

**INFRASTRUCTURE FUNDING STATEMENT:  
2019/2020**

**ENFIELD'S APPROACH TO SECURING CONTRIBUTIONS  
FROM DEVELOPMENTS**

# 1. Introduction

## 1.1: About this statement

Welcome to the **Enfield Infrastructure Funding Statement**. This sets out this year's income and expenditure relating to the community infrastructure levy (CIL) and section 106 (S106) agreements.

London boroughs, such as Enfield, are now required to produce an infrastructure funding statement on an annual basis, as a result of recent changes to government legislation<sup>1</sup>. This represents the borough's first infrastructure funding statement.

CIL and S106 (collectively known as 'planning obligations' or 'developer contributions') income is used to help fund the provision of supporting infrastructure in association with development and maximise the benefits and opportunities from growth, such as employment opportunities and affordable homes.

Sections 2 and 3 of this statement sets out progress in the collection and spending of CIL and S106 income over the last financial year (2018/19).

Section 4 sets out CIL and S106 planned expenditure over the next reporting period (2020/21).

### Key headlines from the statement

In 2018/2019, the headline figures are as follows<sup>2</sup>:

#### Enfield community infrastructure levy:

- CIL receipts have increased significantly over the past financial year, as a result of major developments and improvements to the way in which receipts are monitored and recorded (**£6.4 million** represents the highest amount received since the introduction of CIL in 2016).

- **£5.1 million** of receipts was drawn down from Enfield's CIL to help fund the new Meridian Water railway station (see table 3).
- **£959,775** of receipts was collected from Enfield's CIL towards local community projects (known as the 'neighbourhood portion').

#### Mayoral community infrastructure levy:

- **£2.6 million** of funding was collected on behalf of the Mayor of London to help finance Crossrail.

#### Section 106 agreements:

- **£4.18 million** of funding was drawn down towards the provision of affordable housing and meeting the borough's increased demand for extra primary school places as well as other types of infrastructure. Please note: this is the highest S106 expenditure recorded to date.
- **£2.78 million** has been received in S106 receipts - mostly commuted sums towards affordable housing and education contributions. There is a remaining balance of **£4.16million** in the pot.

In 2020/2021, CIL/S106 expenditure will be focussed on the following priorities:

#### Enfield community infrastructure levy:

- **CIL receipts (circa £2-4 million)** will be made available to spend on the following items of infrastructure:
  - Public realm improvements within estate regeneration schemes and town centres.
  - Sustainable transport (healthy streets/liveable neighbourhoods).
  - Road infrastructure (Meridan Water).
  - Open spaces (cemeteries and burial space).
- Over **1 million** pounds of additional funding will be made available to spend on local priorities at the neighbourhood level. Local communities

<sup>1</sup> Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

<sup>2</sup> Please note: the figures are rounded up to the nearest hundred thousand.

and stakeholders will be asked to submit project ideas and suggestions on how this money should be spent.

#### Section 106 agreements:

- £300K of receipts will be used towards creating safe and secure cycle routes as part of the Cycle Enfield programme.
- £283K of S106 employment and skills receipts will be applied towards the Build Enfield programme, which has been developed to enable Enfield's residents to access jobs and training opportunities being created through developments.
- £230K of receipts will be used towards highway and streetscape improvement schemes at Montague, Bush Hill/Town Park Hillyfields and Oakwood Park, as part of the 'healthy streets' agenda.

#### Community infrastructure levy & section 106 agreements

CIL 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. new roads, cycle lanes, public realm improvements and flood defences) that is needed to meet the future growth needs of the borough.

S106 agreements are used to mitigate the impacts of development and ensure that Enfield's planning policy requirements (as set out in the Core Strategy and the Section 106 Supplementary Planning Document) are fully met. S106 obligations include:

- site-specific financial contributions - these are secured and must be used for defined purposes; for instance, the provision of education facilities, traffic and transport/highways related works, open space provision and affordable housing contributions (where accepted in lieu of on-site provision);
- provision of on-site affordable housing; and
- non-financial obligations, including requirements such as employment and skills strategies, construction management plans and travel plans.

---

<sup>3</sup> CIL is charged per square metre (gross floorspace) and must be paid once the development commences.

Over the past financial year, over £11.7 million of funding has been raised from a combination of CIL and S106 contributions (see tables 1 and 5) to help deliver infrastructure schemes across the borough.

## 2. Community infrastructure levy – collection & expenditure

### 2.1: Types of CIL

There are two types of community infrastructure levy in Enfield.

- **Mayoral CIL** - a standard charge which applies to most new development across Greater London and is used to help fund Crossrail; and
- **Enfield CIL** - a standard charge which applies to most new buildings and extensions in the borough (e.g. residential development). Exceptions to this charge include schools, health facilities, charitable development and self-build housing).

Sections 2.2 and 2.3 below outline the collection and spending of Enfield CIL in 2018/19, while section 2.3 summarises the current position in relation to Mayoral CIL.

### 2.2: Enfield CIL income: 2018/19

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).

The Enfield CIL Charging Schedule and map of the charging zones are available to view from our website at <https://new.enfield.gov.uk/services/planning/community-infrastructure-levy>.

