



# Enfield's Infrastructure Funding Statement

Annual Report  
2023/24

[www.enfield.gov.uk](http://www.enfield.gov.uk)

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# Introduction

Welcome to the Enfield Infrastructure Funding Statement 2023/24 covering income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (S106) agreements over the last financial year (April 2023 - March 2024) as well as planned expenditure over the next financial year (April 2024– March 2025).

The Community Infrastructure Levy (CIL) Regulations 2019 require local authorities that collect developer contributions to produce an infrastructure funding statement on an annual basis. This represents the Borough's fifth infrastructure funding statement and is intended as a showcase of:

1. Our infrastructure ambitions and strategy;
2. What we have been collecting, allocating and delivering for communities in Enfield using infrastructure contributions within 2023/24.

Sections 2 and 3 of this statement sets out progress in the collection, allocation and expenditure of CIL and S106 income over the last financial year only (2023/24).

Section 4 sets out how this funding will be allocated and spent in 2024/25 to support the delivery of the borough's spending priorities in line with corporate strategies, i.e. the Council Plan, Infrastructure Delivery Plan (IDP) and Enfield Local Plan.



## Section 1: Infrastructure Planning in Enfield



## Infrastructure Planning in Enfield

1.1 The council is continuing to develop a methodical and proactive approach to infrastructure planning that aims to be responsive to development. It aims to support the delivery of the new Local Plan once adopted, commitments set out in the adopted Edmonton Leaside, North East Enfield and North Circular Area Action Plans and respond to internal strategies like the Enfield Blue and Green Strategy and emerging plans.

1.2 The Infrastructure Delivery Plan (IDP) will be the principal infrastructure planning document; setting out the different infrastructure types needed, location and timescales for delivery, and provides an update on the delivery of infrastructure to date.

1.3 The IDP will be regularly updated so it remains a 'live' document in response to changing needs. The IDP is currently undergoing review and is due to be finalised and published alongside the Enfield Local Plan in 2025. The draft version is available [here](#).

1.4 Infrastructure can take many forms – it can be defined in physical, green and community terms and is essential to support objectives of increased housing provision, economic growth, mitigating climate change, and creating thriving and sustainable communities. In addition to housing and job opportunities, supporting infrastructure including green energy, utility services, transport, schools, open space, community, health and leisure services, are all needed.

1.5 The types of infrastructure considered in our draft IDP align with strategic priorities identified in national policy and in relevant legislation, as well as with local priorities identified in the council's current Core Strategy and emerging Local Plan.



## Types of Developer Contributions

1.6 The money raised from developers, known as 'developer contributions' or 'planning obligations'- is used to help fund the provision of supporting infrastructure and maximise the benefits and opportunities from growth, such as employment opportunities, access to nature and affordable homes.

1.7 In Enfield there are two types of developer contributions, Section 106 agreements and the Community Infrastructure Levy, of which two types are collected, Mayoral CIL and Enfield CIL.

### Section 106 Agreements (S106)

These are legal agreements that are used to mitigate the impacts of development and ensure that Enfield's key planning policy requirements (as set out in Local Plans and supporting Supplementary Planning Documents) are fully met.

### Community Infrastructure Levy (CIL)

This is a tariff-based charge on the development of new floorspace (per square metre) in the borough. The money can be used to fund a wide range of infrastructure (e.g. roads, cycle lanes, public realm improvements and flood defences) that is needed to meet the future growth needs of the borough.

### Enfield CIL

A standard charge which applies to most new buildings and extensions in the borough (e.g. residential and some retail and commercial development).

Exceptions to these charges include schools, health facilities, charitable development, and self-build housing.

### Mayoral CIL

A standard charge which applies to most new development across Greater London and is used to help fund Crossrail.

## Section 2: Community Infrastructure Levy - Collection and Expenditure



## Overview

2.1 The Community Infrastructure Levy (CIL) is a non-negotiable financial levy that Councils can charge on new floor space. It is designed to support the delivery of infrastructure needed to accommodate new development and to ensure that growth is managed effectively and positively for the benefit of local communities.

2.2 CIL funding is no longer restricted to the infrastructure items or projects identified in the Regulation 123 List (which has been now revoked following amendments to the regulations).

2.3 Instead, the council must publish an annual infrastructure funding statement setting out the types of infrastructure and projects it intends to fund through the levy over the next reporting period.

2.4 CIL spending priorities will then be determined on an annual basis as part of the budget-setting process set out in the capital programme (taking account of the specific and cumulative needs arising from development), whilst considering the emerging Infrastructure Delivery Plan alongside corporate strategies. Specific spending priorities may remain the same in subsequent years if they are deemed still relevant to addressing identified needs.

2.5 The IFS will be used as an opportunity to set out the CIL spending priorities and details of current and intended allocations of CIL within the reporting period and the following financial year. The 'allocation' of CIL receipts means CIL receipts that have been formally assigned to a particular project.

2.6 Enfield collects two types of Community Infrastructure Levy: the Mayoral CIL and the Enfield CIL. This section has been subdivided into three further sections relating to the income, allocation and expenditure for Mayoral CIL, Enfield CIL and the Neighbourhood portion of Enfield CIL.

## Mayoral CIL

2.7 The Mayor of London's Community Infrastructure Levy (MCIL1) was introduced in 2012, with an updated charging schedule (MCIL2) adopted in

February 2019. Under this schedule, Enfield's rate is set at £60 per sqm for all new qualifying floorspace, excluding health and education facilities.

2.8 Standard exemptions apply for self-builders, affordable housing, developments under 100sqm [unless a whole house] and charitable projects.

