

Authority Monitoring Report and Infrastructure Funding Statement

2025-2026

Working in Partnership

BeFirst

**Barking &
Dagenham**

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Collaboration

This document and accompanying documents have been prepared in collaboration with:

London Borough of Barking and Dagenham (LBBD)

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Every effort has been made to acknowledge the sources of the photographs. We apologise for any errors or omissions in the sourced information.

1. Introduction

1.1 About this document

The 2025/26 AMR and IFS reflects the ongoing commitment towards inclusive growth and development for Barking and Dagenham. The adopted 2037 Local Plan continues to facilitate sustainable growth by delivering on the adopted Local Plan vision. Our Planning Team continues to deliver a first-class planning service, with 100% of major and non-major planning decisions made on time for the fifth year running.

This year saw a significant step forward in developing Barking Riverside as a new town centre, with a resolution to grant permission to double the number of homes delivered from 10,800 to 20,000. The Borough also saw continued progress at key regeneration areas, including Barking Riverside and Dagenham Green, which are providing new affordable homes and community spaces. Additionally, plans for new commercial developments along Thames Road were approved to support local jobs.

Overall, this report captures another year of momentum, ambition and success for the Borough.

1.2 Key highlights of 2025/26 include:

- Progress in delivering the Local Plan 2037 (adopted in 2024)
- Continuing our commitment to delivering a first-class planning service, with our Planning Team winning the RTPI London Statutory Planning Team of the Year 2025
- 100% of major and non-major planning application decisions made on time for a fifth year in a row
- Resolution to grant planning permission to increase the Barking Riverside housing allocation to up to 20,000 homes permission (subject to S106 negotiations and Stage 2 GLA referral)
- Planning permission granted at 3 Gallions Close to deliver 233 affordable homes (100% affordable scheme) - subject to S106 negotiations
- 75 residential units delivered at 131 Church Elm Lane, providing 26 affordable homes near Dagenham Heathway
- Ongoing delivery of large-scale schemes at Barking Riverside and Dagenham Green



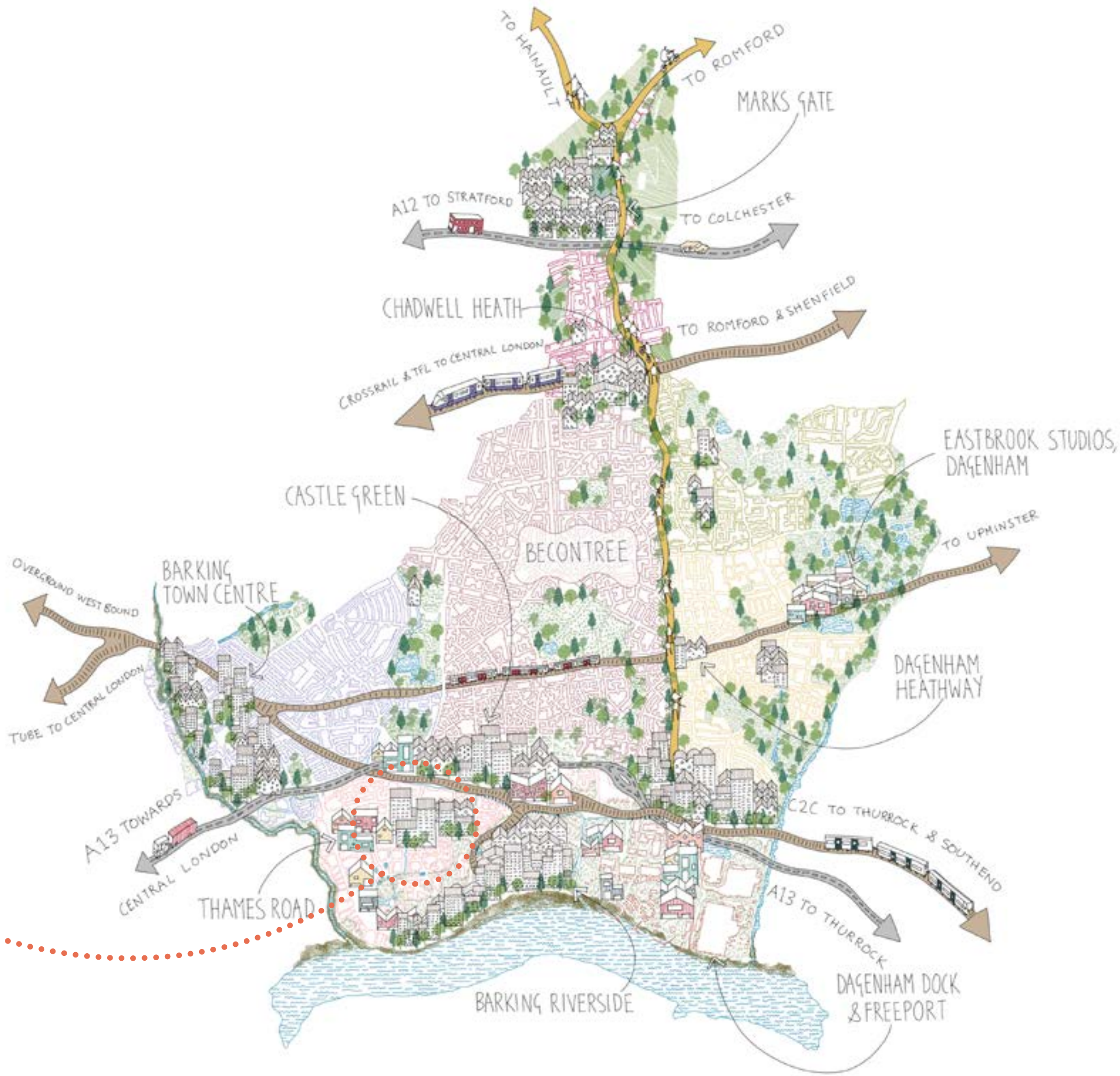
2. Authority Monitoring Report

2.1 Local Context

Local Planning Authorities are required under the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) to produce an annual Authority Monitoring Report (AMR).

Its purpose is to monitor the progress of planning policies set out in the Local Plan and Supplementary Planning Documents (SPDs). This version provides an update for the 2025/26 financial year.

The 2025/26 Infrastructure Funding Statement (IFS) is also provided in this document.



Opposite: The location of Thames Road in London and LBBD

3. Key Findings for 2025/26

3.1 Planning Performance

Growth in Barking & Dagenham

In 2025/26, we continued to provide an exceptional planning service for residents and stakeholders. Some of the year’s highlights include:

100% of major and non-major planning application decisions made on time for the fifth year in a row.

