



Enfield's Infrastructure Funding Statement

Annual Report
2024/25

www.enfield.gov.uk

Contents

Section 1: Infrastructure Planning in Enfield	5
Section 2: Community Infrastructure Levy	8
Section 3: Section 106 Contributions	17
Section 4: Planned S106 & CIL Spend	23
Section 5: Glossary	27



Introduction

Welcome to the Enfield Infrastructure Funding Statement 2024/25 covering income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (S106) agreements over the last financial year (April 2024 - March 2025) as well as planned expenditure over the next financial year (April 2025– March 2026).

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 fifth 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 2024/25.

Sections 2 and 3 of this statement set out progress in the collection, allocation and expenditure of CIL and S106 income over the last financial year only (2024/25).

Section 4 sets out how this funding will be allocated and spent in 2024/25 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.



Section 1: Infrastructure Planning in Enfield



Infrastructure Planning in Enfield

1.1 The council is continuing to develop 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 2026. 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, mitigating climate change, and 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 emerging 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 these charges 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. It is designed to support the delivery of infrastructure needed to accommodate new development and to ensure that growth is managed effectively and positively for the benefit of local communities.

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is no longer restricted to the infrastructure items or projects identified in the Regulation 123 List (which has now been revoked following amendments to the regulations).

2.3 Instead, the council must 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. Specific spending priorities may remain the same in subsequent years if they are deemed still relevant to addressing identified needs.

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 types of 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, with an updated charging schedule (MCIL2) adopted in

February 2019. Under this schedule, Enfield's rate is set at £60 per sqm for all new qualifying floorspace, excluding health and education facilities.

2.8 Standard exemptions apply for self-builders, affordable housing, developments under 100sqm [unless a whole house] and charitable projects.

2.9 As of 2026 the new rate will be £71.09 per sqm (including indexation).

MCIL collection

2.10 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.

2.11 Table 1 below sets out Mayoral CIL receipts collected by Enfield Council since 2019/20.

Year	Received in year (£)
2020/21	774,841
2021/22	2,434,208
2022/23	2,014,921
2023/24	937,280
2024/25	2,001,692
Gross CIL receipts	8,162,942

MCIL Allocation & Expenditure

2.12 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.

2.13 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 24th May 2022 and is now operational, MCIL2 receipts will continue to be used to repay Crossrail borrowing for 2024/25 with Crossrail 2 identified as the priority for future funding.

2.14 Table 2 below shows a breakdown of Mayoral CIL collection in 2024/25.

2.15 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 2024/25

Mayoral CIL	£1,921,625.13
Administration	£80,067.71
MCIL Total	£2,001,692.84



Enfield's CIL

CIL Collection

2.16 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 £17.7 million in CIL receipts.

2.17 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).

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

Table 3: Types of borough CIL		
Strategic CIL	80%	Receipts can only be spent on capital projects to fund a wide range of infrastructure projects.
Neighbourhood CIL	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.
Administration	5%	This covers administrative expenses (e.g. staff costs)

2.19 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.

2.20 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).

2.21 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).