2.9 As of 2025 the new rate will be £71.09 per sqm.

## MCIL collection

2.10 The Mayor of London's latest charging schedule (known as MCIL2) came into effect on 1 April 2019. Qualifying developments are charged £60 per square metre in Enfield. The Council collects this levy on behalf of the Mayor of London and funds are transferred to Transport for London on a quarterly basis. £937k of funding was collected on behalf of the Mayor of London to help finance Crossrail 1 and Crossrail 2 within this reporting period.

2.11 Table 1 below sets out Mayoral CIL receipts collected by Enfield Council since 2019/20.

<b>Year</b>	<b>Received in year (£)</b>
2019/20	1,123,074
2020/21	774,841
2021/22	2,434,208
2022/23	2,014,921
2023/24	937,280
Gross CIL receipts	7,284,324



## MCIL Allocation & Expenditure

2.12 Receipts from MCIL1 were collected on behalf of the Mayor and used to help finance Crossrail, the major new rail link connecting central London to Reading and Heathrow in the West and Shenfield and Abbey Wood in the East.

2.13 The money generated from MCIL2 since 2019/20 is also used to fund the delivery of Crossrail (the Elizabeth Line). While the Elizabeth line opened on 24th May 2022 and is now operational, MCIL2 receipts will continue to be used to repay Crossrail borrowing for 2023/24 with Crossrail 2 identified as the priority for future funding.

2.14 Table 2 below shows a breakdown of Mayoral CIL collection in 2023/24.

2.15 The council has retained £37k (4%) of the total MCIL receipts to cover the administrative costs of Mayoral CIL collection.

**Table 2: Mayoral CIL Receipts Collected in 2023/24**

Mayoral CIL	£899,788
Administration	£37,491
MCIL Total	£937,280



## Enfield's CIL

### CIL Collection

2.16 The Enfield Community Infrastructure Levy (CIL) is a tariff-based charge on most developments to help fund the delivery of infrastructure that is needed to support the Borough's future growth. The Enfield CIL Charging Schedule sets out the rates on which the levy is based (depending on the extent of floorspace and the nature and location of the proposed development). Since the adoption of Enfield CIL in 2016, Enfield has collected £16.3 million in CIL receipts.

2.17 Unlike section 106 agreements, CIL is non-negotiable and can be levied on a much wider range of developments (although there are some exceptions, such as affordable housing and self-build projects).

2.18 In Enfield, CIL is divided into the following three parts Strategic CIL, Neighbourhood CIL and the administration portion (see table 3 below).

Table 3: Types of borough CIL		
Strategic CIL	80%	Receipts can only be spent on capital projects to fund a wide range of infrastructure projects.
Neighbourhood CIL	15% (or up to 25% in a neighbourhood planning area)	Receipts can be spent on both capital projects, such as the maintenance or infrastructure. However, does not have to be spent in the same area as the development.
Administration	5%	This covers administrative expenses (e.g. staff costs)

2.19 Since its introduction in 2016, Enfield's CIL has been used to help deliver necessary infrastructure across the borough to support the needs arising from development.

2.20 Charging rates are set out in the adopted Enfield Charging Schedule. The amount of CIL payable depends on where the development is located within the borough and the type of development (ranging from £0, £40, £60 and £120 square metres).

2.21 Unlike section 106 agreements, the rate of CIL payable is both mandatory and non-negotiable. CIL can also be levied on a much wider range of developments (although there are some exceptions, such as small-scale affordable housing and self-build projects).

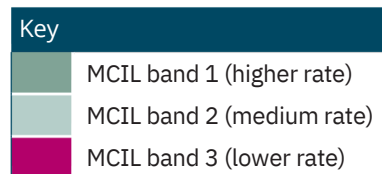
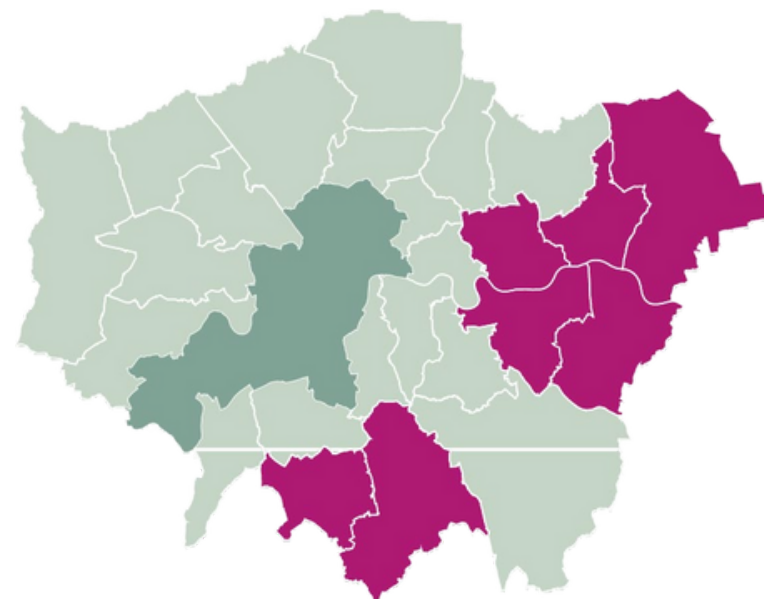


Figure 1: Mayoral CIL Charging Zones in Enfield

## Enfield CIL Collection

2.22 Table 4 below provides a breakdown of Enfield CIL income since 2019/20.

Year	Received in Year (£)
2019/20	2,279,710
2020/21	1,634,146
2021/22	3,877,557
2022/23	2,006,539
2023/24	1,179,454
<b>Gross CIL Receipts</b>	<b>10,977,406</b>

2.23 In the 2023/24 reporting period, Enfield Council collected just over £1.1 million receipts. The drop in Enfield CIL collection from £2 million in 2022/23 to £1.1 million in 2023/24 reflects the broader challenges facing the housing and development sectors. While development activity across the borough has remained relatively stable, factors such as the ongoing cost-of-living crisis and high interest rates have affected the viability of some projects. Despite these challenges, CIL-liable developments have continued to progress, ensuring a steady, albeit reduced, flow of contributions in line with CIL regulations.

