



**Infrastructure Funding
Statement
2023/2024**

December 2024



**Barking &
Dagenham**

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1. Introduction

Barking and Dagenham is London's single biggest growth opportunity with more than 400 hectares of developable land, including some of capital's largest stretches of undeveloped riverside frontage, affordable property and land prices and excellent transport connectivity. Major investment has occurred and is continuing in Barking Riverside, Barking Town Centre, and the Thames Freeport, and the scale of opportunity for the continued regeneration of Barking and Dagenham is significant.

Our natural landscapes and heritage assets provide a rich and interesting setting for high-quality new development. Our population is young, diverse and aspirational; 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.

With plans to deliver over 40,000 high quality new homes and 20,000 new jobs by 2037, the Council is committed to providing high quality infrastructure to meet the needs of our residents and support the ongoing growth and transformation of the borough. Enhancing transport connectivity, providing high quality green spaces and natural places, and investing in social

and community infrastructure remain key priorities for the Council.

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, as required by the CIL Regulations (2010).

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; and
- a report on s106 including receipts, allocations to projects and expenditure.

1.1. The Local Plan and Planning Obligations SPD

The LBBB Local Plan 2037 was adopted at Assembly on 18 September 2024. The adopted Local Plan sets out the development vision and place-making ambitions for the borough, and the strategy for delivering our objectives to 2037. The adopted 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. Alongside the Local Plan 2037, Council also adopted the Planning Obligations Supplementary Planning Document on 18 September 2024, to provide contemporary guidance on S106 contributions in the borough to planning officers, developers and the community.

1.2. 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 September 2024 Planning Obligations SPD.

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. LBBB charges CIL on development in the borough, as set out in the Charging Schedule (2015)¹.

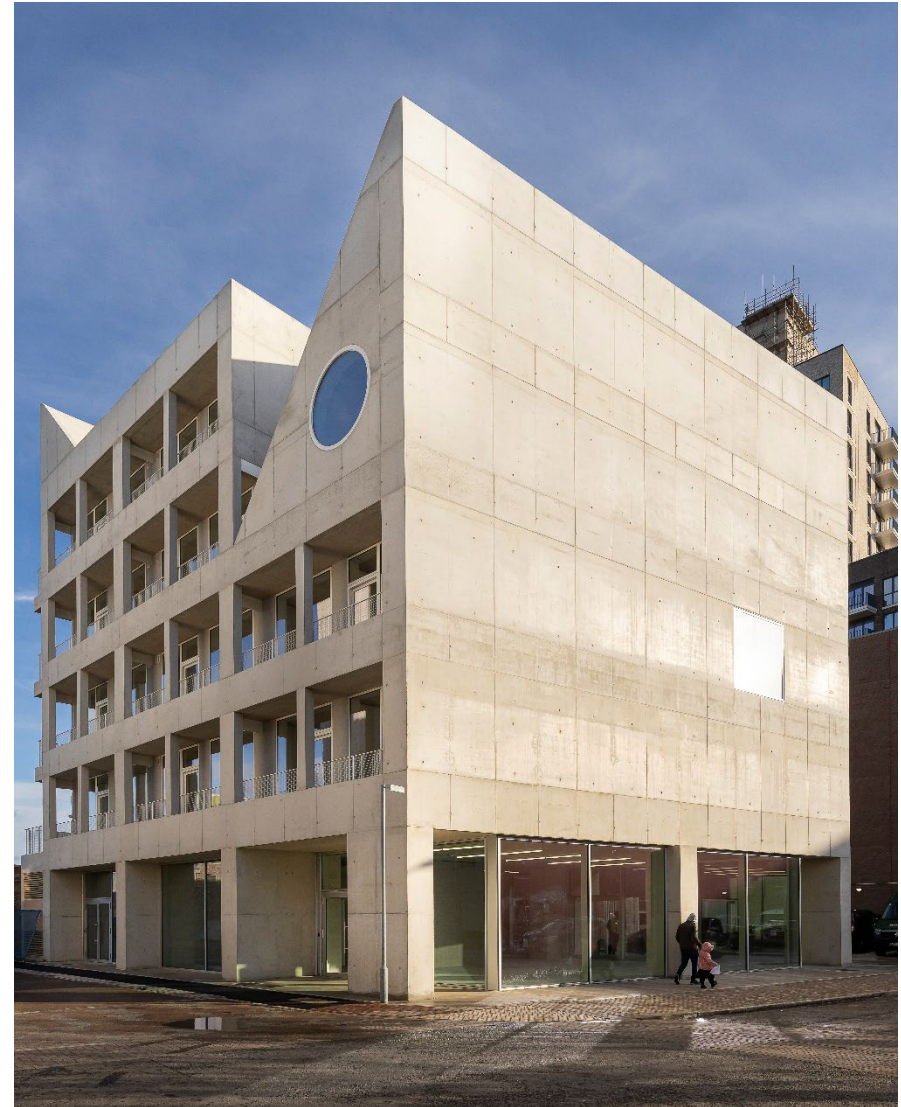
In our authority area, 80% of CIL is to be used for the funding of strategic infrastructure projects (referred to as Strategic CIL (SCIL)), and 15% must be spent on neighbourhood project, determined in consultation with communities (referred to as Neighbourhood CIL (NCIL)). NCIL can be spent on infrastructure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

