

Infrastructure Funding Statement 2022/23

**Barking &
Dagenham**

BeFirst



Introduction

Barking and Dagenham is located between the City of London, the UK's financial centre, and the M25 motorway which circles the capital. It is London's single biggest growth opportunity with some of the best-value land for development, including many of capital's largest stretches of undeveloped riverside frontage, and the most affordable premises for large and small businesses in London.

Our natural landscapes and heritage assets add value to the future development of the borough – providing a rich and interesting setting for high-quality new developments.

Our population is diverse; just over 40% of our residents were born abroad, and as many as 72 different non-English languages are spoken in households across the borough. We are proud of our diversity and look for opportunities to celebrate this and reinforce a strong community spirit.

This Infrastructure Funding Statement (IFS) provides our annual report on developer contributions received and allocated by the London Borough of Barking and Dagenham to address the impact of development on the borough. We are required by the CIL Regulations (2010) as amended to publish the IFS on our website each year. This IFS sets out:

- an 'infrastructure list' identifying the projects or types of infrastructure which the charging authority intends will be, **or** may be, wholly or partly funded by the CIL
- a report on CIL including receipts, allocations to projects and expenditure.
- a report on s106 including receipts, allocations to projects and expenditure

The emerging Local Plan and Planning Obligations SPD

The LBBD Draft Local Plan 2037 (Second Revised Regulation 19 Consultation Version) was submitted to the Secretary of State for Levelling Up, Housing and Communities on 20 December 2021.

The Examination in Public was held over 3 weeks in November 2023. Subject to the Planning Inspectors' report and approval by the Council, it is our intention for the Plan to be adopted in Spring/Summer 2024.

The emerging Local Plan sets out the vision and ambition for the borough, and the strategy for delivering our objectives to 2037.

The emerging Local Plan sets out the Council's policy for securing affordable housing, and Policy DMM1 sets out indicative areas that the Council will seek S106 contributions in to make developments acceptable in planning terms. S106 contributions are not limited by the Infrastructure List identified in Part 1 of this Statement, as per statutory regulations.

We have also prepared a draft Planning Obligations Supplementary Planning Document (SPD) to provide updated guidance on S106 contributions in the borough. The public consultation of the Planning Obligations SPD ran for 6 weeks, between Monday 26 September and Monday 7 November 2022. The Council has considered feedback that was received and is finalising the SPD. It is anticipated to be adopted following the adoption of the Local Plan in Spring 2024, subject to approval by Council.

Explaining developer contributions

There are two key types of developer contributions that are used to fund infrastructure, the Community Infrastructure Levy (CIL) and Section 106 (S106) planning obligations.

CIL is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to help deliver the infrastructure needed to support development. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy. Barking and Dagenham charges a Community Infrastructure Levy on certain developments in the area and its charges applied to different uses and areas are set in the Charging Schedule (2015):

<https://www.lbbd.gov.uk/developer-contributions-cil-and-s106>

CIL can be used to fund infrastructure projects. In our authority area, 80% of CIL is to be used for the funding of strategic infrastructure projects, and 15% must be spent on neighbourhood projects in consultation with communities. This neighbourhood portion can be spent on infrastructure to support development and more widely on addressing the demands that development places on the area. The remaining 5% is retained by Council as an administrative fee.

S106 planning obligations are 'secured' through legal agreements known as Section 106 (s106) agreements under section 106 of the Town and Country Planning Act 1990 or unilateral undertaking. They are negotiated between the Council and developers and can be used to secure local plan policies – such as making sure affordable housing is delivered on site - and to mitigate specific development impacts. The use of s106 is governed by legal tests set out in the Community Infrastructure Levy Regulations (2010) as amended. These tests require that any s106 asks are:

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

The Infrastructure List

The Council may use CIL to fund the following types of infrastructure:

- Education facilities
- Transport improvements
- Environmental improvements including hard and soft landscaping, green grid and blue ribbon
- Sport, leisure, parks and open spaces
- Health facilities
- Business support facilities
- Community safety projects
- Community facilities
- Flood defences

Chapter 3 of the emerging Local Plan sets out the proposed distribution for growth and important priorities for infrastructure delivery across these areas. The Council will invest CIL in line with the requirements of the Regulations to support development in these areas, having particular regard to the timing and distribution of growth across the borough and the Infrastructure Delivery Plan.