2.24 Of the total Enfield CIL receipts, £943k has been ring-fenced towards strategic infrastructure priorities through the capital programme, £176k (15%) neighbourhood CIL has been collected and ring-fenced towards local community projects.

2.25 Of the total Enfield CIL receipts, £96k (5%) of the total is allocated under CIL regulations to support the Council in its administration of the levy for 2022/23.

## Enfield CIL Allocation

2.26 In 2023/24 £798k of Strategic CIL has been allocated to two key infrastructure projects identified in the capital programme, which include Enfield

Chase Eastern Gateway access improvements and Bowes East and Edmonton Green quieter neighbourhoods (Table 5).

2.27 These projects have been allocated in line with spending priorities approved at Cabinet in December 2022.

2.28 The spending priorities approved at Cabinet in December 2022 remain unchanged for the planned allocations and spending in 2024/25.

2.29 These priorities were shaped by the significant fiscal, economic, and political changes since 2020/21 and have been broadened geographically to ensure they benefit all communities across the borough while aligning more closely with the Enfield Council Plan 2023-26.

2.30 The current Strategic CIL spending priorities are:

- Investment in green and blue infrastructure across the borough.
- Investment in health, sport, and leisure infrastructure across the borough.
- Investment in public realm and environmental improvements across the borough, but especially in areas of regeneration and locations of commercial and industrial activity.
- Upgrades to the cultural and community facilities across the borough.
- Investment in sustainable transport infrastructure across the borough.
- Investment in education facilities to support skills development and job training.

Project	SCIL	S106	Total
Edmonton green & Bowes (Quieter Neighbourhood)	£400,000	£0	£400,000
Enfield Chase Eastern Gateway	£397,660	£102,340	£500,000

## Enfield CIL Expenditure

2.31 In this reporting period, £124k of strategic CIL (SCIL) was drawn down towards public realm improvements for the Enfield Town Liveable Neighbourhoods scheme.

2.32 The SCIL allocation for this project aims to transform the area into a more welcoming, accessible, and sustainable town centre. By enhancing public spaces, prioritising walking, cycling, and public transport, and supporting local businesses, the project seeks to create a vibrant, inclusive environment. It also emphasises sustainability through green infrastructure and respects the town's historical character while adapting for future needs.

2.33 The majority of the SCIL allocation to Enfield Town Liveable Neighbourhoods will be drawn down over the course of the next two financial years.

### Mayoral and Enfield CIL administration.

2.34 In 2023/24 5% of receipts totalling £59k from Enfield's CIL and 4% of Mayoral receipts (£37k) were used to cover administrative costs.

2.35 The council retained £80k (4%) of the total MCIL receipts to cover the administrative costs of Mayoral CIL collection during the reporting period.

2.36 As per the regulations, all administration funds will be spent on the management, staffing, administration, information technology and legal costs involved in:

- the collection of CIL;
- the setting up and maintenance of effective systems (e.g. Exacom) to coordinate the administration of CIL;
- the ongoing management and monitoring of CIL spending and associated projects; and
- ongoing training needs (e.g. calculating CIL charges).



## Neighbourhood CIL

### Overview

2.37 Councils have a duty to pass on a proportion of CIL receipts to local neighbourhoods (this is known as The Neighbourhood portion). In non-parish areas, such as Enfield, the neighbourhood portion is capped at 15%, but rises to 25% in areas where a neighbourhood plan has been formally made.

2.38 The neighbourhood portion of the Enfield CIL can be used to fund a wide range of projects that relate to the provision of infrastructure or address the demands arising from development in an area. Examples include but not limited to:

- cultural spaces and cafes;
- improvements to streets and local green spaces;
- youth facilities;
- public realm works (e.g. street furniture);
- drainage improvements (e.g. SUDS);
- community events (e.g. festivals and galas) in association with long term regeneration programmes (e.g. town centres); community gardens/ orchards;
- skills and training hubs (e.g. digital technology); and
- security measures to reduce crime and anti-social behaviour (e.g. CCTV).

## Hadley Wood Neighbourhood Plan

### Overview

2.39 On 22 November 2023, the Hadley Wood Neighbourhood Plan (HWNP) was formally adopted at Full Council. This marks a significant milestone in community-led planning for the area, reflecting the aspirations and priorities of local residents while aligning with the wider objectives of the borough's Local Plan. The HWNP sets out a vision for sustainable development in Hadley Wood, focusing on preserving its unique character while enhancing infrastructure, housing, and local amenities.

## Infrastructure Priorities

2.40 The HWNP identifies key infrastructure projects critical to supporting growth and improving quality of life for residents. These priorities include:

- **Transport and Connectivity:** Enhancing pedestrian and cycling routes, addressing road safety concerns, and improving access to public transportation.
- **Green Spaces and Environment:** Protecting and improving parks, open spaces, and biodiversity corridors, with a focus on sustainability and resilience.
- **Community Facilities:** Supporting the development or improvement of facilities that foster social inclusion and cater to the diverse needs of the community.
- **Drainage and Flood Risk Management:** Addressing surface water drainage issues and investing in infrastructure to mitigate flood risks.

## Funding Allocation and Implementation

2.41 The adoption of the HWNP enables greater influence over how infrastructure funding, including how the 25% neighbourhood portion of CIL receipts, is allocated within Hadley Wood. In line with the priorities outlined in the plan, the council is committed to collaborating with the Hadley Wood community to direct resources effectively.

2.42 No receipts have been received in 2023/24 from development within the Hadley Wood Neighbourhood Plan area. The Council are working with the Hadley Wood Neighbourhood forum to explore the funding allocation and project delivery, transfer of funds process.