Unlike section 106 agreements, the rate of CIL payable is both mandatory and non-negotiable<sup>3</sup>.

The table below provides a breakdown of combined Enfield CIL and Mayoral CIL receipts over the last three financial years. The 2018/19 figure (London Borough of Enfield) represents the highest CIL income recorded since its adoption.

**Table 1. CIL income since 2016/17\***

|         | Received in year (Mayor of London) | Received in year (London Borough of Enfield) |
|---------|------------------------------------|--|
| Year    | £                                  | £  |
| 2016/17 | 909,811                            | 207,305                                      |
| 2017/18 | 1,033,624                          | 502,859                                      |
| 2018/19 | 2,600,175                          | 6,398,498                                    |

\*Figures rounded up to nearest hundred

In 2018/19, the largest amount of Enfield CIL received came from the following developments<sup>4</sup>:

- Former Middlesex University, Trent Park - **£4,570,193**
- New Avenue Estate, Cockfosters - **£414,139**
- Alma Estate, Ponders End - **£246,137**
- Land to rear of Spring View Care Home, Enfield Town - **£118,984**
- 543 Green Lanes, Palmers Green - **£115,482**



**Figure 1: Civic Centre, Silver Street (Enfield London Borough Council)**

### **2.3: Enfield CIL expenditure**

In 2018/19, a total of £6,398,498 was collected from Enfield’s CIL. This figure is broken down as follows:

#### **Strategic CIL**

In April 2016, the London Borough of Enfield published a “Regulation 123 List” setting out the following items of infrastructure that would be funded in part through its CIL:

- Rail infrastructure (new station) at Meridan Water.

<sup>4</sup> Relevant planning application information on the above developments can be found from our online planning portal at <https://new.enfield.gov.uk/services/planning/the-planning-register>.

- Highway infrastructure (new central spine road) at Meridian Water.

Meridian Water is a major London regeneration programme, delivering thousands of new homes and jobs over the next two decades and beyond to south-east Enfield, on the doorstep of the Lee Valley Regional Park and Edmonton.

The provision of large-scale infrastructure (including new road and rail links) is critical to the successful delivery of the Meridan Water development, especially during its early phases.

Since its introduction in April 2016, the entire strategic CIL allocation has been ringfenced towards the delivery of the new railway station at Meridian Water (see table 2 below).

**Table 2. Strategic CIL expenditure since 2016/17 towards Meridian Water**

| Year    | £         |
|---------|-----------|
| 2016/17 | 165,844   |
| 2017/18 | 402,287   |
| 2018/19 | 5,118,799 |

The Meridan Water railway station formally opened on 3 June 2019, taking passengers south to Stratford and Liverpool Street station and north to Stansted and Cambridge (see figure 2).

Section 4.1 overleaf set out how these funds will be collected and spent in the next financial year (taking account of known and expected infrastructure costs and other potential sources of funding).



**Figure 2: Meridian Water – London’s newest railway station**

### Neighbourhood CIL

Councils have a duty to pass on a proportion of CIL receipts to local neighbourhoods (this is known as the neighbourhood portion)<sup>5</sup>. The neighbourhood portion is capped at 15% (but rises to 25% in areas where a neighbourhood plan has been adopted).

In Enfield, 15% of CIL receipts have been ringfenced to spend on local projects (as there are currently no adopted neighbourhood plans in place).

Neighbourhood plans 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

<sup>5</sup> Community Infrastructure Levy Regulations (2019).

area6. However, the neighbourhood plan will need to be subject to independent examination and a local referendum before it can be formally adopted.

The neighbourhood portion of the levy must be spent on the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area.

Since its introduction in April 2016, we have collected over a million pounds of CIL funding towards local neighbourhood projects (see table 3 below).

**Table 3: Neighbourhood CIL collected since 2016/17**

| Year    | £       |
|---------|---------|
| 2016/17 | 31,096  |
| 2017/18 | 75,429  |
| 2018/19 | 959,775 |

As set out in section 4.3, we are introducing new governance arrangements relating to the allocation of the community infrastructure levy to ensure a consistent and transparent approach to decision-making. Views will be sought from local community groups and stakeholders on how the neighbourhood portion should be spent.

#### **CIL administration**

In 2018/19, 5% of receipts (totalling £319,924) from Enfield's CIL were ringfenced to cover administrative costs<sup>7</sup>.

<sup>6</sup> Further details on the neighbourhood planning process can be found from our website at <https://new.enfield.gov.uk/services/planning/neighbourhood-planning>.

These funds have been spent on the management, staffing, administration, information technology and legal costs involved in:

- the collection of CIL;
- the setting up and maintenance of new systems to coordinate the administration of CIL; and
- the ongoing management of CIL spending and will be used to support the local CIL spending system once governance arrangements have been finalised.

#### **2.4: Mayor of London community infrastructure levy**

Enfield has been collecting CIL on behalf of the Mayor of London since April 2012. These funds are transferred to the Transport for London on a quarterly basis to help finance Crossrail.

Mayoral CIL receipts have steadily increased year-on-year since 2016/17 (as set out below).