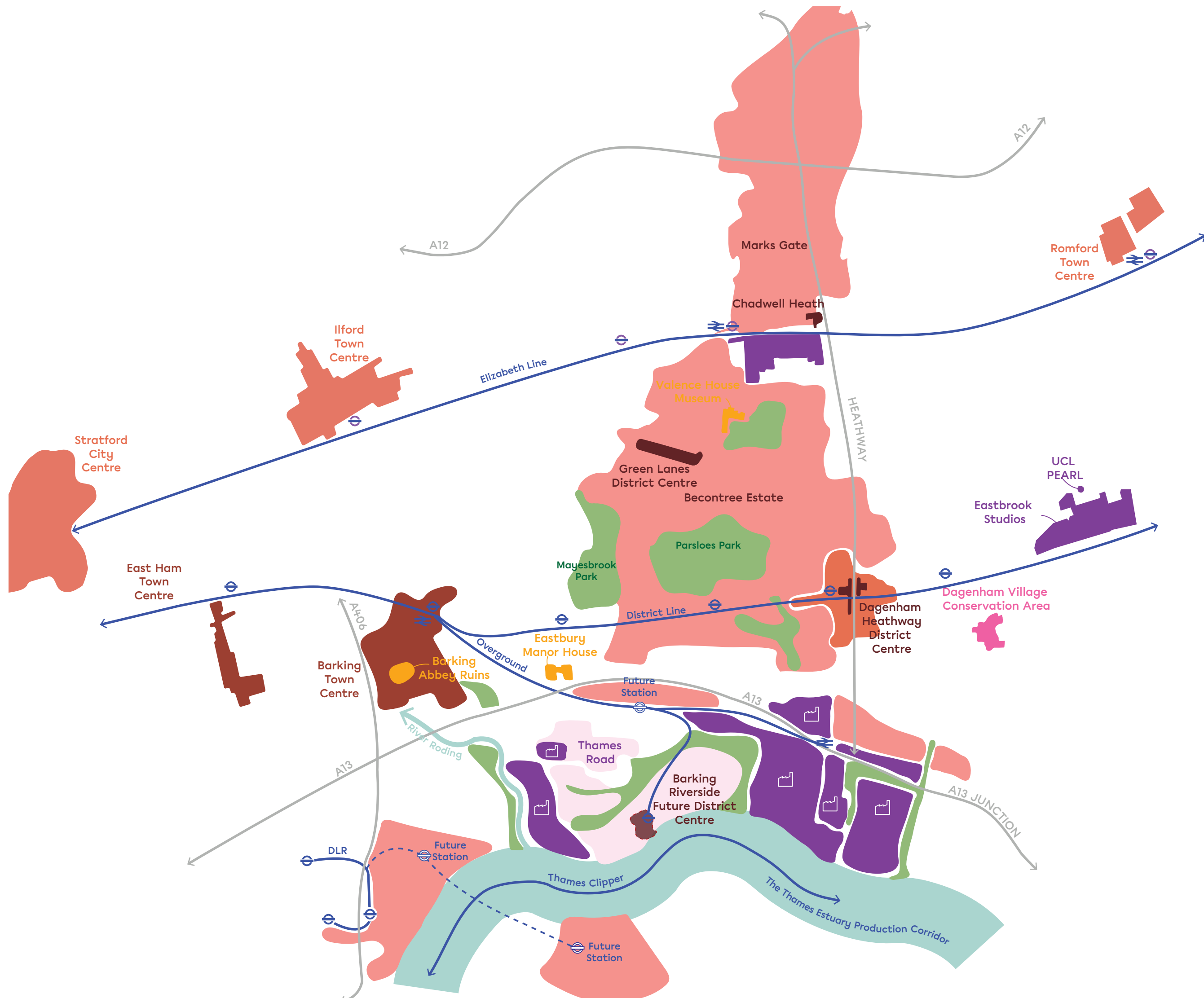
949 homes were permitted through the planning process, including 457 affordable homes (Full/Reserved Matters permissions).

820 homes were completed, including 517 affordable homes. (Full/Reserved Matters permissions).

377 jobs for local people delivered through new development.

£915,143.79 received through Section 106 Agreements for Carbon Offset Funds.

Continued progress of the Borough’s significant development sites including at Dagenham Green, Barking Riverside, and Gascoigne Estate.



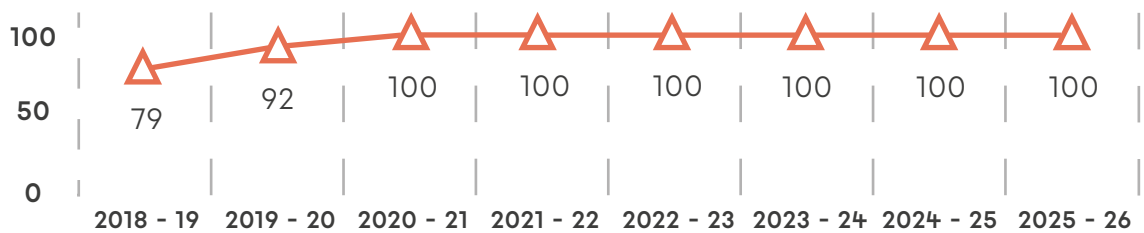
Opposite: Borough Strategic Location Diagram

Our Planning Service

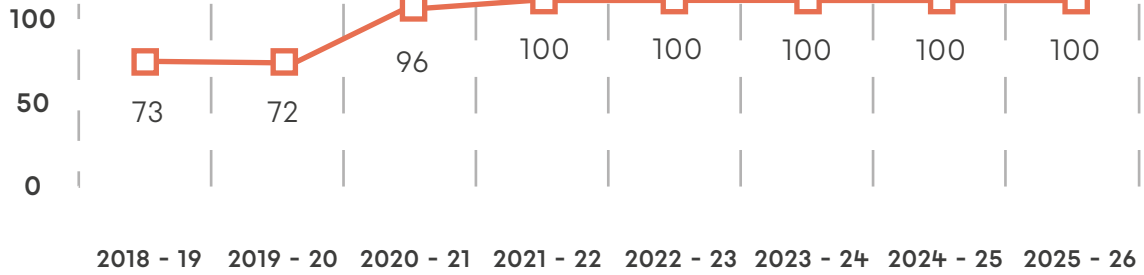
Good growth requires a high-quality and efficient planning service. We continue to offer residents, developers and landowners a quick and reliable planning application process, maintaining 100% of applications determined on time for both major and non-major applications for a fifth year running. In 2025, our Planning Team was the winner of the RTPI London Statutory Planning Team of the Year award.

Our planning service is working proactively to significantly increase the number of homes and jobs being delivered in the Borough, in line with the ambitions set in our Local Plan which puts place-making and economic growth at the forefront of delivery. We have a strong pipeline of new homes approved including schemes like Dagenham Green and Barking Riverside.