The Council intends to fund the CIL projects to meet growth, by decision of Cabinet.

Growth and larger scale development will be concentrated in the borough's Transformation Areas. These are:

- Barking Town Centre and the River Roding
- Barking Riverside
- Thames Road and River Road
- Castle Green
- Chadwell Heath
- Marks Gate
- Dagenham Dock and Freeport
- Beam Park
- Dagenham East
- Dagenham Heathway

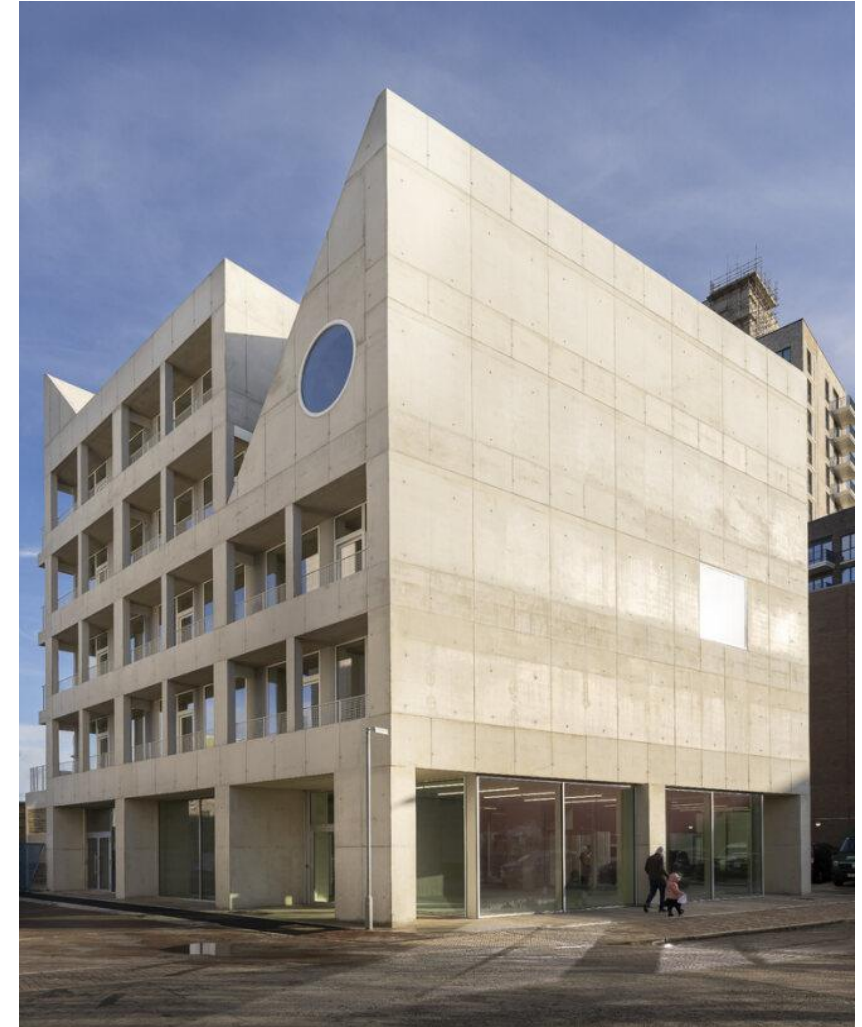
These are the areas expected to see the most significant levels of growth over the Plan period and beyond. They are largely located in the south of the borough, but the scale and extent growth planned means that there will be implications for infrastructure across the whole authority area.

