



Waltham Forest Infrastructure Funding Statement (IFS) 2023-24

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Part A

1 Introduction

Welcome to the Waltham Forest Infrastructure Funding Statement (IFS). This document sets out this year's income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (S106) agreements¹, as well as Section 38 and Section 278 Highways agreements.²

This statement was prepared as per the Community Infrastructure Levy 2010 (as amended) and covers the period from **1st April 2023 to 31st March 2024**.

Waltham Forest recently adopted the first part of a new Local Plan, which will guide development in the borough for the next 15 years. The Local Plan shows how we can go as far as possible to meet the need for new homes in the borough, whilst also securing high quality exemplar design, protecting and enhancing the character of local areas, providing new and improved green spaces and public realm, responding to the climate emergency, improving air quality, significantly reducing flood risk, creating safer spaces, reducing fear of crime, maximising the number of local jobs and employment space, and delivering a whole range of community infrastructure, including health facilities, a new hospital, public transport/station improvements, facilities for young people and new cultural amenities.

Developer contributions help deliver the infrastructure needed to support this planned growth. Together, CIL and S106 funds help make it possible to account for the impacts of new developments and maximise the benefits and opportunities from growth.

¹ A planning agreement entered into under Section 106 of the Town and Country Planning Act 1990 (as amended)

² An agreement signed under Section 38 or Section 27 of the Highways Act 1980



The Community Infrastructure Levy (CIL)

CIL is a non-negotiable payment levied by local authorities on new development charged per square metre of created floorspace. The funds collected from CIL go towards 'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area'. The Government introduced CIL in 2010, and Waltham Forest began collecting borough CIL in 2014.

There are two types of CIL charging that developments in Waltham Forest are liable to pay – Mayoral CIL 2 and Waltham Forest CIL. The Mayor's CIL is a standard charge which applies to most new development across Greater London and is used to help fund Elizabeth Line (Crossrail 1) and the future Crossrail 2. The Mayoral CIL 2 charge for Waltham Forest is £60 per square metre and further information on MCIL is available [here](#).

Waltham Forest CIL is a standard charge which applies to most new buildings and extensions in the borough. Exceptions to this charge include schools, health facilities, charitable development and self-build housing. Details of charges that do apply can be found in the Borough's current CIL Charging Schedule [here](#).



Enjoy Waltham Forest cycle lanes outside Blackhorse Road station

Planning Obligations

Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement, called a planning obligation, with landowners to mitigate the impact of a specific development and make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.

The obligations within a S106 agreement must meet three legal tests:

- 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

Details about the Council's approach to securing planning obligations can be found in the Supplementary Planning Document available on our [website](#).

Useful definitions

The following terms will be used throughout the IFS:

Reported year: Period from 1st April, 2023 to 31st March, 2024

Agreed: Contributions that have been agreed within a signed legal document. If the planning application is not implemented, they will not be received.

Received: Financial contributions that have been paid to Waltham Forest council and/or non-monetary contributions that have been delivered

Allocated: Contributions that have been received and allocated for a specific project

Spent: Contributions that have been spent on the projects to which they were allocated

Unspent: Contributions, either allocated or not, which have not been spent

2 Community Infrastructure Levy Report

2.1 Headline figures for 2023/24

- Total value of CIL set out demand notices issued: £1,722,854.73
- Total amount of CIL receipts collected: £2,145,751.02
- Total CIL expenditure: £1,702,659.31¹
- Total CIL receipts which have been allocated but not spent: £19,487,990.91



¹ Excluding administration fees

2.2 Collection Of CIL

In 2023/24, Waltham Forest received CIL payments totaling £2,145,751.02.

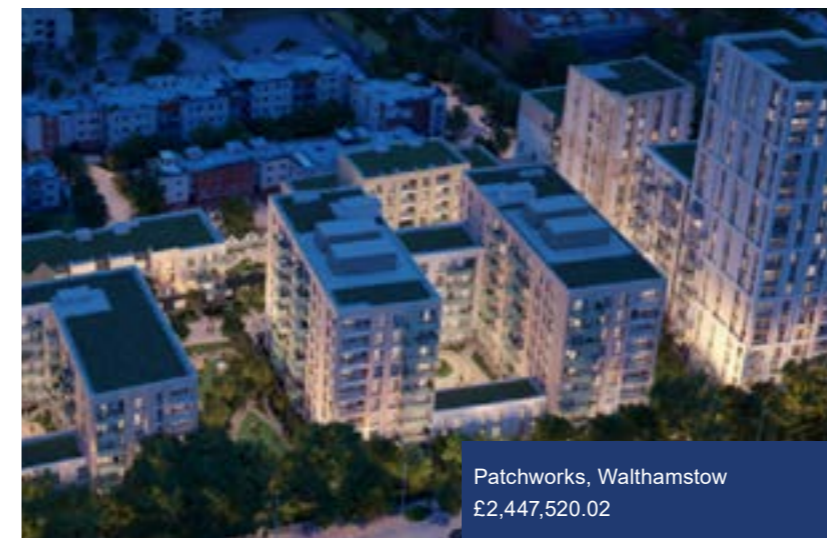
Demand Notices are issued on commencement of development and set out the total sum payable and the instalments required. The total value of demand notices issued in 2023/24 was £1,722,854.73. In cases when a Notice was re-issued due to alterations in the development plan, only the values from the amended Notices are included in this report. Because Demand Notices may be paid in up to 2 installments, the value of CIL Demand Notices issued during a particular year does not necessarily equal the total funds received during that year.

In addition to CIL funding, £112,872.57 was collected for the purposes of administering developer contribution funds.

Table 1. CIL collection and retention over the past 3 financial years

	2021/22	2022/23	2023/24
CIL collected in reporting year	£3,952,665.84	£7,369,110.03	£2,145,751.02
Cumulative CIL collected prior to reporting year	£22,212,747.33	£29,581,857.37	£31,142,957.50

Waltham Forest CIL Income (2022- 2024) by Development



The four largest contributors to CIL income are featured.