¹<https://www.lbbd.gov.uk/developer-contributions-cil-and-s106>

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 develop.





2. The Infrastructure Delivery Plan

The Local Plan 2037 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. Council is currently refreshing the IDP, to be published in Summer 2025.

2.1. 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

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 of growth planned means that there will be implications for infrastructure across the whole authority area.

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 is a key element of realising this ambition and leveraging the opportunity 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 3.2, which have been formally allocated to projects, by decision of Council, or Cabinet where appropriate.

2.2. Allocating Developer Contributions

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

Decisions on the allocation and expenditure 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>



3. CIL report

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 2023/24. This section further sets out the amount of CIL spent and retained during 2023/24.

CIL receipts 2023/2024	
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)	£4,886,572.41
Total amount of all CIL receipts collected including Mayoral CIL	£10,555,508.25
Total amount of CIL receipts collected excluding Mayoral CIL	£5,547,011.34
Total amount of CIL receipts collected before 2023/24 but not allocated	£3,628,810.30
Total amount of CIL receipts collected before 2023/24 which have been allocated in 2023/24	£1,097,000.00
Total amount of CIL receipts, whenever collected, which were allocated but not spent	£1,150,191.25

CIL expenditure 2023/2024	
The total amount of CIL expenditure	£706,410.70 capital spend
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	£315,181.74
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 2023/2024	
The total amount of CIL receipts received in 2023/24 retained at the end of the year	£4,286,284.53
CIL receipts from previous years retained at the end of 2023/24	£4,072,590.85
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



Image: Aerial Essex

3.1. Headline figures for Strategic CIL

The table below sets out the headline figures of the collection, expenditure and allocation of SCIL in 2023/24, and the amount available for the Council to allocate as of 31 March 2024.

CIL collected (excluding Mayoral CIL)	£5,547,011.34 (including admin fees and NCIL portion)
SCIL expenditure	£706,410.70 in capital expenditure
SCIL allocated	£1,097,000.00
SCIL available to allocate (including retained CIL from previous years)	£7,208,684.13

3.2. Strategic CIL allocation and spend

This section sets out the projects allocated CIL, and expenditure during 2023/2024.

Project	Year Allocated	Value of Allocation	Spend in 2023/24
Children's Playspaces and Facilities	2017/18	£275,000.00	£2,600.00
Parks and Open Spaces Strategy 2017	2017/18	£500,000.00	£27,210.75
Box Up Crime	2019/20	£300,000.00	£7,682.00
East End Women's Museum	2019/20	£250,000.00	£133,497.49
Tackling litter in parks	2019/20	£96,000.00	£0.00

Building a Green Community Infrastructure	2019/20	£117,800.00	£0.00
Safer Parks, Healthier Communities	2019/20	£84,000.00	£0.00
Barking and Dagenham Local Football Facility	2019/20	£160,000.00	£0.00
East End Women's Museum (additional allocation) - capital	2023/24	£35,000.00	£0.00
East End Women's Museum (additional allocation) - revenue	2023/24	£62,000.00	£0.00
Woodward Rd Arts and Culture centre	2023/24	£200,000.00	£200,000.00
Chadwell Heath Cemetery Multi Faith Facilities	2023/24	£350,000.00	£335,420.46
Uber Boat by Thames Clipper – funding to support increased frequency	2023/24	£450,000.00	£0.00