**Table 4: Mayoral CIL receipts collected since 2016/17 towards Crossrail (at a rate of £20 per square metre)**

| Year    | £         |
|---------|-----------|
| 2016/17 | 909,811   |
| 2017/18 | 1,033,624 |
| 2018/19 | 2,600,175 |

4% of the annual receipts from Mayoral CIL are ringfenced to cover our administration costs (including staffing and the maintenance of computer software). In 2018/2019, this amounted to £104,000.

<sup>7</sup> Up to 5% of CIL funds can be retained annually to cover administration costs (as per the CIL Regulations, as amended).

The Mayor of London's new charging schedule (known as MCIL2) came into effect on 1 April 2019 (see [www.london.gov.uk/sites/charging\\_schedule](http://www.london.gov.uk/sites/charging_schedule)) and replaces MCIL1.

MCIL2 will be used to fund both Crossrail 1 (the Elizabeth Line) and Crossrail 2. Crossrail is a new high-frequency railway line that will cross London from east-to-west and north-to-south. The Elizabeth Line (see figure 3 below) is due to open in late 2021.



**Figure 3: Crossrail (The Elizabeth Line)**

Please note: Enfield is one of only two London authorities to have moved from a lower to a higher band under MCIL2, from charging band three (£20 per square metres) to charging band two (£60 per square metres). The new rate of £60 per square metres is applicable to all qualifying development granted planning permission on or after 1 April 2019.

As well as improving links to central London and increasing capacity on existing routes, Crossrail 2 will unlock land and development opportunities, particularly in the Upper Lea Valley on the eastern fringe of Enfield (including Meridan Water).

### **3. Section 106 collection and expenditure: 2018/19**

The Core Strategy sets out our priorities on planning obligations in the context of negotiations on planning applications, with the highest priority given to affordable housing and public transport improvements. Other priorities include tackling climate change (e.g. flood risk management) and the provision of education, health and childcare facilities.

Further detail on the implementation of this approach is set out in the Section 106 Supplementary Planning Document. This document outlines the range and nature of planning obligations to be sought depending on the type of development in the borough.

These documents can be viewed from our web site at <https://new.enfield.gov.uk/services/planning/local-plan>.

#### **3.1: Section 106 agreements signed**

Developments with notable S106 agreements signed in the last financial year (2018/2019) include:

- Comfort Hotel, 52 Rowantree Road: Conversion of hotel into 10 self-contained flats;
- 465-469 Green Lanes, Palmers Green: Redevelopment of the site to provide 15 residential units;
- Fox Public House, 413 Green Lanes: Redevelopment of the site to provide refurbished public house (A4) and commercial unit (A1-A5, D2) on the ground floor together with erection of 54 residential units;
- New Avenue estate renewal: Phased redevelopment of the site involving construction of new road to provide 408 residential units; and
- Tottenham Hotspur Football Club: Formation of an outdoor educational facility comprising ground works to form a nature reserve/ecological

enhanced area, together with the erection of a single storey detached building with basement for education, sports and leisure uses, and a four-pitch multi-use sports pitch.

S106 agreements and other relevant documentations from each planning application (17 in total) can be viewed online on our planning portal at <https://new.enfield.gov.uk/services/planning/the-planning-register>.

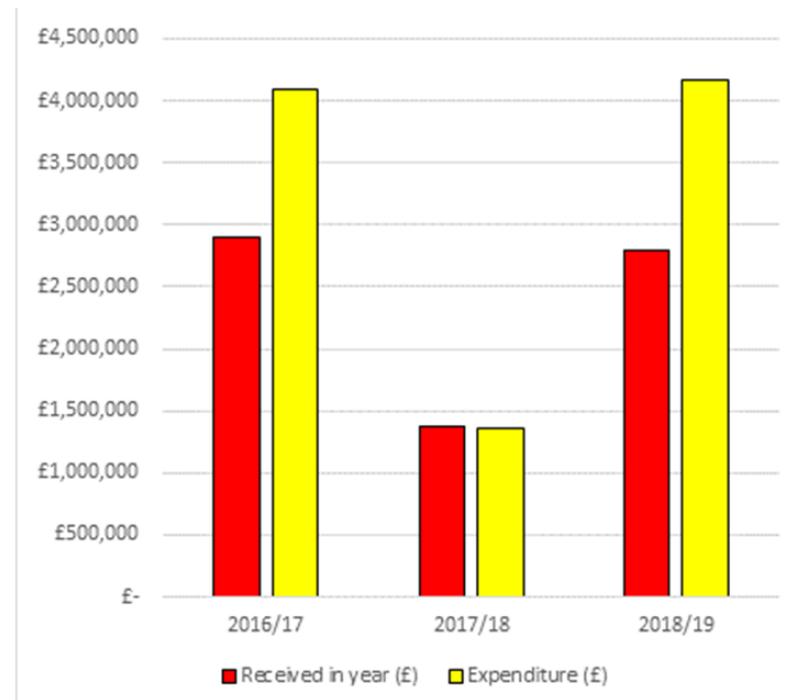
### 3.2: Section 106 financial contributions received

In 2018/19, a total of £2.78 million was received in S106 contributions, representing a significant increase from the last financial year (albeit marginally lower than the amount received in 2016/17).

Table 5 and the bar chart (see figure 4) show S106 income and expenditure over the last three financial years.