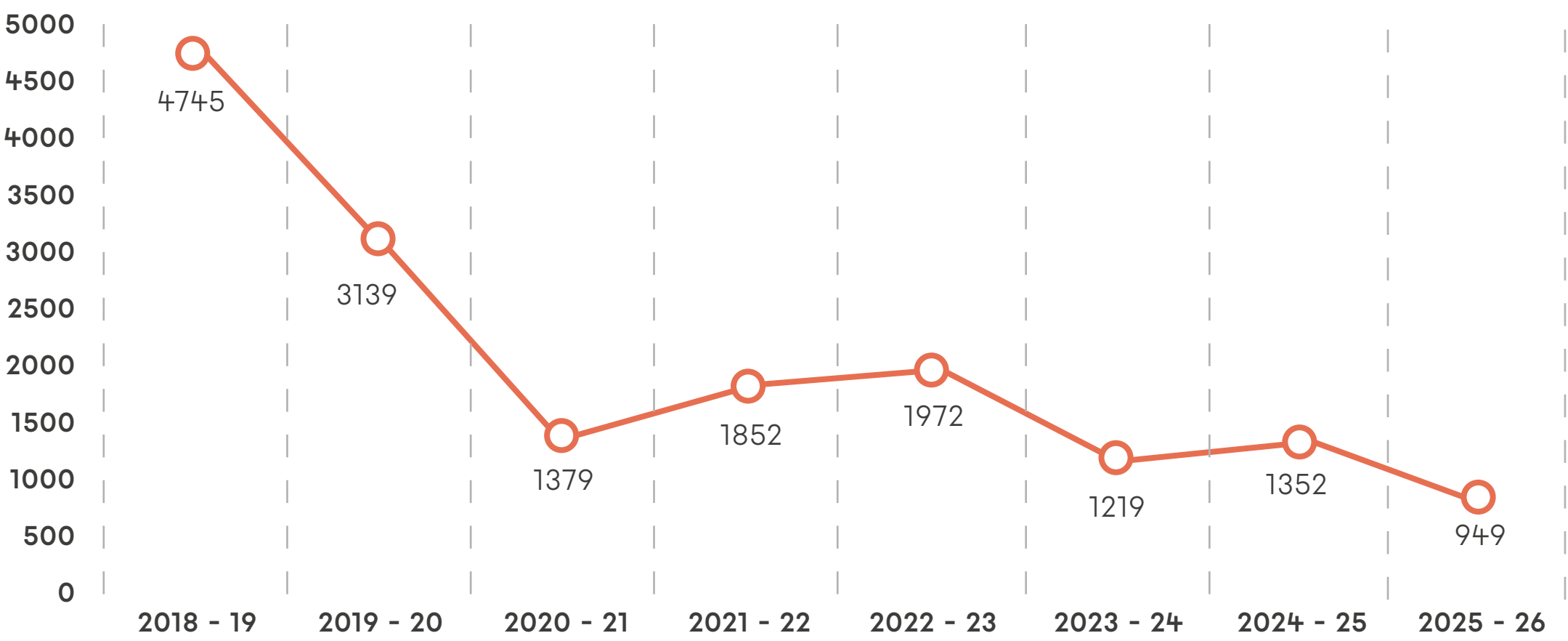
% Of Major Planning Applications Determined On Time



% Of Non-Major Planning Applications Determined On Time



Homes Granted Planning Permission



3.2 KPIs

To monitor our progress in delivering the Local Plan policy objectives, the Local Plan 2037 established Key Performance Indicators (KPIs).

The KPIs being monitored are set out in the tables below, alongside an update for the 2025/26 financial year.

Design, Heritage and Conservation

Barking and Dagenham is home to a number of designated and non-designated heritage assets, each playing a role in maintaining the Borough’s heritage. Local Plan policies seek to preserve these assets alongside ensuring new development is well-designed and does not detract from sub-area local character, whilst still providing much needed homes.

KPI	Measure	2025/26 Financial Year Update
1	% of planning appeals allowed on design grounds.	1 out of 128 appeals were allowed on design grounds - 0.78%
2	Number of designated or non-designated heritage assets: + Lost + Subject to substantial harm	0
3	Number of tall buildings within and outside of Tall Building Locations (for the purposes of this indicator, only developments referable to the Mayor of London for being over 30 metres in height will be looked at)	0



Image Credit: Makower Architects

Housing

The Local Plan established a need for 38,864 new homes over the Plan period (to 2037), whilst also setting out the need for more specialist types of accommodation (including pitches for the Gypsy and Traveller community, older person’s housing, and accessible housing). Delivery of these homes, and particularly affordable homes, is key to providing a range of positive, equitable outcomes for Barking and Dagenham residents and to addressing some of the key challenges the Borough faces.

KPI	Measure	2025/26 Financial Year Update
4	Net and gross number of new homes completed, started and on-site and permitted within monitoring period.	+ 875 homes completed (gross), with a net delivery of 820 homes (5 units demolished/replaced) + 731 homes commenced + 949 homes were permitted (897 Major + 52 Minor).
5	Net increase in Gypsy and Traveller Pitch Provision	0
6	Capacity for additional housing from developable sites for years 0-5, 5-10 and 10+ of the Borough’s housing trajectory (including small sites below 0.25ha).	A housing trajectory, updated in 23/24, is available at Appendix 4 of our Local Plan.
7	Total number of completed, started and permitted within the monitoring period classified as affordable by unit size including breakdown by: + Low cost rent (social rent or affordable rent); + Intermediate (London Living Rent or shared ownership). + Market.	+ 517 affordable homes and 303 Market homes were completed. 63% of all completed homes were affordable. Of the 517 affordable homes, 201 (39%) were Social/ Affordable/London Affordable Rent, and 316 (61%) were intermediate. + 457 affordable homes were permitted. 48% of all permitted homes were affordable. This was made up of 207 (45%) social/ affordable/London affordable rent, 182 (40%) intermediate rent homes, 12 (3%) discount market rent, and 56 (12%) discount market sale.

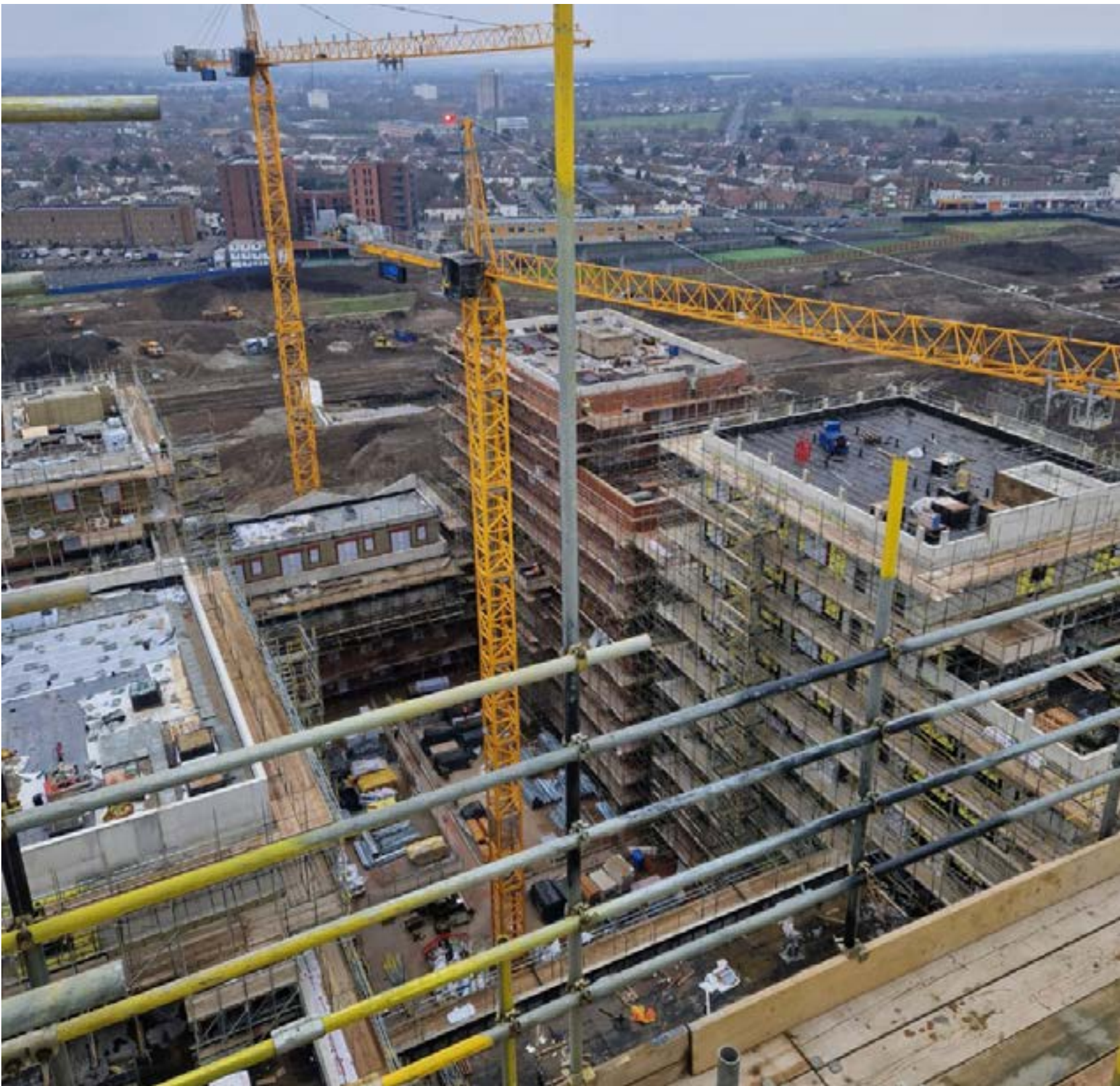
8	Percentage of units approved and completed from major schemes which are: -M4(2): accessible and adaptable dwellings compliant and -M4(3) wheelchair user dwellings compliant	All schemes are compliant with London Plan Policy D5 of ‘90% of new build homes should meet requirement M4(2) (accessible and adaptable dwellings) of Building Regulations Approved Document M and that 10% should meet requirement M4(3) (wheelchair user dwellings)’.
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Image Credit: Ackroyd Lowrie