## Monitoring and Review

2.43 The implementation of the HWNP will be monitored annually, with progress reported to both the local community and within the annual Infrastructure Funding Statement. Regular reviews will ensure that the plan remains responsive to evolving needs and opportunities

## NCIL Collection

2.44 Since its introduction in April 2016, over £2.6 million of Enfield Neighbourhood CIL funding has been collected and ring-fenced towards local neighbourhood projects in the borough.

2.45 Table 6 shows the breakdown of NCIL receipts received by year since 2018/19. £176k has been collected and ring-fenced for Neighbourhood CIL in 2022/23.

<b>Year</b>	<b>Received in Year (£)</b>
2019/20	341,957
2020/21	245,122
2021/22	581,634
2022/23	300,980
2023/24	176,918
<b>Total NCIL Income</b>	<b>1,646,611</b>

## NCIL Allocation

2.46 Local community groups and stakeholders were invited to put forward proposed projects for Round 2 of the Enfield Neighbourhood Fund that closed on 6 January 2023. During this time, service managers within the Council promoted the fund at various meetings and engaged Enfield Voluntary Action (EVA) to deliver a workshop to over 90 voluntary and community sector organisations. EVA also provided support to organisations with their bid writing.

2.47 A total of sixty (60) bids were received and a panel with representation from multiple departments reviewed forty-six (46) eligible applications against an agreed set of criteria. A total of twelve (12) bids were successful based on their scores and awarded funding for planned expenditure over 2023/24 and 2024/25.

2.48 A weighted scoring mechanism was used, and consensus scores were agreed by the panel. The panel judged the bids against the following questions:

- i. How will your project contribute to the priorities of the borough set out in the Council Plan?
- ii. How will your project offer good value for money?
- iii. How will this project address the impact of new development in the area and help support the on-going growth and prosperity of the borough?

2.49 As part of Round 2, the following internal projects listed in Table 7 were awarded a combined total of £879,750 of NCIL funds for planned expenditure in 2023/24. Officers responsible for NCIL met with the lead for the proposed projects and judged them to meet several of the key criteria set out in the requirements for applying to the Enfield Neighbourhood Fund.

2.50 Given the current financial climate, it was deemed necessary that the limited funding available is used to support projects that align with both planning and corporate spending priorities, and which are capable of reaching the maximum number of residents.

2.51 The eligibility of all projects at the time was based on criteria, which are directly linked to each priority within the Council Plan 2020-22 (full details of these criteria is set out in Key Decision 5458).

2.52 Of the £395,299 allocations set out in Table 7 below, £224,819 funds have been drawn down in 23/24 and £170,480 to be rolled forward to 24/25

Table 7: Neighbourhood CIL External Allocations & project status 2023/24		
Projects	NCIL Allocation	Status
Ruth Winston Centre	£12,525	Complete
Southgate Ataturk School	£15,000	Complete
Conway Tennis Club	£58,777	final works starting April, will complete May 25.
London Cycling Club	£26,000	Complete
Everybody love Music	£20,000	Complete
Samafal Association	£69,871	Complete
Swim Enfield	£47,250	Not started
Phoenix Family Services	£50,385	Complete
Cockfosters Cricket Club	£20,112	Works due to complete by April '25
Community Aid	£13,988	Complete
Palmers Green Crafts (Stitch)	£14,300	Complete
St Mary Magdalene Church	£47,091	Extension to complete in Summer '25 granted.
<b>Total</b>	<b>£395,299</b>	

Note: Internal Applications have been submitted from Council services, External applications have been received from organisation outside of the Council to deliver community projects. Projects last for two years.

2.53 Of the four internal project allocations listed in Table 8 below, all have been drawn down in 23/24.

Table 8: Neighbourhood CIL Internal Allocations & project status 2023/24			
Organisation	Project details	NCIL allocation	Status
Youth Service Provision	Projects (including some casual/agency staffing) to provide a mixture of targeted youth work and accessible provision via the Council's Youth Centres and in communities where there is identified need. The projects will promote young people's personal and social development and enable them to have a voice, influence change and place their communities and society. The services will work with young people to build their resilience, character and give young people the confidence and life skills they need to live, learn, work and achieve.	£180,000	Complete
Black History Month	Project to provide prominence to this important event, bringing together the communities to Enfield and demonstrating the Council's commitment to supporting Black community. This project provides a range of events, as identified as important through consultation of a user group of over 50 local residents.	£19,750	Complete
Summer University	Projects to deliver over 80 free courses to children and young people in Enfield, to be provided by commissioned organisations and coordinated by the Youth Service.	£180,000	Complete
NEXUS	A range of interlinked projects working with a range of community organisations to deliver interventions for children and young people in schools. The projects build relationships with the wider community and include elements of professional learning, advocacy, and youth work	£500,000	Complete
<b>Total</b>		<b>£879,750</b>	

## Section 3: Section 106





## Section 106

### Overview

3.1 Section 106 (also known as a planning contribution) is a legally binding agreement that is negotiated between the Council and the developer to mitigate the impacts of development on a site-specific basis. S106 is used to secure financial contributions towards infrastructure such as:

- education provision (e.g. primary and secondary schools);
- provision or adoption of new highways and public rights of way;
- creation, maintenance and adoption of open space and recreation facilities; and
- non-monetary benefits (e.g. provision of affordable housing, apprenticeship placements and travel plans).

3.2 For section 106 agreements to be used, they must be:

- necessary to make a development acceptable in planning terms;
- directly related to the development; and
- related in scale and kind to the development.

3.3 S106 agreements are agreed as part of the approval process in respect of outline or detailed planning permissions (but not reserved matters). Payments are usually paid in instalments at specific agreed stages of the construction process (known as “trigger points”).

