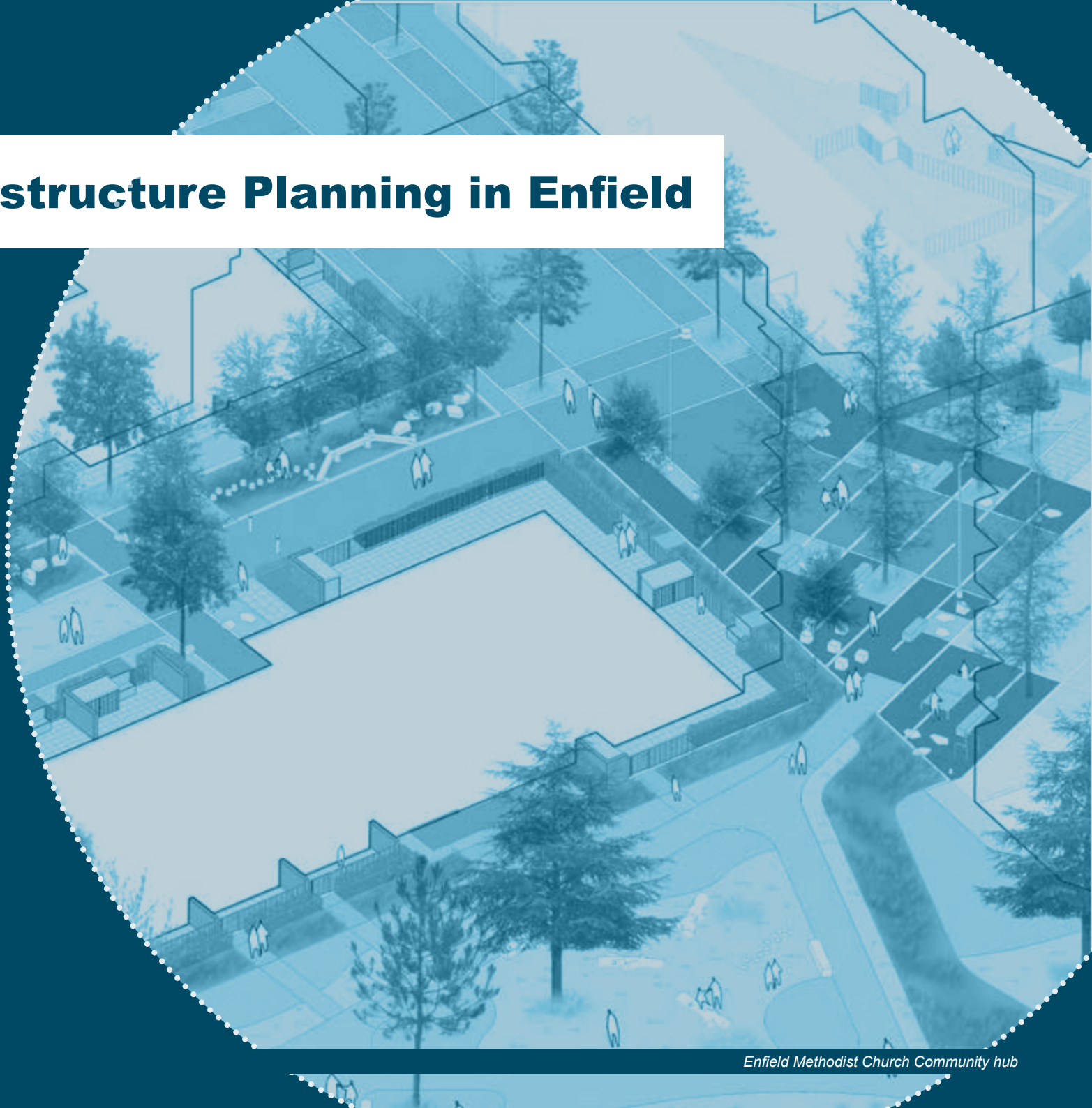
Sections 2 and 3 of this statement sets out progress in the collection, allocation and expenditure of CIL and S106 income over the last financial year only (2022/23).

Section 4 sets out how this funding will be allocated and spent in 2023/24 to support the delivery of the borough's spending priorities in line with corporate strategies, i.e. the Council Plan, Infrastructure Delivery Plan (IDP) and Enfield Local Plan.

The final section is dedicated to the infrastructure projects that have proudly been delivered in Enfield during 2023/24 using CIL and S106 contributions.



# Section 1: Infrastructure Planning in Enfield



## INFRASTRUCTURE PLANNING IN ENFIELD

1.1 The council is developing a methodical and proactive approach to infrastructure planning that aims to be responsive to development. It aims to support the delivery of the new Local Plan once adopted, commitments set out in the adopted Edmonton Leaside, North East Enfield and North Circular Area Action Plans and respond to internal strategies like the Enfield Blue and Green Strategy and emerging plans.

1.2 The Infrastructure Delivery Plan (IDP) will be the principal infrastructure planning document; setting out the different infrastructure types needed, location and timescales for delivery, and provides an update on the delivery of infrastructure to date.

1.3 The IDP will be regularly updated so it remains a 'live' document in response to changing needs. The IDP is currently undergoing review and is due to be finalised and published alongside the Enfield Local Plan in 2024. The draft version is available [here](#).

1.4 Infrastructure can take many forms – it can be defined in physical, green and community terms and is essential to support objectives of increased housing provision, economic growth and mitigating climate change, and of creating thriving and sustainable communities. In addition to housing and job opportunities, supporting infrastructure including green energy, utility services, transport, schools, open space, community, health and leisure services, are all needed.

1.5 The types of infrastructure considered in our draft IDP align with strategic priorities identified in national policy and in relevant legislation, as well as with local priorities identified in the council's current Core Strategy and draft Local Plan.



## Types of developer contributions

1.6 The money raised from developers known as ‘developer contributions’ or ‘planning obligations’- is used to help fund the provision of supporting infrastructure and maximise the benefits and opportunities from growth, such as employment opportunities, access to nature and affordable homes.

1.7 In Enfield there are two types of developer contributions, Section 106 agreements and the Community Infrastructure Levy, of which two types are collected, Mayoral CIL and Enfield CIL.

### Section 106 agreements (S106)

These are legal agreements that are used to mitigate the impacts of development and ensure that Enfield’s key planning policy requirements (as set out in Local Plans and supporting Supplementary Planning Documents) are fully met.