9	Number of beds provided as part of specialist housing schemes completed and permitted within the monitoring period, categorised by type and sub-area.	Approved: 1 care-home space via (25/01528/FULL) 2 care-home spaces via (25/00849/FULL) 3 care-home spaces via (25/00528/FULL) 3 care-home spaces via (25/00311/FULL) 4 care-home spaces via (25/01135/FULL) Completed: 4 care-home spaces via (23/01205/FULL)
10	Total number of Build-to-Rent units completed and permitted within the monitoring period.	0
11	Number of student beds completed and permitted within the monitoring period, categorised by place, and the proportion of which are considered affordable.	There were zero applications for purpose-built student accommodation. No new student beds were delivered as part of purpose-built student accommodation.

14	Monitoring jobs delivered by new development	377 jobs Nb. This figure represents positions in the construction of new developments that were filled by LBBD residents.
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Employment

The Local Plan sets an ambitious, but achievable, aim to deliver over 20,000 jobs over the Plan period. Delivery of this objective is heavily reliant on the good use of employment land, including Strategic Industrial Land and Locally Significant Industrial Land.

KPI	Measure	2025/26 Financial Year Update
12	Net gain and loss (sq.) of SIL/LSIS employment floorspace within the Borough (approved and completed)	In areas designated as SIL, there was a 50,875 sqm net increase in industrial floorspace permitted during this period. In areas designated as LSIS, there was a 367 sqm net increase in industrial floorspace permitted during this period.
13	Total affordable employment floorspace proposed in permitted and the proportion of overall employment space.	No affordable workspace was proposed or permitted in 2025-26 Nb. Affordable workspace policies apply primarily to new office space rather than all employment space.

Image Credit: Authors Own

Environment

The Council has set a clear ambition to be the ‘Green Capital of the Capital’. This is not only about parks and open spaces, but on a wide range of aspects that contribute positively to the environment, including seeking the delivery of Biodiversity Net Gain from development coming forward.

KPI	Measure	2025/26 Financial Year Update
15	Total amount of new publicly accessible open space, new parks (part of a large-scale development) and play space by sub-area	Permitted: + 2,073 sqm of play space to be provided via 25/00928/REM (Barking Riverside Area) + 385 sqm of communal garden to be provided via 24/01570/FULL (Land to Rear of 181-193 Becontree Ave) Completed: + 303 sqm of play space and 64 sqm of informal play and seating space delivered via 23/01560/VAR (131 Church Elm Lane)
16	Percentage of permitted schemes achieving at least 10% Biodiversity Net Gain (BNG)	Including off-site contributions, 100% (all) permitted schemes have achieved at least 10% Biodiversity Net Gain Nb. Applications for material change of use applications, alterations to buildings, and house extensions, are excluded from this requirement.
17	Number of permitted schemes achieving at least a Minimum Urban Greening Factor of 0.4	During this period, 2 permitted schemes achieved at least a Minimum Urban Greening Factor of 0.4: + 24/01570/FULL - Land To Rear Of 181-193, Becontree Ave + 23/01494/FULL - The Bull Inn, Rainham Road Nb. Major residential development proposals are expected to calculate the site’s Urban Greening Factor (UGF) in line with Policy G5 of the London Plan 2021



Image Credit: Ackroyd Lowrie

Sustainable Infrastructure

Barking and Dagenham Council is committed to sustainable growth. With its ambitious plans for housing and jobs, it is even more essential that infrastructure is unlocked to support these developments. Section 106 obligations are key to delivering this, either by providing new and improved facilities, or by contributing financially to future delivery.

KPI	Measure	2025/26 Financial Year Update
18	Number of permitted and completed major development and schemes designed to achieve the net zero carbon target	2/12 designed to be net zero carbon (regulated energy) on site - remaining emissions to be offset. Part L 2021 Non-Resi total carbon reduction (as a floor area weighted average percentage improvement on Building Regulations): 64.87% Part L 2021 Residential total carbon reduction (as a floor area weighted average percentage improvement on Building Regulations): 57.83%
19	Total sum of Carbon Offset Funds secured and received through Section 106 Agreements	Secured - no pre-agreed sums Received - £915,143.79
20	Net change in the total number of social and community facilities (including health)	Schools + 0 schools to be delivered Community Centres and Faith Spaces + 1 Community space and place of worship to be delivered via 25/00360/FULL (153-155 Becontree Avenue) + 1 Library to be delivered via 25/00980/FULL (Grafton Primary School) + 1 Tuition Centre (learning centre) to be delivered via 25/01658/FULL (693 Green Lane) Health + 0 health facilities/centres



Image Credit: Wates

Transport

Good transport connectivity is essential for sustainable growth. It means our residents can get from A to B. Our focus is on making this travel more sustainable, reducing the need for car ownership and encouraging active travel. This will have positive impacts on the health and wellbeing of our residents, and the environment more generally.

21	Monitoring of gross new or improved social and community infrastructure floor space (m2)	Schools + 0 sqm of schools Community Centres and Faith Space 744 sqm community facilities/spaces to be added as follows: + 150 sqm GIA of community centre with a place of worship - (153-155 Becontree Avenue) + 70 sqm of Library - (Grafton Primary School) + 54 sqm of Tuition Centre - (693 Green Lane) + 470 sqm community facility and 637 sqm Gymnasium - (Abbey Retail Park North) Health + 0 sqm of health facilities
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Sustainable Transport Indexes – Collated Externally		
26	Increase the number of bus passengers by reducing delays on the network	Bus speed monitoring information is provided by TfL and is available here: Buses performance data - Transport for London
27	Reduce the number of people killed or seriously injured on London’s transport system	TfL provide a ‘Road Danger Reduction’ Dashboard: here which can be filtered by Borough and by year.



Image Credit: Major Housing / Hybrid Planning

3.3 Planning Policy

Local Plan

The Local Development Scheme (LDS) Update, published in February 2025, sets out the programme for planning policy over the coming years. Supplementary policy is being brought forward to support the implementation of the Local Plan 2037, adopted in September 2024. ;

Adopted SPDs:

- Planning Obligations SPD - adopted in 2024
- Thames Road Transformation Area SPD - adopted in 2025
- Becontree Design Code SPD - adopted June 2026
- Dagenham Heathway SPD - adopted June 2026

We are currently working on the following planning policy:

- Residential Extensions - in development

Further planning policy documents included within the LDS update are in early stages and subject to further work.

