

London Borough of Havering

Infrastructure Funding Statement

2024/25 Monitoring Period



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1. Introduction

1.1 The Community Infrastructure Levy Regulations (as amended) 2019 requires all local planning authorities which collect or spend planning contributions to publish an Infrastructure Funding Statement (IFS).

1.2 An Infrastructure Funding Statement (IFS) is an annual report which provides a summary of financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) and the Community Infrastructure Levy (CIL) collected and spent by London Borough of Havering (LBH).

1.3 The key aim of the IFS is to increase transparency by providing an annual statement of accounts. This report has therefore been kept succinct and factual.

1.4 This report provides a summary of S106 financial contributions and CIL which the Council has secured, received, allocated and spent in the 2024/2025 monitoring period.

1.5 In the Statement reference will be made to the following definitions:

- **Secured** – contributions which have been secured in a signed legal agreement
- **Received** – contributions which have been received by LBH
- **Allocated** – contributions which have been received by LBH and allocated to a specific infrastructure project
- **Spent/Delivered** – contributions which have been spent or delivered
- **Financial Year/Monitoring Period** – unless stated otherwise, the financial year/monitoring period for this Infrastructure Funding Statement is 01/04/2024 to 31/03/2025.

1.6 The structure of the IFS is set out below:

- Section 2 provides a report on the CIL;
- Section 3 provides a report on S106 contributions;
- Section 4 showcases successfully completed projects delivered using CIL / COF and S106 funding in recent years;
- Section 5 provides details of the forthcoming Planning Obligations SPD.



Figure 1 Map of Havering

2. Community Infrastructure Levy (CIL)

2.1 This section provides the information in respect of CIL which is required to be reported on under Regulation 121A (1) of the CIL Regulations 2010 (as amended).

2.2 London Borough of Havering is a collecting authority for Mayoral CIL (MCIL) and Havering 'Borough' CIL (HCIL).

2.3 The total value of HCIL set out in all demand notices issued to developers in the reported year: **£1,980,508.75**.

2.4 The total amount of HCIL receipts for the reported year: **£ 1,790,231.75**.

2.5 The total amount of HCIL allocated for the reported year: **£379,000.00**.

2.6 The total amount of HCIL expenditure for the reported year: **£902,260.21**.

2.7 The total amount of HCIL retained at the end of the reported year: **£7,020,901.79**

2.8 The amount of CIL spent on administrative expenses pursuant to Regulation 61 of the CIL Regulations 2010 (as amended): **£65,572.62** (up to 5% of receipts).

2.9 The headline figures for Havering Borough CIL (HCIL) and Mayoral CIL (MCIL) in 2024/25 show strong performance in receipts and strategic expenditure. The table below shows that £1.790m was received in HCIL. Of this, £0.066m was allocated to administrative costs (up to 5%), and £0.902m was spent on infrastructure projects. The remaining balance of £7.021m indicates strong reserves for future investment. Additionally, £0.381m was collected in MCIL, with a 4% admin fee deducted.

CIL Headline Figures 2024/2025

HCIL Demanded	£1,980,508.75
HCIL Receipts	£1,790,231.75
HCIL Admin Fund (up to 5% of receipt)	£65,572.62
HCIL Expenditure	£902,260.21
HCIL Retained at end of 2024/2025	£7,020,901.79
MCIL Receipts	£381,278.15
MCIL Admin Fee (4% of receipt)	£15,251.13

2.10 The Historic HCIL and MCIL tables and charts below collectively illustrate Havering's infrastructure funding trends over six years. HCIL receipts rose from £0.031m in 2019/20 to a peak of £2.49m in 2023/24, before dipping to £1.62m in 2024/25. Despite this decline, the retained balance grew to £9.14 million, reflecting prudent financial management and a strong reserve for future projects. Expenditure also increased to £0.379m in 2024/25, supporting a growing portfolio of infrastructure initiatives. The data highlights Havering's strategic use of both funding streams to support long-term infrastructure delivery.

Historic HCIL table

Year	Receipts	Admin (5%)	Expenditure	CIL Retained
19/20	£30,525	£1,526	£0	£28,999
20/21	£479,229	£23,961	£0	£457,389
21/22	£2,539,695	£126,985	£69,033	£2,827,944
22/23	£2,290,224	£114,511	£254,324	£4,749,333
23/24	£2,491,174	£124,559	£673,356	£6,429,664
24/25	£1,790,231	£65,572	£902,260	£7,020,902