Allocating developer contributions

Decisions related to the allocation and expenditure of CIL (excluding the neighbourhood portion of CIL) on specific projects and the timing of such will be the subject to the decision of Cabinet.

Decisions on the allocation and expenditure of neighbourhood portion of CIL will continue to be determined in consultation with communities across the borough with allocations (every six months at the time of writing). For more details see: <https://www.lbbd.gov.uk/community-funding>

The expenditure of all s106 contributions will be in line with the requirements on the s106 agreement or Unilateral Undertaking in which they are secured and details of spend and allocation of s106 is provided.



CIL Report



CIL Collected in 2022/23

Reporting matter	LBBB report
Total value of CIL set out in all demand notices (demand notices that have been sent to those who have provided a commencement date to pay CIL and these may not all be paid in the same financial year)	£3,371,524.86
Total amount of all CIL receipts collected including Mayoral CIL (MCIL)	£4,210,300.62
Total amount of CIL receipts collected excluding MCIL	£2,168,437.98
Total amount of CIL receipts collected before 2022/23 but not allocated	£2,982,074.32
Total amount of CIL receipts collected before 2022/23 which have been allocated in 2022/23	£156,000
Total amount of CIL receipts, whenever collected, which were allocated but not spent	£758,801.95
Summary details of items of infrastructure on which CIL has been allocated and the amount of CIL allocated to each item	See Appendix 1 CIL allocations and Expenditure Schedule

CIL Expenditure in 2022/23

Reporting matter	LBBB report
The total amount of CIL expenditure	£1,073,114.45 which includes CIL administration fees, MCIL administration fees, and expenditure of the neighbourhood CIL portion. See Appendix 1 CIL allocations and expenditure schedule
Summary details of the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item	See Appendix 1 CIL allocations and expenditure schedule
Summary details of the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£108,421.90 (5%) of CIL £85,077.60 (4%) of MCIL
Summary details of the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	Zero

CIL receipts retained in 2022/23

Reporting matter	LBBB report
The total amount of CIL receipts received in 2022/23 retained at the end of the year other than those recovered from a parish council	£779,263.55
CIL receipts retained from previous years and 2022/23 other than those recovered from a parish council.	£4,836,199.80 (including £758,801.95 that has already been allocated)
CIL receipts recovered from a parish council in 2022/23 which were retained at the end of the reporting year	None
CIL receipts recovered from a parish council in previous years retained at the end of 2022/23	None
Summary details of the receipt and expenditure of recovered CIL or the use of CIL which would have been passed to a local parish if there had been one in the area in 2022/23 including items of infrastructure and the total value	See Appendix 1 CIL allocations and Expenditure Schedule

Neighbourhood CIL

Reporting matter

LBBB report

Amount of CIL passed to

- i) Parish councils
- ii) Another person to apply to funding infrastructure

- i) None
- ii) £140,770

See Appendix 1 CIL allocations and Expenditure Schedule

Summary details of any notices served to recover unspent CIL from a parish council including CIL receipts received and any funds not yet recovered

None

S106 Report



Image: Paul Riddle

S106 planning obligations

Reporting matters

LBBB Report

The total amount of money to be provided under any planning obligations which were entered into during 2022/23

£6,243,120.00

Summary of planning obligations which were entered into during 2022/23

Total financial contributions secured including:

Monitoring Fee (£135,500)

Air Quality Neutral Contribution (£2,553.16 plus offsetting at practical completion)

Bus Contribution (£3,250,000)

Affordable Housing Contribution (£90,000)

Carbon Offset Contribution (£339,555, with further to be paid on practical completion)

De-Centralised Energy Network Study Contribution (£33,000)

Employment Training Contribution (£295,000)

Ecology (£29,200)

Highway Contribution (£862,277)

Public realm and open space (£516,535.00)

Education (£500,000)

Affordable workspace (£120,000)

Feasibility studies (£63,000)

CCTV (£6,500)

S106 planning obligations

Reporting matters

LBBB Report

Summary of planning obligations which were entered into during 2022/23

Affordable Housing (secured through s106) 2144 units

Education (secured through s106) New 10FE secondary school.