The 2018/19 figure represents the highest S106 expenditure recorded to date (as more affordable housing contributions have been secured and drawn down towards the delivery of the borough’s estate regeneration schemes, as set out in table 6).

**Figure 4: S106 income and expenditure since 2016/17**



Following the decision of the court of appeal to reinstate the government’s small sites exemption, the amount of affordable housing and education receipts received under S106 agreements has fluctuated over this period (2016/17 to 2018/19)<sup>8</sup>.

Total receipts in 2018/19 came from 16 sites, however most of the contributions came from the following sites:

- Chase Farm Hospital, The Ridgeway - £631,215
- New Avenue Estate, Cockfosters - £161,311
- Birchwood Court and rear of 238/286 (North Circular Road) - £119,613

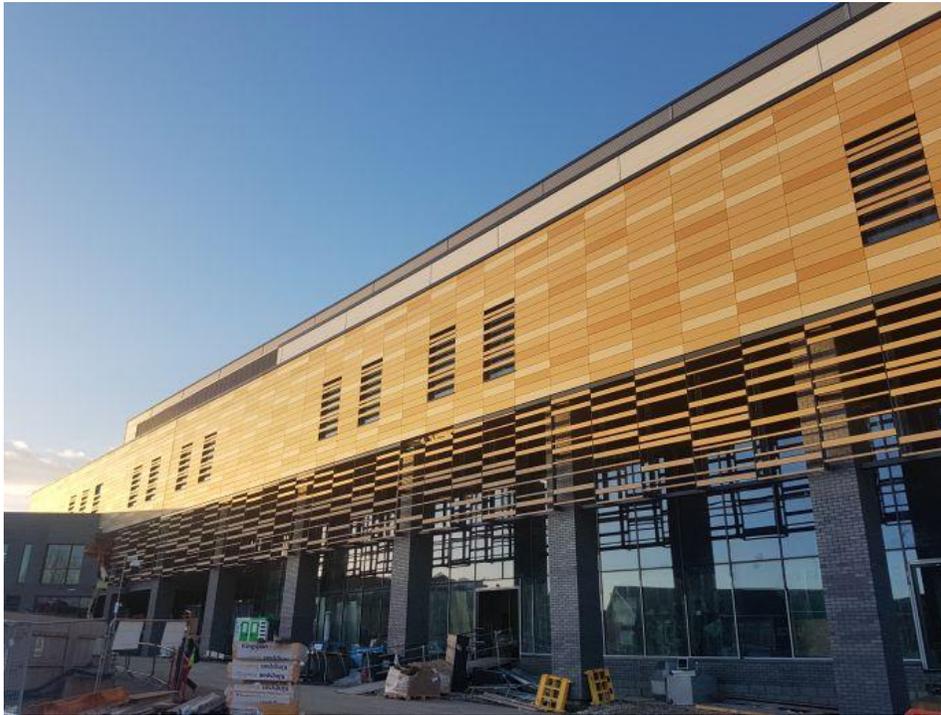
square metres) from affordable housing and other tariff-based contributions (e.g. section 106 obligations).

**Table 5: S106 income since 2016/17**

|         | Received in year | Expenditure |
|---------|------------------|-------------|
| Year    | £                | £           |
| 2016/17 | 2,894,065        | 4,090,950   |
| 2017/18 | 1,370,510        | 1,362,878   |
| 2018/19 | 2,786,438        | 4,161,856   |

<sup>8</sup> In May 2016, the Court of Appeal reinstated the government’s Written Ministerial Statement exempting developments of 10 units or less (with a gross combined floorspace of less than 1,000

- Lockfield Avenue, Brimsdown - £112,000



**Figure 5: Redevelopment of Chase Farm Hospital**

### 3.3: Section 106 spending

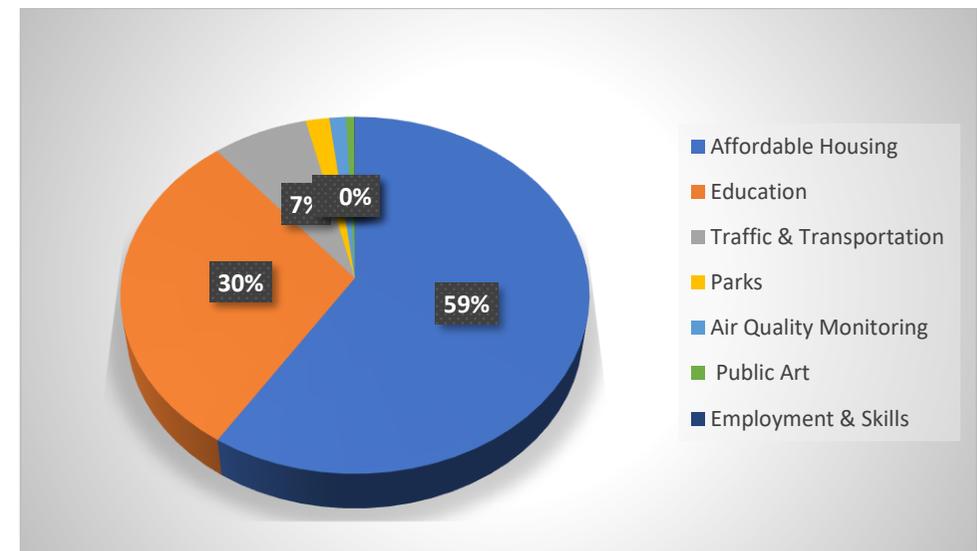
Expenditure of section 106 funds exceeded levels of income in 2018/19, with over £4.18 million either spent or transferred to committed projects. This reflects the current focus on the spending of S106 monies to ensure the delivery of infrastructure: affordable homes, employment, open space, public transport improvements and other opportunities needed to support growth and maximise the benefits secured from development.

