



Waltham Forest Infrastructure Funding Statement (IFS) 2024-25

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Part A

1 Introduction

Welcome to the Waltham Forest Infrastructure Funding Statement (IFS). This document sets out the 2024/25 financial year's income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (S106) agreements, as well as Section 38 and Section 278 Highways agreements.

This statement was prepared per the Community Infrastructure Levy 2010 (as amended) and covers the period from **1st April 2024 to 31st March 2025**.

In 2024, Waltham Forest adopted the first part of a new Local Plan, which sets out the spatial vision, strategic objectives and planning policy framework for inclusive growth up to 2035. The policies contained within Local Plan Part 1 are used to shape developments and guide decisions on where, how much, and what kind of development is delivered in order to meet the borough's needs and help deliver Mission Waltham Forest.

Part 2 of the Local Plan allocates sites for future development, along with detailed requirements relating to land use, layout and design, biodiversity, infrastructure and other matters. The Plan is now in the final stages of the statutory independent examination process. The Planning Inspector appointed by the Secretary of State wrote to the Council in July 2025 to confirm that, with agreed modifications made to the Plan, it could be made sound and capable of adoption. The Council anticipates adoption in early 2026.

Developer contributions help deliver the infrastructure needed to support planned inclusive growth. Together, CIL and S106 funds help mitigate the impacts of new developments and maximise the benefits and opportunities for local communities.



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 CIL in 2016.

There are two types of CIL charging that developments in Waltham Forest are liable to pay – Mayoral CIL 2 and Waltham Forest CIL. The Mayoral CIL 2 charge is collected by the Council and passed directly to the Mayor of London to help finance the delivery of the Elizabeth Line. The Mayoral CIL 2 charge for Waltham Forest is £60 per square metre. Further information on Mayoral CIL 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 and details of CIL charges that apply can be found in the Borough's current CIL Charging Schedule [here](#).

The Ministry of Housing, Communities and Local Government has recently announced temporary CIL relief for developments in London. This measure did not affect the 2024/25 reporting year.



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 of 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

Useful definitions

The following terms will be used throughout the IFS:

Reported year: Period from 1st April, 2024 to 31st March, 2025

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 2024-25

- Total value of CIL set out demand notices issued: £2,595,874.68
- Total amount of CIL receipts collected: £1,634,915.13
- Total CIL expenditure: £2,695,385.76
- Total CIL receipts which have been allocated but not spent: £19,982,377.16

£2,595,874.68
Demand
Notices

£1,634,915.13
CIL Receipts

£2,695,385.76
CIL Expenditure

£19,982,377.16
CIL Allocations

2.2 Collection Of CIL

In 2024/25, Waltham Forest received CIL payments totaling £1,634,915.13.

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 2024/25 was £2,595,874.68.

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.

£81,745.76 was collected for the purposes of administering developer contribution funds.

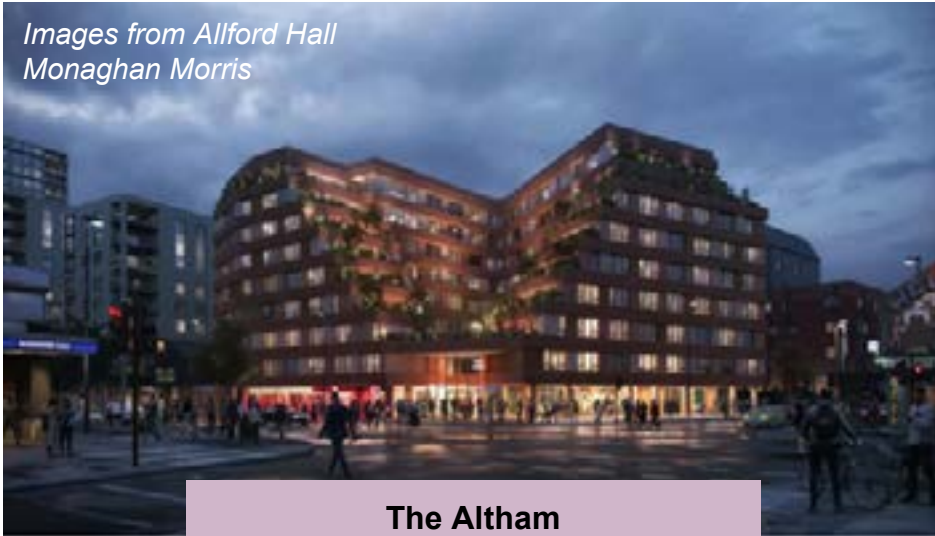


Table 1. CIL collection over the past 3 financial years

	2022/23	2023/24	2024/25
All CIL collected in reporting year	£7,369,110.03	£2,145,751.02	£1,634,915.13
Cumulative CIL collected by the end of the reporting year	£29,581,857.37	£31,142,957.50	£32,777,872.63