4. S106 Report

This section provides a summary of financial and non-financial S106 obligations that were agreed, received, allocated and spent during 2023/24. 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 2023/2024	
The total amount of money secured through S106 planning obligations during 2023/2024	£7,827,312.45
The total amount of money under any planning obligations which was received during 2023/2024	£3,416,479.99
The total amount of S106 receipts collected before 2023/2024 which has not been allocated by the authority	£129,866.24
Summary of non-monetary S106 planning obligations which were secured during 2022/23:	Affordable Housing units: 1584 units

S106 allocation and expenditure 2023/2024																	
The total amount of S106 receipts money which was allocated but not spent during 2023/2024	£5,166,926.60																
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£3,901,466.83																
<p>In relation to money (received under planning obligations) which was spent by the authority in 2023/2024 (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</p>	<p>Capital spend as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Food Sector</td> <td style="text-align: right;">£114,899.39</td> </tr> <tr> <td>Car clubs</td> <td style="text-align: right;">£19,597.84</td> </tr> <tr> <td>Employment and skills</td> <td style="text-align: right;">£47,771.00</td> </tr> <tr> <td>Affordable Housing (Gascoigne East 3b and Roxwell Road)</td> <td style="text-align: right;">£3,566,337.41</td> </tr> <tr> <td>Archaeology works at Barking Abbey</td> <td style="text-align: right;">£35,228.27</td> </tr> <tr> <td>VISSIM traffic survey in Barking Town Centre</td> <td style="text-align: right;">£12,632.92</td> </tr> <tr> <td>St Chads Park Play Space</td> <td style="text-align: right;">£50,000.00</td> </tr> <tr> <td>Education</td> <td style="text-align: right;">£55,000.00</td> </tr> </table>	Food Sector	£114,899.39	Car clubs	£19,597.84	Employment and skills	£47,771.00	Affordable Housing (Gascoigne East 3b and Roxwell Road)	£3,566,337.41	Archaeology works at Barking Abbey	£35,228.27	VISSIM traffic survey in Barking Town Centre	£12,632.92	St Chads Park Play Space	£50,000.00	Education	£55,000.00
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<p>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;</p>	<p>£214,770.00</p>																															
<p>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.</p>	<p>£5,294,796.25</p>																															
<p>In relation to money (received under planning obligations) which was allocated by the authority but not spent during 2023/2024, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;</p>	<table border="1"> <tr><td>Air Quality Monitoring</td><td>£100,631.82</td></tr> <tr><td>Car clubs</td><td>£76,268.30</td></tr> <tr><td>Carbon Offset</td><td>£885,806.66</td></tr> <tr><td>CCTV</td><td>£5,000.00</td></tr> <tr><td>Education</td><td>£505,464.48</td></tr> <tr><td>Electric Vehicle Infrastructure</td><td>£24,838.00</td></tr> <tr><td>Employment and skills</td><td>£31,041.35</td></tr> <tr><td>Environmental Improvements</td><td>£424,690.80</td></tr> <tr><td>Food sector</td><td>£804,887.60</td></tr> <tr><td>Highways</td><td>£709,140.26</td></tr> <tr><td>Parking</td><td>£51,771.34</td></tr> <tr><td>Parks</td><td>£473,826.90</td></tr> <tr><td>Public transport</td><td>£703,608.25</td></tr> <tr><td>TfL Highways</td><td>£167,853.66</td></tr> <tr><td>Travel Plans</td><td>£202,097.18</td></tr> </table>	Air Quality Monitoring	£100,631.82	Car clubs	£76,268.30	Carbon Offset	£885,806.66	CCTV	£5,000.00	Education	£505,464.48	Electric Vehicle Infrastructure	£24,838.00	Employment and skills	£31,041.35	Environmental Improvements	£424,690.80	Food sector	£804,887.60	Highways	£709,140.26	Parking	£51,771.34	Parks	£473,826.90	Public transport	£703,608.25	TfL Highways	£167,853.66	Travel Plans	£202,097.18	
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5. Neighbourhood CIL Report

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.

CIL receipts 2023/2024	
Total amount of CIL receipts that has been allocated for NCIL	£945,545.07
Amount of CIL passed to: <ol style="list-style-type: none"> 1. Parish councils 2. Another person to apply to funding infrastructure 	<ol style="list-style-type: none"> 1. None 2. £275,525.00 given to organisations to fund NCIL project and £215,000 given to B&D Giving for the delivery of local infrastructure
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

5.1. Projects allocated NCIL funding

This section sets out the projects that were allocated and spent NCIL funding over 2023/24.