All developments that have paid over £1 million are included.

2.3 Allocation of CIL

£2,217,422.00 of CIL funding was allocated in 2023/2024. CIL funds are divided into two allocation categories: Strategic CIL and Neighborhood CIL (NCIL).

Most funds (80%) go towards Strategic CIL pot and are used to support a range of qualifying projects that align with the Council's vision for inclusive growth.

15% of the collected CIL is allocated to smaller-scale infrastructure projects through the Neighbourhood Community Infrastructure Levy (NCIL) programme. In areas with an established neighbourhood plan, 25% of the CIL collected from development within that neighbourhood will be allocated to the neighbourhood plan area. In Waltham Forest, the only designated neighbourhood plan area is Highams Park, which will receive 25% of the CIL collected from its development.

The remaining 5% of CIL collected is retained in line with the CIL Regulations towards the administration of Waltham Forest CIL.

£2,217,422.00 of CIL funds collected before the reported year were allocated during the reported year. The total amount of CIL receipts collected before the reported year which have not been allocated is £6,273,566.16.



Cycle Hub with a green roof on Wood Street

Strategic CIL project allocations

Leyton Tube Station - £9,000,000.00 allocated

Developer contributions collected by the Council will deliver increased capacity, step free access via lifts, a larger ticket hall and a new footbridge over the tracks. Works are due to commence on-site in 2025.



Key benefits: Step-free access will remove a major barrier for older and disabled passengers, as well as those travelling with children in buggies, to accessing the London-wide public transport network. The improvement in the capacity and accessibility of the station will assist in achieving a reduction in private car use and will contribute to the Borough's Climate Action Plan by reducing emissions. The works will meet demand and growth expectations in the Leyton area for the next 25 years and beyond.

Walthamstow Central Station Improvements - £2,625,101.08 allocated

The Council has secured agreement and funding (through CIL and TfL) to undertake the necessary safeguarding works which form Phase 1 of this project taking place prior to the occupation of The Mall development in 2025. Funding has also been secured for the delivery of planned works to improve the Overground access into the station on Selbourne Road with the re-activation of scrub land adjacent to the station and delivery of improved public realm and the addition of commercial units.



Key benefits: The improvements to Walthamstow Central Station will address significant public transport capacity and accessibility challenges and help support and unlock continued regeneration and growth in Walthamstow. The improvement in the capacity and accessibility of the station will assist in achieving a reduction in private car use and will contribute to the Borough's Climate Action Plan by reducing emissions.



Lloyd Park play area improvement - £250,000 allocated

CIL funds have been allocated toward various improvements across Lloyd Park. The money will go towards renovating the skate park and installing a scooter park for young children. There will also be investments in refurbishing the play area and the fence at Carr/Brettenham Road.

Key benefits: This project will make Lloyd Park a better place to visit, play and enjoy, providing vital enhancements to this popular green space in the heart of the borough. The improvements to the skate park and playground will benefit families and children of all ages, from toddlers to teens. These expanded and refurbished spaces will give children safe and fun places to play, socialise and enjoy being outdoors.



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Bikehangars & cycle hubs - £1,600,000 allocated



Each bike hangar, which can store six cycles, is 2.5 metres in length, taking up half a car parking space. The bike hangars are supplied by cycle parking designer and manufacturer Cyclehoop, which has installed more than 1,000 units across 26 London boroughs.



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Key benefits: This funding will enable the Council to provide facilities for the 3,900 residents on the waiting list for bike storage space. By making personal access to bikes easier, particularly for residents living in flats, this project encourages a modal shift towards cycling and away from personal vehicle usage. The introduction of a bike hangar also removes a potential car parking space from the road which reduces the number of miles driven in the borough, encourages healthy and active lives and assists the Council in achieving its Climate Emergency targets.



2.3 Expenditure of CIL

A total of £1,702,659.31 in CIL funds was spent in 2023/24.

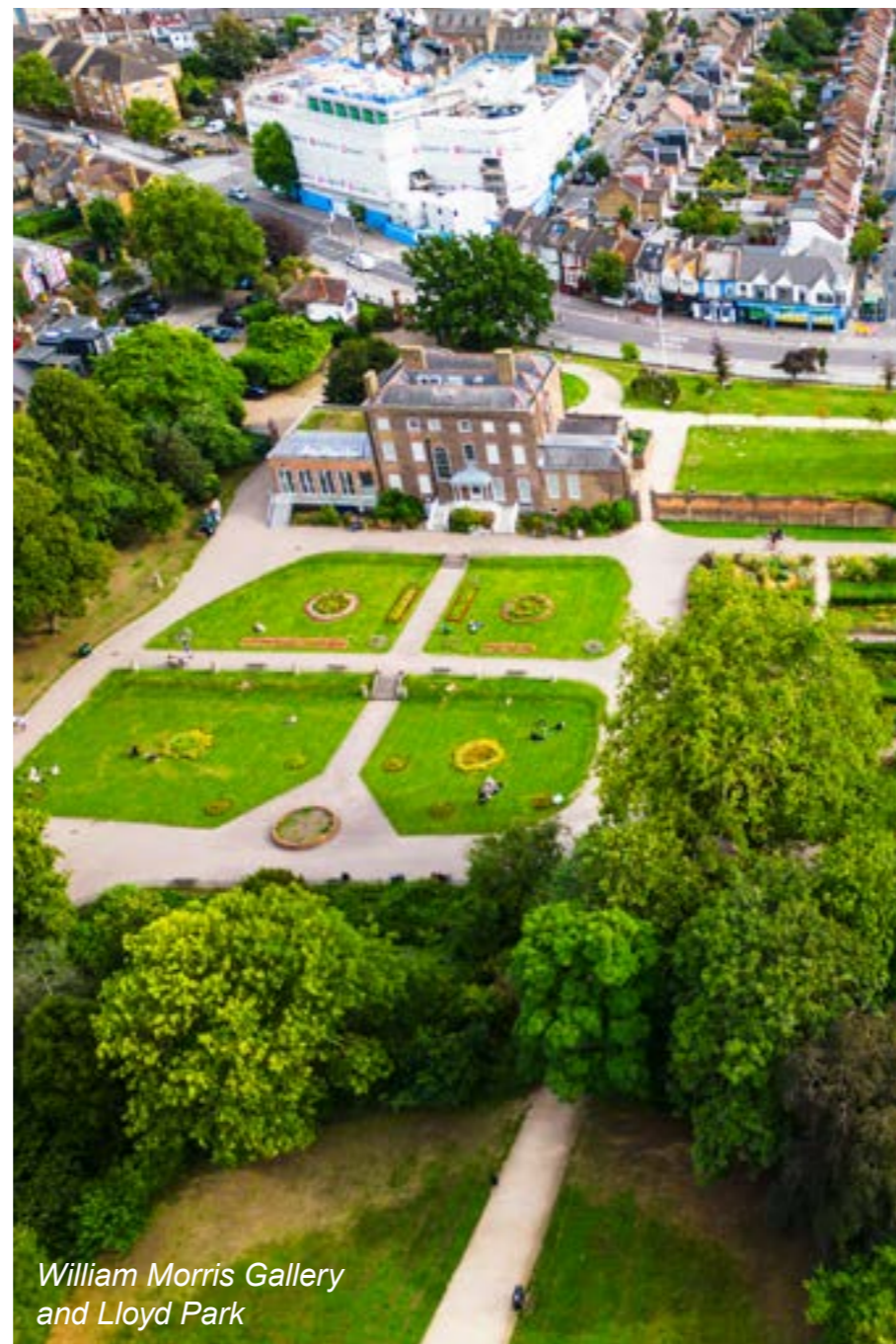
No CIL money was spent on repaying money borrowed, including any interest.