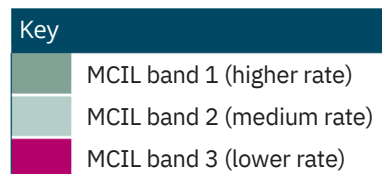
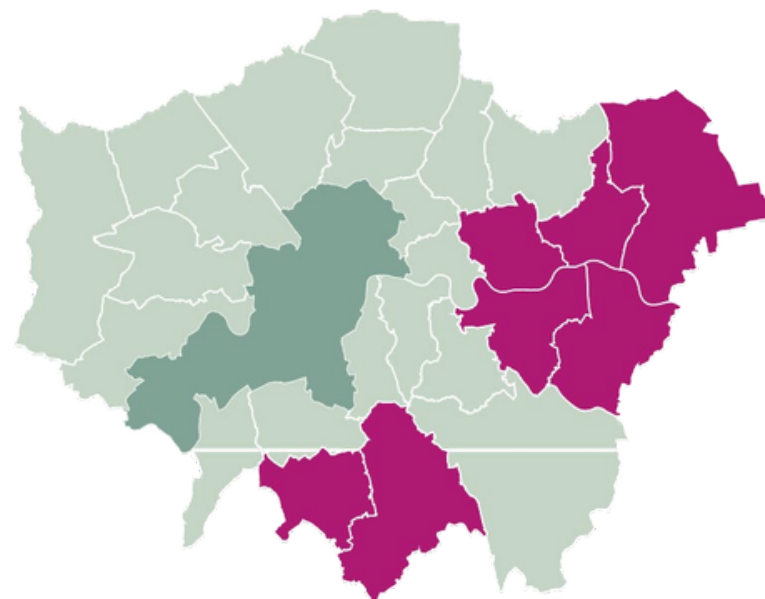


Figure 1: Mayoral CIL Charging Zones in Enfield

Enfield CIL Collection

2.22 Table 4 below provides a breakdown of Enfield CIL income since 2019/20.

Year	Received in Year (£)
2020/21	1,634,146
2021/22	3,877,557
2022/23	2,006,539
2023/24	1,179,454
2024/25	1,402,365
Gross CIL Receipts	10,100,061

2.23 In the 2024/25 reporting period, Enfield Council collected just over £1.4 million in CIL receipts. This represents a decrease compared with earlier peak years, notably 2021/22 (£3.9 million) and 2022/23 (£2 million), followed by a lower level of receipts in 2023/24 (£1.2 million) and 2024/25 (£1.4 million). This trend reflects wider conditions affecting the development sector, including ongoing viability pressures and market uncertainty. Notwithstanding these challenges, CIL receipts in 2024/25 show a modest increase compared with 2023/24, indicating a degree of resilience in development activity across the borough. CIL-liable developments have continued to come forward, generating a steady flow of contributions in accordance with the CIL Regulations.

2.24 Of the total Enfield CIL receipts, £1.1 million has been ring-fenced towards strategic infrastructure priorities through the capital programme, and £210k has been collected as Neighbourhood CIL and ring-fenced for local community projects.

2.25 This includes 15% neighbourhood CIL across most of the borough, and a 25% neighbourhood CIL share within the Hadley Wood Neighbourhood Plan area, reflecting the adoption of the Neighbourhood Plan. The allocation and use of Neighbourhood CIL, including Hadley Wood, is explained in more detail later in this statement.

2.26 Of the total Enfield CIL receipts, £70k (5%) of the total is allocated under CIL regulations to support the Council in its administration of the levy for 2024/25.

Enfield CIL Allocation

2.27 In 2024/25, £1.1 million of Strategic CIL was allocated to seven infrastructure projects within the Council's capital programme. Funding was directed towards education and school-related improvements, youth and community facilities, leisure and recreation provision, public realm and play infrastructure, transport and highway improvements, and borough-wide safety and environmental works. These allocations support the mitigation of development impacts and contribute to wider Council priorities relating to healthy neighbourhoods, inclusive communities and safe, well-connected places.

2.28 These projects have been allocated in line with spending priorities approved at Cabinet in December 2022. The spending priorities approved at Cabinet in December 2022 remain unchanged for the planned allocations and spending in 2024/25.

2.29 These priorities were shaped by the significant fiscal, economic, and political changes since 2020/21 and have been broadened geographically to ensure they benefit all communities across the borough while aligning more closely with the Enfield Council Plan 2023-26.