### Community Infrastructure Levy (CIL)

This is a tariff-based charge on the development of new floorspace (per square metre) in the borough. The money can be used to fund a wide range of infrastructure (e.g. roads, cycle lanes, public realm improvements and flood defences) that is needed to meet the future growth needs of the borough.

### Enfield CIL

A standard charge which applies to most new buildings and extensions in the borough (e.g. residential and some retail and commercial development).

Exceptions to this charge include schools, health facilities, charitable development, and self-build housing.

### Mayoral CIL

A standard charge which applies to most new development across Greater London and is used to help fund Crossrail.

## Section 2: Community Infrastructure Levy Collection and expenditure



## Overview

2.1 The Community Infrastructure Levy (CIL) is a non-negotiable financial levy that Councils can charge on new floor space to support the delivery of new infrastructure arising from new development and to ensure that growth is effectively and positively managed in the interest of communities.

2.2 CIL funding is no longer restricted to the infrastructure items or projects identified in the Regulation 123 List (which has been now revoked following amendments to the regulations).

2.3 Instead, the council must now publish an annual infrastructure funding statement setting out the types of infrastructure and projects it intends to fund through the levy over the next reporting period.

2.4 CIL spending priorities will then be determined on an annual basis as part of the budget-setting process set out in the capital programme (taking account of the specific and cumulative needs arising from development), whilst considering the emerging Infrastructure Delivery Plan alongside corporate strategies.

2.5 The IFS will be used as an opportunity to set out the CIL spending priorities and details of current and intended allocations of CIL within the reporting period and the following financial year. The 'allocation' of CIL receipts means CIL receipts that have been formally assigned to a particular project.

2.6 Enfield collects two type Community Infrastructure Levy: the Mayoral CIL and the Enfield CIL. This section has been subdivided into three further sections relating to the income, allocation and expenditure for Mayoral CIL, Enfield CIL and the Neighbourhood portion of Enfield CIL.

## Mayoral CIL

2.7 The Mayor of London's Community Infrastructure Levy (MCIL1) was introduced in 2012 and a new charging schedule (MCIL2) was adopted in February 2019. In line with the Mayor of London's Charging Schedule Enfield has been set a rate at £60 per sqm on all new qualifying floorspace, excluding health and education floorspace (alongside standard exemptions for Self-Builders, affordable housing, development less than 100sqm [unless a whole house] and charitable developments).

### MCIL collection

2.8 The Mayor of London's latest charging schedule (known as MCIL2) came into effect on 1 April 2019. Qualifying developments are charged £60 per square metre in Enfield. The Council collects this levy on behalf of the Mayor of London and funds are transferred to Transport for London on a quarterly basis. £2 million of funding was collected on behalf of the Mayor of London to help finance Crossrail 1 and Crossrail 2 within this reporting period.

2.9 Table 1 below sets out Mayoral CIL receipts collected by Enfield council since 2018/19.

| <b>Year</b>               | <b>Received in year (£)</b> |
|---------------------------|-----------------------------|
| 2018/19                   | 2,600,175                   |
| 2019/20                   | 1,123,074                   |
| 2020/21                   | 774,841                     |
| 2021/22                   | 2,434,208                   |
| 2022/23                   | 2,014,921                   |
| <b>Gross CIL receipts</b> | <b>8,947,219</b>            |



## MCIL allocation & expenditure

2.10 Receipts from MCIL1 were collected on behalf of the Mayor and used to help finance Crossrail, the major new rail link connecting central London to Reading and Heathrow in the West and Shenfield and Abbey Wood in the East.

2.11 The money generated from MCIL2 since 2019/20 is also used to fund the delivery of Crossrail (the Elizabeth Line). While the Elizabeth line opened on 24 May 2022 and is now operational, MCIL2 receipts will continue to be used to repay Crossrail borrowing for 2022/23 with Crossrail 2 identified as the priority for future funding.

2.12 Table 2 shows a breakdown of Mayoral CIL collection in 2022/23.

2.13 The council has retained £80k (4%) of the total MCIL receipts to cover the administrative costs of Mayoral CIL collection.

**Table 2: Mayoral CIL receipts collected in 2022/23**

|                   |                   |
|-------------------|-------------------|
| Mayoral CIL       | £1,934,639        |
| Administration    | £80,282           |
| <b>MCIL Total</b> | <b>£2,014,921</b> |

## Enfield's CIL

### CIL collection

2.14 The Enfield Community Infrastructure Levy (CIL) is a tariff-based charge on most developments to help fund the delivery of infrastructure that is needed to support the Borough's future growth. The Enfield CIL Charging Schedule sets out the rates on which the levy is based (depending on the extent of floorspace and the nature and location of the proposed development). Since the adoption of Enfield CIL in 2016, Enfield has collected £16.2 million in CIL receipts.

2.15 Unlike section 106 agreements, CIL is non-negotiable and can be levied on a much wider range of developments (although there are some exceptions, such as affordable housing and self-build projects).

2.16 In Enfield, CIL is divided into the following three parts Strategic CIL, Neighbourhood CIL and the administration portion (see table 3).

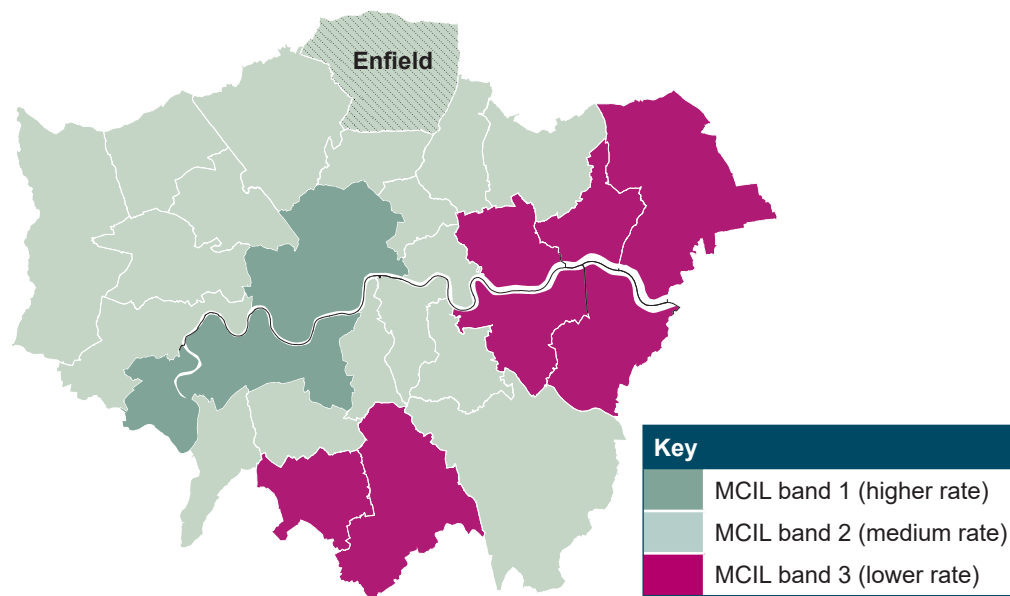
2.17 Since its introduction in 2016, Enfield's CIL has been used to help deliver necessary infrastructure across the borough to support the needs arising from development.