Due to the timeframes of some projects, not all collected and allocated CIL funds were spent in the reported year. In total, £19,487,990.91 of CIL funds collected prior to and during the reported period have not been spent and have carried over into the new financial year.

For a full list of projects funded by CIL, see Appendix 1.

Table 2. CIL spending by project type (excluding administration costs)

Project type	Amount spent
Public realm	£588,177.58
Parks	£429,311.72
Active transport	£398,166.89
Culture	£205,941.48
Sports & leisure	£81,061.64
Total	£1,702,659.31



Strategic CIL project examples

Fellowship Square - £1,3000,000 allocated - £300,000 spent

The Fellowship Square transformation programme is a once in a lifetime opportunity to create a new neighborhood in the heart of the borough, refurbish cherished historic buildings and create a more inclusive environment for the public in the Campus. CIL funding was used for public realm improvements on the site, including an enhanced war memorial, drinking fountains, site-wide CCTV coverage, step-free access to Assembly Hall and a Sensory Garden designed specifically to benefit residents with autism and dementia.



Key benefits: This project delivered new green infrastructure through the Sensory Garden and public realm improvements. New planting and trees have increased biodiversity across the Fellowship Square site and increased the net usable open space for residents to use. The Sensory Garden is free to use and will provide significant benefits to mental health and wellbeing, delivering against the Council's key strategy of Safe and Healthy Lives and 15-minute Neighbourhoods. The new site-wide CCTV provision have increased the security coverage across a site that has been transformed and opened to the public.



William Morris Gallery - £210,000 allocated - £205,941.48 spent



The William Morris Gallery is a Grade II* listed Heritage site dating from 1740s. CIL funds were used to revitalise the permanent gallery displays, prevent deterioration of the collections and refresh the fabric of the historic building to address wear and tear. Funding was also spent on new exhibition installations that are more relevant and accessible to diverse audiences.

Key benefits: The project will support economic growth through increasing visitor numbers to the local area and deliver significant social value for local people, sustaining culture at the heart of economic growth in the borough.



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Brooke Road SuDs - £250,000 allocated - £117,730.96 spent



CIL funds were used to install rain gardens along the carriageway on Brooke Road to manage rainwater run-off from hard surfaces after downpours. St Mary's C of E School supports this with their 'SuDS in Schools' initiative and will harvest rainwater by linking the school's downpipes to rain planters.

Key benefits: This project project enhances biodiversity and increases ecological and climate resilience, all whilst reducing pressure on Thames Water's drainage system and minimising the risk of storm flooding.



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Leytonstone Borough Low Emission Network (BLEN) - £230,000 allocated - £109,493.55 spent



Installation of new Micro-Parklets and replacing the red and white barriers with more aesthetically pleasing items of street furniture (granite boulders, cycle stands, oil drums with trees and planters).

Key benefits: The project will reduce exposure to pollutants generated by traffic and improve overall air quality through a range of active and sustainable travel infrastructure improvements, traffic management measures that prioritise low and zero emissions transport options, behaviour change initiatives and increased green infrastructure.



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Neighbourhood CIL projects examples

Langthorne Park Entrance and Jubilee Gardens

£53,000 allocated - £9,800 spent



NCIL funding was used for resurfacing the basketball court, providing additional lighting and new seating, and improving the park entrance to reduce antisocial behaviour. In June 2024, thousands of people attended a festival celebrating the completed refurbishments. The all-day celebration—also funded by NCIL — featured food trucks, performances and outreach by local services.

Key benefits: The Local Plan and Site Allocations has identified that over the next 15 years South Leytonstone has the capacity to bring forward 1,000 new homes. The use of NCIL funds assisted in creating an area that is welcoming and safe for the entire community to use so the growing neighbourhood has access to a vital space for leisure and recreation.



Signal Walk Play Space - £50,000 allocated - £49,759.63 spent



NCIL funding was used to create brand-new attractive play space in the Highams Park district centre, which includes nature-themed play equipment, safety surfacing, fencing and planting/landscaping.

Key benefits: Prior to this investment, the play area was not well used due to its poor condition. The new play area will support the growth of the Highams Park area by providing important play facilities for families and young children.