2.30 The current 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.

Project	SCIL	S106	Total
School Streets /Highfield School	£145,000.00	£ -	£145,000.00
Craig Park Youth and Family Hub	£156,000.00	£ -	£156,000.00
Southbury Leisure Centre Refurbishment	£91,000.00	£ -	£91,000.00
Borough wide Play Equipment	£200,000.00	£ -	£200,000.00
Clear Hold Build Surveillance	£58,000.00	£ -	£58,000.00
Enfield Road Network	£200,000.00	£ -	£200,000.00
Fore Street Resurfacing	£ 250,000.00	£ -	£ 250,000.00

Enfield CIL Expenditure

2.31 In the 2024/25 reporting period, approximately £1.5 million of Strategic CIL (SCIL) was drawn down to support the delivery of strategic infrastructure across the borough. This includes allocations approved in previous financial years that were drawn down in 2024/25.

2.32 This included funding towards the Liveable Neighborhoods programme, which seeks to create more welcoming, accessible and sustainable town centres through improvements to public space, walking, cycling and public transport, alongside measures to support local businesses, green infrastructure and local character.

2.33 SCIL was also applied to a broader range of priorities, including leisure and recreation assets, transport and highway improvements, and community safety and environmental initiatives. In addition, £150k of SCIL was applied to borough-wide air quality monitoring, strengthening the Council's evidence base to manage the environmental impacts of growth and inform future infrastructure investment.

Mayoral and Enfield CIL administration.

2.34 In 2024/25 5% of receipts totalling £59k from Enfield's CIL and 4% of Mayoral receipts (£80k) were used to cover administrative costs.

2.35 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

2.36 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.

2.37 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).

Hadley Wood Neighbourhood Plan

Overview

2.38 On 22 November 2023, the Hadley Wood Neighbourhood Plan (HWNP) was formally adopted at Full Council. This marks a significant milestone in community-led planning for the area, reflecting the aspirations and priorities of local residents while aligning with the wider objectives of the borough's Local Plan.

2.39 The HWNP sets out a vision for sustainable development in Hadley Wood, focusing on preserving its unique character while enhancing infrastructure, housing, and local amenities.

Infrastructure Priorities

2.40 The HWNP identifies key infrastructure projects critical to supporting growth and improving quality of life for residents. These priorities include:

- **Transport and Connectivity:** Enhancing pedestrian and cycling routes, addressing road safety concerns, and improving access to public transportation.
- **Green Spaces and Environment:** Protecting and improving parks, open spaces, and biodiversity corridors, with a focus on sustainability and resilience.
- **Community Facilities:** Supporting the development or improvement of facilities that foster social inclusion and cater to the diverse needs of the community.
- **Drainage and Flood Risk Management:** Addressing surface water drainage issues and investing in infrastructure to mitigate flood risks.

Funding Allocation and Implementation

2.41 The adoption of the HWNP enables greater influence over how infrastructure funding, including how the 25% neighbourhood portion of CIL receipts, is allocated within Hadley Wood. In line with the priorities outlined in the plan, the council is committed to collaborating with the Hadley Wood community to direct resources effectively.

2.42 Two payments have been received for £5,603.63 from development within the Hadley Wood Neighbourhood Plan area. The Council is working with the Hadley Wood Neighbourhood forum to explore the funding allocation and project delivery, transfer of funds process.

Monitoring and Review

2.43 The implementation of the HWNP will be monitored annually, with progress reported to both the local community and within the annual Infrastructure Funding Statement. Regular reviews will ensure that the plan remains responsive to evolving needs and opportunities

NCIL Collection

2.44 Since its introduction in April 2016, over £2.8 million of Enfield Neighbourhood CIL funding has been collected and ring-fenced towards local neighbourhood projects in the borough.

2.45 Table 6 shows the breakdown of NCIL receipts received by year since 2020/21. £210k has been collected and ring-fenced for Neighbourhood CIL in 2024/25.

Year	Received in Year (£)
2020/21	245,122
2021/22	581,634
2022/23	300,980
2023/24	176,918
2024/25	210,355
Total NCIL Income	1,515,009

NCIL Allocation

2.46 Neighbourhood Community Infrastructure Levy (NCIL) is the portion of CIL that is retained locally and intended to be spent on projects that directly benefit communities affected by development. In Enfield, NCIL is used to fund infrastructure and community initiatives that support local wellbeing, improve facilities, and respond to the pressures created by growth.

