

LONDON BOROUGH OF CAMDEN

INFRASTRUCTURE FUNDING STATEMENT 2025



LOCAL COMMUNITY INFRASTRUCTURE LEVY

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**Appendix 1 - Local Community Infrastructure Levy projects
2023/24**

1. Purpose of the Infrastructure Funding Statement

- 1.1. This report looks at income and expenditure from the Community Infrastructure Levy (CIL) and Section 106 (s106) agreements in Camden for the 2023-24 financial year and gives an indication of future spending priorities. It is a requirement of the CIL regulations that local authorities set out what infrastructure has and will be funded from CIL and s106 in an Infrastructure Funding Statement. This report is a summary of CIL and s106 activity and more detail on collection and spending over this period can be viewed in the [CIL and Section 106 Annual Report](#).
- 1.2. The CIL is a standard charge on developers (rate per sqm) which is used to fund general infrastructure items that are needed to support growth. It applies to developments that add 100sqm of floorspace or one of more dwellings. There are two CIL charges in Camden: the Mayor of London CIL and the Camden CIL.
- 1.3. S106 agreements are legal agreements attached to planning permissions, which are used to mitigate the impacts of development and ensure that Camden's planning policy requirements are fully met. They are either non-financial, such as for on-site affordable housing or construction management plans, or for financial contributions for defined purposes such as highways works, employment contributions, open space contributions or affordable housing (where accepted in lieu of on-site provision).

2. Key information

- 2.1 The main activities from 2023-24 are summarised below:

CIL

- £10.2M (million) of Camden CIL collected
£4M of Camden Strategic CIL (SCIL) spent on highways works and improvements, £880K on transport strategy and projects, and £676K on area regeneration. £1M was also allocated for an Arts and Culture programme in future years
- 25% of Camden CIL is spent locally with funds being allocated through a ward-based, Member-led system
- £2.4M of local CIL funds were spent on 85 community projects
- £7.7M of Mayoral CIL was collected, the substantial majority of which was passed to Transport for London

S106

- 108 s106 agreements were signed between developers and the Council, with a combined value of £34.8M.
- £23M was received in Section 106 financial contributions, including £9.4M for affordable housing, £3.2M projects to offset carbon generated from new development, £2.4M for environmental and public realm improvements, and £1.4M for highways works.

- £5.1M s106 was spent during 2023/24 including £1.3M on economic development and employment initiatives and £1.1M on affordable housing.
- A further £1.8M has been allocated to deliver affordable housing and £1.4M to Camden's Green Spaces Investment Programme.

3. Background

Community Infrastructure Levy and Section 106 agreements

- 3.1 Camden started charging a Community Infrastructure Levy (CIL) on 1 April 2015. The Levy is used to fund general (rather than site specific) infrastructure that is needed to support growth and development in the borough, both at a strategic and local level. The Planning Acts set out that CIL funds must be spent on the provision, improvement, replacement, maintenance or operation of infrastructure, such as transport, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces. National planning guidance makes clear that the definition in the Act allows the levy to be used to fund a very broad range of facilities and that this flexibility gives local areas the opportunity to choose what infrastructure they need to deliver their Local Plan provided it supports the development of the area.
- 3.2 The local or neighbourhood element of the CIL can be used more flexibly but Government guidance and legislation sets out that these funds should be used to support the development of the relevant area by funding:
- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or
 - (b) anything else that is concerned with addressing the demands that development places on an area.
- 3.3 Section 106 agreements are binding legal agreements between the Council and landowners / developers and are used to mitigate the impacts of development and ensure that Camden's planning policy requirements are fully met. Section 106 obligations can cover:
- Site-specific financial contributions for defined purposes such as highways works, employment contributions and open space contributions (where accepted in lieu of on-site provision);
 - Provision of affordable housing;
 - Non-financial obligations, including requirements such as Car Free development, Construction Management Plans and Travel Plans.

4. Community Infrastructure Levy (CIL)

- 4.1 There are two community infrastructure levies collected in Camden: The Mayor of London CIL (which is currently used to fund the Elizabeth Line) and Camden CIL, which is used to fund infrastructure across the borough. The charges that apply are set out in charging schedules and different rates apply for different

uses in different areas, with most CIL collected from residential development. The charging schedules can be viewed on the Camden web site at the following link - [About the Community Infrastructure Levy - Camden Council](#). The latest charges came into force on 30 October 2020 and the Council is currently the timing of the next review.