2.18 Charging rates are set out in the adopted Enfield Charging Schedule. The amount of CIL payable depends on where the development is located within the borough and the type of development (ranging from £0, £40, £60 and £120 square metres).

2.19 Unlike section 106 agreements, the rate of CIL payable is both mandatory and non-negotiable. CIL can also be levied on a much wider range of developments (although there are some exceptions, such as small-scale affordable housing and self-build projects).

**Table 3: Types of borough CIL**

|                          |   |  |
|--------------------------|---|--|
| <b>Strategic CIL</b>     | 80%   | Receipts can only be spent on capital projects to fund a wide range of infrastructure projects   |
| <b>Neighbourhood CIL</b> | 15% (or up to 25% in a neighbourhood planning area) | Receipts can be spent on both capital projects, such as the maintenance or infrastructure. However, does not have to be spent in the same area as the development. |
| <b>Administration</b>    | 5%  | This covers administrative expenses (e.g. staff costs )  |



**Figure 1: Mayoral CIL charging zones**

## Enfield CIL collection

2.20 Table 4 below provides a breakdown of Enfield CIL income since 2018/19.

2.21 In 2022/23, just over £2 million receipts have been collected. Total receipts have decreased due to the reduction in CIL liable developments commencing over the reporting period as a result of the COVID-19 pandemic, cost of living crisis and high interest rates.

2.22 Of the total Enfield CIL receipts, £1.6 million has been ring-fenced towards strategic infrastructure priorities through the capital programme, £300k (15%) neighbourhood CIL has been collected and ring-fenced towards local community projects.

2.23 Of the total Enfield CIL receipts, £100k (5%) of the total is allocated under CIL regulations to support the Council in its administration of the levy for 2022/23.

## Enfield CIL allocation

2.24 In 2022/23 £1.8 million of Strategic CIL has been allocated to two key infrastructure projects identified in the capital programme, which include additional costs towards the refurbishment of the Dugdale Centre and New Avenue community centre (Table 5). These projects have been allocated in line with new spending priorities approved at Cabinet in December 2022.

2.25 The decision to review the spending priorities set out in the IFS 2021/22 has been informed by the changes that have occurred in the fiscal, economic and political environment since 2020/21 when set. The new spending priorities have been widened geographically, to make a difference for all communities living within the borough and are more aligned with the Enfield Council Plan 2023-26.

2.26 The updated Strategic CIL spending priorities are:

- Investment in green and blue infrastructure across the borough.
- Investment in health, sport, and leisure infrastructure across the borough
- Investment in public realm and environmental improvements across the borough, but especially in areas of regeneration and locations of commercial and industrial activity.
- Upgrades to the cultural and community facilities across the borough.
- Investment in sustainable transport infrastructure across the borough
- Investment in education facilities to support skills development and job training.

**Table 4: Enfield CIL income since 2018/19**

| Year                      | Received in year (£) |
|---------------------------|----------------------|
| 2018/19                   | 6,398,498            |
| 2019/20                   | 2,279,710            |
| 2020/21                   | 1,634,146            |
| 2021/22                   | 3,877,557            |
| 2022/23                   | 2,006,539            |
| <b>Gross CIL receipts</b> | <b>16,196,450</b>    |

**Table 5: SCIL Funded projects 22/23**

| Project                     | SCIL       | S106     | Total             |
|-----------------------------|------------|----------|-------------------|
| Dugdale Additional Costs    | £1,150,000 | £246,766 | <b>£1,396,766</b> |
| New Avenue Community Centre | £651,000   | £69,000  | <b>£720,000</b>   |

## Enfield CIL expenditure

2.27 In this reporting period, £1.97million of strategic CIL (SCIL) was drawn down towards refurbishment works at the Dugdale Centre including the £821k allocation from 2021/22.

2.28 The SCIL allocation for the Dugdale Centre was used towards major refurbishments to build on its reputation as an outstanding arts, community, and entertainment centre in the heart of Enfield. It has become a key focal point to help revitalise Enfield Town with three new presentation areas, an expanded café-restaurant and a more prominent home on the ground floor for the Enfield Museum.

2.29 The SCIL allocation to Enfield Town Liveable Neighborhoods will be drawn down over the course of the next two financial years.

## Mayoral and Enfield CIL administration

2.30 In 2022/23 5% of receipts totalling £100k from Enfield's CIL and 4% of receipts (£80k) were used to cover administrative costs.

2.31 The council retained £80k (4%) of the total MCIL receipts to cover the administrative costs of Mayoral CIL collection during the reporting period.

2.32 As per the regulations, all administration funds will be spent on the management, staffing, administration, information technology and legal costs involved in:

- the collection of CIL;
- the setting up and maintenance of effective systems (e.g. Exacom) to coordinate the administration of CIL;
- the ongoing management and monitoring of CIL spending and associated projects; and
- ongoing training needs (e.g. calculating CIL charges).



## Neighbourhood CIL

### Overview

2.33 Councils have a duty to pass on a proportion of CIL receipts to local neighbourhoods (this is known as The Neighbourhood portion). In non-parish areas, such as Enfield, the neighbourhood portion is capped at 15%, but rises to 25% in areas where a neighbourhood plan has been formally made. In the year 22/23 there were no neighbourhood plans in place in Enfield.

2.34 The neighbourhood portion of the Enfield CIL can be used to fund a wide range of projects that relate to the provision of infrastructure or address the demands arising from development in an area. Examples include but not limited to:

- cultural spaces and cafes;
- improvements to streets and local green spaces;
- youth facilities;
- public realm works (e.g. street furniture);
- drainage improvements (e.g. SUDS);
- community events (e.g. festivals and galas) in association with long term regeneration programmes (e.g. town centres); community gardens/orchards;
- skills and training hubs (e.g. digital technology); and
- security measures to reduce crime and anti-social behaviour (e.g. CCTV).

### NCIL collection

2.35 Since its introduction in April 2016, over £2.4 million of Enfield Neighbourhood CIL funding has been collected and ring- fenced towards local neighbourhood projects in the borough.