Forest Road cycle route - £275,000 allocated - £72,957.38 spent



This stage of the Forest Road scheme covered approximately 2.5km from the Bell Junction to Woodford New Road. NCIL funds were used to further improve conditions for walking and cycling along the entire length, including the transformation of five major signal junctions.

Key benefits: The Forest Road corridor scheme enhances and uplifts the public realm and significantly improves conditions for walking, cycling and sustainable transport. Introducing infrastructure that enables more people to use sustainable and active modes of travel is a critical part of the Council's Climate Change Strategy and one of the core principles of the 15 minute neighbourhoods theme within the Council's Public Service Strategy.



3 Section 106 Planning Obligations Report

3.1 Headline figures for 2023/24

- Total received through S106 financial planning obligations: £1,110,743.59
- Total spent from S106 financial planning obligations: £2,826,120.63
- S106 funds carried over from previous financial year: £11,012,024.19
- S106 funds carried forward to next financial year: £9,024,510.07
- Total money to be provided through new planning obligation agreements made in 2023/24: £4,059,952.70.



3.2 Collection of S106 planning obligations

The total amount of money received from existing planning obligations during the reported year was £1,110,743.59. Of the S106 funds collected during the current and previous reported years, £9,271,647.15 has been retained for future use, of which £0 has been retained for the longer-term maintenance of infrastructure projects.

In the 2023/24 financial year, Waltham Forest negotiated and signed 66 S106 developer contribution agreements. These agreements include financial obligations totaling £4,059,952.70. It should be noted that these dues will only become payable if developments implement their planning permission and upon the agreed payment trigger. The agreed upon figures are indexed and may vary at the time of payment depending on inflation/deflation.

For a full list of financial obligations agreed upon in the reported year, see Appendix 3.

Developer agreements can also include non-financial obligations, including the provision of affordable housing. The developer agreements made in 2023/24 oblige the construction of 336 affordable units.

No provisions were agreed upon for new school pupil places. Other non-monetary obligations contained within the new S106 agreements include car-free parking restrictions, affordable workspace on site and commitment to local employment and training.

For a full list of non-monetary obligations agreed upon in the reported year, see Appendix 4.

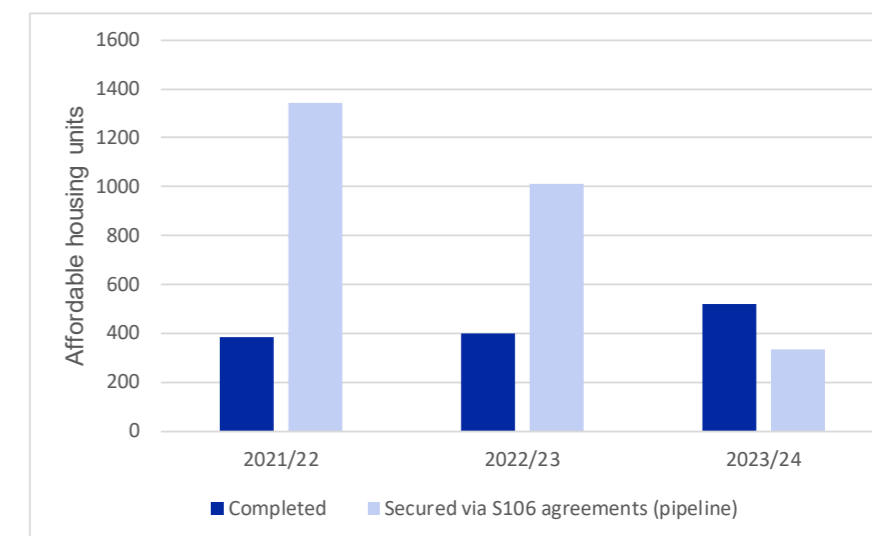


Figure 1. Affordable housing agreements secured and completed in the past three years

3.3 Allocation of S106 planning obligations

In 2023/24, the S106 funds allocated to infrastructure projects totalled £1,206,659.36. Including funds from the reported year and prior years, £8,721,141.43 of allocated funding is yet to be spent due to the longer-term nature of the projects.

For a full list of projects with remaining funds from S106 allocations in 2023/24, see Appendix 2.

The total amount of money received under any planning obligations prior to 2023/24, which had not been allocated by the end of 2023/24 was £550,505.72.



3.4 Expenditure of S106 planning obligations

£2,826,120.63 collected through S106 was spent on infrastructure projects in 2023/24.

The amount of planning obligation money spent on repaying money borrowed, including any interest, was £0. The amount of S106 money spent on the administration and monitoring of the delivery of planning obligations was £0.

At the end of the reported period, £9,024,510.07 of unspent S106 funding was carried over into the next financial year.