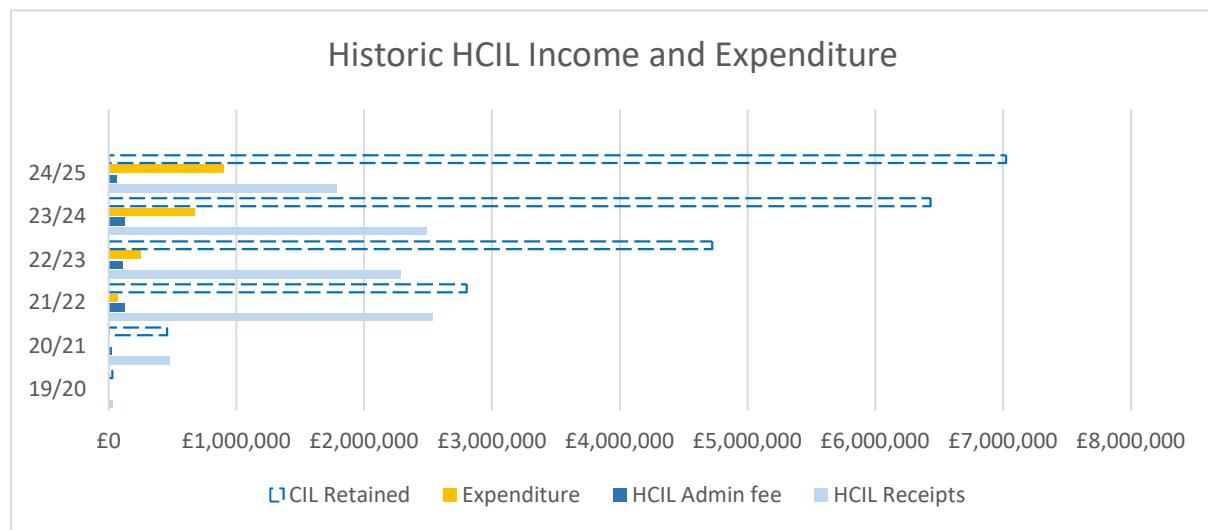


Figure 2. Historic HCIL Income and Expenditure Chart

Historic HCIL & MCIL table

Year	HCIL	HCIL admin (up to 5%)	MCIL	MCIL admin (4%)
19/20	£30,525	£1,526	£33,825	£1,353
20/21	£479,229	£23,961	£97,376	£3,895
21/22	£2,539,695	£126,985	£506,019	£20,241
22/23	£2,290,224	£114,511	£528,384	£21,135
23/24	£2,491,173	£124,559	£735,614	£29,425
24/25	£1,790,231	£65,572	£381,278	£15,251

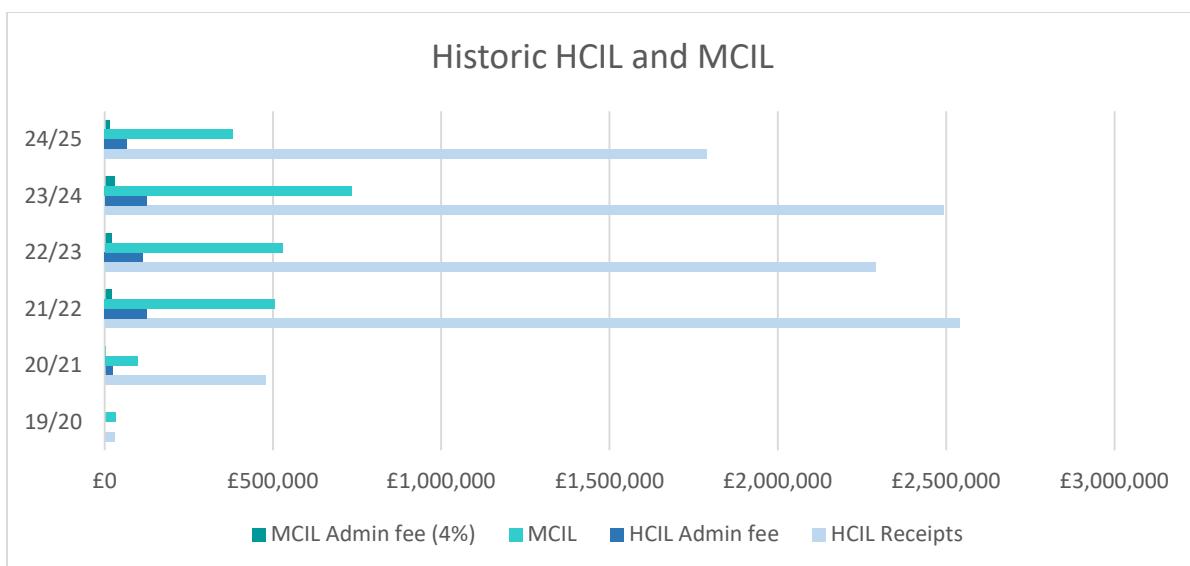


Figure 3. Historic HCIL & MCIL Chart

2.11 The table below details how HCIL funds were spent across various service areas in 2024/25, demonstrating use of available funds. The largest allocation and spent (£200,000.00) went to community-related infrastructure, followed by public protection and environmental projects.

Summary of HCIL Project Spent FY 24/25

Scheme name	Service Area	Amount Spent
Rainham Marshes Environmental Improvements	Environment	£50,000.00
London Riverside BID Public Safety	Public Protection	£95,000.00
Veteran Tree Survey	Environment	£12,000.00
Good Life Projects Cultural Capital	Community, Leisure & Culture	£200,000.00

River Rom Restoration Feasibility	Regeneration	£0.00
Miramar Way Crossing/Floating Island	Highways	£619.00
Total(s)		£357,619.00

2.12 The CIL Allocation chart below illustrates the distribution of HCIL spending across service areas and the overall pot available. Transport received the highest funding, followed by regeneration. The balance chart shows a healthy reserve, indicating capacity for future projects.