The pie chart (see figure 6) provides a visual breakdown of S106 expenditure over the last financial year across each service area.

#### Summary of main spending during 2018/19:

- **£2.46 million** for affordable housing delivery as part of the council's estate renewal programme
- **£1.2 million** towards school expansion projects identified in the pupil places capacity and delivery strategy
- **£303,564** towards various transport improvements around the borough
- **£75,862** towards parks improvements works
- **£52,707** towards air quality/sustainability measures

**Figure 6: Pie chart showing expenditure by service area (2018/19)**



## Housing

The new London Plan (Greater London Authority, 2019) requires developments to make the maximum reasonable provision for affordable housing. Affordable housing should be provided on-site in the first instance, although off-site contributions (or an in-lieu payment) will be allowed in exceptional circumstances. Affordable housing development is covered by capital spending. The contributions are used to replenish such budgets.

Section 106 funds are drawn down and the various contributions are allocated to relevant projects at the end of each financial year (see table 6).

Following on from the Grenfell fire incident, significant work needed to be done to re-prioritise housing schemes and so all S106 contributions from 2017/2018 were rolled forward to fund works in the last financial year (see table 6).

**Table 6: Affordable housing expenditure in 2018/19**

| Project           | £                | Total number of affordable units being provided as part of the scheme |
|-------------------|------------------|---|
| Small Sites 1     | 1,635,813        | 17  |
| Newstead House    | 50,312           | 22  |
| New Avenue        | 716,656          | 165   |
| Upton and Raynham | 32,670           | 170   |
| Dujardin          | 29,810           | 38  |
| <b>Total</b>      | <b>2,465,263</b> |   |



**Figure 7: Tudor Close – one of the seven small housing sites comprising small sites 1**

## Education

Education is covered by capital spending. S106 contributions are allocated to projects and funds are drawn down at the end of each financial year in accordance with the schemes identified in the approved School Expansion Programme (SEP) in the period up to 2021/22.

During 2018/19, around £1.1 million of S106 funding was spent on the provision of school places to meet the needs of the borough's residents, as identified and reported through the SEP, including:

- £631,215 at Orchardside pupil referral unit;
- £268,779 at Minchenden school for special needs pupil place provision; and
- £119,663 at Brimsdown primary school for a new kitchen and dining hall facilities.



**Figure 8: Additional pupil referral unit at Orchardside**

## Traffic & transportation

Our focus over the last financial year has been to commit and spend any backlog of dedicated transport-related S106 monies. This has been successfully achieved on target.

During 2018/19, over £300,000 of S106 monies was spent on key transport improvements to offset the impact of development on the highway and public transport network. Key projects included:

- Cycle Enfield (A105 and A1010 South Ponders End);
- widening works at Gilbert Street;
- junction improvement works at Parsonage Lane,
- new pedestrian crossing at Cat Hill;
- Toucan crossing on Queensway to accommodate the additional pedestrian movements between the eastern access point and Tesco car park;
- footway improvements at Chelmsford Road;
- bus stop improvements at Chase Farm Hospital; and
- highways safety improvement scheme at Hadley Road.



**Figure 9: Widening works at Gilbert Street**



**Figure 10: Printed crossing part of A105 Cycle Enfield**



**Figure 12: Cycle Enfield A105 Ponders End**



**Figure 11: Cycle Enfield, Ponders End**



**Figure 13: New pedestrian crossing at Cat Hill**



**Figure 14: Improvement works at Gilbert Street**

### Business, employment & skills

In 2018/19, S106 monies were secured towards training, employment support, job brokerage and work placements from the following schemes:

- £112,000 from the development of land at 90-92, 98 and 104 Lockfield Avenue, Brimsdown.
- £30,000 from the redevelopment of Kestrel House 15-29A and 31-45A Alma Road.

### Build Enfield

The Build Enfield programme (see [www.buildenfield.co.uk](http://www.buildenfield.co.uk)) has been developed to enable Enfield’s residents to access jobs and training opportunities being created

<sup>9</sup> S106 contributions are sought from major developments (as defined in the S106 Supplementary Planning Document) to ensure that contractors employ local labour in construction and provide appropriate work-based training/apprenticeships. Developers are required to prepare a jobs and employment strategy setting out how local labour and training opportunities, including apprenticeships, will be created. At least 25% of the workers employed in the construction of the

through developments, particularly with the onset of the Meridian Water development.

S106 monies from the Lockfield Avenue scheme and other sources have been matched with the GLA’s European Social Fund (totalling £525,076) to commission a service to support developers and applicants in the design and delivery of employment and skills strategies in line with the requirements set out in S106 and social value obligations<sup>9</sup>. London Councils manage the operation and commissioning of this service through the Build Enfield programme.