Organisation name	Project description	Amount requested
Barking and Dagenham Ab Phab Youth Club	This project will provide opportunities for young people aged 11-18 with disabilities and/or mental health conditions to develop their skills and independence in gardening, cooking and managing their physical wellbeing.	£9,716.00
Flowing Rivers Enterprise	The project will address the rising cost of living through the Community Cafe Project, providing employability, micro-investment, debt management and legal clinic sessions.	£9,860
Hedgecock Community Centre	The proposed project aims to introduce dragon boating to the residents of Longbridge Ward in Barking and Dagenham, with a focus on promoting physical activity and improving the health and wellbeing of participants. The venue will be at London Regatta Centre, which is located outside of LBBB but is conveniently accessible via the cycle highway and a short drive from Hedgecock Community Centre.	£10,000
High voltage Performing Arts	The project will deliver Music on the Move (A Community Roadshow delivered by HVPA). The project will expand this offer to harder to reach communities within Barking and Dagenham by purchasing a van to deliver fun, educational and engaging music themed sessions through a series of Boroughwide, tailored to meet needs community activities, especially for those who find accessing current opportunities in their localities.	£9,200
Laura I. Art Gallery CIC	The project is an extension of past project Noah`s Ark, delivering a 10-week programme of events run by a mascot, designed mainly for young people and adults from disadvantaged backgrounds in Barking and Dagenham. Starting from September and lasting well into autumn (October), the project will consist of 1 workshop a week in school after school hours, and 1 day a week at a local organisation.	£10,000
Love Education C.I.C	The project will offer a range of free workshops, holiday clubs, short courses, and creative sessions to equip young people with practical skills and knowledge to improve their lives. Love Create workshops will be facilitated by industry experts from various fields, including barristers, personal trainers, chefs, accountants, actors, designers, and others.	£10,000
Power House Community Network	The project will deliver a Borough-wide focused event and a series of weekly sessions to create awareness of Blood/organ donation, sickle cell and health issues to a community that is opposed to donating blood or their organs or identifying with health issues. The project is designed to educate and create long-term and sustainable awareness of the issue.	£10,000

RCCG, House of Prayer for all Nations	<p>The project will support high school leavers to either enrol into higher/further education institutions or securing Apprenticeship/traineeship. Support will include career guidance and counselling, CV and Cover Letter writing, interview techniques to enable them secure school admission or join an Apprenticeship or Traineeship scheme.</p> <p>The project will also support adults who have chosen not to attend Tertiary/further education institution or who are unemployed, employed but either on low income, or earn good income but stagnated in their career. Support will include an initial troubleshooting interview, career guidance and counselling, CV and cover letter writing, job search and interview techniques.</p>	£10,000
Thames Life	The Green-Up Group will support fortnightly clean-ups operating in Thames View and Barking Riverside to activate green spaces. The project will clean up the environment by litter picking, tidying up green spaces and gardening activities, increase usage of local green spaces getting residents active and outdoors, and recruit resident custodians for the Ripple Nature Reserve to facilitate its re-opening. The project will also activate green spaces and engage socially isolated and vulnerable residents through outreach.	£9,999
Tots N Tunes C.I.C.	Tots N Tunes provides classes to local families with young children in Barking and Dagenham through three different playgroups: All Around the World, Tots N Play and Dads Rock. This project is about compiling a book of nursery rhymes from the diverse cultures of the attendees in popular play and singing groups, with an accompanying CD and digital download.	£10,000
True Cadence CIC	The project, entitled "Raise the Bar, KING" (RTB), is a 12-month coaching and mentorship programme aimed at empowering young men between the ages of 16 and 25 in Barking and Dagenham. The programme aims to provide positive male role models, guidance on integrity, honour, and respect, and mentorship on navigating life's challenges.	£10,000
Urban Promise UK	The project will deliver a free after school club in Marks Gate 4 days a week for 20 primary school aged children during the Autumn Term. While attending the club children will receive help with homework and reading, mentoring from team of teenage Student Leaders, opportunities for extracurricular activities, healthy snacks, and a meal.	£9,974
Wander Wild Forest School	Wander Wild Forest School is a forest school led by qualified local residents in Barking Riverside. The project engages local families in their local outdoor environment through curated sessions; families can develop skills in teamwork, using tools safely and learning about looking after our natural environment through an accessible format. A key aim is bringing together diverse communities to gather to share in outdoor play and exploration.	£10,000
JDS STRIVING FOR EXCELLENCE	The Creative Inclusion Project has been designed to provide a range of inclusive creative workshops, and holistic wellbeing programmes for young people aged 11+, from all backgrounds and abilities. The workshops consist of activities that include mindfulness, self-development, essential life skills and providing capacity building support, for potential future entrepreneurs within the borough.	£10,000