As set out within the LDS Update, we are currently working with the East London Boroughs of Havering, Newham and Redbridge to produce a new East London Joint Waste Plan. The Waste Plan was submitted to the Secretary of State to commence examination on 30 January 2026 and underwent examination in June 2026.

The following table sets out the indicative timescales for the next Local Plan review:

Local Plan Review	Indicative Timetable
Evidence production	2027
Call for sites	2027
Regulation 18 Consultation	2028
Regulation 19 Consultation	2028
Submission to Secretary of State	2029
Examination	2029
Adoption	2029



4. Infrastructure Funding Statement

4.1 Overview

The 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, as required by the CIL Regulations (2010).

This IFS sets out:

- 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;
- and a report on S106 including receipts, allocations to projects and expenditure.

Headline Strategic CIL (SCIL) Figures

SCIL collected (excluding Mayoral CIL)

+ £1,040,978.03

SCIL expenditure

+ £1,413,489.04 in CIL expenditure (excluding administrative expenses)

SCIL allocated

+ £7,386,294.71

SCIL available to allocate as of April 2026 (including retained CIL from previous years)

+ £832,782.42



Image Credit: Makower Architects

4.2 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. These are set out in our adopted Planning Obligations SPD (2024).

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. LBBDC charges CIL on development in the Borough, as set out in the Charging Schedule (2015)¹. This document will be reviewed within the next year.

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

S106 planning obligations are ‘secured’ through legal agreements known as Section 106 agreements under section 106 of the Town and Country Planning Act 1990 or unilateral undertakings. 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 Council’s Planning Obligations Supplementary Planning Document (SPD) published in 2024, provides contemporary guidance on S106 contributions in the Borough to planning officers, developers and the community.

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



1: <https://www.lbbd.gov.uk/planning-building-control-and-local-land-charges/planning-guidance-and-policies/developer/cil>

Image Credit: Major Housing / Hybrid Planning

4.3 The Infrastructure Delivery Plan

The Local Plan 2037, adopted in September 2024, sets out the anticipated levels of growth across the Borough until 2037, and this is supported by the Council’s Infrastructure Delivery Plan (IDP). The IDP sets out the current provision of infrastructure and provides an overview of future infrastructure needs to support growth in the Borough, reflecting the growth set out in the Plan. The IDP also provides guidance to planning officers and developers in understanding capacity for growth, and where contributions to new infrastructure may be required. The Council is currently refreshing the IDP and is expecting to publish an updated version in late 2026.

Prioritising infrastructure spend

Chapter 3 of the Local Plan 2037 sets out the proposed distribution for growth and important priorities for infrastructure delivery across these areas and Appendix 2: Site Allocations sets out specific details around land allocated for future development.

The main growth areas identified in our Local Plan are concentrated in ‘Transformation Areas’. These are:

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

alongside Section 106 developer contributions, capital funding, and other public sources of funding to support new infrastructure and improve the quality and capacity of existing infrastructure, to provide for our communities and support further growth and investment. The Local Plan 2037 sets out the intention to unlock growth and regeneration through infrastructure investment, and while it cannot be the only funding source for large projects, S106 contributions and CIL funding are a key element of realising this ambition and helping to unlock the opportunities presented by our Transformation Areas.

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

The Council intends to fund the CIL projects identified in Section 5. Funding has been formally allocated to these projects, by decision of the Council, or Cabinet where appropriate.



Image Credit: White Arkitekter

4.4 Allocated developer contributions

Decisions related to the allocation and expenditure of SCIL will be subject to the decision of the Council, and the Cabinet where the project is valued at more than £200,000.

Decisions on the allocation and expenditure of NCIL will continue to be determined in consultation with communities across the Borough with allocations generally occurring every six months. More information on NCIL is set out on our website².

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.



2: <https://www.lbbd.gov.uk/council-and-democracy/get-involved/neighbourhood-fund>

Image Credit: White Arkitekter

5. CIL Report

5.1 Overview

This section provides a summary of the total value of CIL that was set out in demand notices and the total value of CIL that has been collected by the Council over 2025/26. This section further sets out the amount of CIL spent and retained during 2025/26.

CIL receipts 2025/26		
	Measurements	Value
1	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)	£150,743.40
2	Total amount of all CIL receipts collected including Mayoral CIL	£1,771,608.71
3	Total amount of CIL receipts collected excluding Mayoral CIL	£1,040,978.03
4	Total amount of CIL receipts collected before 2025/26 but not allocated	£120,822.45
5	Total amount of CIL receipts collected before 2025/26 which have been allocated in 2025/26	£6,560,639.00
6	Total amount of CIL receipts, whenever collected, which were allocated but not spent	£7,386,294.71

CIL Expenditure 2025/26

CIL Expenditure 2025/26		
	Measurements	Value
1	The total amount of CIL expenditure (excluding administrative expenses)	£1,413,489.04
2	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	£81,274.14 4.6%
3	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 Retained 2025/26

CIL Retained 2025/26		
	Measurements	Value
1	The total amount of CIL receipts received in 2025/26 retained at the end of the year (including CIL that has been allocated)	£832,782.42
2	CIL receipts from previous years retained at the end of 2025/26 (including CIL that has been allocated)	£7,507,018.15
3	CIL receipts recovered from a parish council in 2025/26 which were retained at the end of the reporting year	None
4	CIL receipts recovered from a parish council in previous years retained at the end of 2025/26	None

5.2 CIL Figures

Headline figures for Strategic CIL

The table below sets out the headline figures of the collection, expenditure and allocation of Strategic CIL in 2025/26, and the amount available for the Council to allocate as of 31 March 2026.

	Measurements	Value
1	CIL collected (including Mayoral CIL)	£1,771,608.71
2	SCIL expenditure	£1,413,489.04
3	SCIL allocated	£7,386,294.71
4	SCIL available to allocate as of April 2026 (including retained CIL from previous years)	£832,782.42

Strategic CIL allocation and spend

This section sets out the projects allocated CIL and expenditure during 2025/26. Strategic CIL contributions may be allocated but not spent within a financial year because projects often require detailed planning and approval before implementation. Spend of Strategic CIL that has occurred in 2026/27 will be reflected in the 2026/27 IFS.

Projects	Year Allocated	Value of Allocation	Spend in 2025/26	Remaining allocation
Children’s Playspaces and Facilities	2017/18	£253,000	£24,243.78	£ 45,185.22
Refurbishment of Leys Pavilion (previously identified as Box Up Crime)	2019/20	£300,000	£4,504.84	£121,847.86
Tackling litter in parks	2019/20	£96,000	£96,000	£0
Safer Parks, Healthier Communities	2019/20	£84,000	£0	£15,744.19
Barking and Dagenham Local Football Facility	2019/20	£160,000	£0	£160,000
East End Women’s Museum (additional allocation) - capital	2023/24	£35,000	£1,887.17	£0
East End Women’s Museum (additional allocation) - revenue	2023/24	£62,000	£0	£28,300
Thames Clipper increased frequency (contribution to new boat purchases)	2023/24	£450,000	£300,000	£0