S106 monies from the Alma Estate regeneration project have been allocated to commission a new job brokerage service to post job, apprenticeship and training opportunities on the Build Enfield website and directly engage residents to these opportunities.

**Table 7: Live schemes with S106 agreements including employment and skills planning obligations**

| Project             | Construction jobs and training places created through S106 agreements |              | Local residents who successfully access the construction jobs & training opportunities |              | Jobs created and targeted to local people |              | Higher paid or higher-qualifications requirements jobs created |              |
|---------------------|---|--------------|--|--------------|---|--------------|--|--------------|
|                     | 18/19   | 19/20 (Q1&2) | 18/19  | 19/20 (Q1&2) | 18/19                                     | 19/20 (Q1&2) | 18/19  | 19/20 (Q1&2) |
| Alma Estate         | 112   | 59           | 112  | 40           | 112                                       | 0            | 3  | 0            |
| New Avenue          | 79  | 52           | 79   | 52           | 79  | 0            | 1  | 0            |
| Chase Farm Hospital | 24  | 0            | 24   | 0            | 24  | 0            | 13   | 0            |
| Duck Lees Lane      | 0   | 0            | 0  | 0            | 0   | 0            | 0  | 7            |
| Small Sites         | 0   | 0            | 1  | 0            | 0   | 0            | 0  | 0            |

development should be local residents. 10% of the value of goods on site should be procured from local businesses.

## Job and apprenticeship opportunities

Table 7 summarises the 'live' schemes with signed S106 agreements that include business, employment and skills obligations. Officers are working with the developers, neighbouring boroughs and major housing and infrastructure leads to co-ordinate longer-term work placements, with a view to securing higher apprenticeships.

## Parks and open spaces

S106 agreements are used to deliver open space on site (or within an appropriate location within the vicinity of the development). In Enfield, the types of open spaces that can be secured through S106 agreements include:

- public parks;
- playing fields;
- woodlands;
- allotments;
- cemeteries;
- green corridors; and
- children's playspace

Existing open space designations are shown on our interactive Policies Map (a copy of which can be downloaded from our website at <http://www.mapsinteractive.co.uk/planvu/enfield>).

The Parks and Open Space Strategy sets out our standards regarding the provision of open space and identifies the locations where interventions are required through S106 and other sources to address deficiencies in the borough's open space network.

S106 monies have been allocated towards the following schemes to be delivered over the next two financial years (2019/20 and 2020/21):

- Tree planting at Montagu Recreation Ground.
- Landscaping works and a bandstand at Hillyfields Park.
- Playground equipment at Bush Hill Park.
- Renovation and restorations to the historical icehouse at Oakwood Park.
- A new notice board at Elsing Park.



**Figure 15: Oakwood Park**



**Figure 16: Hillyfields Park, Enfield Town**

### **3.4: Current section 106 balances**

As a result of the income and expenditure set out in sections 3.2 and 3.3 of this statement, current S106 balances are as follows:

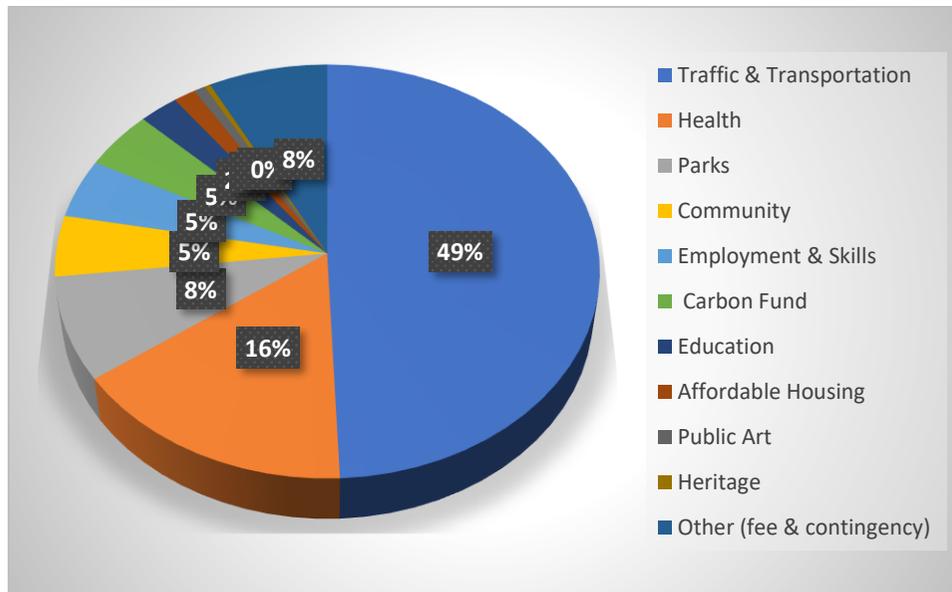
- £4,161,759 (current balance).
- Of the current balance, 43% is formally committed to a specific project.
- £2,342,667 in S106 funds remain available to be allocated towards future projects in 2019/2020, which will need to meet the specified requirements defined within the S106 agreement relating to each site.

Section 3.5 sets out the unallocated amounts across each service area and specifies our approach to deciding how unallocated funds should be spent.