Barking and Dagenham Youth Dance	The project will provide Social Media Content Creator training sessions. This will include delivering 2-hour sessions a week, during term time, outside of school time and engage with an additional 15 young people aged 11-16 each week, targeting those from low-income families. Beneficiaries will work with youth facilitators who will set tasks that will see them improve their communication skills, increase their creative thought processes that leads to stimulating the brain, all while gaining skills that are relevant to today's job market.	£9,970
Sycamore Trust	The project will support pre-verbal children who experience social and communication difficulties and are not using functional language. Families learn to communicate using symbols based on the PECS® System. It is an intensive ten-week programme including parent and individual child sessions.	£9,992
Barking Churches Unite	The project will provide a new space in BLC to expand the service offering and provide a warm space in winter and extend the kitchen.	£10,000
Wellgate Farm	The project will build on the current volunteering opportunities at the Wellgate Farm by dedicating staff to develop and deliver a programme of training and accreditation. The Farm supports volunteers of all ages and abilities and volunteers would like the opportunity to build a record of achievement evidencing the skills and knowledge they have gained and in-house certification which they can use to enhance their CVs for future training and employment.	£9,748
Make a Difference at Sandies	MADAS Charitable Organisation targets Children and Young People (CYP) at risk of family breakdown and social exclusion from ages 3-14 and the project will further support this work.	£9,540
Wood Lane Baptist Church	This project will deliver a defibrillator for people suffering cardiac arrest to increase their chance of survival. It will be available 24/7 at the church but for the benefit of residents of the ward and borough. It will be registered nationally on "The Circuit" to provide timely access in emergencies round the clock.	£2,810
Early Years Cocoon	The project is about developing a family friendly guide of the Top 10 parks in the borough (voted for by families) and help to activate those spaces by coordinating 5 family friendly events delivered by local partners such as: puppetry, storytelling, music, crafts and sports.	£9,870

Peer 2 Peer	P2P are committed to helping reduce the number of young people at risk of becoming groomed online. Peer Educators will deliver 40 Grooming & Online Safety Workshops to young people in schools within LBBD, educating them on how to spot the signs of online grooming, how to use the internet safely, and exploring the effects of sexting both now and in the future. Workshops will be attended by approximately 30 students each, achieving a total reach of up to 1,200 young people across the borough.	£9,980
ILA	The project will provide practical support to people with learning disabilities to access training opportunities and up-skill.	£7,864
Stoneford Community Garden	The project would support the continuation of free activities in the garden for the community and towards developing a new community friends' group, run by local partners. Thames Chase Trust, a conservation charity, runs a bi-weekly gardening club where residents learn new skills and play an active role in looking after the garden. Funding will ensure that the gardening club and family activities can continue next year.	£10,000
Becontree South C of E	The project will aim to train and certify 150+ members of community in first aid (adults and children) and will enable the purchase of 3 defibrillators and 3 bleed kits to be installed at the entrance to all 3 church buildings within our parish for emergency public use.	£10,000
Radiant Ambitions	This is a skills development program aimed at enriching 30 young girls to tackle social isolation and reduce loneliness. The project will run from February to August 2024, during school holiday breaks to meet the needs of young girls ages 13 to 19.	£10,000
Soul and Sound	The Healthy Mind Healthy Grind 6-week Plant Based Cooking Workshop is designed to 'plant the seed' of becoming a conscious consumer of food and learning a new life skill via cooking basic healthy plant-based dishes on a budget.	£10,000
Westbury Urban Garden Association	The project is aiming to improve community resilience and food security by creating an urban orchard. The project will provide funding for lockable safe storage, improved lighting, improved irrigation and water capture, fruit trees, better green waste management facilities and sustainable off-grid toilet facilities.	£10,000
Hatfield Community Hall	To create a sensory garden to be used by the community.	£7,000