HCIL Percentage Breakdown

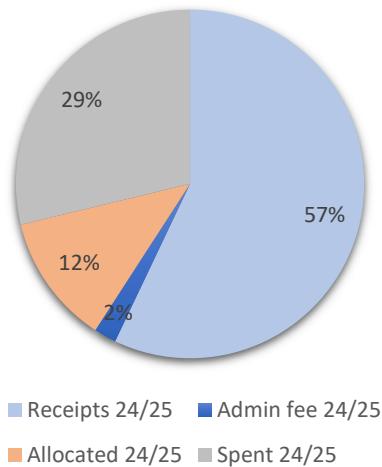


Figure 4. HCIL Percentage Breakdown

CIL Allocation per Service Area

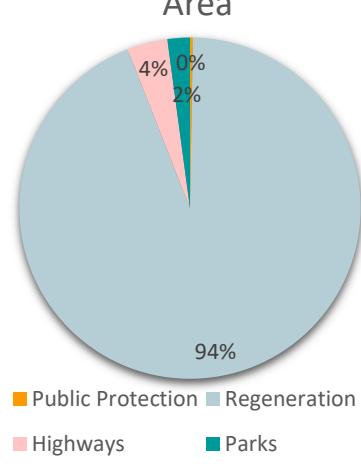


Figure 5. CIL Allocation per Service Area

3. Section 106 Contributions

- 3.1 This section reports the detail on S106 contributions, secured, received, allocated and spent in the reported year.
- 3.2 Planning Obligations are secured through legal agreements which can be attached to a planning permission to mitigate the impact of an otherwise unacceptable development to make it acceptable in planning terms.
- 3.3 Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.
- 3.4 S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.
- 3.5 The total amount of money secured in planning obligations agreed during the reported year was **£1,709,415.10**.
- 3.6 The total amount of money received from planning obligations during the reported year was **£1,657,451.71**.
- 3.7 The total amount of money spent from planning obligations during the reported year was **£2,275,590.58**.
- 3.8 The total amount of money allocated but not spent during the reported year was **£10,635,802.88**.
- 3.9 The total balance remaining at the end of the reported year was **£13,474,639.34**.
- 3.10 The headline figures for S106 contributions in FY 2024/25, indicate that £1.709m was secured, £1.657m received, and £2.276m spent. A substantial £10.636m was allocated but not yet spent, with a total retained balance of £13.475m, reflecting ongoing and future commitments.

S106 Headline Figures FY 24/25

Secured	£1,709,415.10
Receipts	£1,657,451.71
Expenditure	£2,275,590.68
Allocated but not spent in the reported year	£10,635,802.88
Retained	£13,474,639.34

3.11 The S106 Balance by Service Area table and accompanying chart provide a detailed overview of how Section 106 contributions were distributed, allocated, and spent across various service areas. Education holds the largest share of funding, followed by Affordable Housing and Highways, indicating a strong focus on essential infrastructure. These visuals highlight the borough's strategic prioritisation of funding to meet community needs and support long-term development.

S106 Balance by Service Area

Service Area	Balance as of 01/04/24	Received in FY24/25	Expenditure in FY24/25	Allocated in FY24/25	Balance as of 01/04/25
Education	£6,562,721	£0.00	£1,301,242	£5,247,413	£5,247,413
Environment	£101,677	£0.00	£54,653	£75,000	£81,499
AH*	£1,664,173	£94,321	£0.00	£1,689,173	£1,758,494
Highways	£1,835,568	£705,286	£198,186	£805,419	£2,342,668
COF**	£1,424,753	£855,768	£277,711	£848,878	£1,968,337
Parks	£255,120	£0.00	£130,507	£215,346	£138,680
Employment Skills	£45,061	£0.00	£0.00	£45,061	£45,0601
Regeneration	£1,590,497	£0.00	£0.00	£1,587,842	£1,590,497
Transport	£613,245	£0.00	£313,292	£121,672	£299,953
Total	£14,092,778	£1,657,452	£2,275,590	£10,635,803	£13,474,639

Figure 6. S106 Balance by Service Area Table; *AH: Affordable Housing **COF: Carbon Offset Funding

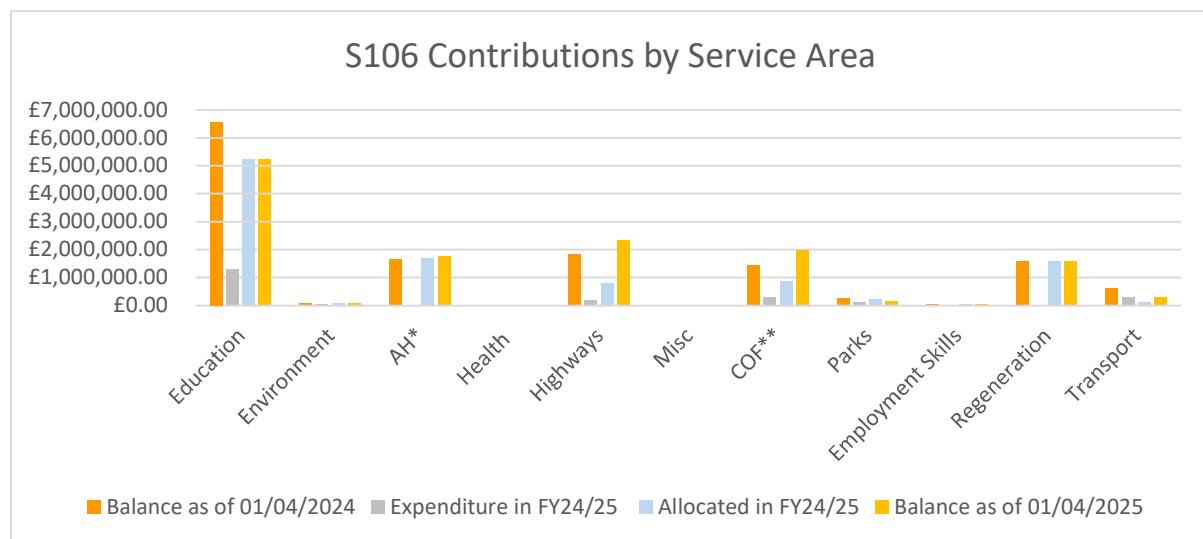


Figure 7. S106 Balance by Service Area Chart

3.12 The Historic S106 Contributions table and associated chart illustrate the six years of financial trends and affordable housing outcomes linked to planning obligations in Havering. The data reveals fluctuating annual receipts and expenditures,

with a significant peak in allocations during 2023/24, indicating increased investment in infrastructure. Affordable Housing (AH) delivery in 2024/25 was higher than in the previous financial year, indicating a shift in performance trends. This change reflects developers' evolving attitudes and highlights the significant role of Section 106 agreements in shaping housing provision and supporting community development.