Camden CIL collected (2023-24)

- 4.2 Approximately £10.3M of Camden CIL was received in 2023-2024, which was broadly in line with predictions. This was collected from 34 sites, with £2.2M of this being from 52 Avenue Road. Sites contributing over £0.5M were:

Application No	Site Address	Received in year
2022/1863/P	52 Avenue Road, London, NW8 6HS	£2,209,154
2022/2542/P	Abbey Co-op Phase 3 ,Abbey Road, London, NW6 4DP	£1,486,571
2021/2671/P	'The Ugly Brown Building', 2 Pancras Way	£1,133,927
2020/5631/P	Network Building (95-100 Tottenham Court Road & 76-80 Whitfield Street) and 88 Whitfield Street, London, W1T 4TP	£927,290
2020/3881/P	Belgrove House, Belgrove Street, London, WC1H 8AA	£857,078
2019/0910/P	369-377 Kentish Town Road, London, NW5 2TJ	£780,173

Spending Camden CIL

- 4.3 Following the deduction of a 5% administration fee, 70% of Camden CIL contributes towards the provision of strategic infrastructure projects ('strategic CIL'), with the remaining 25% spent in the local area ('local CIL'). The administration fee is used to fund the management, staffing, administration, IT and legal costs involved in:
- the collection of the CIL, including the issuing of CIL notices and engagement with developers and their agents to ensure the correct sums are paid
 - monitoring/tracking CIL income
 - the management of CIL spending, in particular work to support the local CIL spending system. This work has included liaison with ward members, other council services and project managers; programme management; and the assessment and processing of individual local CIL allocations
 - work to review and revise Camden's CIL charging rates.

Strategic CIL (SCIL)

- 4.4 In 2023-24 £4M of this was spent on footway and carriageway improvements across the borough, £880K on transport strategy and projects, £676K on area regeneration, £240K on the Estates Mission and £226K on Bacton Tower

works. £1M was also allocated to support Camden's arts and culture programme for 24/25 and 25/26.

Local CIL (LCIL)

- 4.5 Approximately £2.5M in local CIL was collected in 2023/24 and £2.4M of local CIL funds was spent over the same period on 85 community projects sponsored by ward Councillors.
- 4.6 Larger projects included the Cost of Living Fund, New Horizon Brightening Futures, Primrose Hill Library, Cheriton Building refurbishments for use by Women and Health, and improvements to the Pirate's Castle.
- 4.7 Some examples of the local CIL funded projects which have been delivered are described in Appendix A. A full list of all the projects funded from LCIL since its inception by ward can be viewed [here](#).

Mayor of London Community Infrastructure Levy

- 4.8 Camden has been collecting a CIL on behalf of the Mayor of London since April 2012. Approximately £7.2M of Mayoral CIL was collected in 2023-24 and transferred to Transport for London to help fund the Elizabeth Line. 4% of the collected funds (£311K) were retained by the Council to cover staffing, administration and legal costs incurred in collecting this CIL. When this funding is no longer needed to contribute towards the Elizabeth Line, the Mayor of London intends to continue to charge a London-wide CIL to help fund other strategic transport projects.
- 4.9 The Mayoral CIL (MCIL) charging rate is £80 per sqm for most uses in MCIL Zone 1, which covers Camden, with higher rates for commercial uses in Central London. Please see the following link for more information on these charges:

[About the Community Infrastructure Levy - Camden Council](#)

5. Section 106

Section 106 agreements signed

- 5.1 In 2023-24, 108 s106 agreements were signed between developers and the Council. These agreements had a combined value of £32.1M, including
- £11.5M for station and transport works associated with the O2 development,
 - £6.9M for affordable housing,
 - £3.6M for public realm and environmental improvements,
 - £2.9M for carbon dioxide offset measures,
 - £1.8M for economic development / training initiatives, and
 - £1.7M for highways works.

- 5.2 The Council will not receive most of these funds for several years as they will generally be payable when schemes are implemented (and funds will not be received at all where planning permissions are not implemented). There is also potential for the Council to receive up to £2.7M in future affordable housing contributions if the viability of some developments increases sufficiently after planning permission was granted to enable the developer to pay some or all of the specified amount, subject to a late stage viability review. Due to rising costs and fluctuating sales values affecting the viability of development, and therefore the likelihood of these potential funds being received by the Council, these contributions have not been included in the overall s106 total.
- 5.3 The s106 agreements and other documents related to each application can be viewed online through Camden's planning applications search page by entering application details: <https://www.camden.gov.uk/search-for-planning-applications>

Section 106 financial contributions received 2023-24

- 5.4 £23M was received in section 106 payments in 2023-24. A list of the contributions by type and amount is set out in the Council's CIL and s106 Annual Report which is displayed on Camden's website. [Section 106 spending and financial information - Camden Council](#) .
- 5.5 The larger amounts received include:
- £9.4M for affordable housing,
 - £3.2M projects to offset carbon generated from new development,
 - £2.4M for environmental and public realm improvements,
 - £1.4M for highways, and
 - £871,000 for employment and training initiatives.
- 5.6 £359,000 was received in construction implementation and management contributions. These are used to secure and implement construction management plans (CMPs). Camden officers monitor and manage the impacts of construction on development sites to ensure it is carried out in line with the agreed plans and standards.