Gascoigne Road	2024/25	£470,387	£28,588.79	£209,696.79
Padnall Hall Youth Centre	2024/25	£70,000	£70,000	£0
Play spaces and fixed play facilities	2024/25	£500,000	£395.00	£499,605
Urban Parks Signage Improvement Programme	2024/25	£452,154	£12,190	£439,964
Discovery Centre - Eastbrookend Country Park	2024/25	£100,000	£31,492.35	£68,507.65
Old Dagenham Park BMX track	2024/25	£79,000	£0	£79,000
Lifeline Community Centre	2025/26	£535,000	£535,000	£0
Retrofit show home - 7 Lodge Avenue	2025/26	£80,000	£0	£80,000
Padnall Hall Youth Centre (additional allocation)	2025/26	£172,000	£172,000	£0
Queen Mary University dentistry facility (Maritime House)	2025/26	£4,100,000	£0	£4,100,000
Valence House Museum	2025/26	£450,000	£0	£450,000
Barking Riverside Temporary Health Centre	2025/26	£150,000	£0	£150,000
Portage: Outdoor play spaces and storage facilities Alibon Children Centre	2025/26	£73,844	£0	£73,844
St Chad’s Church community space	2025/26	£90,000	£90,000	£0
Family Hubs upgrades at Barking Learning Centre	2025/26	£199,999	£0	£199,999
Parks and Open Space Strategy Borough wide	2025/26	£100,000	£0	£100,000
Street Cleansing Improvements - High Streets and Borough wide	2025/26	£670,000	£0	£670,000
Refurbishment of St Chad’s Park Pavilion	2025/26	£175,000	£20,195	£154,805
Beaver & White Stork Reintroduction Eastbrookend Country Park	2025/26	£95,000	£0	£95,000
Community Safety - 25 Rapid Deployment CCTV cameras	2025/26	£201,796	£0	£201,796
Refurbishment of Leys Pavilion (for Box Up Crime)	2025/26	£75,000	£0	£75,000
Al Madina Mosque Improvements	2025/26	£288,000	£0	£288,000
Park Bridges Backlog Repairs	2025/26	£75,000	£25,000	£50,000

John Smith House Consortium at Eastbury Community Hub	2025/26	£250,000	£0	£250,000
Park Centre Heating (Young at Heart Programme)	2025/26	£80,000	£0	£80,000
Abbey Nursery Air Conditioning	2025/26	£30,000	£0	£30,000
Barking Learning Centre Neighbourhood Cost of Living Hub and Improvements	2025/26	£100,000	£0	£100,000
Marks Gate Community and Family Hub	2025/26	£70,000	£0	£70,000

Strategic CIL allocation and spend

In September 2025, Barking and Dagenham was allocated £1.5 million in Pride in Place funding, with spend to be split equally over 2025/26 and 2026/27. This capital funding is intended to enhance community spaces, improve public realm and green space, and reinvigorate high streets and town centres. As part of this programme, LBBD was required to commit spend by March 2026.

In January 2026, Cabinet approved the allocation of £2,883,640 of Strategic CIL funding and Pride in Place funding to 12 projects. Due to the short timeframes for committing and implementing Pride in Place funding, there was an opportunity to capitalise on the existing pipeline of projects that had been developed as part of the Council’s process for the allocation of Strategic Community Infrastructure Levy (Strategic CIL). These projects met the requirements of the funding and delivered a wide range of benefits across the Borough.

5.3 Strategic CIL project locations

The figure opposite shows the location of both current and previous allocations of Strategic CIL across the borough. Some Strategic CIL projects are borough wide, as shown on the figure.

Current Strategic CIL projects

- 1 Lifeline Community Centre
- 2 Retrofit show home - 7 Lodge Avenue
- 3 Queen Mary University dentistry facility (Maritime House)
- 4 Valence House Museum
- 5 Barking Riverside Temporary Health Centre
- 6 Alibon Children Centre - Outdoor play spaces
- 7 St Chad's Church community space
- 8 Refurbishment of St Chad's Park Pavilion
- 9 Beaver & White Stork Reintroduction (Eastbrookend Country Park)
- 10 Al Madina Mosque Improvements
- 11 John Smith House Consortium at Eastbury Community Hub
- 12 Abbey Nursery Air Conditioning
- 13 Barking Learning Centre Neighbourhood Cost of Living Hub and Family Hubs Improvements
- 14 Marks Gate Community and Family Hub
- 15 Refurbishment of Leys Pavilion (for Box Up Crime)

Current Borough Wide Strategic CIL projects

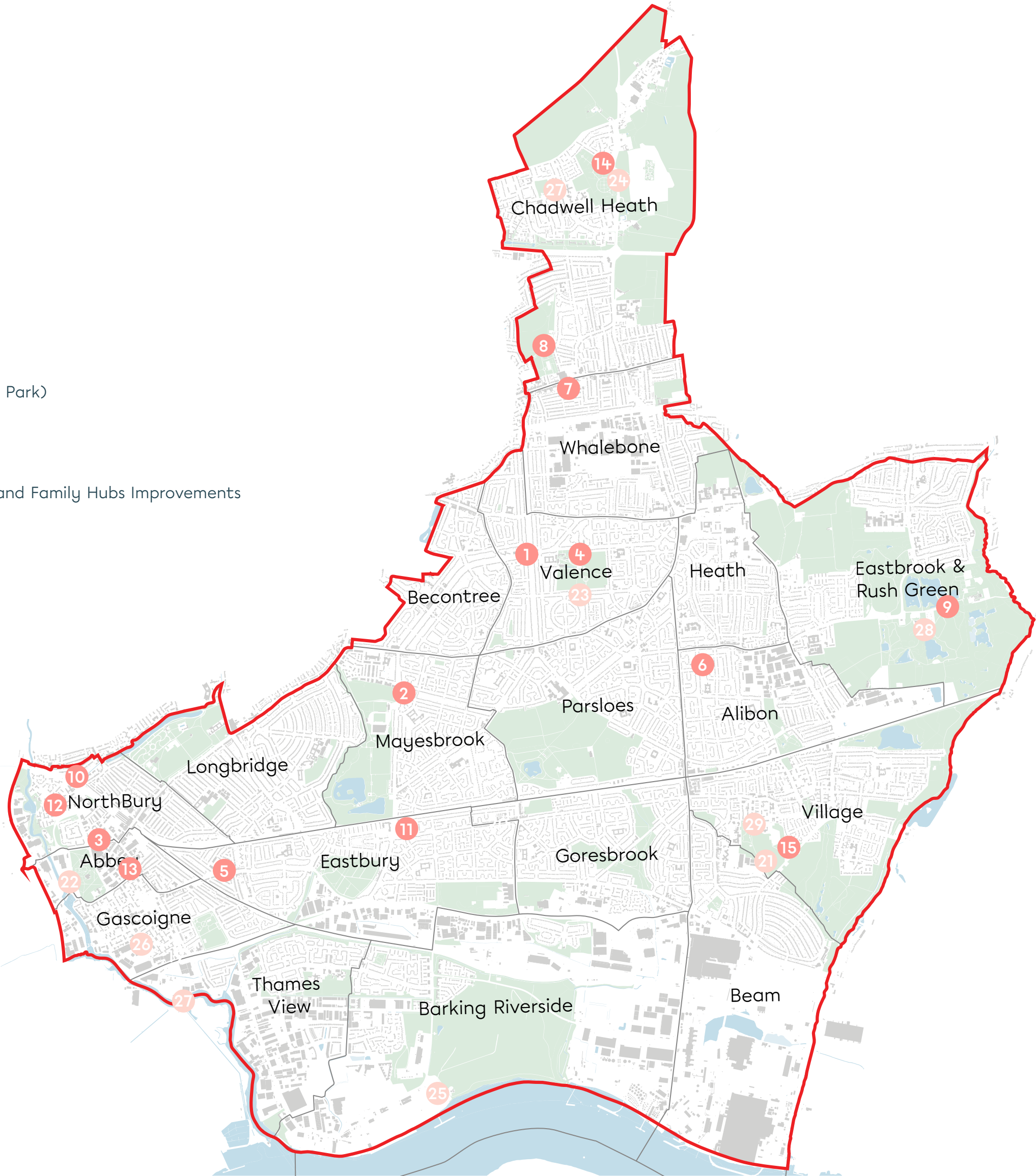
- 16 Parks and Open Space Strategy
- 17 Street Cleansing Improvements
- 18 Community Safety - 25 Rapid Deployment CCTV cameras
- 19 Park Bridges Backlog Repairs
- 20 Park Centre Heating (Young at Heart Programme)