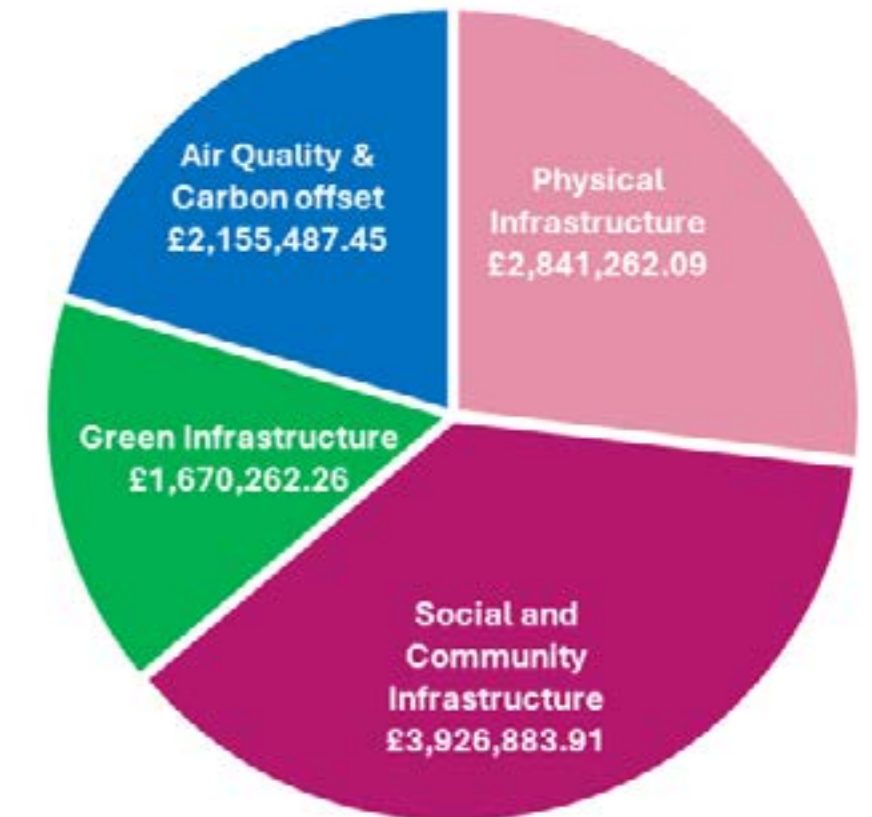


Figure 2. S106 contributions allocated and spent on different infrastructure types.

S106 infrastructure project examples

Carbon offset at Southfield Court - £459,818 allocated - £459,818 spent



Before



Rooftop solar panels



After

S106 funds were used for a comprehensive retrofit of this Council-owned residential building. Improvements included new external insulation and roof-top solar panels.

Key benefits: The project will save 2,423 tonnes of carbon over its lifespan. That works out to 75.5 tonnes per year, equivalent to the carbon footprint of driving 402,000 kilometres.



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Employment and training at 35 Sutherland Road

£525,026 allocated - £231,000 spent



S106 funded the conversion of a derelict industrial building into 861 sq m of employment workspace.

Key benefits: Prior to this investment, this Council-owned building was vacant for 14 years. Post-refurbishment, it will be to bring in £90,000 of rent revenue per year whilst providing workspace to support the Blackhorse Road Creative Enterprise Zone.



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Borough-wide public realm - £489,207.39 allocated - £12,764.91 spent

Public realm improvements often involve landscape and tree planting to make the area greener. Projects can also involve adding street lighting, rest areas and signage to help with navigating.

Key benefits: Public realm projects help ensure that streets and other shared spaces are safe, pleasant and usable. Adding street furniture or widening pedestrian paths can help make public spaces more inclusive .



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Borough-wide walking & cycling infrastructure

£166,459.81 allocated - £62,731.78 spent



Further improvements to active travel infrastructure will build on the success of the Enjoy Waltham Forest, which recently celebrated a decade of making the borough a better place to walk and cycle. Protected bike lanes, better pedestrian crossings, optimised routes for active travel and improved traffic flow all help make cycling and walking an easy and safe way to get around Waltham Forest.



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where everyone can thrive



Key benefits: Active travel infrastructure benefits everyone in Waltham Forest. By making walking and cycling easier, more people get to enjoy the health and wellbeing benefits of active travel. For every journey that's made by foot or bike instead of by car, streets will be safer, quieter and cleaner.



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Community bike rental scheme



The Council has more than 30 community bikes and a range of cargo bikes available for loan to anybody who lives, works or studies in Waltham Forest. For a small refundable deposit, people can loan a bike for up to one month. The bikes include standard pedal cycles as well as a variety of electric-assist cargo bikes that can be used to transport children, groceries or other larger loads. The scheme has been incredibly popular, and there are often waiting lists to loan a bike.

Key benefits: The cargo bike rental programme makes cycling a more appealing, affordable and accessible transit option for people in Waltham Forest. The specialised cargo bikes are especially helpful for families with young children who might otherwise require a car to get around. By providing an easy way to swap from driving to cycling, the rental scheme will boost the share of journeys taken by sustainable modes, leading to cleaner air, less carbon emissions and a more active population.



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4 Infrastructure List

The infrastructure list is a statement of the infrastructure projects or types of infrastructure which the charging authority intends could be, or may be, wholly or partly funded by CIL.

The list is principally based on the Council's Infrastructure Delivery Schedule (IDS), which forms part of the Infrastructure Delivery Plan, and the Capital Investment Strategy.

In addition to projects in the IDS and Capital Investment Strategy, the current list also recommends that CIL funding could be allocated to other projects that are aligned to following strategic priorities supporting the delivery of our [Mission Waltham Forest](#) and helping to create a fairer and more equal borough:

- Projects creating safer neighbourhoods and improving community safety;
- Projects supporting people into work by providing employment, training, and apprenticeship opportunities.

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Part B

Appendix 1. Projects with unspent CIL allocations

Project Name	Unspent CIL Allocation
Leyton Tube station	£9,000,000.00
Lea Bridge Station Sites	£3,500,000.00
Walthamstow Central Station Improvements	£2,625,101.08
Bike hangars & cycle hubs	£1,600,000.00
Fellowship Square public realm improvements	£1,000,000.00
Lloyd Park Area Refurbishment	£250,000.00
Drapers Field Play Area Refurbishment	£250,000.00
Newport School habitat area landscaping and accessibility improvements to enable educational and community use	£181,000.00
Marsh Lane Footpath Feasibility study	£125,500.00
Forest Road Cycle Route improvements on the western section of Forest Road between Hoe Street and Haringey with funding from TfL and other sources	£112,762.55
Parks and Open Spaces	£111,512.22
Digital infrastructure improvements for borough-wide fibre connectivity	£100,000.00
'Greening Markhouse Corner' project with tree planting, rain gardens and public realm improvements	£95,000.00
Lea Bridge play area	£80,000.00