CIL collections from major developments in 2024-25

*Images from Allford Hall
Monaghan Morris*



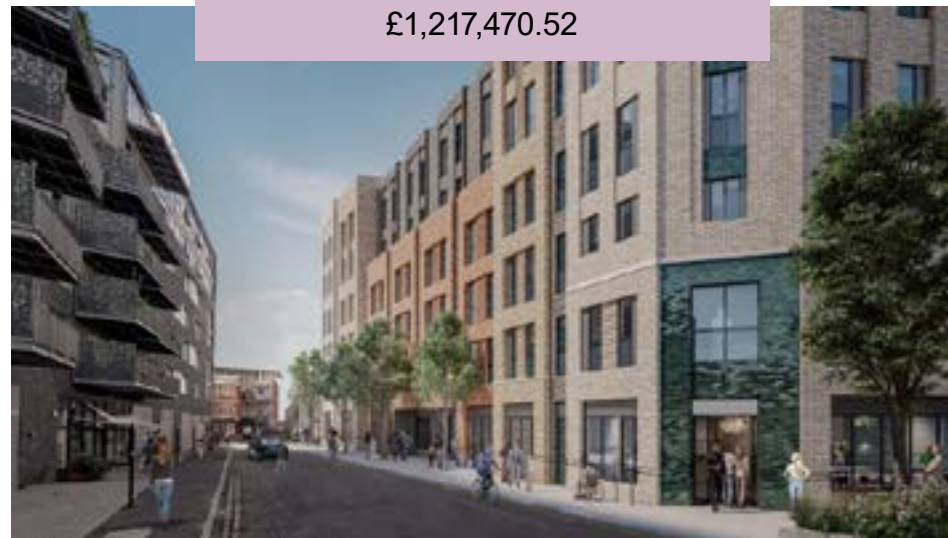
The Altham
1 Blackhorse Lane, Walthamstow
£1,618,991.75*



Images from CMA Planning



St James Health Centre
47 St James St, Walthamstow
£1,217,470.52



**Collected in 2023/24 and 2024/25*

2.3 Allocation of CIL

£1,326,980.00 of CIL funding was allocated in 2024/25. 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 Mission Waltham Forest, our plan for a more equal borough by 2030.

15% of collected CIL is allocated towards priorities agreed with the local community in areas where development is taking place. This is known as Neighbourhood CIL (NCIL). NCIL can be spent on a wider range of projects than Strategic CIL. It is not limited to 'infrastructure' but can be spent on 'anything that addresses the demands that development places on an area'.

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

£2,781,567.00 of CIL funds collected before the reporting year were allocated during the reporting year. The total amount of CIL receipts collected before the reporting year which have not been allocated is £2,145,036.00.



Lloyd Park

CIL project allocations

For a full list of projects with remaining CIL allocations, see Appendix 1.

Higham Hill Hub - £190,000 allocated

The new Higham Hill Hub will be situated on the old bowling green in Higham Hill Park. The existing site contains two porta cabins that currently function as the community centre. This building proposal is the result of 5 years bottom-up community engagement and consultation to determine how the site should transform to meet long-term community needs. A total of £190,000 of NCIL funding has been allocated towards the project; the remainder of the project will be funded through a grant from the Ministry of Housing, Communities and Local Government and S106 contributions from local development schemes.



Key Benefits: The aim of the project is to provide an inspirational building that can act as a fulcrum of the community, hosting a variety of events. It will facilitate a broader range of activities than currently possible at the existing Higham Hill Hub, as well as greatly enhancing the user experience of events that take place on the site. It will provide welcoming, exciting spaces for children and adults alike. The Hub will be financially sustainable and community led. The design of the new building draws on energy efficient building research from UCL, positioning the Higham Hill Hub as a model of innovative and sustainable community centre design.



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Vestry House Museum - £106,000 allocated



Key Benefits: Our ambition is for Vestry House Museum to be a welcoming destination for all the local Waltham Forest community, a place where you can rest in the cafe and gardens, work in the newly created workspaces, and discover more about the borough's history in the refurbished museum space. One of the outcomes of the project is to improve the environmental performance of the buildings with new glazing, air source heat pumps, and solar PV panels. With Vestry House Museum, the Council is demonstrating that even with the constraints of a heritage building, there are still sustainability improvements that can be adopted to lead the way for a net-zero borough.

Waltham Forest Council is working to revitalise Vestry House Museum, a well-loved cultural and heritage site in Walthamstow Village. CIL funds will contribute to the £4.5 million investment to make the museum more physically accessible and environmentally sustainable. The remaining funding will come from the Local Regeneration Fund (formerly the Levelling Up Fund) and matched Council funds.