2.47 In previous years, NCIL has often been allocated through open neighbourhood funding rounds, giving community groups and residents the opportunity to bid for funding for local projects. This approach has proven popular and rewarding, and the Council has returned to this model in 2025/26 through the Crowdfund Enfield programme delivered with Spacehive.

2.48 In 2024/25, NCIL was allocated to Council-led programmes, rather than through a community bidding round. This reflects operational and capacity constraints during the year, alongside the need to prioritise targeted interventions in areas experiencing the greatest pressure from development.

2.49 While this approach differs from previous years, all allocations were:

- Fully compliant with the CIL Regulations;
- Approved through the Council's governance processes; and
- Directed towards projects that deliver clear, measurable benefits for residents and communities.
- Council-led NCIL allocations were approved in accordance with the Council's delegated decision-making framework and recorded through the appropriate governance route, ensuring transparency and compliance with the CIL Regulations.

2.50 The focus for 2024/25 was on early intervention, prevention and support for children, young people and vulnerable residents, where NCIL funding could make the greatest immediate impact.

2.51 The projects funded in 2024/25 were selected because they:

- Address clear community needs linked to growth, particularly for young people and vulnerable residents;
- Deliver borough-wide and neighbourhood-level benefits;
- Focus on prevention and early intervention, reducing longer-term pressures on public services; and
- Can be delivered effectively within the year using existing partnerships and infrastructure.

2.52 Although these were Council-led programmes, delivery relies heavily on schools, community organisations, voluntary groups and local partners, ensuring that benefits reach residents directly.

2.53 Table 7 sets out NCIL allocations approved in 2024/25.

Table 7: Neighbourhood CIL Internal Allocations & project status 2024/25			
Organisation	Project details	NCIL allocation	Status
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. 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	Complete
Voluntary and Community Sector projects to support older residents	Various projects within Adult Social Care aimed at reducing demand. Enfield has an aging population, and this is increasing pressure on adult social care services in the borough. These projects align to the NCIL principle of community benefit, as they provide social and health related prevention and early intervention, easing the impact of this changing demographic on statutory services and supporting people to live independently for longer. In line with the intentions of NCIL, these projects also aim to deliver innovation through use of accessible digital technology, provide community-led programmes of support and improve accessibility to these services for people who might otherwise require social care input.	£100,000	Complete
NEXUS	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	Complete

Early Intervention for Young People delivered by Children's Social Care	Projects aimed at reducing the number of young re-offenders in the criminal justice system and children with disabilities outdoor play project. This project aligns to the NCIL principle of community benefit by aiming to reduce antisocial behaviour	£160,941.00	Complete
Library Accessibility	To carry out health and safety related work to improve accessibility. This aligns to the NCIL principle of improving public spaces.	£15,000.00	Complete
NCIL Administrative Support	Limited administrative costs associated with managing and delivering NCIL-funded projects, in line with regulations.	£20,000	Complete
Total		£788,941	

2.54 Of the £788,941 allocations set out in Table 7 above, £613,000 funds have been drawn down in 24/25 and £175,941 to be rolled forward to 25/26

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 2025, the current S106 balance of £8.75 million comprises of:

- £1.5million which is formally committed to specific projects.
- £7.25 million which remains available to be allocated towards future projects in 2025/2026.

Strategic Access Management Measures

3.6 Epping Forest is a designated Site of Special Scientific Interest (SSSI) and part of it is designated as a Special Area of Conservation (SAC). SACs are internationally significant areas that receive special protection under the EU's Habitats Directive (92/43/EEC), which has been transposed into UK law through the Habitats and Conservation of Species Regulations 2017 (as amended).