3.4 The following are issues in Enfield that may be addressed by planning obligations:

- Affordable Housing
- Employment, Training, Skills and addressing Climate Change
- Physical infrastructure (e.g. public transport or highways)
- Social infrastructure (e.g. education, community or health facilities)
- Green infrastructure (e.g. parks or energy requirements)

3.5 As of 31 March 2024, the current S106 balance of £6.97 million comprises of:

- £1.5million which is formally committed to specific projects.
- £5.1 million which remains available to be allocated towards future projects in 2024/2025.

### Strategic Access Management Measures

3.6 Epping Forest is a designated Site of Special Scientific Interest (SSSI) and part of it is designated as a Special Area of Conservation (SAC). SACs are internationally significant areas that receive special protection under the EU's Habitats Directive (92/43/EEC), which has been transposed into UK law through the Habitats and Conservation of Species Regulations 2017 (as amended).

3.7 The Epping Forest SAC spans the administrative areas of Epping Forest District Council, the London Borough of Waltham Forest, and the London Borough of Redbridge. These three local authorities have a responsibility as ‘competent authorities’ under the Conservation of Habitats and Species Regulations 2017 to ensure that planning decisions comply with these regulations and do not negatively impact the integrity of the Epping Forest SAC.

3.8 Local authorities within the recreational Zone of Influence are required to collect financial planning obligations for Strategic Access Management Measures (SAMMs) and Suitable Alternative Natural Green Spaces (SANGs) to mitigate the potential harm caused by visitors to the Epping Forest SAC. Enfield collects SAMMs contributions on behalf of the City of London Corporation and transfers funds twice a year.

3.9 Enfield Council began collecting SAMMs payments for residential developments granted planning permission on or after 29 August 2023, having collected approximately £11k to date. Further details of these payments can be found in Appendix I, and more information on Enfield's charges is available [here](#).

## Section 106 Income

3.10 In 2023/24, Enfield achieved a remarkable milestone, receiving approximately £3.1 million in S106 receipts, the highest amount collected to date. This significant sum has been primarily secured towards critical areas such as education, transport, carbon offsetting, affordable housing, and health, reflecting the continued growth and development within the borough.

3.11 Table 9 sets out S106 income and expenditure over the last three financial years. The total S106 receipts for 2023/24 not only exceeded previous years but also highlight the increasing success of Enfield's development initiatives, ensuring that funding is strategically allocated to support infrastructure that benefits local communities for years to come.

Year	Received in year (£)	Expenditure in year (£)
2021/22	2,935,999	2,199,986
2022/23	1,687,441	1,403,024
2023/24	3,120,565	3,455,854



## S106 Allocations

3.12 In 2023/24, £3.3m approximately in S106 contributions were allocated to the following projects identified in Table 10 in accordance with the terms of each relevant legal agreement.

**Table 10: S106 Allocations in 23/224**

PROJECT	S106 ALLOCATION (£)	PROJECT	S106 ALLOCATION (£)
Forty Hall CCTV	£46,985	Enfield 3G Pitch	£29,155
Edmonton Green	£15,907	Palmers Green Clock	£5,142
Meridian Water CPZ	£70,000	Safer School Street	£55,829
Green Lanes Crossover	£12,700	Winchmore Secondary School	£1,300,000
Green Lane Rain Garden	£50,000	Enfield Ponders End Route	£288,503
Moore Brook Green Link	£100,000	Air Quality Monitoring	£80,000
Palace Gardens	£27,165	Oakthorpe School SUDs	£40,900
Eastern Chase Gateway	£102,340	Arnos Park	£9,770
New Avenue Community Centre	£69,000	QE 11 Track	£29,374
Boundary Brook Park	£122,500	Pymmes Park Play Zone	£28,194
New Southgate Station to Palmers Green Station Cycling/ Walking Route	£27,005	Pymmes Park Outdoor Gym	£98,990
Greening Bowes Quieter Neighbourhoods	£88,565	Pool Covers for Leisure Centres	£90,348
Enfield Chase Restoration / Ridgeway Crossing	£14,661	Gym Lighting Southgate Leisure Centre	£6,998
New London Architecture Forum	£38,000	Local Plan and IDP Costs	£7,327
Albany Park Classroom	£20,000	Digital Infrastructure	£20,004
Quieter Neighbourhood	£224,151	Travel Plan Monitoring	£54,393
Enfield to Broxbourne Pedestrian Route	£88,995	Public Sector Decarbonisation	£403,810
<b>TOTAL</b>			<b>£3,290,043</b>

## S106 Expenditure and Delivery

3.9 A significant portion of S106 expenditure in 2023/24 was allocated to the development of Winchmore Secondary School, with £1.3 million utilised towards the construction of a new sixth form centre. This new facility will create additional placements for students with special educational needs, ensuring they are well-prepared for further education and equipped with the skills needed to pursue their future career goals.

3.10 In addition, six other projects received over £100,000 in funding, including the Moore Brook Green Link (which features a new walking route and rain gardens), the Eastern Chase Gateway (which involves public footpath improvements as part of a larger scheme), and upgrades to Boundary Brook Park. Other notable projects include the Bowes East Quieter Neighbourhood initiative, the Enfield Town to Ponders End walking route, and green energy improvements across various locations.

3.11 Appendix N provides full details of all projects supported by S106 expenditure in 2023/24.

3.12 The primary focus of S106 spending continues to be the delivery of essential infrastructure. This includes the provision of affordable housing, improvements to employment opportunities, development of open spaces, public transport enhancements, and other vital projects that support growth within the Borough. These initiatives are aligned with the priorities outlined in the adopted Core Strategy and the S106 Supplementary Planning Document, ensuring that the benefits from development are maximised for local communities and future generations.

3.12 The following sections set out S106 delivery of non- financial obligations such as affordable housing and job apprenticeship opportunities.