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Improvements to Wingfield Park - £100,000 allocated



Funding will go towards improving and broadening the park's facilities and features. Interventions will include repairs to existing play equipment, a new picnic table area adjacent to the Pavillion, new seating benches, new signage, improved biodiversity, the removal of unnecessary fencing, and potentially new play equipment and tree planting.

Key Benefits: Thanks to this investment, Wingfield Park will be a better place to play, relax, and connect. An inclusive programme of community engagement has ensured that the project meets the needs and wants of local people, all whilst cultivating a sense of neighbourhood pride.



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2.3 Expenditure of CIL

A total of £2,695,385.76 in CIL funds was spent in 2024/25.

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, £16,772,077.20 of CIL funds collected prior to and during the reported period have not been spent and have carried over into the new financial year to be spent on soon-to-commence projects.

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

*Table 2. CIL spending by selected project type
(excluding admin costs)*

Project type	Amount spent
Regeneration, public realm and station improvements	£1,445,542.43
Walking and cycling	£481,960.12
Parks	£235,819.26
Community facilities	£349,000.00
Road works	£135,668.95
Flood mitigation study	£47,395.00



*Pumphouse at the
Walthamstow Wetlands*

CIL project examples

For a full list of projects funded by CIL, see Appendix 2.

Perth Road Nature Garden - £27,468.43 spent

This project involved the creation of a new nature garden and educational space in an area of underutilised green space adjacent to Perth Road and opposite Sybourn Primary School.



Key Benefits: Formerly a green space with limited ecological and social value, the Perth Road Nature Garden is now a vibrant and engaging space. The garden includes improved drainage and enhanced biodiversity with wildflowers and fruit trees. Local school children helped design and install educational signs around the garden that explain concepts like biodiversity and rewilding. There will be ongoing opportunities for neighbours to help with planting and maintaining the garden. By combining environmental improvements with inclusive participation, the project will provide a lasting, accessible space for relaxation, play, and learning.



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Wood Street Families and Homes Hub - £99,000.00 spent



CIL funds helped outfit a new Families and Homes Hub in Walthamstow. Based in a new building in the heart of Wood Street, the Families and Homes Hub will offer health and housing services, employment support, social care appointments, parenting programmes, and more. It will serve residents with a wide range of needs, from people who are struggling with housing insecurity to parents looking for extra support for their children to teenagers in search of a safe and free space to socialise.

Key Benefits: The Families and Homes Hub will bring together essential family and social services, making it easier for residents of all ages to access support to help them thrive. Many of these Council programmes address interconnected challenges and vulnerabilities. By bringing all these services under one roof, the Families and Homes Hub will be a one-stop shop where residents can get the support they need.



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Chestnuts Field - £20,000.00 spent



The Chestnuts Field Flood Mitigation Project is designed to protect properties on Sturge Avenue and Spruce Hills Road from surface water flooding while also reducing flood risks to downstream areas. The project includes three interconnected basins and adjustments to the public highway, including a speed table at the junction of Sturge Avenue and Spruce Hills Road, to redirect surface water run off into the newly created wetlands in Chestnuts Field.



Key Benefits: In addition to flood protection, the project enhances community amenity space for public use, fostering recreational activities and engagement. By creating new habitats, it promotes biodiversity and ecological conservation. The project also focuses on improving water quality, with the first basin acting as a sediment trap and first treatment stage complemented by pollution-reducing plantings in the other two basins.



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3 Section 106 Planning Obligations Report

3.1 Headline figures for 2024/25

- Total received through S106 financial planning obligations: £3,866,145.42
- Total spent from S106 financial planning obligations: £2,461,228.95
- S106 funds carried over from 2023/24: £9,271,647.15
- S106 funds carried forward to 2025/26: £10,735,169.50
- Total money to be provided through new planning obligation agreements made in 2024/25 (subject to implementation of approved scheme) : £2,388,565.00



£3,866,145.42
S106 Received



£2,461,228.95
S106 Spent



£9,271,647.15
Carried Over



£10,735,169.50
Carried Forward

3.2 Collection of S106 planning obligations

The total amount of money received from existing planning obligations during the reporting year was £3,866,145.42. Of the S106 funds collected during the current and previous reported years, £10,735,169.50 has been retained for future use.

In the 2024/25 financial year, Waltham Forest negotiated and signed 44 S106 agreements. These legal agreements include financial obligations totaling £2,388,565.00. 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 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 2024/25 oblige the construction of 433 affordable units.

Existing educational infrastructure meets the borough's needs, so 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 reporting year, see Appendix 7.



*Francis Road,
Leytonstone*



*Ravenswood
Industrial Estate,
Walthamstow*

3.3 Allocation of S106 planning obligations

In 2024/25, the S106 funds allocated to infrastructure projects totalled £11,895,320.56. Including funds from the reporting year and prior years, £9,914,364.95 of allocated funding is yet to be spent due to the longer-term nature of the projects. For a full list of projects with S106 allocations made in 2024/25, see Appendix 3.