3.7 The Epping Forest SAC spans the administrative areas of Epping Forest District Council, the London Borough of Waltham Forest, and the London Borough of Redbridge. These three local authorities have a responsibility as ‘competent authorities’ under the Conservation of Habitats and Species Regulations 2017 to ensure that planning decisions comply with these regulations and do not negatively impact the integrity of the Epping Forest SAC.

3.8 Local authorities within the recreational Zone of Influence are required to collect financial planning obligations for Strategic Access Management Measures (SAMMs) and Suitable Alternative Natural Green Spaces (SANGs) to mitigate the potential harm caused by visitors to the Epping Forest SAC. Enfield collects SAMMs contributions on behalf of the City of London Corporation and transfers funds twice a year.

3.9 Enfield Council began collecting SAMMs payments for residential developments granted planning permission on or after 29 August 2023, having collected approximately £19k to date. Further details of these payments can be found in Appendix I, and more information on Enfield's charges is available [here](#).

Section 106 Income

3.10 In 2024/25, Enfield achieved a remarkable milestone, receiving approximately £5.3 million in S106 receipts, one of the highest levels recorded to date. This significant sum has been primarily secured towards critical areas such as education, transport, carbon offsetting, affordable housing, and health, reflecting the continued growth and development within the borough.

3.11 Table 8 sets out S106 income and expenditure over the last three financial years. The total S106 receipts for 2024/25 not only exceeded previous years but also highlight the increasing success of Enfield's development initiatives, ensuring that funding is strategically allocated to support infrastructure that benefits local communities for years to come.

Year	Received in year (£)	Expenditure in year (£)
2021/22	2,935,999	2,199,986
2022/23	1,687,441	1,403,024
2023/24	3,120,565	3,455,854
2024/25	£5,319,130	£3,424,009.70



S106 Allocations

3.12 In 2024/25, £2.5m approximately in S106 contributions were allocated to the following projects identified in Table 9 in accordance with the terms of each relevant legal agreement.

Table 9: S106 Allocations in 24/25			
PROJECT	S106 ALLOCATION (£)	PROJECT	S106 ALLOCATION (£)
Langhedge Lane Car Park CCTV	£12,296	CCTV Albany Park	£102,186
Beavers' site expansion project	£70,000	Zebra Café Employment Hub	£37,876
Borough-wide Cycling Facilities	£27,586	Moore Brook Green Link	£100,000
Green Lane Rain Garden	£8,434	Boundary Brook Park	£122,500
Enfield Town to Ponders End Cycling and Pedestrian Route	£288,502	Mental Health and Wellbeing Hub	£77,000
Drapers Road/ Holtwhites Hill Crossing Facilities	£75,745	Winchmore Secondary School Sixth Form	£998,971
Enfield Chase Eastern Gateway Access Improvements	£500,000	Southbury Leisure Centre Refurbishment	£91,000
Eastern Gateway Botany Bay Gateway - Play area and seating	£35,653		
TOTAL			£2,509.876

S106 Expenditure and Delivery

3.9 A significant portion of S106 expenditure in 2024/25 was allocated to the development of Winchmore Secondary School, with nearly £1 million utilised towards the construction of a new sixth form centre. This new facility will create additional placements for students with special educational needs, ensuring they are well-prepared for further education and equipped with the skills needed to pursue their future career goals.

3.10 In addition, six other projects received over £100,000 in funding, including the Moore Brook Green Link (which features a new walking route and rain gardens), the Eastern Chase Gateway (which involves public footpath improvements as part of a larger scheme), and upgrades to Boundary Brook Park. Other notable projects include the Bowes East Quieter Neighbourhood initiative, the Enfield Town to Ponders End walking route, and green energy improvements across various locations.

3.11 Appendix N provides full details of all projects supported by S106 expenditure in 2024/25.

3.12 The primary focus of S106 spending continues to be the delivery of essential infrastructure. This includes the provision of affordable housing, improvements to employment opportunities, development of open spaces, public transport enhancements, and other vital projects that support growth within the Borough. These initiatives are aligned with the priorities outlined in the adopted Core Strategy and the S106 Supplementary Planning Document, ensuring that the benefits from development are maximised for local communities and future generations.