The adjacent pie chart (figure 17) provides a breakdown of the current S106 balance across each service area combining both planned expenditure and funds that remain available to be allocated to a specific project. Most funds held relate to:

- transport (£909K planned expenditure, £1.1 million remaining to be allocated to specific projects);
- health (£50K planned expenditure; £608K remaining to be allocated to specific projects);
- parks (£230K planned expenditure; £105K remaining to be allocated to specific projects);
- community facilities (£63K planned expenditure, £135K remaining to be allocated to specific projects);
- employment and skills (£192K planned expenditure);
- carbon fund (£191K to be allocated to specific projects); and
- education (105K to be allocated to specific projects).

**Figure 17: Pie chart showing a breakdown of S106 balances in 2018/19**



#### 4. Planned expenditure (2019/2020)

This section sets out how CIL and S106 income will be spent and prioritised over the next reporting period (as per the requirements set out in relevant planning practice guidance and the CIL regulations).

The level and timing of CIL funding will depend on the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development etc. Due to the uncertainty over forecasting, the amount of CIL funding will be based on the total receipts collected from the previous financial year and any unspent receipts from previous financial years.

Longer term forecasting will be dependent on the forthcoming review of the Enfield CIL Charging Schedule. The charging rates set out in the schedule need to be reviewed to take account of changing market conditions (e.g. rising house prices and land values) and the infrastructure needs arising from the borough's future growth set out in the emerging Local Plan.

Any changes to the charging schedule will need to be subject to public consultation and independent examination in line with the CIL regulations.

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.

S106 income varies on a site-by-site basis depending on a range of factors, such as the viability of development and site-specific considerations. This makes it difficult to forecast future S106 income and expenditure.

#### 4.1: Enfield CIL

##### Strategic CIL

Over the past three financial years, the entire strategic CIL allocation (circa £6.86 million) has been used to help fund the delivery of the new station at Meridian Water (as per the Regulation 123 List).

However, as a result of the recent changes to the regulations (as summarised in section 2.2), CIL is no longer restricted to strategic infrastructure projects identified in the Regulation 123 List. This statement effectively replaces the Regulation 123 List.

CIL will be allocated on an annual basis to support the delivery of strategic infrastructure projects in line with the borough's capital programme. For example, over £156 million of funding has been secured from the government's Housing Infrastructure Fund (HIF) to undertake further essential infrastructure works at Meridan Water, including the construction of a new central spine road and associated bridges to improve east-west connectivity across the site and beyond. The project requires match funding to secure its early delivery as part of phase 2 of the Meridan Water development. CIL income will support this.

CIL receipts will also be made available through the capital programme to spend, in whole or in part, on the following items of infrastructure:

- Public realm improvements within estate regeneration schemes and town centres.
- Sustainable transport (healthy streets and liveable communities).
- Open spaces (cemeteries and burial space).

#### **Neighbourhood CIL (known as the “Enfield Neighbourhood Fund”)**

The Enfield Neighbourhood Fund (15% of CIL receipts) will be used to help deliver 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).

Each year, local community groups and stakeholders (including service leads, ward councillors and elected members) will be invited to put forward proposed projects through the Enfield Neighbourhood Fund.

In 2020/2021, over a million pounds of funding will be available over the next financial year (see table 3) to spend on local community projects<sup>10</sup>.

In order to be considered, projects will need to demonstrate how they will be aligned with the priorities set out in the Enfield Corporate Plan. Where possible, projects will be expected to show an element of match funding (e.g. through crowdfunding).

#### **4.2: Section 106 agreements**

There is approximately £1.8 million of planned expenditure in place with further plans to increase allocations towards future spending over the next financial year and beyond.

Details of planned S106 expenditure across each main spend area are set out below. Much of our planned spending is focussed on small-scale improvement works to directly mitigate the impact of development; for example:

- £283,825 towards Build Enfield;
- £300,000 to support Cycle Enfield;
- £230,000 towards highway and streetscape improvement schemes at Montague, Bush Hill/Town Park Hillyfields and Oakwood Park, as part of the healthy streets agenda<sup>11</sup>.
- Other improvement schemes that will be prioritised over the next financial year (2020/2021) include:
  - a new pedestrian crossing at Lavender Hill;
  - a pedestrian and environment review system audit and improvements to greenways links at Station Road;
  - junction improvements at Hastings Road/A406;
  - a roundabout study at Cat Hill Road; and
  - improvements to bus stops around Enfield College.

<sup>10</sup> This figure is based on unspent receipts received over the past three financial years: 2016/2017, 2017/2018 and 2018/2019 (which is capped at £100 per dwelling).

<sup>11</sup> Healthy streets is a joint Mayor of London and Transport for London initiative aiming to encourage more Londoners to walk, cycle and use public transport, so as to improve air quality, reducing congestion and improving the health and safety of London’s diverse communities.

- School expansion schemes that will serve borough-wide needs include the specialist schools at Springfield, West Lea School and St Mary’s Primary School.

In terms of the unallocated remaining balance, careful consideration will be given to how to allocate monies according to the legal definition within the corresponding S106 agreements as well as the wider funding and policy context.