The total amount of money received under any planning obligations prior to 2024/25, which had not been allocated by the end of 2024/25 was £820,804.55.



*Leyton High
Road Station*

S106 infrastructure project examples

For a full list of S106 allocations, see Appendix 3.

Affordable homes - £10,000,000 allocated

Developer contributions will support the delivery of 234 affordable homes as part of the Patchworks development at 2c Fulbourne Road. 156 homes will be let at London Affordable Rent, and 78 will be up for sale under shared ownership. Furthermore, the investment of Council funds will unlock, in principle, up to £200m of Greater London Authority (GLA) funding to support the delivery of affordable homes across a portfolio of priority housing developments.

Key Benefits: These new homes reflect our commitment to tackling the housing crisis head on and building the genuinely affordable homes that residents of our borough need.



Tackle the housing
crisis head on



Image courtesy of JTP

Step-free access at St James Station - £100,000 allocated



S106 funds will be used to create an accessible entrance to St James Station.

Key Benefits: Step-free access makes public transport a more accessible option for everyone, reducing the reliance of private vehicles and promoting a healthier and more sustainable future.



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Employment and skills training for young people - £233,580 allocated



This project focuses on providing young Waltham Forest residents with the resources, mentorship, and employability opportunities they need to pursue fulfilling careers in the arts and creative industries. In partnership with the Mayor's Skills Academy, this initiative will engage over 800 young people ages 16 to 24 through jobs and work experience placements at arts institutions like the William Morris Gallery, Blackhorse Workshop, and V&A East. 90% of the participants will come from groups that are underrepresented in the creative sector.

Key Benefits: These opportunities will help empower young people to pursue and excel in careers aligned with the Council's Inclusive Economy framework and future job market trends. Building the skills, confidence and employability of young people supports safer, more resilient communities, reducing the likelihood of engagement in risky or harmful behaviours. It will also address Waltham Forest's youth unemployment rate - the highest in London – to ensure that young residents benefit from the borough's thriving local economy.



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This project will sponsor two local young people to attend Edinburgh Fringe and get an insider look into theatre making. Pictured are the recipients of last year's bursary, Patrick and Ibrahim, with Kaveh Rahnama (Future Formed) and Shazad Khalid (Soho Theatre).

3.4 Expenditure of S106 planning obligations

£2,461,228.95 collected through S106 was spent on infrastructure projects in 2024/25.

915 new affordable homes were built in the borough thanks to commitments agreed upon through S106.

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, £10,735,169.50 of unspent S106 funding was carried over into the next financial year to be spent on planned infrastructure projects.

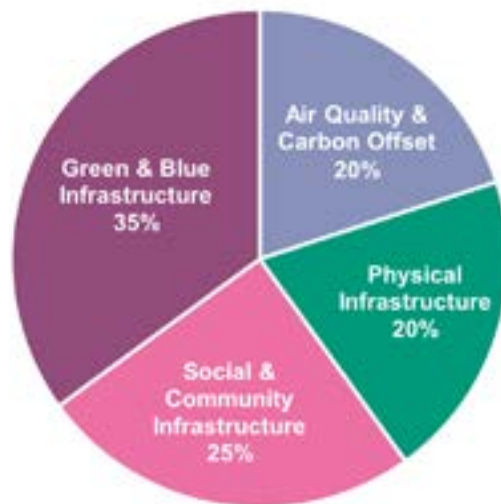


Figure 2. S106 contributions allocated and spent on different infrastructure types.

Table 3. S106 spending by category

Project Type	Amount spent (£)
Air Quality	50,959.02
Carbon Offset	201,464.48
Education	224,256.00
Employment & skills	371,489.16
Environmental management in Epping Forest	223,927.13
Flood mitigation & SUDs	12,605.52
Health	17,438.60
Highways	324,742.66
Biodiversity & environmental improvements	18,313.46
Parks, recreation and open space	71,101.11
Public realm	62,913.34
Tree Planting	23,674.37
Solar panels	240,000.00
Sustainable Transport	105,649.89
Wetlands	512,694.21
Total	£2,461,228.95

S106 infrastructure project example

For details on all S106 spending in 2024/25, see Appendix 4.

Linking Forest Road and the Wetlands - £191,694.21 spent



Key Benefits: The improvements to Forest Road will contribute to a more sustainable, active, and connected community. This project will benefit the new residents of the developments around Blackhorse Lane, as well as residents who are visiting the Wetlands from further afield. These paths promote healthier lifestyles by encouraging walking and cycling, enhancing mental well-being and fostering a stronger connection with nature.

The Council created new pedestrian and cycle links from Forest Road to the Walthamstow Wetlands. The project included more accessible routes for walking and cycling, tree planting, public art, new lighting, CCTV, and road safety improvements - all creating a greener, safer and more attractive environment.