2.36 Table 6 shows the breakdown of NCIL receipts received by year since 2018/19. £301k has been collected and ring fenced for Neighbourhood CIL in 2022/23.

**Table 6: Neighbourhood CIL income since 2018/19**

| Year                     | Received in year (£) |
|--------------------------|----------------------|
| 2018/19                  | 959,775              |
| 2019/20                  | 341,957              |
| 2020/21                  | 245,122              |
| 2021/22                  | 581,634              |
| 2022/23                  | 300,980              |
| <b>Total NCIL income</b> | <b>2,429,468</b>     |

## NCIL allocation

2.37 £1.4 million of Neighbourhood CIL (NCIL) was made available through the Enfield Neighbourhood Fund to support local community projects over the course of two years. This fund was set up to ensure that local communities benefit from new development, such as environmental improvements and new community facilities.

2.38 The Neighbourhood Fund launched for the first round of bids in June 2021 under Key Decision report KD5236 approved by Cabinet/Full Council in October 2020, setting out the governance arrangements for awarding NCIL funding.

2.39 Grants ranging from £10,000 to £60,000 were made available to, community representatives and charitable organisations through bidding rounds in 2021. In all cases, successful projects demonstrated:

- alignment with the recommendations set out in the Enfield Poverty and Inequality Commission Report;
- offer value for money;
- address the demands that development places on an area (as per the CIL regulations);
- contribute to the priorities of the Council Plan and other relevant strategies; and
- not require additional revenue funding in its delivery or operation.

2.40 As previously reported a total of 48 bids were received from community organisations and pre-screened by a group of officers from the People and Place directorate based on a list of criteria. Of these, 14 were shortlisted to go to full panel for assessment against a pre-advertised set of weighted criteria agreed by the NCIL Board, including relevance to the brief, value for money and impact on local communities.

2.41 Eight external and six internal bids were successfully awarded funding.

2.42 A total of £557k has been allocated to projects in the first round of bids between Local Authority and community projects. Table 7 sets out the successful NCIL allocations for 2021-23.

## NCIL expenditure

2.43 Of the £557k allocation, £350k has been allocated to bidders external to the Council (see Table 7) who have been forward funded monies in 2021-23 and therefore funds have been drawn down. Both internal and external projects are allocated a 2 year time frame to spend funds.

2.44 Internal project allocations except for Ordnance Road Library have been rolled forward to 2022-23 and are currently in progress.

| <b>Projects</b>                | <b>NCIL allocation</b> | <b>Applicant type</b> |
|--------------------------------|------------------------|-----------------------|
| Enfield Vineyard               | £10,000                | External              |
| Enfield Methodist Church       | £60,000                | External              |
| Friends of Firs Farm           | £70,000                | External              |
| Hearts & Helpers               | £35,076                | External              |
| Tottenham Recreation Ground    | £54,000                | External              |
| Skills and Training Network    | £37,592                | External              |
| Edmonton Community Partnership | £22,800                | External              |
| Chickenshed Theatre            | £60,000                | External              |
| Ordnance Road Library          | £20,930                | Internal              |
| Raynham Doorstep Green         | £30,000                | Internal              |
| Wilbury Wetlands               | £60,000                | Internal              |
| Boundary Brook Watercourses    | £60,000                | Internal              |
| Edible Playgrounds             | £50,000                | Internal              |
| Cooperation Town Model         | £16,800                | Internal              |
| <b>Total</b>                   | <b>£587,198</b>        |                       |

Note: Internal Applications have been submitted from Council services, External applications have been received from organisation outside of the Council to deliver community projects. Projects last for two years.

## Section 3: Section 106



## Section 106

### Overview

3.1 Section 106 (also known as a planning contribution) is a legally binding agreement that is negotiated between the Council and the developer to mitigate the impacts of development on a site-specific basis. S106 is used to secure financial contributions towards infrastructure such as:

- education provision (e.g. primary and secondary schools);
- provision or adoption of new highways and public rights of way;
- creation, maintenance and adoption of open space and recreation facilities; and
- non-monetary benefits (e.g. provision of affordable housing, apprenticeship placements and travel plans).

3.2 For section 106 agreements to be used, they must be:

- necessary to make a development acceptable in planning terms;
- directly related to the development; and
- related in scale and kind to the development.

3.3 S106 agreements are agreed as part of the approval process in respect of outline or detailed planning permissions (but not reserved matters). Payments are usually paid in instalments at specific agreed stages of the construction process (known as “trigger points”).

3.4 The following are issues in Enfield that may be addressed by planning obligations:

- Affordable Housing
- Employment, Training, Skills and addressing Climate Change
- Physical infrastructure (e.g. public transport or highways)
- Social infrastructure (e.g. education, community or health facilities)
- Green infrastructure (e.g. parks or energy requirements)

3.5 As of 31 March 2023, the current S106 balance of £6.9 million comprises of:

- £1.9 million which is formally committed to specific projects.
- £5 million which remains available to be allocated towards future projects in 2023/2024.