Other non-monetary contributions:

18 Employment and Skills plans

15 Travel Plans

12 Highways Agreements

6 Car Club Plans

2 Car park management plans

1 Low carbon transport study

9 Controlled Parking Zones

2 contributions to public open realm

3 Bus services

1 EV charging point

1 agreement for floorspace for an onsite community hub

1 feasibility study for decarbonisation

Reporting matters	LBBD Report
The total amount of money under any planning obligations which was received during 2022/23	£4,159,948.06
The total amount of money under any planning obligations which was received before 2022/23 which has not been allocated by the authority	£1,337,479.05
The total amount of money (received under any planning obligations) which was allocated but not spent during 2022/23	£ 3,115,622.00
In relation to money (received under planning obligations) which was allocated by the authority but not spent during 2022/23, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	<ul style="list-style-type: none"> Fixed play - Abbey Green slide (£13,200.00) St Chads Park Play Space (£50,000.00) Affordable Housing (£2,094,130.00) Park/loading restrictions (£8,000.00) Hindmans Way (Dagenham Dock) Highways Improvements (£24,000.00) Carbon Offset Projects (£18,370.00) Car clubs (£42,520.00) TfL Legible London signage (£21,500.00) Carbon Offset Projects (£9,009.00) EV charging points (£14,738.00) Controlled crossing on Grays Avenue (£33,000.00) Pedestrian and cycle routes to the site (£43,300.00) Travel plan monitoring (£5,300.00) Archaeology works at Barking Abbey (£35,228.00) VISSIM traffic survey in Barking Town Centre (£21,375.00) Tree Planting (£3,000.00) EV charging points (£10,100.00) Food school and food hub (£177,533.00) Greatfields Park (£70,000.00) Chequers Lane - Environmental Improvements (£421,319.00)

Reporting matters	LBBD Report
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£561,881.99
In relation to money (received under planning obligations) which was spent by the authority in 2022/23 (including transferring it to another person to spend), summary details of the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item	Capital spend as follows: Archaeology works at Barking Abbey (£41,712.98) Abbey Green and Barking Town Centre Townscape (£183,505.95) Parsloes Park (£289,224.74) Road Safety Improvements (£28,405.04) Gores Brook Bridge Feasibility (£15,583.28)
The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	Zero
The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£3,450
The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	£4,935,545.12 with zero commuted sums for maintenance (including £3,115,622.00 that has already been allocated)

Appendix 1: CIL Allocations and Spend



Strategic CL allocation and spend

Project	Year Allocated	Value of Allocation	Spend in previous years	Spend in 2022/23	Remaining allocation at March 2023
Children's Playspaces and Facilities	2017/18	£275,000.00	£60,812.00	£120,159.00	£94,029.00
Parks and Open Spaces Strategy 2017	2017/18	£500,000.00	£200,392.43	£272,396.82	£27,210.75
Kingsley Hall refurbishment project	2019/20	£300,000.00	£270,000.00	£30,000	£0.00
Box Up Crime	2019/20	£300,000.00	£86,414.77	£58,186.03	£155,399.20
East End Women's Museum	2019/20	£250,000.00	£75,452.00	£0	£174,548.00
Becontree Centenary	2019/20	£774,789.00	£705,370.90	£69,418.10	£0.00
Tackling litter in parks	2019/20	£96,000.00	£0.00	£0	£96,000.00
Safer Parks, Healthier Communities	2019/20	£84,000.00	£0.00	£32,385.00	£51,615.00
Barking and Dagenham Local Football Facility	2019/20	£160,000.00	£0.00	£0	£160,000.00
Studio 3 Arts	2022/23	£156,000.00		£156,000.00	£0.00