## S106 Summary of Expenditure 2023/24



## Business, Employment & Skills

3.13 Enfield Council’s newly formed Inclusive Growth and Skills Team is making significant strides in addressing skills gaps and supporting residents into employment, with a focus on key sectors such as construction, creative industries, and health and social care.

3.14 At the heart of this effort is the **Skills Training Employment Pillar (Step)** programme, launched in October 2021 and funded through the UK Shared Prosperity Fund (UKSPF) until March 2025. Step offers tailored one-to-one coaching, advice, and training pathways to help residents facing long-term unemployment or economic inactivity secure meaningful opportunities.

3.15 In 2023/24 £161,00 of S106 monies were secured towards training, employment support, job brokerage and work placements from the following development:

Table 11: S106 Employment & Skills Contribution
Site Address
Windmill Hill
Lee House, Baird Road EN1
Royal Chace Hotel
Green Lanes

3.16 In 2023/24, the following sites were operational:

- Meridian Water
- New Avenue
- Alma Estate
- Trent Park
- Chase Farm School
- Lee House Baird Road

3.17 71 apprentices were secured across the sites in 2023/24 (up one from the previous year total of 70 2022/23). In 2023/24, 729 local residents were recruited for major developments across 2024, down from the figure of 856 the previous year.

3.18 LB Enfield overachieved the Supplementary Planning Document target of 25% of jobs (average across all developments) being taken up by local residents, 28% of the workforce as an average across the sites were recruited locally. Furthermore, LB Enfield overachieved the target of 10% of materials used on-site (average across all sites) being provided by local suppliers. This is the same as the previous year.

3.19 The Inclusive Growth & Skills team has been actively working to promote inclusive economic growth and ensure that Enfield remains a vibrant and connected borough. The team has been focusing on enhancing digital connectivity to support local businesses and residents and the upcoming digital switchover. This includes overseeing a number of workstreams focused on improving digital infrastructure and connectivity across the borough.

3.20 These initiatives demonstrate Enfield Council’s proactive approach to workforce development, utilising opportunities created through Section 106 funding to ensure residents have the skills and pathways to thrive. By aligning training and employment initiatives with major developments in the borough, the council is fostering economic growth, resilience, and local benefit from Enfield’s regeneration projects.

## Housing

3.21 Providing affordable housing remains a key priority, but the number of units secured through S106 agreements can vary significantly year-on-year due to the nature, scale, and timing of development projects.

3.22 For 2023/24, 132 affordable housing units have been secured via S106 agreements, compared to 516 units in 2022/23. However, this figure does not yet account for the substantial commitments secured through two major developments—Meridian Water Phases 1 and 2, and the former Chase Farm Hospital site. These projects are governed by S106 agreements that specify affordable housing delivery as a percentage rather than a fixed number. When the affordable housing units for Meridian Water Phases 1 and 2 are confirmed through reserved matters, the total secured for 2023/24 will exceed the number secured in 2022/23.

## Section 4: Planned S106 & CIL spend



## Planned S106 & CIL Spend

### Overview

4.1 The scale and pace of growth in Enfield and London puts pressure on infrastructure and assets which rely on the provision of infrastructure. This includes transport networks, utilities, schools, hospitals and cultural venues, and green, blue and public spaces.

4.2 Planning plays a central role in coordinating the delivery of infrastructure, to serve both new development and regenerate existing places. Through the local and strategic plan-making process it identifies infrastructure needs; in development management it regulates, sets conditions and raises revenue for infrastructure through developer contributions; and through 'place-leadership' it engages across different sectors and geographical boundaries. This helps to coordinate different funding streams to invest into strategic infrastructure projects across the borough that align with identified spending priorities and corporate strategies i.e. the Council Plan and IDP.

4.3 This section is to set out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by the levy or planning obligations. This will not dictate how funds must be spent but will set out the local authority's intentions.

4.4 Councils across London and the UK are navigating challenging financial circumstances, with limited resources and growing demands. To ensure funding is allocated effectively, difficult decisions must be made about prioritising projects. The aim is to balance addressing urgent needs with achieving long-term strategic objectives, ensuring that resources are directed where they can have the greatest impact.

### Strategic CIL

4.5 As noted in Section 2, paragraph 2.26, the current Strategic CIL spending priorities are;

- Investment in green and blue infrastructure across the Borough.
- Investment in health, sport and leisure infrastructure across the Borough.
- Investment in public realm and environmental improvements across the

Borough, but especially in areas of regeneration and locations of commercial and industrial activity.

- Upgrades to the cultural and community facilities across the Borough.
- Investment in sustainable transport infrastructure across the Borough.
- Investment in education facilities to support skills development and job training.

### Neighbourhood CIL

4.6 In previous years, Neighbourhood CIL (NCIL) funds were made available for Enfield communities and organisations to bid for funding through open application rounds. However, for the 2024/25 period, all NCIL allocations have been directed towards internal council-led projects.

4.8 The selected internal projects for NCIL funding in 2024/25 have been carefully assessed to meet specific eligibility criteria. These criteria are directly linked to the priorities set out in the Council Plan 2023-2026 (as detailed in Key Decision 5458), ensuring that funded projects address key areas of need, deliver measurable benefits, and reach the maximum number of residents.

4.9 This approach allows the Council to:

- Address pressing infrastructure requirements that support sustainable growth.
- Ensure NCIL funds are allocated to projects that are deliverable within the available funding period.
- Prioritise initiatives that have the greatest potential to enhance community wellbeing and quality of life across Enfield.