### Section 106 income

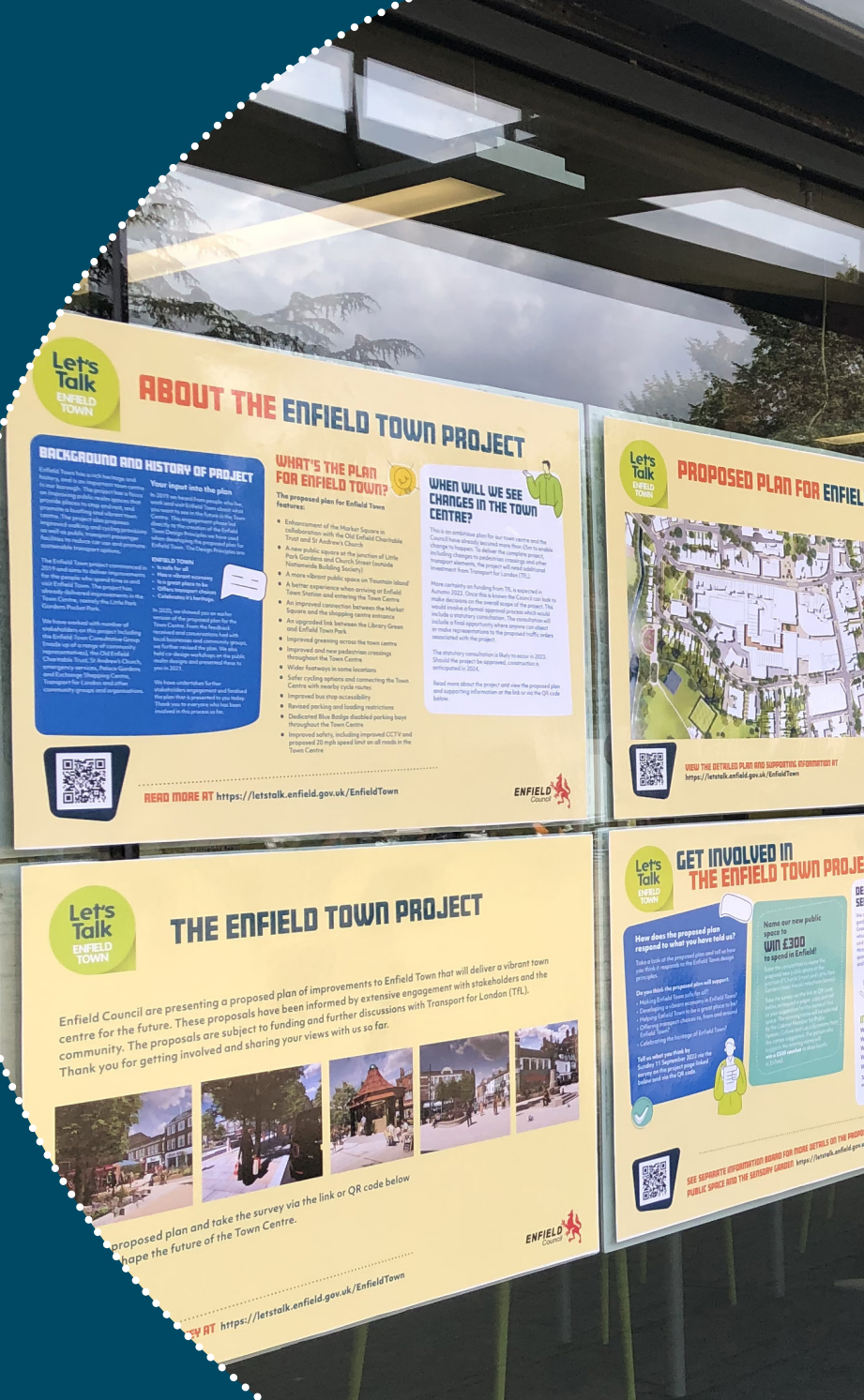
3.6 In 2022/23, approximately £1.7 million has been received in S106 receipts, mostly in commuted sums towards education, affordable housing and health.

3.7 Table 8 sets out S106 income and expenditure over the last three financial years. Total S106 receipts for 22/23 were lower than previous years due to several invoices being issued over Q3 in the reporting period and remaining unpaid by the end of the financial year.

**Table 8: S106 income and expenditure in the past 3 financial years**

| Year    | received in year (£) | expenditure in year (£) |
|---------|----------------------|-------------------------|
| 2020/21 | 2,209,640            | 1,078,097               |
| 2021/22 | 2,935,999            | 2,199,986               |
| 2022/23 | 1,687,441            | 1,403,024               |





### S106 allocations

3.8 In 2022/23, £565k approximately in S106 contributions were allocated to the following projects identified in Table 9 in accordance with the terms of each relevant legal agreement.

| Project                                   | S106 allocation (£) |
|---|---------------------|
| Create Enfield Edmonton                   | £31,044             |
| Durants Park Wetlands                     | £64,800             |
| Electric Quarter Initial CPZ Contribution | £20,000             |
| Park Lane Pocket Park                     | £51,000             |
| Trent Park Toad Park                      | £74,819             |
| Building Blogs Solar PV Installation      | £60,000             |
| Amos Grove CPZ                            | £10,000             |
| Wilmer Way Zebra Crossing                 | £10,000             |
| Minchenden Oak Gate                       | £10,000             |
| Enfield Playing Fields Zip Wire and Bins  | £50,000             |
| Alma Estate CPZ                           | £75,000             |
| Enfield Town Mental Health Wellbeing Hub  | £77,000             |
| Forty Hill Flooding                       | £6,304              |
| Perrymead Flooding                        | £25,000             |
| <b>Total</b>                              | <b>£564,967</b>     |

## S106 expenditure and delivery

3.9 The majority of S106 spend was linked to a retrofitting scheme connecting homes to Energetik's low carbon heat network, public realm improvements within Enfield Town, refurbishment of the Dugdale Centre, quieter neighborhoods scheme in Edmonton Green, solar photovoltaic panels at Building Bloqs, various wetland schemes across the borough and small-scale transport related improvement works.

3.10 Appendix N sets out full details of projects that included S106 expenditure in 2022/23.

3.11 S106 spending is focused on the delivery of infrastructure: affordable homes, employment, open space, public transport improvements and other opportunities needed to support growth in and around the Borough and maximise the benefits secured from development (in line with the priorities set out in the adopted Core Strategy and the S106 Supplementary Planning Document).

3.12 The following sections set out S106 delivery of non- financial obligations such as affordable housing and job apprenticeship opportunities.

## S106 Summary of expenditure 2022/23

**£301,000**

towards various public realm, walking, cyclin and transport improvements around the Borough (e.g cycling, pedestrain crossings and controlled parking zones).

**£340,000**

towards various offsetting projects towards delivering tangible carbon savings at Naylor Grove and Building Blogs.

**£166,871**

towards public park and open space improvements within Broomfield Park, Bush Hill Park and Montagu Recreation Ground.

## Business, employment & skills

3.13 In 2022/23, £225,470 of S106 monies were secured towards training, employment support, job brokerage and work placements from the following development:

| Table 10: S106 Employment & Skills Contribution |
|---|
| Site Address                                    |
| Countryside developments (New Avenue/ Alma) EN3 |
| Lee House, Baird Road EN1                       |

3.14 In 2022/23, 8 sites were operational:

- Meridian Water One
- New Avenue
- Alma Estate
- Trent Park
- Chase Farm School
- North London Heat & Power Project (Phase 2)
- Reardon Court
- Lee House Baird Road

3.15 70 apprentices were secured across the sites in 2022/23 (52 additional placements from 2021/22). In 2022/23, 856 local residents were employed on-site across these developments (187 additional local residents employed in comparison to 2021/22).

3.16 LB Enfield overachieved the Supplementary Planning Document target of 25% of jobs (average across all developments) being taken up by local residents. Furthermore, LB Enfield overachieved the target of 10% of materials used on-site (average across all sites) being provided by local suppliers. This is the same as the previous year.