Previous Strategic CIL projects

- 21 Refurbishment of Leys Pavilion
- 22 East End Women's Museum
- 23 Barking and Dagenham Local Football Facility
- 24 Chadwell Heath Cemetery Multi Faith Facilities
- 25 Thames Clipper increased services
- 26 Gascoigne Road
- 27 Padnall Hall Youth Centre
- 28 Discovery Centre - Eastbrookend Country Park
- 29 Old Dagenham Park BMX track

Borough Wide Previous Strategic CIL projects

- 30 Children's Playspaces and Facilities
- 31 Tackling litter in parks
- 32 Safer Parks, Healthier Communities
- 33 Play spaces and fixed play facilities
- 34 Urban Parks Signage Improvement Programme



6. S106 Report

6.1 Overview

This section provides a summary of financial and non-financial S106 obligations that were agreed, received, allocated and spent during 2025/26. This section includes all financial contributions secured through S106, and some contributions may relate to non-infrastructure matters, including employment, skills, supply chain and training contributions.

S106 receipts 2025/26		
	Measurements	Value
1	The total amount of money secured through S106 planning obligations during 2025/2026	£2,921,938.89
2	The total amount of money under any planning obligations which was received during 2025/2026	£1,937,651.97
3	The total amount of S106 receipts collected before 2025/2026 which has not been allocated by the authority	£6,787.03
4	Summary of non-monetary S106 planning obligations which were secured during 2025/26	Affordable Housing: 472
		Car club space: 5
		Public house and discount rent 1



Image Credit: White Arkitekter

6.2 Allocation and Expenditure 2025/26

S106 allocation and expenditure 2025/26		
	Measurements	Value
1	The total amount of S106 receipts money which was allocated but not spent during 2025/26	£5,528,068.59*
2	The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£1,197,798.46
3	In relation to money (received under planning obligations) which was spent by the authority in 2025/26 (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:
		Car clubs£0
		Carbon offset projects£109,544.40
		Education£60,962.58
		Employment and skills£660,842.44
		EV charging points£0
		Food sector£131,913.84
		Highways (parking)£141,614.89
4	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
5	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	£237,610.43
6	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	£6,979,654.80

*S106 contributions may be allocated but not spent within a financial year because projects often require detailed planning and approval before implementation. Spend of S106 that has occurred in 2026/27 will be reflected in the 2026/27 IFS.

7	In relation to money (received under planning obligations) which was allocated by the authority but not spent during 2025/26, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	Air Quality Monitoring	£100,631.82
		Car clubs	£47,337.58
		Carbon Offset	£1,561,758.95
		CCTV	£5,000
		Education	£444,501.90
		Electric Vehicle Infrastructure	£14,738
		Employment and skills	£84,876.97
		Environmental Improvements	£424,690.80
		Food sector	£547,219.70
		Highways	£592,180.01
		Parking	£43,771.34
		Parks	£663,099.61
		Public transport	£703,608.25
		TfL Highways	£167,853.66
		Travel Plans	£126,800

7. Neighbourhood CIL Report

7.1 Overview

This section provides a summary of the total value of CIL that was used as NCIL to go towards funding determined in consultation with the community.

NCIL receipts 2025/26		
	Measurements	Value
1	Total amount of CIL receipts that has been allocated for NCIL	£ 156,146.70
2	Amount of CIL passed to:	1. £0
	1. Parish councils 2. Another person to apply to funding infrastructure	2. £253,315.75
3	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



Image Credit: Makower Architects

7.2 B&D Giving

In 2019, the Council established B&D Giving as a charitable organisation to support community led investment. B&D Giving brings together residents, community organisations and businesses to identify local priorities and direct funding towards projects that improve the wellbeing and resilience of communities across Barking and Dagenham. Through participatory grant-making and social investment programmes, B&D Giving empowers residents to play a central role in shaping the future of the Borough.

Each year, a portion of NCIL funding is given to B&D Giving. In 2025, funded activities included ten recipients of the ‘Give it a Go Fund’, where local businesses, charities, CICs, and individuals were able to apply for £2,000 to test out new ideas, and local people are involved in deciding which projects receive funding. Funded projects include sports and wellbeing programmes for children aged 7-14, outdoor cooking classes for children and families, and creative summer camps for children and young people.



7.3 Projects allocated NCIL

This section sets out the projects that were allocated and spent NCIL funding over 2025/26.

Delivery Wards	Organisation name	Project description	Bid Amount
Borough Wide	Dagenham Christian Voice	The funding is to develop the Day Care Centre by delivering new projects and activities and extending the Food Club provision at the Church Elm Hub. It will provide and develop new wellbeing workshops to include the following: Cookery sessions (i.e. simple health and budget meals, provision of slow cookers), self-care (i.e. dental, hair, skin and nail care, beauty and grooming), alongside provision of free haircuts. The sessions will encompass good living topics (i.e. money management, healthy eating, dressmaking, art and crafts such as ceramics), and physical fitness activities as chair Zumba and other fitness classes	£10,000
Thames ward, Parsloes ward, central Barking, central Dagenham	Creative Wellness Wonder	The “Her Tribe” project is designed to support and advocate for women fleeing domestic abuse through a series of 26 one-hour sessions designed to offer a safe, relaxing space. The sessions will include a casual “coffee & chat” segment, fostering community connections, as well as a support group led by a trained facilitator to provide emotional guidance and refer participants to other organisations according to their needs	£10,000
Chadwell Heath	Urban Promise	An after-school programme to provide a safe space for 20 primary school-aged children in Chadwell Heath in which they will receive support with reading and homework, connect with positive local role models, and enjoy a healthy meal each day. Ultimately, the initiative fosters a caring community that uplifts both the children and their families.	£10,000
Borough Wide	ILA	Community litter picking team and recycling training sessions that creatively repurpose gathered rubbish into art projects. The initiative specifically supports lonely and isolated community members who wish to become more actively involved in the communality. The project will work with other services to reach people with mental health services and those with learning disabilities, while additionally offering support with securing work placements	£8,618.8
Barking Riverside	Barking Food Forest	This project will scale up the Barking Food Forest by introducing a rainwater harvesting and irrigation system and a new programme of youth-focused permaculture workshops, advancing local climate resilience and community engagement. The rainwater harvesting system is a key step in our response to the climate vulnerability of Barking Riverside, as identified by the British Red Cross. It will promote climate adaptation, water management, and mitigation, reducing pressure on mains water while modelling sustainable practices for residents. This climate infrastructure supports environmental justice by ensuring all community members - regardless of income - can access a resilient, green space in the face of rising climate risks.	£10,000
Borough Wide	Ultimate Counselling CIC	Safe Futures is a new project that will support 35 newly arrived young people specifically unaccompanied minors and those who arrived through family reunification, aged 11-21years in Barking and Dagenham. The project will provide incorporated, culturally sensitive mentoring and mental health support. Mentoring will involve individualised weekly one-to-one sessions focusing on building confidence, identity development, cultural orientation, social connectedness and resilience. In addition, eight young people will receive culturally sensitive counselling/psychotherapy.	£9,960
Borough Wide	Tots n Tunes	This project involves compiling a second book of nursery rhymes from the diverse cultures represented in our popular play and singing groups. Due to the success of our first book and growing demand from parents of other backgrounds, we aim to create a new edition that reflects even more of our community’s rich diversity. Parents will have the opportunity to record themselves singing the rhymes, which will be hosted on our website for others to enjoy	£10,000