Historic S106 Contributions Table

Year	Received	Allocated	Spent	AH units approved*	AH units completed**
19/20	£1,860,440	£1,463,213	£6,103,904	14	94
20/21	£595,137	£3,093,380	£1,790,708	111	308
21/22	£6,283,627	£7,778,688	£1,766,558	885	337
22/23	£3,061,719	£8,558,198	£658,371	8	400
23/24	£1,260,168	£11,501,862	£1,542,080	6	30
24/25	£1,657,452	£10,635,803	£2,275,591	37	69

*AH units approved: Number of affordable housing units agreed to secure through S106 obligations.

** AH units completed: Number of completed affordable housing units secured by S106 obligations.

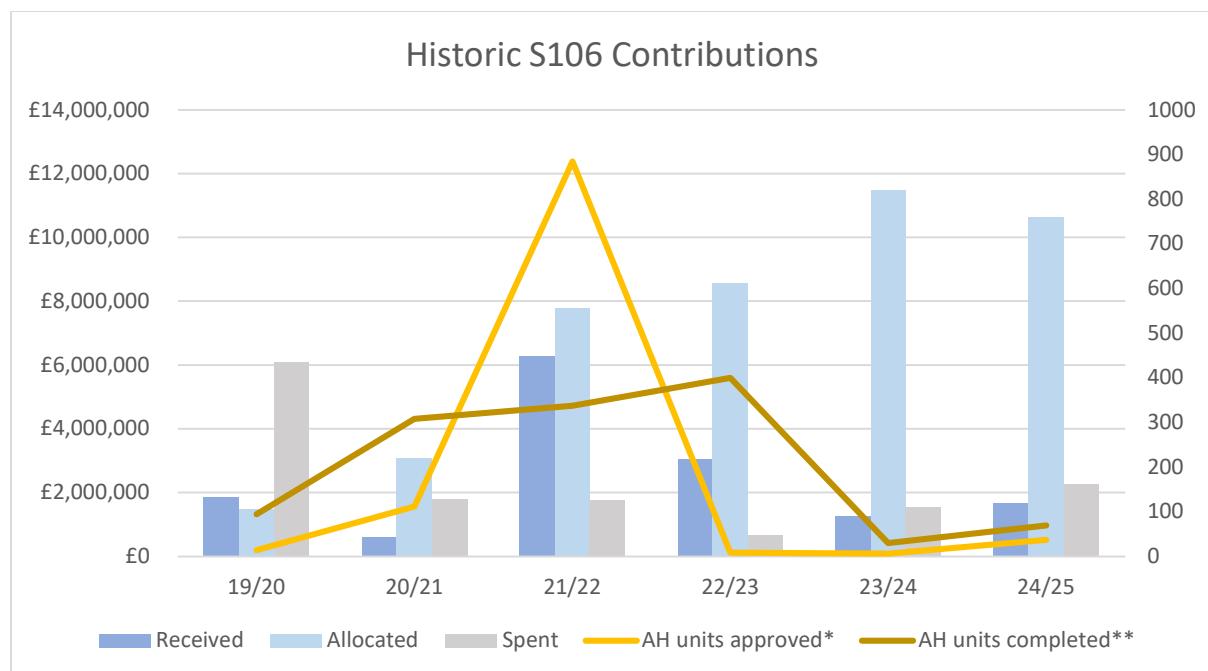


Figure 8. Historic S106 Contributions Chart

3.13 The two tables below provide a breakdown of infrastructure items funded through Section 106 contributions in the 2024/25 financial year. The first table lists the projects to which funds have been allocated, while the second outlines the projects where those allocated funds have been spent.

List of Infrastructure Projects Allocated by S106 in FY 24/25

Infrastructure Project	S106 Amount Allocated
31 High Street CCTV MTC Enforcement	£14,846.09
Albright Industrial Estate – Ferry Lane	£8,993.53
Anti-skid surfacing at the Ferry Lane South / Coldharbour Lane roundabout / ring road in the London Riverside.	£19,500.00
Balgores New Special School	£1,161,543.73
Beam Parkway project	£444,050.69
Bikeability Training	£50,000.00
Bower Park ARP	£176,206.27
Brittons SEND unit	£525,738.28
Bus Stop Accessibility (Various s106)	£17,439.00
Chippenham Road Scheme	£1,689,173.17
CPZ contribution	£22,064.00
Cycle Parking Improvements at Hornchurch Station	£26,671.90
Employment and skills activities / Job brokerage	£45,060.79
Energy Consultant	£30,241.23
Energy Doctors – round 2	£15,171.00
EV Charging Points for Schools	£45,347.40
Footway improvements in Harold Hill Area	£52,084.37
Forest Approach Expansion	£1,834,524.00
Former Harold Wood Hospital - Gubbins Lane Ped Crossing (s106)	£33,783.87
Former Harold Wood Hospital Controlled Parking Zone (S106)	£64,167.86
Former Oldchurch Hospital Site (Swan) - Highways Works	£27,211.78
Gooshays Drive - Highways Contribution	£93,229.08
Harold Court Nursery	£127,000.00
Harold Wood Play Area Improvements	£77,807.55

Harrow Lodge SEND unit	£79,159.62
Havering Museum	£55,499.95
Hornchurch Country Park - Improvements	£10,718.83
Lambs Lane South - Highway Improvements	£339,860.00
North Street Cycle Parking	£15,480.35
North Street Traffic Management	£10,126.59
Orchard Village 20mph Zone	£41,638.00
Public Transport Improvements close to St George's Health Hub	£95,000.00
PV Panels on Council Buildings	£371,880.00
PV Panels on Sapphire Ice and Leisure	£317,000.00
Quarles Campus - Provision of zebra crossing on Whitchurch Road by Tring Gardens	£48,678.57
Queens Park Road	£7,500.00
Rainham Gateway Active Travel Project	£1,143,790.84
Rainham Play Area Improvements	£229.49
Raphaels Park Lodge heat pump	£34,409.00
Riverside Close Parking Controls	£7,500.00
RJ Mitchell SEND Unit exp	£138,794.83
Royal Liberty SEND unit	£48,116.68
Station Road Upminster CPZ	£816.00
Suttons SEND Unit	£1,156,329.78
Upminster Hall Playing Fields Improvements	£126,589.76
Grand Total	£10,635,802.88