3.17 An annual review of S106 employment and skills obligations in 2020/21, determined that the Council needed to decommission the Build Enfield website and brand and this was completed in 2021/22). New

structures are being put in place linking residents with opportunities in the construction sector.

3.18 The STEP (Skills Training Employment Pillar) service has replaced Build Enfield in supporting contractors to identify local talent, promote meet-the-buyer events and introduce contractors to local employment provision including externally funded services such as the Work and Health Programme and ReStart.

3.19 LB Enfield continue to work with neighbouring boroughs to share best practice and discuss how vacancies on-site can be advertised to ensure residents can access high quality employment with ease. Update: The STEP team will be coordinating an employer's forum, alongside neighbouring boroughs and local employers to ensure contractors have access to wider talent pool, and to inform the curriculum of the Meridian Water Skills Academy via labour forecasts and the identification of skills gaps.

3.20 As previously reported in 2021/22, LB Enfield match-funded European Social Fund (ESF) monies to develop a new internal employment and skills team, STEP (Skills Training Employment Pillar). The STEP team is responsible for determining S106 employment and skills obligations and the subsequent monitoring and linking learners from the STEP project to jobs, work experience, apprenticeship opportunities on future developments.

## Housing

3.21 In 2022/23, 516 on-site affordable housing units have been secured via signed S106 agreements with over £100k in S106 financial contributions agreed (see appendix G) to support the delivery of affordable housing within Enfield.

## Section 4: Planned S106 & CIL spend



## Planned S106 & CIL spend

### Overview

4.1 The scale and pace of growth in Enfield and London puts pressure on infrastructure and assets which rely on the provision of infrastructure. This includes transport networks, utilities, schools, hospitals and cultural venues, and green, blue and public spaces.

4.2 Planning plays a central role in coordinating the delivery of infrastructure, to serve both new development and regenerate existing places. Through the local and strategic plan-making process it identifies infrastructure needs; in development management it regulates, sets conditions and raises revenue for infrastructure through developer contributions; and through 'place-leadership' it engages across different sectors and geographical boundaries. This helps to coordinate different funding streams to invest into strategic infrastructure projects across the borough that align with identified spending priorities and corporate strategies i.e. the Council Plan and IDP.

4.3 This section is to set out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by the levy or planning obligations. This will not dictate how funds must be spent but will set out the local authority's intentions.

### Strategic CIL

4.4 The Council recently reviewed the CIL spending priorities in December 2022:

The updated spending priorities are;

- Investment in green and blue infrastructure across the Borough.
- Investment in health, sport and leisure infrastructure across the Borough
- Investment in public realm and environmental improvements across the Borough, but especially in areas of regeneration and locations of commercial and industrial activity.

- Upgrades to the cultural and community facilities across the Borough.
- Investment in sustainable transport infrastructure across the Borough
- Investment in education facilities to support skills development and job training.

### Neighbourhood CIL

4.5 Local community groups and stakeholders were invited to put forward proposed projects for Round 2 of the Enfield Neighbourhood Fund that closed on 6 January 2023. During this time, service managers within the Council promoted the fund at various meetings and engaged Enfield Voluntary Action (EVA) to deliver a workshop to over 90 voluntary and community sector organisations. EVA also provided support to organisations with their bid writing.

4.6 A total of sixty (60) bids were received and a panel with representation from multiple departments reviewed forty-six (46) eligible applications against an agreed set of criteria. A total of twelve (12) bids have been successful based on their scores and awarded funding for planned expenditure over 2023/24 and 2024/25.

4.7 The panel judged the bids against the following questions:

- How will your project contribute to the priorities of the borough set out in the Council Plan?
- How will your project offer good value for money?
- How will this project address the impact of new development in the area and help support the on-going growth and prosperity of the borough?

4.8 A weighted scoring mechanism was used, and consensus scores were agreed by the panel. The twelve (12) successful bids are detailed below in Table 11:

| Organisation         | Proposed Project   | Reasons for Award   | Funding Required |
|----------------------|--|---|------------------|
| London Cycling Club  | To provide a bike library for residents in Edmonton and refurbish kitchen in Pymms Park  | <ul style="list-style-type: none"> <li>• Area of deprivation (N18)</li> <li>• Making cycling accessible to those who cannot afford a bike</li> <li>• Reduces social isolation</li> <li>• Good for health and wellbeing</li> </ul> | £26,000          |
| Swim Enfield         | Redevelopment of an under-used space at Arnos Pool to include disabled toilet access.  | <ul style="list-style-type: none"> <li>• Area deprivation (N11)</li> <li>• Few activities available in the local area</li> <li>• Community Asset for the nearby Ladderswood estate</li> </ul>                                     | £47,250          |
| Palmers Green Crafts | Expansion of crafting and sewing community hub to run workshops targeting physical and mental health, working with people facing hardship. | <ul style="list-style-type: none"> <li>• Good accessibility</li> <li>• Working with schools</li> <li>• Already proving successful</li> </ul>  | £14,300          |
| Community Aid        | Health activities for women aged 50+ including health monitoring and information   | <ul style="list-style-type: none"> <li>• Area deprivation</li> <li>• Encourages good health and wellbeing</li> </ul>  | £13,988          |

|                          |   |   |         |
|--------------------------|---|---|---------|
| Southgate Ataturk School | Turkish language school teaching folklore and performing arts   | <ul style="list-style-type: none"> <li>• Target group</li> <li>• Educating to reduce risk of crime</li> <li>• Will provide helpline for parents</li> </ul>                                      | £15,000 |
| Samafal Association      | Employment and skills project   | <ul style="list-style-type: none"> <li>• Area deprivation (N18)</li> <li>• Focus on unemployment</li> <li>• Pro-active outreach model</li> <li>• Clear plan with measurable outcomes</li> </ul> | £69,871 |
| Phoenix Family Services  | Co-ordinator and sessional workers to sustain food pantry.  | <ul style="list-style-type: none"> <li>• Area deprivation (N9)</li> <li>• Contributes to food poverty agenda</li> </ul>   | £50,385 |
| Cockfosters Cricket Club | Refurbishment of practice facility that is currently not suitable for use.  | <ul style="list-style-type: none"> <li>• Enables community access to venue</li> <li>• Promotes physical good health</li> </ul>  | £20,112 |
| St Mary Magdalene Church | Refurbishment of hall facility for use by community organisations. Also to increase outreach to vulnerable people in the community. | <ul style="list-style-type: none"> <li>• Has match funding</li> <li>• Will create an available resource for the local community</li> </ul>  | £47,091 |