Project Name	Unspent CIL Allocation
Chapel End Lloyd Park	£70,000.00
Leytonstone Business Low Emissions Neighbourhood	£68,466.90
Juniper House Pocket Park improvements	£63,600.00
Walthamstow Town Square Playground	£62,100.00
Perth Road nature garden	£52,000.00
North Birbeck Road Alternative Provision	£50,000.00
Mission Grove Primary School SUDS	£40,015.00
Removal of the planter at the Junction of Fillibrooke	£39,000.00
Leytonstone School SUDS	£38,955.00
St Andrew's Church Community Facility improvements	£30,000.00
Acacia Road Play Area	£30,000.00
Crownfield Road community safety	£27,003.29
Chestnut Fields Flood Mitigation	£26,890.75
St James and Leytonstone Overground feasibility studies	£20,380.00
Flood mitigation study in strategic growth areas across the borough	£12,970.00

Appendix 2. CIL spending in FY 2023/24

Project Name	Unspent CIL Allocation
LED streetlights on Chingford Green High Street	£12,370.15
New accessible and DDA-compliant path in Higham Hill Park	£10,000.00
Drapers Field 3G Pitch replacement	£7,817.46
Langthorne Park Entrance and Jubilee Gardens	£7,608.10
Lea Bridge Station enhancements	£3,414.00
Signal Walk Play Space in Highams Park	£240.37
Total	£19,487,990.91

Project	Amount spent
Fellowship Square public realm improvements	£300,000.00
Soho Theatre (EMD) Community Safety Initiatives	£244,000.00
Bike Hangars	£215,715.96
William Morris Gallery Refurbishment	£205,941.48
LEDs Streetlights on Chingford Green High Street	£154,629.85
Brooke Road SuDS Scheme	£117,730.96
Leytonstone Borough Low Emission Network (BLEN)	£109,493.55
Forest Road cycle route	£72,957.38
Sport & Leisure Improvement Programme (Improve publicly bookable sports pitches across the Borough)	£68,159.42
St James quarter Public Realm Improvements	£66,816.77
Signal Walk Play Space (Highams Park)	£49,759.63
Play improvements (Abbots Park)	£33,769.88
Play improvement (Wood Street, Bisterne Avenue Park Patch repair paths)	£32,329.02
Drapers Field 3G pitch replacement	£12,902.22
Langthorne Park Entrance & Jubilee Gardens	£9,800.00
'Greening Markhouse Corner' project with tree planting, rain gardens and public realm improvements	£5,000.00
Play improvements (Acacia Road Play Area)	£3,653.19
Total	£1,702,659.31

Appendix 3. S106 Allocations in FY 2023/24

Address	Funding purpose	Date of Allocation	Total Funding Available 23/24
Ross Wyld Lodge, 458 Forest Road, London E17	Towards the cost of increasing the supply of care home beds in the Borough	23-Sep	£500,000.00
Coronation Square E10	towards the cost of walking, cycling and/or public transport improvements to increase site accessibility	24-Feb	£146,988.99
9 Osier Way, Leyton, London, E10 5SB	Towards the cost of walking, cycling and/or public transport initiatives	23-Jun	£74,952.49
2C Fulbourne Road E17 (Homebase Site)	toward the cost of air quality monitoring in the area of the Development and/or toward the cost of delivering the Council's Air Quality Action Plan	23-Aug	£74,430.44
9 Osier Way, Leyton, London, E10 5SB	towards the cost of mitigating the impact of servicing and delivery vehicles to and from the Development	23-Jun	£60,523.65
9 Osier Way, Leyton, London, E10 5SB	towards the cost of implementing surface water flood mitigation projects within or benefitting the Fillebrook critical drainage area	23-Jun	£60,523.65
Land at Marlowe Road Estate, Marlowe Road, E17	towards the provision of three cargo bikes for hire for two years in the Wood Street area	23-Jun	£59,256.00
Site of Former Wood Street Library, 750 Forest Road, London E17 4AA	Towards the cost of improving sustainable modes of transport, including walking, and cycling in the vicinity of the Development	23-Jun	£51,499.03
639 & 643-649 High Road London E10 6RF	Towards mitigating pedestrian accessibility and improving safety between the Development and Leyton Midland Station and local bus stops	24-Feb	£27,757.74
586 Lea Bridge Road, Leyton, London E10	to be spent on the cost of the Bakers Arms/Lea Bridge Road scheme for public realm and road safety improvements.	23-Jun	£25,755.74
Juniper House E17	Towards the cost of delivering the London Borough of Waltham Forest's Air Quality Action Plan	23-Aug	£18,249.52

Address	Funding purpose	Date of Allocation	Total Funding Available 23/24
13 Hoe Street E17	Towards the cost of traffic calming measures and public realm improvements to the Bell Junction or improving routes such as the Forest Road corridor	23-Jun	£17,112.17
Larkswood Works, 60 Larkshall Road, London E4 6PD	Toward the cost of road safety improvements	23-Apr	£17,075.27
727 Lea Bridge Road, London, E17 9DZ	Towards the cost of the growth of the sustainable transport infrastructure in the area	23-Jun	£10,753.33
1 Crownfield Road, Stratford, E15 2BJ	Towards the cost of highway and public realm improvements to Crownfield Road and around the junction with High Road Leytonstone	23-Jun	£10,481.18
Larkswood Works, 60 Larkshall Road, London E4 6PD	Towards the cost of improving sustainable modes of transport including walking and cycling in the vicinity of the development	23-Apr	£10,245.16
83-85 Whitehall Road London E4 6DN	Towards improving sustainable modes of transport including walking and cycling in the vicinity of the development	24-Feb	£8,689.98
Larkswood Works, 60 Larkshall Road, London E4 6PD	Towards the cost of consulting and possibly implementing a controlled parking zone in the vicinity of the Development	23-Apr	£5,691.76
Land at Marlowe Road Estate, Marlowe Road, E17	towards cycle parking infrastructure in the surrounding area	23-Jun	£5,000.00
83-85 Whitehall Road London E4 6DN	Towards the consultation and possible implementation of a controlled parking zone in the vicinity of the Development	24-Feb	£4,344.99
Site of Former Wood Street Library, 750 Forest Road, London E17 4AA	Toward the cost of air quality monitoring in the area of the Development and/or towards the cost of delivering the Council's Air Quality Action Plan	23-Feb	£3,162.61