List of Infrastructure Projects spent from S106 funds in FY24/25

Infrastructure Project	S106 Amount Spent
St Edward's Primary School ARP	£124,664.87
St Edwards Academy Site	£60,103.61
Whybridge Infant Expansion	£13,019.61
Mead Sch 1FE Expansion Phase 4	£30,000.00

James Oglethorpe Bulge 1.5FE to 2FE - Phase 3	£108,826.07
Parklands Junior	£30,000.00
Hornchurch Country Park - Improvements	£22,909.81
Harold Wood Play Area Improvements	£76,919.76
Upminster Hall Playing Fields Improvements	£16,611.00
Former Harold Wood Hospital Controlled Parking Zone (S106)	£36,428.04
Former Oldchurch Hospital Site (Swan) - Highways Works	£137,893.12
Harrow Lodge Bulge Class	£14,066.47
Footway improvements in Harold Hill Area	£3,325.96
Albright Industrial Estate – Ferry Lane	£1,006.47
Quarles Campus - Provision of zebra crossing on Whitchurch Road by Tring Gardens	£5,754.93
Gooshays Drive - Highways Contribution	£6,770.92
North Street Cycle Parking	£1,573.68
North Street Traffic Management	£1,242.76
EV Charging Points for Schools Match Funding Element	£54,652.60
Mead Sch 1FE Expansion Phase 4	£5,883.32
PV Panels on Council Buildings	£3,120.00
LRBID Public Realm Improvements	£20,178.77
Harris Academy ARP	£928,744.15
Public Transport Improvements close to St George's Health Hub	£313,292.36
Lidl development	£4,190.00
Sustainability consultant	£17,758.77
Green Libraries	£17,324.63
Energy Doctors	£169,329.00
Bikeability Training	£50,000.00
Grand Total	£2,275,590.68

4 Projects Delivered

4.1 Energy Doctors Round 2

Delivered by Havering Council with Carbon Offset Fund (COF) support secured through S106 agreements, the Energy Doctors initiative is a free service available to all residents of Havering. Now in its second round, the project builds on the success of Round 1, which provided hundreds of households with tailored energy-saving advice and practical support. The programme is designed to help residents reduce energy consumption, lower household bills, and improve overall wellbeing—especially during times of rising energy costs. A typical Energy Doctor visit offers a comprehensive package of support, including:

- Energy-saving tips and cost-cutting advice
- Free boiler and radiator servicing
- Installation of items like radiator foils, LED bulbs, and draught excluders
- Help accessing grants and financial support
- Minor repairs and referrals to services like debt advice

So far, Energy Doctors have saved residents over £550,000 and prevented 38,000kg of carbon emissions. Borough-wide adoption could save £132 million annually and cut 6 million kg of carbon. The programme is delivered in partnership with AgeUK East London and AgeUK Redbridge and Havering. Residents can book a visit directly via Live Well Havering. Regular events are held at the Low Energy Visitor Centre, offering residents hands-on demonstrations and further opportunities to engage with energy-saving practices. These events continue to raise awareness and foster a culture of sustainability across the borough.



Figure 9. Energy Doctors event held at the Low Energy Visitor Centre

4.2 Squirrels Heath Infants and Junior Schools

As part of Havering Council's commitment to sustainability and funded through COF via S106 agreements, the Squirrels Heath Infants and Juniors School project delivers significant energy and carbon savings while enhancing the learning environment for pupils. The initiative aligns with national and local environmental goals, including the Government's target to reduce carbon emissions by 75% across 1.9 million non-domestic public buildings by 2037.

The project involved upgrading lighting across four school sites, replacing outdated systems with high-efficiency LED technology. LEDs are up to 74% more energy-efficient than traditional incandescent bulbs and offer over 20,000 hours of usage—dramatically reducing replacement costs and maintenance demands. These improvements contribute to Havering's Zero Carbon targets and strengthen the Council's reputation for proactive estate management.

Beyond environmental benefits, the lighting upgrade has had a direct impact on pupil wellbeing and performance. Enhanced illumination reduces eyestrain and fatigue, improves focus, and creates a more dynamic and engaging classroom atmosphere. One teacher shared how surprised and uplifted she felt returning to a newly lit classroom in September, noting how the brighter space positively influenced both her motivation and her pupils' engagement.

The project also supports children's health: with 10–15% of infant pupils failing school eye tests and many not taking up corrective eyewear, improved lighting plays a vital role in supporting visual comfort and learning outcomes.

Delivered collaboratively by the School Management Team, Site Managers, Asset Management, Technical Services Engineers, and Evans and Shea Electrical Contractors, the project successfully installed LED lighting in 16 classrooms over the summer holidays, benefiting 480 children and setting a benchmark for future energy management strategies across the borough.