Section 106 spending / transfers in 2023-24

- 5.6 £5.1M of s106 contributions were spent during 2023/24. This included:
- £1.3M on economic development and employment initiatives
 - £1.1M on affordable housing
 - £700,000 on highways
 - £390,000 on construction management.
- 5.7 In addition to this spending, a further £1.8M has been allocated to affordable housing and £1.4M has been allocated to Camden's Green spaces investment programme. Plans are also being formulated for a programme of

sustainability projects to which carbon offset funds will be allocated. These projects will be reported in future versions of this document.

- 5.8 The monitoring of Section 106 obligations and the management of the impacts from development brings resource implications for the Council so we secure contributions from developers to cover these costs. Around £274K of Section 106 funds was spent in 2023/24 on managing the impacts of development through securing and implementing Construction Management Plans including funding for officers in Camden's Planning, Transport, Sustainability and Environmental Protection Teams.

6 Future spending

CIL spending

- 6.1 The strategic CIL allocations for 2024/25 set out below were agreed through a Non Key Executive Decision (available to view [here](#)). These were funded by the SCIL balance remaining at the end of 2023/24. This takes into account previously agreed SCIL funding for the Transport Strategy and Projects and Regeneration services for 2024/25. In addition, £4,000,000 was allocated for highway and footway maintenance in 2024/25.
- £1,000,446 - Arts and Culture programme 2024/25 and 2025/26
 - £250,000 - Bacton Tower resident hall
 - £240,000 - Estates Mission vacant spaces project
 - £140,000 - Citizen Scientists pilot
 - £135,000 - Jet washer for enhanced street cleaning
 - £82,000 - Euston Economic Impact Assessment
 - £1,037,533 - Holborn Liveable Neighbourhood.
- 6.2 It is planned that the strategic element of the CIL will be used to fund the infrastructure priorities set out below for 2025/26 onwards to address the impacts of development. These priorities were derived having regard to the spending requirements of the planning legislation and Camden infrastructure priorities as expressed in the Local Plan Infrastructure Plan, Planning Frameworks, and We Make Camden.
- 6.3 Most of the CIL funds for these projects has not yet been collected and the costing / funding needs of the identified priorities and projects may change. Therefore these priorities are indicative only at this stage. Any changes will be addressed in future versions of this document and any allocations will be subject to separate Non Key Executive Decision reports which will be published on the Council's website.

2025/26 onwards

- Area Regeneration
- Transport Strategy and Projects

- Arts and Culture program (2026/27)
- Holborn Liveable Neighbourhood
- Kilburn High Road public realm and transport upgrades
- Kilburn Grange Park Masterplan
- Education projects
- Libraries investment at Kilburn, Swiss Cottage and Holborn
- Camden Town Tube Station upgrade
- Step-free access at West Hampstead Underground Station
- Step-free access at Finchley Road Station
- Step-free access at Kentish Town Station
- Transformation of Euston Road
- King's Cross Gyratory scheme
- Stephenson Walk
- Camden Highline
- Highway and footway maintenance
- Other infrastructure priorities set out in adopted planning frameworks and included in the Local Plan Infrastructure Delivery Plan.

6.2 Spending of the local element of the CIL will be undertaken largely at a ward level and will be guided by local priority lists which have been developed by the Members in the light of public consultation. The current priority lists can be viewed [here](#).

Section 106 spending

6.3 As set out in paragraph 3.3, S106 legal agreements are used to mitigate the impacts of development and ensure that Camden's planning policy requirements are fully met. The spending of section 106 payments must be consistent with the clauses in these agreements. Considering this, and the content of Camden's current policies, future spending is expected to continue be focused on mitigating impacts in the following areas:

- affordable housing
- carbon dioxide offset measures
- highways
- public realm and environmental improvements
- public transport
- open space
- securing an inclusive economy.

6.4 The Council is updating the Camden Local Plan. The draft new Local Plan would allow for a payment in lieu (PIL) of provision of affordable workspace in certain circumstances, which can be used to fund affordable workspace elsewhere in the Borough.