**Table 12: NCIL Planned Allocations 2024/25**

Project	Description	Amount
NEXUS Targeted Support for Young People	<p>A range of interlinked projects working with community organisations to deliver interventions for children and young people in schools. The projects build relationships with the wider community and include elements of professional learning, advocacy, and youth work.</p> <p>A core aim of the projects is to provide targeted support and build community relationships with a view to reducing serious youth violence.</p>	£313,000
Youth Service Provision	<p>Projects to provide a mixture of targeted youth work and accessible provision via the Council's Youth Centres and in communities where there is identified need.</p> <p>The projects will promote young people's personal and social development and enable them to have a voice, influence change and place in their communities and society. The services will work with young people to build their resilience, character, and give young people the confidence and life skills they need to live, learn, work, and achieve.</p>	£180,000
VCS Prevention	A contribution to various projects that aim to support people to live independently and reduce the need for people to access Adult Social Care services.	£100,000
Early Intervention for Young People	Projects aimed at reducing the number of young re-offenders in the criminal justice system and children with disabilities outdoor play project.	£160,941
Library Accessibility	To carry out health and safety related work to improve accessibility.	£15,000
Administrative Support	Administrative support to NCIL in line with the allowable contribution.	£20,000



## Section 106

4.11 S106 funding must be spent in accordance with the terms of the legal agreement (as part of the planning application process). The heads of terms can include a clause to spend the S106 contribution between five and ten years of the agreement. S106 funding is more closely tied to the phasing of development set out in the terms of the legal agreement.

4.12 Enfield Council is excited to announce approximately £2.9 million in planned Section 106 allocations for 2023/24, paving the way for a diverse range of critical investments in blue, green, and physical infrastructure. These projects demonstrate our commitment to enhancing the borough's sustainability, connectivity, and quality of life for residents. Looking ahead, we aim to build on this momentum with further plans to increase S106 allocations for infrastructure development in 2024/25.

4.13 Table 13 highlights some of the future infrastructure projects we intend to fund (at least in part) through Section 106 contributions during 2023/24. While not exhaustive, this list showcases our proactive approach to aligning funding with opportunities arising from new developments and ensuring that growth benefits all communities across the borough.

4.14 The infrastructure sums set out in the Appendices as having been secured via s106 agreements with developers, are also dependent on: planning applications being implemented, receipt of contributions where relevant and delivery of items following commencement of developments.

S106 Planned Allocations 2024/25	Funding drawn from CIL/S106 or combined	Amount Sought	S106 Planned Allocations 2024/25	Funding drawn from CIL/S106 or combined	Amount Sought
UK Innovation Corridor	S106	£15K	Inclusive Growth and Skills (Inward Investment & Enterprise Manager Officer)	S106	£106.5K
Travel Plan Officer Post	S106	£54.4K	London Real Estate Forum (LREF)	S106	£20K
Jubilee Park Outdoor Gym	SCIL	£95.7K	Winchmore Secondary School - New 6th Form Block	S106	£999K
Southgate Leisure Centre	SCIL/S106	£787K (£720K S106/ £67K SCIL)	Enfield Chase Restoration The Ridgeway Crossing 2	S106	£31.3K
Public Sector Decarbonisation Fund	S106	£403K	Enfield Chase Restoration The Ridgeway Crossing 3	S106	£31.7K
OnePlanet Licence	S106	£500	Albany Park Community Project Space	S106	102.2K
Climate Action and Sustainability Lead Officer	S106	£34K	Digital Infrastructure Support	S106	£14.7K
Green Mark Accreditation	S106	£15K	EBC Refurbishment	S106	£93.6K
Beaver Site Expansion Project	S106	£20K	Gifts for Friends	S106	£725
Enfield Air Quality Action Plan Implementation	SCIL	£150K	Inward Investment Manager Post	S106	£68.3K
Oak Avenue Highway Works	S106	£15.5K	Walking and Cycling projects	S106	£51.5K
Southbury Leisure Centre Recovery Programme	S106	£188K	Cycle Parking	S106	£27.6K
Hazelwood School SUDS	S106	£44.3K	Ponders End Recreation Ground	S106	£30K
Strategic Land Sites	S106	£100K	Enfield Town Feasibility Study	S106	£11K
Digital Infrastructure Working Group	S106	£21.6K	Planning replacement digital case management system	S106	£69.8K
Shared Inward Investment Resource	S106	£75K	Archaeological Priority Areas Update	S106	£5K
Albany Park Wetlands	S106	£25K			
<b>TOTAL</b>		<b>£3,706,925</b>			

## Section 5: Glossary



**Allocated Funds:** S106/CIL funds which have been assigned to a particular project.

**Biodiversity Net Gain:** An integrated approach designed to improve the condition of our natural assets and the ecosystems services that flow from them in the context of development.

**Blue-Green Infrastructure:** A catch-all term which refers to natural and semi natural features including fields, woods, rivers, lakes, and gardens that are found between and within our built-up areas. It is an integrated network of multi-functional open spaces and water spaces.

**Charitable Relief:** Exemption to pay CIL on buildings in charitable use (paragraph 43 of the CIL regulations).

**Instalment Policy:** The CIL regulations allow CIL charges to be paid through a series of instalments in certain circumstances (Enfield's instalment policy can be found on its website at <https://new.enfield.gov.uk/services/planning/planning-policy-information-enfield-revised-cil-instalment-policy.pdf>).

**Community Infrastructure Levy:** A standard charge on most types of development in the borough that is used to fund a wide range of infrastructure projects (including open space and public transport improvements) to meet the demands arising from the borough's growth. Exceptions to this charge include schools, health facilities, charitable development, and self-build housing.

**Community Infrastructure Levy – Neighbourhood Contribution:** Councils are required to spend a proportion of the monies received from the levy (currently 15%) to fund local neighbourhood projects.