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4 Infrastructure List

The Infrastructure List identifies the immediate thematic priorities that reflect the Council's strategic objectives and evidenced need for infrastructure. The list is intended to set clear annual spending priorities for CIL, but should also give the necessary flexibility to fund other priority projects that may come forward, when ready for delivery.

The Infrastructure List for 2025/26 is limited to projects on the IDS and in the Capital Investment Strategy in line with immediate corporate priorities.



Part B

Appendix 1. Projects with unspent CIL allocations as of 31 March 2025

Project Name	CIL Type	Available (£)
Leyton Tube station	SCIL	9,000,000.00
Walthamstow Central Station Improvements	SCIL	2,625,101.08
Fellowship Square	SCIL	1,000,000.00
Bike Hangars	SCIL	890,243.41
Borough Wide Digital Connectivity (Linking CCTV sites and a few critical WAN hubs)	SCIL	408,892.08
Drapers Field Cathall	SCIL	250,000.00
Lloyd Park Area Refurbishment	NCIL	250,000.00
Newport School Habitat Area-Details TBC with PM	NCIL	181,000.00
Marsh Lane Footpath feasibility study	SCIL	152,313.42
CCTV in ASB and crime hotspots	NCIL	115,700.00
Parks and Open Spaces	NCIL	111,512.22
Improvements to Wingfield Park	NCIL	100,000.00
Greening Mark House Corner	SCIL	92,860.00
Gym membership for young people at risk	NCIL	92,250.00
School Mentoring Programme	NCIL	91,200.00
Lea Bridge Play Area	SCIL	80,000.00
Chapel End Lloyd Park	SCIL	70,000.00
Leytonstone Business Low Emissions Neighbourhood BLEN	SCIL	68,466.90
Walthamstow Town Square Playground	SCIL	65,000.00
Juniper House Pocket Park Improvements	SCIL	63,600.00
Arkley Crescent/Road Play Area	NCIL	60,000.00

Project Name	CIL Type	Available (£)
Attlee Terrace Community Improvements	NCIL	55,000.00
CCTV in serious violence hotspots	NCIL	53,400.00
Forest Road Cycle Route	SCIL	51,471.55
North Birbeck Road Alternative Provision	SCIL	50,000.00
Outreach support to Young People	NCIL	45,000.00
Missiongrove Primary School SUDS	SCIL	40,015.00
Removal of the planter at the Junction of Fillibrook	NCIL	1,086.24
Leytonstone School SUDS	SCIL	38,955.00
Resilience Training for Teachers	NCIL	36,000.00
Tenby Court Biodiversity & Growing Spaces	NCIL	35,000.00
Bridge Road Play Improvements	NCIL	30,000.00
St Andrew's Church Community Facility	NCIL	30,000.00
Acacia Road Play Area	SCIL	30,000.00
Amber Avenue Estate Community Facility	NCIL	30,000.00
Crownfield Road Community Safety	NCIL	27,003.29
Perth Road Nature Garden	SCIL	25,906.57
St James and Leytonstone Overground Feasibility Studies	SCIL	20,380.00
Magazine produced by young people Aged 14-25	NCIL	20,000.00
Beresford Road Residents Wellbeing & Community Improvements	NCIL	15,000.00
St James Quarter Public Realm Improvements	SCIL	12,390.27
LED's Streetlights Chingford	SCIL	12,370.15
Higham Hill Disability Discrimination Act compliant	SCIL	10,000.00
Langthorne Park Entrance and Jubilee Gardens	NCIL	8,399.01

Project Name	CIL Type	Available (£)
Drapers Field 3G Pitch replacement	NCIL	7,817.46
Chestnut Fields Flood Mitigation	SCIL	6,890.75
Trauma and first aid training	NCIL	6,000.00
Installation of Bleed Control Kits in School for Emergencies	NCIL	5,100.00
Contingency for the five Estate Greening and Improvements programme	NCIL	5,000.00
Lea Bridge Station Enhancements	SCIL	3,414.00
Flood Mitigation Study for Surface Water	SCIL	2,605.00
Safer Streets Signage Project	NCIL	1,120.00
Total		£19,982,377.16

Appendix 2. CIL spending in FY 2024/25

Project	CIL type	Amount spent (£)
Walthamstow Central Station Improvements	SCIL	1,418,074.00
Bike Hangers	SCIL	481,960.12
Lloyd Park Area Refurbishment	NCIL	250,000.00
Anti-Social Behaviour Prevention Infrastructure	NCIL	169,100.00
Families and Homes Hub	SCIL	99,000.00
Forest Road Cycle Route	SCIL	61,317.00
Flood mitigation study on surface water flooding	SCIL	47,395.00
Leyton Jubilee Park	SCIL	40,839.28
Removal of the planter at the Junction of Fillebrook Rd, Fairlop Rd and Grove Green Road	NCIL	37,913.76
Perth Road Nature Garden	SCIL	27,468.43
Chestnuts Field Flood Mitigation (SUDS)	SCIL	20,000.00
Juniper House Pocket Park Improvements	SCIL	16,199.00
Leytonstone Borough Low Emissions Network (BLEN)	SCIL	12,460.35
Station Road Pocket Park Chingford	NCIL	9,480.98
Langthorne Park Entrance & Jubilee Gardens	NCIL	4,900.00
Marsh Lane Footpath Feasibility	SCIL	3,600.00
Marsh Lane Footpath Works	SCIL	207.34
Leyton Jubilee Park	NCIL	200.00
LEDs Streetlights Chingford	SCIL	170.50
Total		£2,695,385.76