REPORT ENDS

Appendix A

LOCAL CIL PROJECT EXAMPLES 2023/24

25% of Community Infrastructure Levy (CIL) collected in Camden is spent on local projects through Local CIL. This is allocated through a ward-based, Member-led system, with allocations guided by priority lists developed by ward members in consultation with their local communities.

This report provides information on a number of community projects funded by local CIL.

Camden Art Biennale 2024: Celebrating Student Creativity and Cultural Diversity (Belsize, Frognal and Holborn and Covent Garden wards)

The Camden Biennale celebrates young artistic achievement across Camden, showcasing art developed by every school and every key stage of learning. It received £30,000 in local CIL funding.

The Biennale exhibition took place from 11 to 17 July 2024 at Central Saint Martins in King’s Cross and displayed works created by students aged 4 to 17 from almost 60 schools, featuring around 450 pieces. As well as showcasing student talent and diversity, the event expanded horizons and sparked an interest for future employment in the arts. Key stakeholders like Camden Learning, Central Saint Martins, Regents High School, local councillors, and Christopher Hatton Primary school helped design the event which aimed to strengthen students’ art education through professional exhibition opportunities.



The project provided cultural value to thousands of students, families, and visitors, invigorating the King’s Cross area.

The exhibition supporting the local economy, increased brand awareness for local companies, and cemented Camden's position as a creative borough. It also helped to develop new partnerships between schools, cultural institutions, and community groups, leaving a lasting impact on arts education and engagement. By providing an equal platform for children from all backgrounds to participate, develop their skills, and expand their portfolios, the Camden Biennale strengthened community pride, cultural awareness, and connectivity across the borough.

Camden United FC: Empowering Youth Through Sport and Community (St Pancras and Somers Town ward)

Camden United FC is a youth-led football club with a goal of increasing community cohesion and promoting football as an intervention for young people at risk of antisocial behaviour. It was established in August 2019 by young adults in Somers Town after two of their friends were murdered.

£30,000 in local CIL allowed them to appoint a Director of Young People; an essential role in helping Camden United achieve their long-term community ambitions and reaching more young people.

Through the local CIL funding, the Club was able to provide free football coaching, competitive games, and a mentor – all of which build trustworthy relationships and confidence. The club makes sure that there are no financial barriers to ensure that the youth of single-parent families and working-class families can participate. The initiative has been important in improving the mental health of young people affected by COVID-19, especially those from diverse backgrounds.

It has also been able to increase the number of women and girls participating in sport by sponsoring women only sessions in more welcoming spaces.

Camden United looks to be more than a football club, seeking to be a force for social inclusion, personal growth, and community safety, using sport as a catalyst for change.



Accessible Tuesdays at Jim's Pitch: A Green Space for All (Gospel Oak ward)

Jim's Pitch, a football and recreational space on the Russell Nurseries housing estate, was founded in 2000 by Jim McFarland. His daughter, Rachelle McFarland, leads the Russell Nurseries & Jim's Pitch Community, carrying on his legacy of fostering community inclusion.

Thanks to £2,280 in local CIL funding, Accessible Tuesdays has successfully created a dedicated time for adults with mobility and accessibility impairments to enjoy sports in a welcoming environment. The newly installed fully accessible pathway has made the pitch truly inclusive, allowing participants to engage in walking football, floor basketball, tennis, badminton, and other adapted sports with the support of a trained Sports Facilitator.

The project has significantly improved social connections, reduced isolation, and encouraged more people to remain active and enjoy outdoor spaces. Carers also benefit by using the time to connect with others, take a break, and build support networks. By widening access to sports and recreation, Accessible Tuesdays continues to promote health, well-being, and community spirit.



Marchmont Community Garden: Revitalizing Community Green Space (Bloomsbury ward)

Marchmont Community Garden, located in Bloomsbury between Marchmont Street and Kenton/Handel Streets, opened in 2011, providing a peaceful green oasis in the local neighbourhood. It acts as a biodiverse space that facilitates social connections. It supports local businesses and shoppers as well as volunteers that work towards beautifying the area.

CIL funding of £40,452.06 was allocated to revitalise the space. The garden's original wooden decked footpath had become dilapidated. The replacement provided toughened decking boards to provide seamless replacement and long-term resilience.

The footpath upgrade improved accessibility to a wider range of people and facilitates inclusion for wheelchair users, parents with pushchairs, and those with vision impairments. It helped the garden thrive as an important green space, improving well-being, and strengthening community engagement.