### **Community Infrastructure Levy**

**Regulations:** This sets out the government's rules on how the levy will be collected, monitored and spent.

**Core Strategy:** A development plan document which sets out the long-term spatial vision and strategic objectives of the existing adopted Local Plan. It identifies where new development will take place, its type and scale, protects what is valued about the borough and includes a series of policies to deliver the vision and objectives of the Local Plan.

**Demand Notice:** A notice which is issued upon commencement of a CIL liable development in line with the CIL regulations. The demand notice states the amount to be paid and when it needs to be paid.

**Developer Contributions:** This term refers to planning obligations delivered through section 106 agreements, section 38 agreements, and section 278 agreements, as well as income collected from developments through the community infrastructure levy (CIL).

These tools are used to secure financial and non-financial contributions (including affordable housing and employment, business, and skills provision) or other works to provide infrastructure to support and mitigate the impact of development. However, developments cannot be double charged (section 106 and CIL) to fund the same item of infrastructure.

**Enfield Neighbourhood Fund:** This fund has been secured through the neighbourhood portion of Enfield's community infrastructure levy and will allow local communities to get

involved in the future development of their neighbourhood and deliver local projects that will improve the day-to-day life of Enfield's residents.

**Exemptions and Relief:** Exemption from liability to pay CIL on qualifying developments meeting certain conditions (paragraph 42 to 58 of the CIL regulations).

**Greater London Authority (GLA):** A top-tier administrative body covering the Greater London area. It is composed of two parts: the London Assembly and the Mayor of London as defined under legislation. The London Assembly scrutinises the activities of the Mayor of London in the public interest.

**Infrastructure:** A term used to describe the facilities and services necessary for local people to live their everyday lives. Infrastructure can take many forms; it can be defined in physical, green, and social terms, and can range from strategic provision (such as a new road, hospital or school) to the creation of a local play-space.

**Infrastructure Delivery Plan:** This sets out what infrastructure is required to support the levels of growth set out in the Local Plan, how it will be funded, who will deliver it, and when it will come forward.

**Liability Notice:** A liability notice is issued once a CIL liable development has been granted planning permission. It states the amount of CIL liability and how this liability was calculated.

**Liable Floorspace:** The floorspace of a development which will incur a CIL charge.

**Local Plan:** A legal document which sets out a series of policies and proposals to guide future decisions on planning applications and investment opportunities across an area. London Plan: The London Plan is the spatial development strategy covering the Greater London area. In London, Local Plans must be in general conformity with the London Plan.

**National Planning Policy Framework (NPPF):** This document sets out the government's planning policies and how these will be applied in England and Wales.

**Neighbourhood Plans:** These are formal planning documents that local communities can prepare to guide the future development of their areas. Hadley Wood has been established as a neighbourhood area and a forum of community representatives are working together to prepare a neighbourhood plan to shape the future of the area. However, the neighbourhood plan will need to be subject to independent examination and a local referendum before it can be formally adopted.

**Permissive Paths:** Paths over which the public do not have a right of way but over which permission has been given to the public to use them.

**Public Realm:** The space between and surrounding buildings and open spaces that are accessible to the public and include streets, pedestrianised areas, squares, river frontages etc.

**Residential Extension/Annex Relief:** Exemption to pay CIL on self-build residential extensions or annexes (paragraph 42A of the CIL regulations).

**Self-Build Housing Relief:** Exemption to pay CIL on self-build residential dwellings (paragraph 54A of the CIL regulations).

**Social Housing Relief:** Exemption to pay CIL on affordable housing (paragraph 49 of the CIL regulations).

**Surcharges:** The CIL regulations require a series of surcharges to be applied when the CIL procedures have not been correctly followed.

**Section 106 Agreements:** These are legally binding agreements negotiated between local authorities, developers and landowners through the planning application process. The agreement will contain a planning obligation to enable us to secure, or the developer to offer, restrictions on the use of the land or the operation of the development or to make contributions towards infrastructure and facilities (e.g. affordable housing).

Financial contributions are usually be payable on the commencement of the proposed development following the granting of planning permission. In certain circumstances, developers will be able to request staged payments or instalments (e.g. large, multi- phased developments).

**Social Infrastructure:** A wide variety of services that are essential to the sustainability and wellbeing of an area. This includes educational facilities, health services, sports and leisure facilities, libraries, jobs broker- age centres, community space and faith facilities, cultural facilities and meeting rooms, halls and pubs.

**Supplementary Planning Document (SPD):** A document which helps explain how policies and proposals in the Local Plan will be applied and implemented.

**Sustainable Drainage Systems:** A sequence of water-management practices and facilities designed to drain surface water and protect against flooding. Examples include ponds, reed beds, drainage channels, soakaways, swales and porous drive- ways.

**Town Centres:** Areas defined through the Local Plan providing a range of commercial, cultural, and civic activities, including shop- ping, leisure, entertainment, culture and social and community facilities.

**Transport for London (TfL):** A statutory body accountable to the Mayor of London, with responsibility to deliver safe, integrated, efficient and economic transport facilities and services to, from and within London.

**Unallocated Funds:** Funds that have not been assigned to a specific project. In the case of S106 obligations, funds are ring- fenced to a particular wider theme (such a traffic and transportation, affordable housing etc.). Fund are allocated when a project comes forward in line with the S106 legal agreement associated with the funds. In the case of CIL receipts, these are unallocated and require a project for allocation.

The London Borough of Enfield is committed to working with the local community and other stakeholders (including infrastructure providers and statutory bodies) to ensure that planning contributions (CIL and S106) are used in a fair and transparent way to maximise the benefits and opportunities arising from development, such as new affordable homes, community infrastructure, jobs and environmental improvements.

If you have any further queries or comments about this statement, please do not hesitate to contact us via email ([S106@enfield.gov.uk](mailto:S106@enfield.gov.uk)/[CIL@enfield.gov.uk](mailto:CIL@enfield.gov.uk)) or phone (020 8379 1000).

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