Appendix 4. Financial covenants from new S106 agreements FY 2023/24

Address	Funding purpose	Date of	Total Funding Available 23/24
257-273 Wood Street E17	Cost of an Air Quality monitoring base station	23-Feb	£3,000.00
Units 5, 6, and 20/21 Cork Tree Way, London E4 8JA	Towards improvement works to the junction of Cork Tree Way and Hall Lane	23-Apr	£2,528.78
Land adj. to south of Walthamstow central station	Towards the cost of delivering the London Borough of Waltham Forest's Air Quality Action Plan	23-Aug	£18,249.52
857-861 High Road Leytonstone, London E11 1HH	Towards the cost of air quality monitoring in the area of the Development	23-Aug	£1,477.18
64 Castleton Road, Walthamstow, London E17 4AR	Towards the cost of improving sustainable modes of transport including walking and cycling in the site's vicinity	24-Mar	£1,271.84
Land Adjacent 5 Spruce Hills Road E17	Towards the cost of air quality monitoring in the area of the Development and/or towards the cost of delivering the Council's Air Quality Action Plan	23-Feb	£1,238.26
Land to the rear of 103/111 Vicarage Road, Leyton, E10 5EQ	Towards improving sustainable modes of transport including walking and cycling in the vicinity of the development	24-Feb	£1,084.01
Land Adjacent to 1 Clarendon Road, London, E17 9AY	To improve sustainable modes of transport including walking and cycling in the vicinity of the development	24-Mar	£1,006.71
221 Cann Hall Road London E11 3NJ	towards improving sustainable modes of transport including walking and cycling in the vicinity of the Development	23-Jun	£1,000.00
Total			£1,206,659.36

App No	Signed	Covenant Type	Receivable
174651	19/12/2023	Affordable Housing Contribution	£28,365.00
		Air Quality Contribution	£3,400.00
		Carbon Offset Contribution	£72,486.00
		Monitoring Charge	£6,882.55
		Total	£111,133.55
201165	15/12/2023	Cycling Contribution	£5,107.44
		Monitoring Charge	£255.37
		Total	£5,362.81
203512	14/12/2023	Epping Forest SAC Mitigation Strategy	£200.00
		Total	£200.00
210436	19/12/2023	Construction Logistics Plan Monitoring Fee	£500.00
		Total	£500.00
210472	19/12/2023	Highway Contribution	£10,481.18
		Monitoring Charge	£524.06
		Total	£11,005.24
211642	28/12/2023	Construction Logistics Plan Monitoring Fee	£1,000.00
		Cycle Improvements Contribution	£2,000.00
		Total	£3,000.00
212476	12/12/2023	Epping Forest SAC Mitigation Strategy	£2,508.00
		Monitoring Charge	£125.40
		Total	£2,633.40
213132	29/9/2023	Highway Contribution	£1,000.00
		Total	£1,000.00
213443	9/1/2024	Carbon Offset Contribution	£2,850.00
		Epping Forest SAC Mitigation Strategy	£5,016.00
		Monitoring Charge	£650.80
		Transport Contribution	£8,000.00
		Total	£16,516.80

App No	Signed	Covenant Type	Receivable
213591	30/6/2023	CLP Monitoring Fee	£250.00
		Epping Forest	£627.00
		Highway Contribution	£1,000.00
		Monitoring Charge	£93.85
		Total	£1,970.85
213630	15/12/2023	CLP Monitoring Fee	£250.00
		Sustainable Travel Contribution	£2,000.00
		Total	£2,250.00
213891	6/4/2023	Epping Forest	£4,389.00
		Highway Contribution	£7,000.00
		Monitoring Charge	£219.45
		Total	£11,608.45
		213919	2/1/2024
Construction Logistics Plan Monitoring Fee	£1,500.00		
Total	£19,300.00		
213981	14/12/2023	Epping Forest SAC Mitigation Strategy	£4,389.00
		Monitoring Charge	£219.45
		Total	£4,608.45
214000	26/10/2023	Epping Forest SAC Mitigation Strategy	£627.00
		Highway Contribution	£1,000.00
		Monitoring Charge	£81.35
		Total	£1,708.35
		220455	17/8/2023
Total	£1,000.00		
220518	22/6/2023	Monitoring Charge	£50.00
		Sustainable Travel Contribution	£1,000.00
		Total	£1,050.00

App No	Signed	Covenant Type	Receivable
220520	4/5/2023	Highway Contribution	£1,000.00
		Total	£1,000.00
220655	15/6/2023	Epping Forest	£627.00
		Highway Contribution	£1,000.00
		Monitoring Charge	£81.35
		Total	£1,708.35
220695	9/2/2024	Active Travel, Walking and Cycling Contribution	£160,000.00
		Air Quality Contribution	£30,715.00
		Carbon Offset Contribution	£284,668.00
		CLP Monitoring Fee	£10,000.00
		CPZ Contribution	£25,000.00
		Epping Forest SAC Mitigation Strategy	£133,551.00
		Monitoring Charge	£41,632.45
		Public Realm Contribution	£75,000.00
		Travel Plan Contribution	£8,000.00
		Total	£768,566.45
220705	8/6/2023	Epping Forest	£1,881.00
		Highway Contribution	£3,000.00
		Monitoring Charge	£244.05
221157	13/7/2023	Total	£5,125.05
		Highway Contribution	£2,000.00
221263	31/10/2023	Total	£2,000.00
		Carbon Offset Contribution	£2,850.00
		Epping Forest SAC Mitigation Strategy	£627.00
221511	11/4/2023	Highway Contribution	£1,000.00
		Total	£4,477.00
		Highway Contribution	£1,000.00
		Total	£1,000.00