Appendix 3. S106 Allocations in FY 2024/25

Covenant type	Project	Amount allocated (£)
Affordable Housing	Affordable homes - Patchworks 2c Fulbourne Road, Walthamstow E17	10,000,000.00
Carbon Offset	Carbon offsetting and energy efficiency projects	361,620.00
Employment and Skills	Employment and skills training for young people in the arts and creative industries	233,580.00
Epping Forest Strategic Access Management and Monitoring Strategy (SAMMS)	Nature conservation and environmental management in Epping Forest	197,999.00
Employment and Skills	Support for small businesses and local entrepreneurs	193,760.00
Sustainable Transport	Design and implementation of walking and cycle infrastructure in the Leyton	150,000.00
Sustainable Transport	Step-free access at St James Street Station	100,000.00
Sustainable Transport	Improvements to sustainable modes of transport in E4	95,000.00
Highways	Forest Road corridor improvement scheme	85,000.00
Employment and Skills	Employment and skills training for local residents	61,274.53
Social Infrastructure	Compensation for loss of social infrastructure due to development of the Hurst Road Medical Centre	60,000.00
Employment and Skills	Construction employment and skills training for underrepresented groups	48,000.00
Sustainable Transport	Improvements to sustainable modes of transport in E10	40,084.01
Walking and Cycling	New cycle facilities on High Road E11	34,310.00
Sustainable Transport	Improvements to sustainable modes of transport in E17	34,000.00
Walking and Cycling	Pedestrian safety improvements around Leyton Midland Station and local bus stops	27,757.74

Covenant type	Project	Amount allocated (£)
CPZ	Consultation on the introduction of a Controlled Parking Zone (CPZ) along Drysdale Road, Mansfield Hill, Maida Avenue, and Maida Close	25,000.00
Flood Mitigation	Flood mitigation measures in the Ching Corridor	25,000.00
CPZ	Implementation of a Controlled Parking Zone (CPZ) in the area of Naseberry Court, Chingford	20,188.81
Air Quality	Implementing the Air Quality Action Plan	19,625.00
Air Quality	Air quality monitoring in Leyton	15,240.00
Flood Mitigation	Sewardstone Corridor Flood Study	15,000.00
CPZ	Consultation on a Controlled Parking Zone (CPZ) around Whitehall Road, E4	13,034.97
Sustainable Transport	Improvements to sustainable modes of transport in E11	13,000.00
Flood Mitigation	Ching Corridor flood study	10,000.00
Air Quality	Air quality monitoring in the east of the borough	4,800.00
Suitable Alternative Natural Greenspaces (SANGs)	Visitor surveys at Suitable Alternative Natural Greenspace (SANGs) sites	4,546.50
Sustainable Transport	Improvements to sustainable modes of transport around High Road, E15	3,000.00
CPZ	Consultation on the introduction of a Controlled Parking Zone (CPZ) around Haldan Road, E4	2,500.00
Walking and Cycling	New cycle facilities on Leytonstone High Road, E11	2,000.00
Total		£11,895,320.56

Appendix 4. S106 Spending in FY 2024/25

Covenant type	Project	Amount spent (£)
Wetlands	Management, maintenance, development and access to Walthamstow Wetlands	321,000.00
Employment and Training	Employment and training initiatives within the Borough and supporting local businesses	274,597.54
Strategic planning	Solar panels for 60 Council-owned properties	240,000.00
Education	Additional primary and secondary school places in response to additional need arising from new development	224,256.00
Epping Forest SAMMS Contribution	Nature conservation and environmental management in Epping Forest	223,927.13
Wetlands	Improvements to the public realm and public footpaths connecting Forest Road to the Wetlands	191,694.21
Carbon Offset	Carbon offsetting and energy efficiency projects	132,345.73
Apprenticeship	Employment training and business initiatives within the Borough	85,891.62
Road Safety and Public Realm	Road safety improvements to Hoe Street.	57,677.64
Carbon Offset	Retrofitting Council-owned Southfield Court Estate to improve energy efficiency	55,098.15
Walking and Cycling	Improvements to walking and cycling infrastructure in E17	30,787.25
Epping Forest SANGS	Visitor surveys at Suitable Alternative Natural Greenspaces (SANGs) in the borough	29,729.72
Highways	High quality walking and cycling infrastructure along Forest Road	29,225.18
Air Quality	Air quality monitoring around Selborne Road, Walthamstow and delivering the Council's Air Quality Action Plan	29,155.47
Sustainable Transport Contribution	Sustainable transport infrastructure in E17	28,915.08
Epping Forest SANGS Contribution	Parks improvements projects in Lloyd Park and the Chingford Green Link	28,568.74