Table 11 continued:

| Organisation          | Proposed Project   | Reasons for Award   | Funding Required |
|-----------------------|--|---|------------------|
| Ruth Winston Centre   | Upgrading computer equipment to allow the continuation of training for over 50s.                                     | <ul style="list-style-type: none"> <li>• Provides useful service for older people</li> <li>• Evidence of use by residents</li> <li>• Essential to the continued operation of the service</li> <li>• Good value for money</li> </ul> | £12,525          |
| Everybody Loves Music | Providing education, training and employment for people aged 16-30 in music and youth work.                          | <ul style="list-style-type: none"> <li>• Provides training and volunteering opportunities to young people through an accessible medium</li> <li>• Targets key NEET demographic</li> </ul>   | £20,000          |
| Conway Tennis Club    | Installation of deep rooter barrier to prevent further damage from tree roots, resurfacing and updated LED lighting. | <ul style="list-style-type: none"> <li>• Will be free to use for local community</li> <li>• Improves safety through better lighting</li> <li>• Improves health and wellbeing</li> </ul>   | £58,777          |
| <b>Total</b>          |  |   | <b>£395,299</b>  |

4.9 As part of Round 2, the following internal projects listed in Table 12 were awarded a combined total of £879,750 of NCIL funds for planned expenditure in 2023/24. Officers responsible for NCIL met with the lead for the proposed projects and judged them to meet several of the key criteria set out in the requirements for applying to the Enfield Neighbourhood Fund.

4.10 Given the current financial climate, it was deemed necessary that the limited funding available is used to support projects that align with both planning and corporate spending priorities, and which are capable of reaching the maximum number of residents.

4.11 The eligibility of all projects is based on criteria, which are directly linked to each priority within the Council Plan 2020-22 (full details of these criteria is set out in Key Decision 5458).

Table 12, Internal NCIL projects.

| Organisation            | Description  | Amount          |
|-------------------------|--|-----------------|
| NEXUX                   | A range of interlinked projects working with a range of community organisations to deliver interventions for children and young people in schools. The projects build relationships with the wider community and include elements of professional learning, advocacy, and youth work.  | £500,000        |
| Summer University       | Projects to deliver over 80 free courses to children and young people in Enfield, to be provided by commissioned organisations and coordinated by the Youth Service.   | £180,000        |
| Black History Month     | Project to provide prominence to this important event, bringing together the communities to Enfield and demonstrating the Council's commitment to supporting Black community.<br><br>This project provides a range of events, as identified as important through consultation of a user group of over 50 local residents.  | £19,750         |
| Youth Service Provision | Projects (including some casual/agency staffing) to provide a mixture of targeted youth work and accessible provision via the Council's Youth Centres and in communities where there is identified need.<br><br>The projects will promote young people's personal and social development and enable them to have a voice, influence change and place their communities and society. The services will work with young people to build their resilience, character and give young people the confidence and life skills they need to live, learn, work and achieve. | £180,000        |
| <b>Total</b>            |  | <b>£879,750</b> |

**Table 13: S106 planned allocations in 2023/2024**

| S106 Planned allocations 2023/24   | Funding drawn from CIL/S106 or combined | Amount sought                 |
|--|---|-------------------------------|
| Enfield Chase Eastern Gateway Access Improvements                        | SCIL/S106                               | £500K (£102K S106/£398K SCIL) |
| Boundary Brook Park  | S106                                    | £122.5K                       |
| Quieter Neighbourhood Future Delivery                                    | S106                                    | £231K                         |
| Winchmore secondary school   | S106                                    | £1M                           |
| Mental Health Wellbeing Hub  | S106                                    | £77K                          |
| Enfield Town to Ponders End Journey and Places programme                 | S106                                    | £288.5K                       |
| Forty Hall CCTV  | S106                                    | £46K                          |
| Wetherby Road Retrofit SuDs  | S106                                    | £30K                          |
| Green Lanes crossover removal  | S106                                    | £12.7K                        |
| Meridian Water 1 CPZ   | S106                                    | £70K                          |
| The Green Edmonton Green   | S106                                    | £15.9K                        |
| Green Lanes Rain Gardens   | S106                                    | £50K                          |
| Moore Brook Green Link Phase 4 – Bexley and Beckenham Gardens            | S106                                    | £100K                         |
| New Southgate Station to Palmers Green Station Walking and Cycling Route | S106                                    | £27K                          |
| Greening Bowes Quieter Neighbourhoods                                    | S106                                    | £88.5K                        |
| Enfield Chase Restoration Project (The Ridgeway Crossing)                | S106                                    | £14.7K                        |
| New London Architecture & London Real Estate Forum                       | S106                                    | £38K                          |
| Albany Park Classroom  | S106                                    | £20K                          |
| Enfield Town to Broxbourne Walking and Cycling Route                     | S106                                    | £89K                          |
| Forty Hall Installation of Bins  | S106                                    | £12K                          |
| Enfield Playing Fields 3G Site improvements                              | S106                                    | £53K                          |
| <b>Total</b>   |   | <b>£2,885,800</b>             |

## Section 106

4.12 S106 funding must be spent in accordance with the terms of the legal agreement (as part of the planning application process). The heads of terms can include a clause to spend the S106 contribution between five and ten years of the agreement. S106 funding is more closely tied to the phasing of development set out in the terms of the legal agreement.

4.13 There is approximately £2.9 million of planned expenditure (allocations) in place for 2023/24 with further plans to increase S106 allocations towards future spending over 2024/25.

4.14 Table 13 identifies future infrastructure projects Enfield Council intends to fund (in part) through Section 106 funding over 2023/24. This table is not an exhaustive list as the very nature of section 106 contributions means that the Council is dependent on receiving such funding through developments being proposed requiring mitigation.

4.15 The infrastructure sums set out in the Appendices as having been secured via s106 agreements with developers, are also dependent on: planning applications being implemented, receipt of contributions where relevant and delivery of items following commencement of developments.



## Section 5: Glossary



**Allocated funds:** S106/CIL funds which have been assigned to a particular project.

**Biodiversity net gain:** An integrated approach designed to improve the condition of our natural assets and the ecosystems services that flow from them in the context of development.

**Blue-green infrastructure:** A catch-all term which refers to natural and semi natural features including fields, woods, rivers, lakes, and gardens that are found between and within our built-up areas. It is an integrated network of multi-functional open spaces and water spaces.