Figure 10. Squirrels Heath Infants School

4.3 Rainham Riverside Lighting, Safety and Greening Public Realm Improvements

Havering Council, in collaboration with the London Riverside Business Improvement District (LRBID), successfully delivered and implemented a series of public realm improvements in Rainham Riverside. These initiatives were funded through a combination of CIL and S106 contributions and aimed to enhance safety, accessibility, and environmental quality in the area. Key interventions included:

- Bell bollards to improve the pedestrian and cyclist environment by improving the safety of travelling under the A13 underpass to gain access to the London Riverside industrial / employment zone. Before this installation the location was a hostile environment restricting active travel in and out of the Rainham industrial zone for pedestrians and cyclists due to a number of HGV's and vehicles parking illegally on the pavement, therefore, obstructing and creating an unsafe area for pedestrians and cyclists.
- Roundabout improvements within the London Riverside that incorporated the installation of raised beds and planting to encourage biodiversity while designing a low-maintenance green spaces that improves carbon absorption and improving the visual appearance of the roundabouts.
- Enhanced lighting and CCTV coverage to provide a well-lit and safe environment. These improvements enhanced the two new public realm amenities at the Rainham riverside delivered by the LRBID. These were a covered seating area, designed for the local community to enjoy the views over the river Thames, and the Museum of Garden Escapes that provides a welcoming environment and place of interest for all visitors and local workforce while enhancing the natural habitats and rich biodiversity that exist in this unusual corner of Rainham.

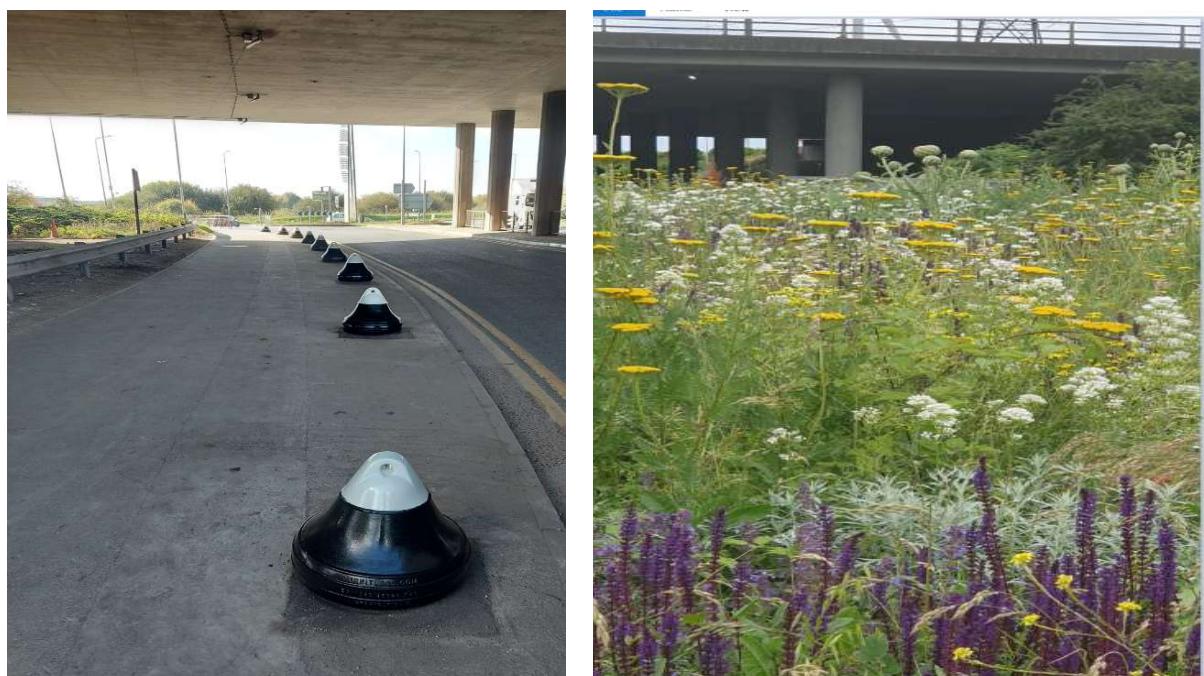


Figure 11. New bell bollard installation and planting

5. Planning Obligations SPD

5.1 The Council is currently preparing a draft Planning Obligations Supplementary Planning Document (SPD), which will set out Havering's proposed approach to securing infrastructure through planning obligations. This document is intended to support the implementation of the borough's adopted Local Plan and Community Infrastructure Levy (CIL) Charging Schedule by providing detailed guidance on how developer contributions will be used to mitigate the impacts of development and support sustainable growth.

5.2 Once adopted, the SPD will become a material consideration in the determination of planning applications and will help ensure a consistent and transparent approach to planning obligations across the borough.

5.3 Designed for use by developers, landowners, infrastructure providers, stakeholders and local communities, the SPD will clarify the process for negotiating and implementing Section 106 agreements. It will also explain how planning obligations interact with CIL, offering applicants a clearer understanding of how these mechanisms work together to deliver necessary infrastructure.

5.4 The draft SPD reflects several national policy priorities, including the delivery of affordable housing, the integration of carbon offsetting and whole-life carbon assessments, the promotion of employment and skills through local labour and apprenticeship targets, and the implementation of Biodiversity Net Gain as required under the Environment Act 2021. These themes are embedded throughout the document and align with the latest revisions to the National Planning Policy Framework and the London Plan.

5.5 A key aim of the SPD is to provide greater certainty for applicants, reduce delays in the planning process, and ensure that development contributes positively to Havering's infrastructure, environment and communities.