Covenant type	Project	Amount spent (£)
Highways	Highways improvements along Ferry Lane, Forest Rd and Green Ferry Way	26,579.52
Highways	Highway improvement works at Standard Junction	26,412.32
Public Realm	Public realm and road safety improvements around Bakers Arms/Lea Bridge Road	25,784.68
CPZ	Consultation and implementation on an extension to the Tenby Road controlled parking zone	23,000.47
Traffic Calming	Traffic management and active travel improvements on Oliver Road, Grange Park Road, and High Road Leyton	20,493.28
Public Realm	Public realm improvements to St James and Brunner Rd	20,000.20
Highways	Road safety improvements to Oliver Road	19,999.16
Transport for London	Funds transferred to TfL to deliver walking, cycling and public transport improvements to increase access to Coronation Square, E10	19,768.32
Health	St James Health Centre	17,438.60
Street Improvement	Extension of the existing cycle route into Hackney, improved visibility to cyclists approaching from Essex Wharf, and CCTV along the footway and cycle track in the Lee Valley Regional Park	15,000.11
Highways	Traffic calming measures and public realm improvements to the Bell Junction	15,000.00
Trees and Nature Conservation	Enhancing the street scene, biodiversity, tree planting and landscaping on Kings Head Hill, Chingford	15,000.00
Carbon Contribution	Infrastructure for electric vehicles	14,020.60
Street Trees and Public Realm	Street tree planting in Walthamstow	13,819.98
Tree Planting	Tree planting and pocket woodlands around Coronation Square, E10	12,370.37
Tree Planting	Tree planting around Wood Street, E17	11,342.46
Highways	Highways works to deal with parking overspill at Billet Works industrial estate	11,233.69

Covenant type	Project	Amount spent (£)
Local Labour and Employment	Employment and training initiatives within the Borough and supporting local businesses	11,000.00
CPZ	Consultation on and implementation of Controlled Parking Zone in the immediate area of Hickman Avenue, E4; Review and possible revision of existing waiting and loading restrictions	10,945.00
Surface Water Flood Mitigation	Flood mitigation measures at Coronation Square E10	10,365.00
Highways	Road and public realm improvements to Crownfield Road	9,987.12
CPZ	Possible extension of the hours of operation of the three CPZ areas of Coronation Square, E10	9,883.79
Highways	Mitigation measures for servicing the delivery using the residential road on First Avenue	9,820.80
Road Safety and Public Realm	Cycling and walking routes on Chingford Mount Road	9,820.80
Traffic Management	Traffic calming measures on Dunedin Rd	9,820.80
Sustainable Transport Contribution	Sustainable transport infrastructure in E4	9,820.36
Recreation/Open Space	Improvements to Leyton Jubilee Park and Sidmouth Park	8,256.15
Highways	CCTV cameras at Walthamstow Central Station sites	6,400.20
Transport	Improvements to the junctions on Forest Rd	6,254.10
Air Quality	Delivery of the Council's Air Quality Action Plan	
5,901.17		
Highways	Consultation and potential implementation of a controlled parking zone in the area of Lena Kennedy Close, E4	5,869.40
Air Quality	Air quality monitors to measure the effectiveness of air quality interventions in the Walthamstow area	5,604.00
Cycle Lanes	Segregated cycle track along the whole of Hoe Street	5,106.70
Air Quality	Delivery of the Council's Air Quality Action Plan	5,057.54

Covenant type	Project	Amount spent (£)
Epping Forest SANGS Contribution	Visitor surveys for Queen's Road Cemetery	4,546.50
CPZ	Consultation and possible implementation of a controlled parking zone in the vicinity of Whitehall Road, E4	4,344.34
Air Quality	Air quality monitors to measure the effectiveness of air quality interventions in the Leyton area	4,140.84
Public Realm	Towards the cost of Public Realm improvements in Cann Hall Road.	3,339.60
Environmental improvements	Environmental improvements around Highams Park Industrial Estate, E4	3,274.25
Highways	Road improvements at Hoe St and Selbourne Rd.	3,200.34
Cycle, Pedestrian and Public Transport Infrastructure	Improved cycle and pedestrian safety along Orient Way	2,958.01
SUDS Contribution	Inspection of drainage works by the Lead Local Flood Authority	2,240.52
Air Quality	Air quality monitoring in the area of Lea Bridge Road	1,100.00
Sustainable Transport Contribution	Sustainable transport infrastructure in E10	956.97
Pedestrian Safety	Raised entry treatments on Forest Road	855.36
Wayfinding	London Legible Signage around Walthamstow Central Station	226.07
Total		£2,461,228.95