**4.3: New governance arrangements – achieving a step change in our approach to the planning and delivery of our infrastructure**

Enfield is undergoing significant growth and physical changes. CIL and S106 receipts are expected to increase over the coming years in response to rising levels of development. Spending levels will need to be closely monitored to take account of changing priorities and the phasing requirements of development.

In response, the London Borough of Enfield has introduced a new governance and decision-making structure (see table 8 and figure 18) to ensure funding from CIL and S106 can facilitate the delivery of infrastructure and associated community benefits.

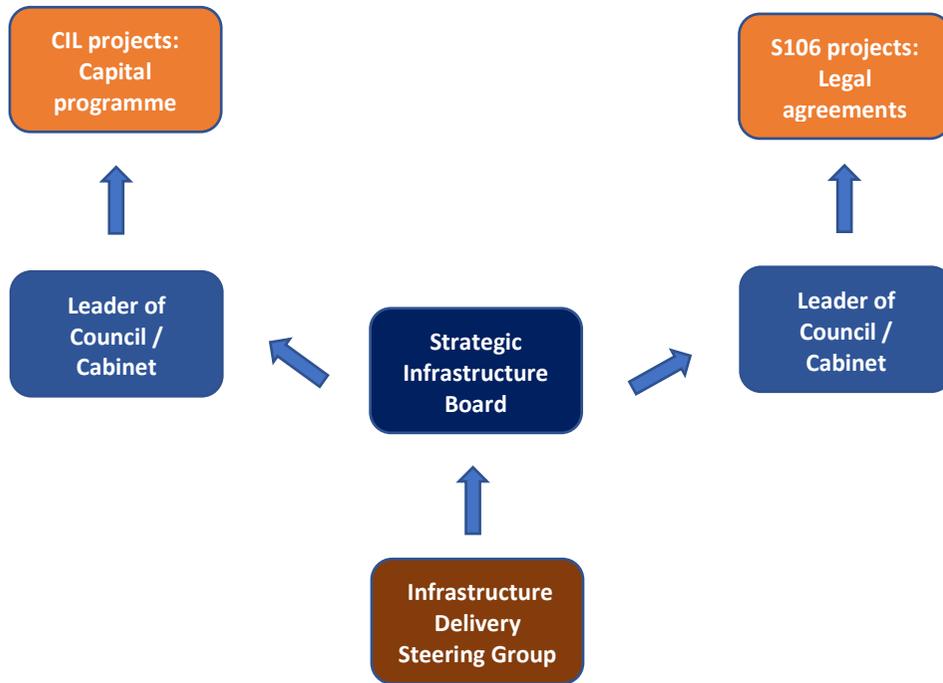
**Table 8: Enfield’s new governance and decision-making structure**

|  |                  |   |
|--|------------------|---|
| <p><b>Strategic Infrastructure Delivery Board</b> - a director-level group which will approve the allocation of CIL/S106 funding to support the delivery of strategic projects, in consultation with Corporate Finance</p> <p>Chair: Executive Director of Place</p> | <p>Quarterly</p> | <p>Strategic CIL: Directorates and service areas will be invited to submit new projects to the Strategic Infrastructure Board.</p> <p>Recommendations will be reported to Cabinet and Full Council in January / March of each year (as part of the capital programme).</p> <p>Neighbourhood CIL: Decisions on spending will be discussed at the Strategic Infrastructure Board,</p> |
|--|------------------|---|

|   |   |   |
|---|---|---|
|   |   | <p>with recommendations made to EMT as part of the annual budget setting process.</p> <p>Section 106: The Strategic Infrastructure Board will also scrutinise and approve S106 and joint-funded projects.</p> <p>Where appropriate, the Strategic Infrastructure Board will make recommendations to the lead member/portfolio holder and the Capital Finance Board to approve S106/CIL-funded projects in line with the scheme of delegation.</p> |
| <p><b>Infrastructure Delivery Steering Group</b> – an officer-level group to discuss the allocation and distribution of S106 and CIL funds and other sources of funding</p> <p>Chair: Head of Strategic Planning &amp; Design</p> | <p>Monthly (prior to Strategic Infrastructure Board meetings)</p> | <p>The Infrastructure Delivery Steering Group will discuss S106/CIL projects at the relevant stages of the planning process.</p> <p>Where a S106/CIL-funded project requires sign-off at director level and above, it will be referred to the Strategic Infrastructure Board.</p>   |

Many of the S106/CIL projects will be identified and prioritised through the Infrastructure Delivery Plan and the Corporate Plan: Creating a Lifetime of Opportunities in Enfield (2018-2022). The Infrastructure Delivery Plan is intended to a living document that will be reviewed and updated on an annual basis to effectively coordinate the delivery of infrastructure alongside the planned increase in new homes and jobs and the borough’s projected population growth over the next 15 years and beyond. The draft plan will be published alongside the next version of the Local Plan.

**Figure 18: Decision-making process**



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).

## 5: Conclusions

The London Borough of Enfield is committed to working with the local community and other stakeholders to ensure that planning contributions 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.

Enfield has identified a need to improve the planning and delivery of CIL and S106 income and expenditure to respond to the levels of funding received. Steps are being undertaken to tighten up the allocation and negotiation process, as part of a coordinated response.