Marks Gate, Chadwell Heath	Wellgate Community Farm	We would like to develop carers support groups that can make use of the Farm’s resources to provide a unique welcoming space to meet other local carers alongside those they care for. The Farm will provide a staff member to support the group, supervise animal handling sessions, horticultural and craft activities all of which deliver therapeutic benefits to improve participants’ wellbeing. We will provide refreshments and opportunities to socialise, helping people to build friendships and support networks.	£9,926
Eastbrook, Rush Green	Tinder Sticks CIC	Wander Women, experiences in nature to build outdoor confidence and inner calm. Designed and delivered by women, for all women. Evidence suggests that the quality of our relationship with nature contributes significantly to its positive impact on mental health (Mental Health Foundation). A stronger connection to nature leads to a more profound emotional attachment to our environment, amplifying the health benefits.	£9,997
Barking, Gascoigne, Thames View	Alisar Prospects Training - Coding Camp	Alisar Prospects Training proudly presents the ‘Coding Camp,’ an innovative initiative, the first of its kind led by APT in Barking and Dagenham, designed to address the evolving digital landscape. APT’s coding camp will provide a unique opportunity for young people aged 10-18, particularly those with limited exposure, to challenge mindsets about technology, gain foundational AI skills, and develop leadership principles. The 30-week programme will be delivered through weekly 2-hour sessions.	£9,980
Heath Ward	True Cadence	Our project seeks funding to establish twice-weekly songwriting workshops for children and young people (ages 8-15) in Heath Ward, one of the most deprived areas in our Borough.	£10,000
Borough Wide	The Proper Blokes Club	The Proper Blokes Club is a peer-to-peer community project for men’s mental health. We want to launch 2 drop-in sessions and 4 walk and talks per month in the area for men who are struggling with their mental health and could be at risk of suicide. 115 people die by suicide in the UK every week, 75% of which are male. Source: The Samaritans. Our drop-in sessions will be a first port of call for men who need someone to talk to.	£9,000
Eastbrook	Growing Communities	Dagenham Farm is an organic farm that wants to deliver: 12 on farm ‘food superstar’ nutrition workshops reaching 300 local primary children and 2 youth groups where young people harvest and try fresh fruit and vegetables and take-home produce. 36 sessions developing life and employment skills through the creation of a pick your own garden for 2 groups of SEND adult learners from Barking and Dagenham College.	£9,988
Borough Wide	High Voltage Performing Arts	‘Generations United’ is an exciting new project which we have designed following consultation with individuals, residents and groups in Barking and Dagenham.	£8,980
Abbey, Gascoigne, Eastbrook and Thames	Peace and Grace CIC	Supporting women’s well-being while making sure childcare is never a barrier. Providing a safe, friendly space where women can focus on their health, confidence, and personal goals while their children are happily cared for.	£10,000
Borough Wide	Sycamore Trust UK	The project will create a safe space for up to 15 autistic girls. A dedicated and experienced staff team will support them to build meaningful relationships, foster community, and develop new skills.	£9,986
Borough Wide	Peer 2 Peer CIC	To run a drop-in talking clinic named Homie Hub, where young people could engage in social games and activities, receive support from our Peer Educators and have a safe space to unwind.	£9,990
Thames	Thames Life	The project is to provide activities for the residents of Hockley Mews/Thames View Lodge Independent living complex. The purpose of this project is to promote health and well-being among the elderly residents of Hockley Mews, located on Bastable Avenue in Barking.	£10,000

Borough Wide	The Good Gym	Over 12 months, we will deliver over 100 sessions, engage 70+ local people (many multiple times), support at least 20 community organisations, launch Missions and Social Visits and address urgent issues such as green space maintenance, health and wellbeing, and social isolation and loneliness.	£9,520
Borough Wide	Elevate Together CIC	Growing Together ‘Planting seeds of connection across generations.’ Growing Together is an intergenerational and intercultural wellbeing project by Elevate Together CIC, designed to reduce social isolation and bridge the gaps between generations, races, and cultures across Barking and Dagenham.	£10,000
Longbridge	Hedgecock Community Centre	The Hedgecock Study Hub and Skills Academy will provide free and affordable academic and life skills support for children and teenagers in Barking and Dagenham. The programme will run twice a week at Hedgecock Community Centre and will combine high-quality Maths and English tuition with practical workshops in financial literacy, entrepreneurship, and teamwork.	£10,000
Valence	Ekota Academy	To run free sessions on digital skills, online safety, job searching, CV writing, interview practice, and creative enterprise. These sessions will help people gain confidence, improve practical skills, and move closer to employment or further learning. The project will reach young people, women, job seekers, and new residents, making sure everyone has access to opportunities that help them grow and succeed.	£9,880
Thames	Humourisk CIC	Supporting local people on the Thames View Estate, Barking, who are in active addiction and homeless or at risk of becoming homeless. The project will create a support network around each participant to begin to take steps to find ways, opportunities to shift their immediate circumstances, creating space to think and acknowledge their skills, talents and potential.	£10,000
Riverside, Thames	Centrestage Perform CIC	To provide regular family theatre aimed at families with 0-5 year-olds. Our project will host educational and interactive theatre experiences for families in Barking and Dagenham to come and join as well as a chance to socialise and play amongst themselves after each show.	£10,000
Borough Wide	Dagenham Eagles	The programme will engage children, young people, and adults, offering tailored support for vulnerable groups including school leavers, young carers, children affected by domestic violence, and those with challenging behaviours. Participants will benefit from creative learning, physical fitness, life coaching, and leadership development. Basic, intermediate, and advanced taster sessions to be hosted in trusted community spaces such as Dagenham Heathway Library, Marks Gate Hub, and a partner secondary school. Outputs: 2-3 original drum compositions, four civic displays, participation in at least 4 annual community events.	£10,000

8. Key Developments

131 Church
Elm Lane

75 residential
units delivered
near Dagenham
Heathway,
providing 26
(35%) affordable
homes.



Wickes

Resolution to
grant at the
Wickes site on
Hertford Road,
to deliver 850
new homes with
36% designated
as affordable
housing, as well
as community
spaces, and
public realm
improvements.



Image Credit: Major
Housing / Hybrid Planning

Image Credit: Makower
Architects

Barking
Riverside

Resolution to grant permission for up to 20,000 homes, nearly doubling the original consent of 10,800 homes (subject to S106 negotiations and Stage 2 GLA referral), The revised scheme includes over 4,000 affordable homes, two new public parks, community spaces and commercial space, as well as enhanced riverfront access.

Additionally, Reserved Matters approval was granted for 651 new homes on the L&Q site at Barking Riverside.

Image Credit: BRL



3 Gallions
Close

New development granted planning permission that will deliver 233 (100%) affordable homes in the east of the Borough.

Image Credit: Ackroyd Lowrie