Neighbourhood CIL allocation and spend 2022/23

Organisation	Project	Value of allocation	Ward
Community Resource for Change	The project will deliver improved food offering, a new training programme for volunteers to develop employment related skills including, food preparation, customer service and administrative skills.	£9,874	Becontree
Elevate Her UK	The project will deliver Youth safety awareness workshop.	£10,000	Borough wide
High Voltage Performing Art	The project will deliver weekly sessions teaching residents and local people to learn and play musical instrument and will run events with children, young people and disabled people to improve their participation, engagement, education and community spirit.	£8,870	Dagenham East, Chadwell Heath, Marks Gate & Becontree
Creative Wellness Wonder - B&D Health Surgeries	The project aims to improve residents health by making them aware, take control, eat well and encouraging them to increase physical activity.	£9,640	Thames
Make a difference at Sandies	The project will support parents and carers through providing training for filial therapy.	£9,720	Borough Wide
PowerHouse Community Network	The project will help students see the importance of education through workshops, visits to corporate and local government offices and one-on-one sessions with mentors.	£10,000	Eastbrook and Alibon.
Shpresa Programme	The project will provide weekly sessions where young people will learn about community organising and activism, and will be supported to design, develop and deliver social/environmental campaigns that they themselves identify as priorities.	£10,000	Gascoigne

Neighbourhood CIL allocation and spend 2022/23

Organisation	Project	Value of allocation	Ward
Barking & Dagenham Progress Project	The project aims to support children & young people with disabilities, providing sports, social development and educational programmes.	£10,000	Borough wide
Trailnet CIC	Run in collaboration with youth groups, the project aims to support young people by offering cycle maintenance courses, where they will learn how to maintain and repair bikes.	£5,904	Alibon, Becontree and Thames
Jamia Almaarif	The project aims to engage the community in vital skill and community building experiences with youth as a priority.	£10,000	Borough wide
MG Relief Project CIC	MGRP is predominantly an Asian Muslim women led initiative focussing on empowering and engaging women. The project will support various socio-economic projects with the aim of benefiting the community. These include managing, operating and running community kitchens, clothing and food banks, youth clubs, money mentoring, inter-faith harmony workshops and lots more.	£10,000	Chadwell Heath
Excel Women's Association	The project will fund a part-time Co-ordinator to reach new women and families, especially newly arrived refugees (e.g., Afghans) who are isolated, vulnerable, lacking English language and work skills and experiencing/at risk of poor physical and mental health.	£10,000	Thames
Laura. I. Art Gallery	The project will be a 17-week programme of creative workshops designed for both young people and adults from disadvantaged backgrounds in Barking and Dagenham.	£9,877.39	Borough wide

Neighbourhood CIL allocation and spend 2022/23

Organisation	Project	Value of allocation	Ward
UKON Career	To deliver Creative Thinking workshops that offer creative, and practical ways to upskill and support benefactors in gaining employability skills that can add to CVs, through practical exercises which are creative craft and carnival-themed.	£3,215	Borough wide
Every Person is Capable	The Man Down men's mental health aims to support men's wellbeing and reduce suicide and emotional difficulties through providing EPIC Expression workshops, designed to improve 'personal wellbeing and happiness' by giving young people with Adverse Childhood Experiences (ACEs) an opportunity for social integration and expression of trauma.	£8,470	Thames and Gascoigne
Old Dagenham Methodist Church	The project will deliver a Peace/Remembrance Garden in the space in front of the grounds at Old Dagenham Methodist church. The garden will pay tribute to the life of Durran Kajama (a 17 years old local boy who was victim of knife crime, when he was stabbed and killed close to Old Dagenham Methodist Church). It will also provide the community with a serene place for all who live in the borough can visit, reflect on and remember the lives of their loved ones.	£5,200	Village