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

S106 Summary of Expenditure 2024/25



Business, Employment & Skills

3.14 Enfield Council’s newly formed Inclusive Growth and Skills Team is making significant strides in addressing skills gaps and supporting residents into employment, with a focus on key sectors such as construction, creative industries, and health and social care.

3.15 At the heart of this effort is the **Skills Training Employment Pillar (Step)** programme, launched in October 2021 and funded through the UK Shared Prosperity Fund (UKSPF) until March 2025. Step offers tailored one-to-one coaching, advice, and training pathways to help residents facing long-term unemployment or economic inactivity secure meaningful opportunities.

3.16 In 2024/25 £161,000 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
Windmill Hill
Lee House, Baird Road EN1
Royal Chace Hotel
Green Lanes

3.17 In 2024/25, the following sites were operational:

- New Southgate Road Attic
- Mollison Avenue
- New Avenue
- Alma Estate
- Meridian Water
- Old Chase Hotel
- North London Heat and Power Project
- Gilda Avenue

3.18 68 apprentices were secured across the sites in 2024/25 (down 3 from the previous year total of 71 2023/24). In 2024/25, 737 local residents were recruited for major developments across 2024, up from the figure of 729 the previous year.

3.19 LB Enfield overachieved the Supplementary Planning Document target of 25% of jobs (average across all developments) being taken up by local residents, 27% of the workforce as an average across the sites were recruited locally. Furthermore, LB Enfield overachieved the target of 11% of materials used on-site (average across all sites) being provided by local suppliers. This is above the previous year.

3.20 The Inclusive Growth & Skills team has been actively working to promote inclusive economic growth and ensure that Enfield remains a vibrant and connected borough. The team has been focusing on enhancing digital connectivity to support local businesses and residents and the upcoming digital switchover. This includes overseeing a number of workstreams focused on improving digital infrastructure and connectivity across the borough.

3.21 These initiatives demonstrate Enfield Council’s proactive approach to workforce development, utilising opportunities created through Section 106 funding to ensure residents have the skills and pathways to thrive. By aligning training and employment initiatives with major developments in the borough, the council is fostering economic growth, resilience, and local benefit from Enfield’s regeneration projects.

Housing

3.22 Providing affordable housing remains a key priority, but the number of units secured through S106 agreements can vary significantly year-on-year due to the nature, scale, and timing of development projects.

3.23 For 2024/25, 162 affordable housing units have been secured via S106 agreements, compared to 132 units in 2023/24.

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 Planned allocations are aligned with the Council's capital programme and informed by infrastructure planning evidence, including the Infrastructure Delivery Plan (IDP), to ensure coordinated investment across funding streams

4.4 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.

4.5 Councils across London and the UK are navigating challenging financial circumstances, with limited resources and growing demands. To ensure funding is allocated effectively, difficult decisions must be made about prioritising projects. The aim is to balance addressing urgent needs with achieving long-term strategic objectives, ensuring that resources are directed where they can have the greatest impact.

Strategic CIL

4.6 As noted in Section 2, paragraph 2.26, the current 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.

Neighbourhood CIL

4.7 In previous years, Neighbourhood CIL (NCIL) funds were made available for Enfield communities and organisations to bid for funding through open application rounds. However, for the 2024/25 period, all NCIL allocations have been directed towards internal council-led projects.

4.8 The selected internal projects for NCIL funding in 2025/26 have been carefully assessed to meet specific eligibility criteria. These criteria are directly linked to the priorities set out in the Council Plan 2023-2026 (as detailed in Key Decision 5458), ensuring that funded projects address key areas of need, deliver measurable benefits, and reach the maximum number of residents.

4.9 This approach allows the Council to:

- Address pressing infrastructure requirements that support sustainable growth.
- Ensure NCIL funds are allocated to projects that are deliverable within the available funding period.
- Prioritise initiatives that have the greatest potential to enhance community wellbeing and quality of life across Enfield.