Appendix

1. Summary

Infrastructure Funding Statement	
1st April 2024 – 31st March 2025	
SECTION 106:	
(a)the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£1,709,415.10
(b)the total amount of money under any planning obligations which was received during the reported year;	£1,657,451.71
(c)the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£1,181,384.10
(d)summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	
(i)in relation to affordable housing, the total number of units which will be provided;	11
(ii)in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	N/A
(e)the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£10,635,802.88
(f)the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£2,275,590.68
(g)in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	
Items of Infrastructure	
Amount Allocated	
31 High Street CCTV MTC Enforcement	£14,846.09
Albright Industrial Estate – Ferry Lane	£10,000.00
Anti-skid surfacing at the Ferry Lane South / Coldharbour Lane roundabout / ring road in the London Riverside.	£19,500.00
Balgores New Special School	£1,161,543.73
Beam Parkway project	£444,050.69
Bikeability Training	£50,000.00
Bower Park ARP	£176,206.27
Brittons SEND unit	£525,738.28
Bus Stop Accessibility (Various s106)	£17,439.00

Chippenham Road Scheme	£1,689,173.17
CPZ contribution	£22,064.00
Cycle Parking Improvements at Hornchurch Station	£26,671.90
Employment and skills activities / Job brokerage	£45,060.79
Energy Consultant	£30,241.23
Energy Doctors – round 2	£15,171.00
EV Charging Points for Schools	£45,347.40
Footway improvements in Harold Hill Area	£52,084.37
Forest Approach Expansion	£1,834,524.00
Former Harold Wood Hospital - Gubbins Lane Ped Crossing (s106)	£33,783.87
Former Harold Wood Hospital Controlled Parking Zone (S106)	£64,167.86
Former Oldchurch Hospital Site (Swan) - Highways Works	£27,211.78
Gooshays Drive - Highways Contribution	£93,229.08
Harold Court Nursery	£127,000.00
Harold Wood Play Area Improvements	£77,807.55
Harrow Lodge SEND unit	£79,159.62
Havering Museum	£55,499.95
Hornchurch Country Park - Improvements	£10,718.83
Lambs Lane South - Highway Improvements	£339,860.00
North street Cycle Parking	£15,480.35
North street Traffic Management	£10,126.59
Orchard Village 20mph Zone	£41,638.00
Public Transport Improvements close to St George's Health Hub	£95,000.00
PV Panels on Council Buildings	£371,880.00
PV Panels on Sapphire Ice and Leisure	£317,000.00
Quarles Campus - Provision of zebra crossing on Whitchurch Road by Tring Gardens	£48,678.57
Queens Park Road	£7,500.00
Rainham Gateway Active Travel Project	£1,143,790.84
Rainham Play Area Improvements	£229.49
Raphaels Park Lodge heat pump	£34,409.00
Riverside Close Parking Controls	£7,500.00
RJ Mitchell SEND Unit exp	£138,794.83
Royal Liberty SEND unit	£48,116.68
Station Road Upminster CPZ	£816.00
Suttons send Unit	£1,156,329.78

Upminster Hall Playing Fields Improvements	£126,589.76
Grand Total	£10,635,802.88
(h)in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	
(i)the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	
Items of Infrastructure	Amount Spent
St Edward's Primary School ARP	£124,664.87
St Edwards Academy Site	£60,103.61
Whybridge Infant Expansion	£13,019.61
Mead Sch 1FE Expansion Phase 4	£30,000.00
James Oglethorpe Bulge 1.5FE to 2FE - Phase 3	£108,826.07
Parklands Junior	£30,000.00
Hornchurch Country Park - Improvements	£22,909.81
Harold Wood Play Area Improvements	£76,919.76
Upminster Hall Playing Fields Improvements	£16,611.00
Former Harold Wood Hospital Controlled Parking Zone (S106)	£36,428.04
Former Oldchurch Hospital Site (Swan) - Highways Works	£137,893.12
Harrow Lodge Bulge Class	£14,066.47
Footway improvements in Harold Hill Area	£3,325.96
Albright Industrial Estate – Ferry Lane	£1,006.47
Quarles Campus - Provision of zebra crossing on Whitchurch Road by Tring Gardens	£5,754.93
Gooshays Drive - Highways Contribution	£6,770.92
North street Cycle Parking	£1,573.68
North street Traffic Management	£1,242.76
EV Charging Points for Schools Match Funding Element	£54,652.60
Mead Sch 1FE Expansion Phase 4	£5,883.32
PV Panels on Council Buildings	£3,120.00
LRBID Public Realm Improvements	£20,178.77
Harris Academy ARP	£928,744.15
Public Transport Improvements close to St George's Health Hub	£313,292.36
Lidl development	£4,190.00
Sustainability consultant	£17,758.77
Green Libraries	£17,324.63
Energy Doctors	£169,329.00
Bikeability Training	£50,000.00

Grand Total	£2,275,590.68
(ii)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);	£0.00
(ii)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);	£0.00
(iii)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;	£0.00
(i)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.	£13,474,639.34
Havering CIL	
(a)the total value of CIL set out in all demand notices issued in the reported year;	£1,980,508.75
(b)the total amount of CIL receipts for the reported year;	£1,790,231.75
(c)the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	£14,141,206.00
(d)the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£379,000.00
(e)the total amount of CIL expenditure for the reported year;	£902,260.21
(f)the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£7,020,901.79
(g)in relation to CIL expenditure for the reported year, summary details of—	
(i)the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	£902,260.21
Items of infrastructure	
Infrastructure - Verges for parking	£5,904.13
Covid Memorial Project - Hard landscaping & Memorial	£1,378.45
Liveable Neighbourhood Romford Ring Road	£235,517.00
Miramar Way Pedestrian Refuge Island	£619.00
LRBID Public Realm Improvements	£95,000.00
Enforcement CCTV	£501,841.63

Veteran Tree Survey	£12,000.00
Rainham Marshes	£50,000.00
(ii)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);	£0.00
(iii)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;	£65,572.62
(h)in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	£21,381.00
Items of infrastructure	Amount not spent
Rainham Marshes Environmental Improvements	£0.00
London Riverside BID Public Safety	£0.00
Veteran Tree Survey	£0.00
Good Life Projects Cultural Capital	£0.00
River Rom Restoration Feasibility	£10,500.00
Miramar Way Crossing/Floating Island	£10,881.00
(i)the amount of CIL passed to—	
(i)any parish council under regulation 59A or 59B; and	£0.00
(ii)any person under regulation 59(4);	£0.00
(j)summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	
(i)the total CIL receipts that regulations 59E and 59F applied to;	£231,161.00
(ii)the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	
Items of Infrastructure	Amount Spent
S92 Police	£231,161.00
(k)summary details of any notices served in accordance with regulation 59E, including—	
(i)the total value of CIL receipts requested from each parish council;	N/A
(ii)any funds not yet recovered from each parish council at the end of the reported year;	N/A
(l)the total amount of—	
(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£1,559,070.67
(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£14,520,206
(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0.00