**Charitable relief:** Exemption to pay CIL on buildings in charitable use (paragraph 43 of the CIL regulations).

**Instalment policy:** The CIL regulations allow CIL charges to be paid through a series of instalments in certain circumstances (Enfield's instalment policy can be found on its website at <https://new.enfield.gov.uk/services/planning/planning-policy-information/enfield-revised-cil-instalment-policy.pdf>).

**Community infrastructure levy:** A standard charge on most types of development in the borough that is used to fund a wide range of infrastructure projects (including open space and public transport improvements) to meet the demands arising from the

borough's growth. Exceptions to this charge include schools, health facilities, charitable development, and self-build housing.

**Community infrastructure levy – neighbourhood contribution:** Councils are required to spend a proportion of the monies received from the levy (currently 15%) to fund local neighbourhood projects.

**Community infrastructure levy regulations:** This sets out the government's rules on how the levy will be collected, monitored and spent.

**Core strategy:** A development plan document which sets out the long-term spatial vision and strategic objectives of the existing adopted Local Plan. It identifies where new development will take place, its type and scale, protects what is valued about the borough and includes a series of policies to deliver the vision and objectives of the Local Plan.

**Demand notice:** A notice which is issued upon commencement of a CIL liable development in line with the CIL regulations. The demand notice states the amount to be paid and when it needs to be paid.

**Developer contributions:** This term refers to planning obligations delivered through section 106 agreements, section 38 agreements, and section 278 agreements, as well as income collected from developments through the

community infrastructure levy (CIL).

These tools are used to secure financial and non-financial contributions (including affordable housing and employment, business, and skills provision) or other works to provide infrastructure to support and mitigate the impact of development. However, developments cannot be double charged (section 106 and CIL) to fund the same item of infrastructure.

**Enfield Neighbourhood Fund:** This fund has been secured through the neighbourhood portion of Enfield's community infrastructure levy and will allow local communities to get involved in the future development of their neighbourhood and deliver local projects that will improve the day-to-day life of Enfield's residents.

**Exemptions and relief:** Exemption from liability to pay CIL on qualifying developments meeting certain conditions (paragraph 42 to 58 of the CIL regulations).

**Greater London authority (GLA):** A top-tier administrative body covering the Greater London area. It is composed of two parts: the London Assembly and the Mayor of London as defined under legislation. The London Assembly scrutinises the activities of the Mayor of London in the public interest.

**Infrastructure:** A term used to describe the facilities and services necessary for local people to live their everyday lives. Infrastructure can take many forms; it can be defined in physical, green, and social terms, and can range from strategic provision (such as a new road, hospital or school) to the creation of a local play-space.

**Infrastructure Delivery Plan:** This sets out what infrastructure is required to support the levels of growth set out in the Local Plan, how it will be funded, who will deliver it, and when it will come forward.

**liability notice:** A liability notice is issued once a CIL liable development has been granted planning permission. It states the amount of CIL liability and how this liability was calculated.

**Liable floorspace:** The floorspace of a development which will incur a CIL charge.

**Local Plan:** A legal document which sets out a series of policies and proposals to guide future decisions on planning applications and investment opportunities across an area.

**London Plan:** The London Plan is the spatial development strategy covering the Greater London area. In London, Local Plans must be in general conformity with the London Plan.

**National Planning Policy Framework (NPPF):** This document sets out the government's planning policies and how these will be applied in England and Wales.

**Neighbourhood plans:** These are formal planning documents that local communities can prepare to guide the future development of their areas.

Hadley Wood has been established as a neighbourhood area and a forum of community representatives are working together to prepare a neighbourhood plan to shape the future of the area. However, the neighbourhood plan will need to be subject to independent examination and a local referendum before it can be formally adopted.

**Permissive paths:** Paths over which the public do not have a right of way but over which permission has been given to the public to use them.

**Public realm:** The space between and surrounding buildings and open spaces that are accessible to the public and include streets, pedestrianised areas, squares, river frontages etc.

**Residential extension/annex relief:** Exemption to pay CIL on self-build residential extensions or annexes (paragraph 42A of the CIL regulations).

**Self-build housing relief:** Exemption to pay CIL on self-build residential dwellings (paragraph 54A of the CIL regulations).  
**social housing relief:** Exemption to pay CIL on affordable housing (paragraph 49 of the CIL regulations).

**Surcharges:** The CIL regulations require a series of surcharges to be applied when the CIL procedures have not been correctly followed.

**Section 106 agreements:** These are legally binding agreements negotiated between local authorities, developers and landowners through the planning application process. The agreement will contain a planning obligation to enable us to secure, or the developer to offer, restrictions on the use of the land or the operation of the development or to make contributions towards infrastructure and facilities (e.g. affordable housing).

Financial contributions are usually payable on the commencement of the proposed development following the granting of planning permission. In certain circumstances, developers will be able to request staged payments or instalments (e.g. large, multi-phased developments).

**Social infrastructure:** A wide variety of services that are essential to the sustainability and well-being of an area. This includes educational facilities, health services, sports and leisure facilities, libraries, jobs brokerage centres, community space and faith facilities, cultural facilities and meeting rooms, halls and pubs.

**Supplementary Planning Document (SPD):** A document which helps explain how policies and proposals in the Local Plan will be applied and implemented.

**Sustainable drainage systems:** A sequence of water-management practices and facilities designed to drain surface water and protect against flooding. Examples include ponds, reed beds, drainage channels, soakaways, swales and porous drive- ways.

**Town centres:** Areas defined through the Local Plan providing a range of commercial, cultural, and civic activities, including shop- ping, leisure, entertainment, culture and social and community facilities.

**Transport for London (TfL):** A statutory body accountable to the Mayor of London, with responsibility to deliver safe, integrated, efficient and economic transport facilities and services to, from and within London.

**Unallocated funds:** Funds that have not been assigned to a specific project. In the case of S106 obligations, funds are ring- fenced to a particular wider theme (such a traffic and transportation, affordable housing etc.). Fund are allocated when a project comes forward in line with the S106 legal agreement associated with the funds. In the case of CIL receipts, these are unallocated and require a project for allocation.

The London Borough of Enfield is committed to working with the local community and other stakeholders (including infrastructure providers and statutory bodies) to ensure that planning contributions (CIL and S106) are used in a fair and transparent way to maximise the benefits and opportunities arising from development, such as new affordable homes, community infrastructure, jobs and environmental improvements.

If you have any further queries or comments about this statement, please do not hesitate to contact us via email ([S106@enfield.gov.uk](mailto:S106@enfield.gov.uk)/[CIL@enfield.gov.uk](mailto:CIL@enfield.gov.uk)) or phone (020 8379 1000).

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