App No	Signed	Covenant Type	Receivable
221663	17/8/2023	Construction Logistics Plan Monitoring Fee	£250.00
		Epping Forest	£627.00
		Highway Contribution	£1,000.00
		Monitoring Charge	£93.85
		Total	£1,970.85
222417	12/4/2023	Affordable Housing Contribution	£500,000.00
		Air Quality Contribution	£16,950.00
		Carbon Contribution	£167,076.50
		Carbon Contribution	£167,076.50
		CLP Monitoring Fee	£7,500.00
		Epping Forest	£94,746.00
		Infrastructure Contribution	£10,000.00
		Monitoring Charge	£50,000.00
		Sustainable Travel Contribution	£250,000.00
		Walthamstow Marshes Contribution	£15,000.00
		Wetlands Contribution	£272,000.00
		Total	£1,550,349.00
		222426	18/1/2024
Monitoring Charge	£81.35		
Total	£1,081.35		
222487	29/2/2024	Carbon Contribution	£2,850.00
		CLP Monitoring Fee	£500.00
		Cycling Contribution	£15,000.00
		Epping Forest SAC Mitigation Strategy	£5,623.00
		Monitoring Charge	£1,056.15
Total	£25,029.15		

App No	Signed	Covenant Type	Receivable
222505	24/11/2023	Air Quality	£7,200.00
		Carbon Offset Contribution	£123,120.00
		CLP Monitoring Fee	£5,000.00
		CPZ Contribution	£40,000.00
		CPZ Contribution	£10,000.00
		Cycle Parking Contribution	£120,000.00
		Epping Forest SAC Mitigation Strategy	£45,144.00
		Flood Mitigation Contribution	£75,000.00
		Monitoring Charge	£23,723.00
		Park Contribution	£50,000.00
		Street Lighting	£35,000.00
		Travel Plan Contribution	£4,000.00
		Total	£543,187.00
222796	26/10/2023	Construction Logistics Plan Monitoring Fee	£500.00
		Epping Forest SAC Mitigation Strategy	£627.00
		Total	£1,127.00
222990	7/2/2024	Affordable Housing Contribution	£109,000.00
		Carbon Offset Contribution	£12,826.00
		CLP Monitoring Fee	£2,000.00
		Epping Forest SAC Mitigation Strategy	£11,913.00
		Highway Contribution	£12,000.00
Monitoring Charge	£7,359.95		
Total	£155,098.95		
223115	31/8/2023	Epping Forest	£627.00
		Highway Contribution	£1,000.00
		Monitoring Charge	£81.35
		Total	£1,708.35
223309	24/8/2023	Monitoring Charge	£200.00
		Travel Plan Contribution	£4,000.00
		Total	£4,200.00

App No	Signed	Covenant Type	Receivable
223438	23/5/2023	Epping Forest	£627.00
		Highway Contribution	£1,000.00
		Monitoring Charge	£81.35
		Total	£1,708.35
230086	29/9/2023	Air Quality Contribution	£88,290.00
		Construction Logistics Plan Monitoring Fee	£10,000.00
		Cycling Contribution	£250,000.00
		Flood Mitigation Contribution	£100,000.00
		Flood Mitigation Contribution	£10,000.00
		Monitoring Charge	£27,729.00
		Travel Plan Contribution	£8,000.00
		Total	£494,019.00
230220	28/2/2024	CLP Monitoring Fee	£250.00
		Epping Forest SAC Mitigation Strategy	£627.00
		Highway Contribution	£2,000.00
		Monitoring Charge	£143.85
		Total	£3,020.85
230266	28/2/2024	Epping Forest SAC Mitigation Strategy	£627.00
		Highway Works Contribution	£1,000.00
		Monitoring Charge	£81.35
		Total	£1,708.35
230851	21/3/2024	Air Quality Contribution	£8,300.00
		Carbon Contribution	£70,395.00
		CLP Monitoring Fee	£7,500.00
		Cycle Improvements Contribution	£120,000.00
		Epping Forest SAC Mitigation Strategy	£52,041.00
		Monitoring Charge	£10,892.05
		Parking Restrictions	£30,000.00
		Total	£299,128.05

App No	Signed	Covenant Type	Receivable
231635	12/2/2024	CLP Monitoring Fee	£250.00
		Epping Forest SAC Mitigation Strategy	£627.00
		Highway Contribution	£1,000.00
		Monitoring Charge	£93.85
		Total	£1,970.85
231775	26/3/2024	CLP Monitoring Fee	£250.00
		Epping Forest SAC Mitigation Strategy	£627.00
		Monitoring Charge	£43.85
		Total	£920.85
Grand total			£4,059,952.70

Appendix 5. Highway agreements under S278 & S38 entered in FY 2023/24

App no.	Project	Road	Type	Date agreement signed	Current Status	Estimated Value
191876	9 Osier Way Pocket Living	Osier Way	S278	05/07/2023	Complete	£146,845
191876	9 Osier Pocket Living	Osier Way	S38	23/08/2023	Complete	£23,026
194037	458 Forest Road Pocket Living	Forest Road	S278	18/01/2024	Complete	£19,224
Total						£189,085.00

Appendix 6. Non-financial covenants from new S106 planning agreements in FY 2023/24

Obligation type	Number
Car Free Housing	54
Section 278 Agreement	33
Highway Works	21
Condition Survey	13
Highway Contribution	6
Affordable Housing	5
Architect and Design	5
Highway Condition Survey	5
Wheelchair Units	5
Employment	4
Local Labour and Employment	4
Second Carbon Offsetting Contributions	4
Carbon Emissions Report	3
Energy	3
Travel Plan	3
Viability Review	3
Work Placement	3
Car Free Development	2
Carbon Contribution	2
Carbon Offset Contribution	2
Early Implementation Review	2
Epping Forest SAC Mitigation Strategy	2

Section 38 agreement	2
Car Capping	1
Controlled Parking Zone Contribution	1
Cycle Improvements Contribution	1
Decentralized Energy Network	1
Estate Management Plan	1
Highway Agreement	1
Late Stage Review	1
Marketing of the Residential Units	1
Music Venue	1
Parking Permits	1
Sustainable Transport Contribution	1
Trees contribution	1
Total	200