(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	N/A
Mayoral CIL:	
(b)the total amount of CIL receipts for the reported year;	£381,278.15
(g)in relation to CIL expenditure for the reported year, summary details of—	
(iii)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;	£15,251.13

2. Section 106 Agreements Entered into by London Borough of Havering – 2024/2025

Application Number	Address	Description of development	Decision Date	Secured Obligations
P2282.21 (Planning)	Mylands Farm	Outline application for the demolition of all existing buildings and the construction of 28 dwellings consisting of 11 affordable dwellings and 17 Custom Build Homes, with all matters reserved except for access.	28/02/25	<p>Financial:</p> <ul style="list-style-type: none"> Speed Control: £45k Footway: £35k <p>Non-financial:</p> <ul style="list-style-type: none"> Highways Works 17 Units of Self-Build Residential 11 Units of Affordable Housing: 3 Shared Ownership and 8 Social Rented
P1737.23 (Planning)	Plot 45 Ferry Lane (formerly Beam reach Plot 8)	Proposal for an industrial shed (Class Use B2) on the site at Plot 45 Ferry Lane (formerly known as beam reach 8, Plot 8).	30/07/24	<p>Financial:</p> <ul style="list-style-type: none"> Affordable Workplace: £5k Carbon Offset: £1.8k Local Environment: £5.5k Skills Training: £5k
P1597.22 (Planning)	80 Courier Road	Construction of a phased development comprising industrial buildings (Use Class E(g)(iii), B2, B8) with ancillary offices and gatehouse, New vehicular access from Courier Road (including use of existing access as emergency access), with pedestrian link from Courier Road to Marsh Way,	13/09/24	<p>Financial:</p> <ul style="list-style-type: none"> Carbon Offset: to be calculated in accordance with S106 formula Active Travel: £500k Employment: £40k <p>Non-financial:</p> <ul style="list-style-type: none"> Affordable Workspace provision

		pedestrian and cycle access from Courier Road, cycle, motorcycle, car, van and HGV parking, hardstanding and circulation areas, sprinkler tanks, pump house, pumping station, sub station(s), plant enclosures, and all other ancillary and enabling works including remediation, landscaping, drainage, engineering, ground stability works, construction, and boundary treatment.		<ul style="list-style-type: none"> • Carbon Dioxide Emissions Reduction Target • Highway Works • Travel Plan
P1591.20 (Planning)	Verve Apartments	The retention of 22 self-contained apartments.	26/09/24	<p>Financial:</p> <ul style="list-style-type: none"> • Affordable Housing: £264k <p>Non-financial:</p> <ul style="list-style-type: none"> • 22 Units Class C3 Residential
P0994.23 (Planning)	168 Station Lane	Variation of Condition No. 25 of Planning Permission ref P0708.20 dated 05/02/2021 to allow for amendment to when a scheme for any new plant or machinery is to be submitted from 'before any groundworks commence' to 'before the first occupation of the dwellings hereby permitted'. (Demolition of existing buildings and construction of new	08/08/24	<p>Non-financial:</p> <ul style="list-style-type: none"> • Section 73 Application – Deed of variation to original agreement

		residential buildings (Class C3) in part 3 and 4 storeys to provide 27 new dwellings with associated works and landscaping.)		
P0887.24 (Planning)	67-71 Victoria Road	Full planning application for demolition of the existing buildings and redevelopment of the site to provide a mix of residential units (Use Class C3), including access works, car and cycle parking, refuse storage and amenity space.	18/03/25	<p>Non-financial:</p> <ul style="list-style-type: none"> • Parking Permits restriction
P0578.23 (Planning)	Knightswood Place (former Dovers Corner Industrial Estate)	Variation of Condition No. 2 of Planning Permission Ref P0922.15 dated 16/10/2017 to allow for amended plans converting the Block D boiler room to 2 x 2-bed dwellings. (Demolition of existing structures and the phased redevelopment to provide 394 residential dwellings, car parking, bicycle parking, substation, public open space and pedestrian/cycle infrastructure, and other works and improvements (including de-culverting of Poole's Sewer, relocation of gas main, minor alterations to access from New	17/05/24	<p>Non-financial:</p> <ul style="list-style-type: none"> • Section 73 Application – Deed of variation to original agreement

		Road and closure of existing secondary accesses, formation of emergency access onto Lamson Road and other associated works) at Dovers Corner Industrial Park, Rainham Trading Estate and Boomes Industrial Estate, New Road, Rainham)		
P0254.23 (Planning)	Former St Bernards Day Centre	3 storey building comprising 4 x 3-bed, 4 x 2-bed, and 1 x 1-bed self contained flats, with associated parking, cycle store, and landscaping, involving demolition of existing buildings.	06/03/25	<p>Non-financial:</p> <ul style="list-style-type: none"> • Controlled Parking Zones • Parking Permits restriction
P0070.23 (Planning)	Veolia ES (UK) Ltd	Continued operation, redevelopment and expansion of the existing Plastics Recycling/Recovery Facility, Materials Recycling Facility buildings with vehicle depot and associated landscaping and parking (Amended description)	30/01/25	<p>Financial:</p> <ul style="list-style-type: none"> • Carbon Offset: £20k • Conservation Park / Wildlife: £28k • Sustainable Travel: £65k <p>Non-financial:</p> <ul style="list-style-type: none"> • Reportable Unit (Energy Centre) • Travel Plan