4.10 Looking ahead: returning to community-led NCIL funding.

4.11 The Council recognises that community-led NCIL funding rounds are a valuable way to empower local groups and residents, and this remains the preferred approach where capacity allows.

4.12 In 2025/26, Enfield has adopted a mixed approach to NCIL delivery. This includes both targeted internal NCIL allocations approved through the Council's governance process, and a new community-led funding programme delivered through Crowdfund Enfield in partnership with Spacehive.

4.13 As part of this approach, £50,000 of NCIL has been set aside for the Crowdfund Enfield programme, enabling communities and local organisations to bring forward project ideas, raise match funding and directly shape how NCIL is spent in their neighbourhoods. Alongside this, an allocation of £200,000 of projected NCIL income has been approved to fund targeted youth outreach projects, responding to areas experiencing the greatest impact from development and supporting early intervention for young people.

4.14 Together, this approach combines strategic investment where there is clear borough-wide need, with a more participatory and visible funding route for communities and re-establishing opportunities for residents to influence local NCIL spending.

Section 106

4.14 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.

4.15 Enfield Council is excited to announce approximately £1 million in planned Section 106 allocations for 2025/26, paving the way for a diverse range of critical investments in blue, green, and physical infrastructure. These projects demonstrate our commitment to enhancing the borough's sustainability, connectivity, and quality of life for residents. Looking ahead, we aim to build on this momentum with further plans to increase S106 allocations for infrastructure development in 2025/26.

4.16 Table 11 highlights some of the future infrastructure projects we intend to fund (at least in part) through Section 106 contributions during 2025/26. While not exhaustive, this list showcases our proactive approach to aligning funding with opportunities arising from new developments and ensuring that growth benefits all communities across the borough.

4.17 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.

Table 11: S106 Planned Allocations in 2025/26

S106 Planned Allocations 2025/26	Funding drawn from CIL/S106 or combined	Amount Sought	S106 Planned Allocations 2025/26	Funding drawn from CIL/S106 or combined	Amount Sought
River Lee Feasibility	S106	£30,000.00	Digital request	S106	£20,250.00
SLENKY	S106	£102,350.00	Barrowfield Allotment cctv	S106	£20,180.00
Enfield Tool Library	S106	£25,000.00	Litter Bin Albany Park	S106	£13,248.00
New Southgate Station to Palmers Green walking and cycling	S106	£53,620.35	Litter Bins Ponders End Park	S106	£8,421.00
Lighting Up Edmonton Green (Pymmes Pk)	S106	£31,321.44	Recruitment Fairs June 25	S106	£16,593.48
Reinstatement of footpath	S106	£7,731.76	Enfield Culture Network	S106	£22,000.00
Enfield Town/Slades Hill route	S106	£26,427.24	Tri borough recruitment fair	S106	£1,133.33
Christmas lights	S106	£140,000.00	Raynham Rd open space	S106	£70,000.00
Emergency Access Oasis Academy	S106	£93,000.00	Spacehive Crowdfund Enfield R1	S106	£48,150.35
Inward Investment Mgr 25-26	S106	£70,000.00	Gordon Hill Access (SANG)	CIL	£20,000.00
Social value	S106	£12,960.00	Beaver additional funds	S106	£25,206.86
LREF 2026	S106	£5,700.00	Litter bins Pymmes and Craig Parks	S106	£24,649.00
Trent Park Bridge and footpath	S106	£65,000.00	Pymmes Park Borehole	S106	£6,000.00
TOTAL		£938,942.81			

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 be 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 wellbeing of an area. This includes educational facilities, health services, sports and leisure facilities, libraries, jobs broker- age 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/CIL@enfield.gov.uk) or phone (020 8379 1000).

Enfield London Borough Council

Civic Centre, Silver Street
Enfield, EN1 3XY

www.enfield.gov.uk