Appendix 5. Financial covenants from new S106 agreements FY 2024/25

Address	App no	Date signed	Covenant type	Receivable (£)
126 Vicarage Road, London E10 5DZ	230562	02/04/2024	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	2,508.00
			Walking and Cycling	4,000.00
			Monitoring Fee	338.00
			Total	7,096.00
99 St Johns Road, London E17 4JH	231237	02/04/2024	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	627.00
			Sustainable Transport Contribution	1,000.00
			Monitoring Fee	94.00
			Total	1,971.00
Land rear of 115 Church Hill, London E17 3BD	221674	25/04/2024	Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	81.00
			Sustainable Transport Contribution	1,000.00
			Total	1,708.00
Health Centre, 36a Hurst Road, London E17 3BL	214025	26/04/2024	Air Quality	3,700.00
			Carbon Contribution	79,061.00
			Construction Logistics Plan Monitoring Fee	1,500.00
			Epping Forest SAMMS Contribution	23,199.00
			Social Infrastructure	60,000.00
			Monitoring Fee	9,623.00
			Sustainable Transport Contribution	25,000.00
			Total	202,083.00

Address	App no	Date signed	Covenant type	Receivable (£)
St James' Health Centre, 47 St James Street, London, E17 7PJ	230208	07/06/2025	Air Quality	15,240.00
			Carbon Contribution	68,242.00
			Construction Logistics Plan Monitoring Fee	7,500.00
			Epping Forest SAMMS Contribution	56,179.00
			Monitoring Fee	20,723.00
			Road Safety and Public Realm	100,000.00
			Travel Plan Monitoring	8,000.00
			Walking and Cycling	150,000.00
			Total	425,884.00
6 High Street, Walthamstow, London, E17 7LD	231202	13/06/2024	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	1,254.00
			Monitoring Fee	175.00
			Sustainable Transport Contribution	2,000.00
			Total	3,679.00
National Westminster Bank, 34 Station Road, London, E4 7BE	231845	13/06/2024	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	1,254.00
			Monitoring Fee	175.00
			Sustainable Transport Contribution	2,000.00
			Total	3,679.00
2 Chadwick Road, London E11 1NF	232191	02/07/2024	Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	81.00
			Sustainable Transport Contribution	1,000.00
			Total	1,708.00

Address	App no	Date signed	Covenant type	Receivable (£)
Aston Grange, 484 Forest Road, London E17 4NZ	230623	02/07/2024	Affordable Housing	1,018,749.00
			Air Quality	5,000.00
			Carbon Contribution	34,310.00
			Construction Logistics Plan Monitoring Fee	7,500.00
			Epping Forest SAMMS Contribution	31,350.00
			Sustainable Transport Contribution	85,000.00
			Monitoring Fee	9,308.00
			Travel Plan Monitoring	8,000.00
			Walking and Cycling	15,000.00
			Total	1,214,217.00
11 Knotts Green Mews, London E10 6DH	232448	09/07/2024	Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	81.00
			Sustainable Transport Contribution	1,000.00
			Total	1,708.00
Garages Adjacent 9 Guildsway, London E17 5JA	240393	11/07/2024	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	94.00
			Sustainable Transport Contribution	1,000.00
			Total	1,971.00
			Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	44.00
			Total	921.00
60 High Road, London E15 2BP	212770	23/07/2024	Epping Forest SAMMS Contribution	1,254.00
			Sustainable Transport Contribution	3,000.00
			Monitoring Fee	213.00
			Total	4,467.00

Address	App no	Date signed	Covenant type	Receivable (£)
Trecola, 58 Wyatts Lane, London E17 3JD	240099	01/08/2024	Construction Logistics Plan Monitoring Fee	500.00
			Epping Forest SAMMS Contribution	1,881.00
			Monitoring Fee	269.00
			Sustainable Transport Contribution	3,000.00
			Total	5,650.00
Barclays Bank, 618 - 620 Lea Bridge Road, London E10 6AP	222852	06/08/2024	Epping Forest SAMMS Contribution	2,508.00
			Sustainable Transport Contribution	4,000.00
			Construction Logistics Plan Monitoring Fee	500.00
			Monitoring Fee	350.00
			Total	7,358.00
The County Hotel, 30 Oak Hill, Woodford Green IG8 9NY	231076	20/08/2024	Air Quality	4,800.00
			Carbon Contribution	116,197.00
			Construction Logistics Plan Monitoring Fee	5,000.00
			Walking and Cycling	15,000.00
			Monitoring Fee	8,050.00
			Travel Plan Monitoring	8,000.00
			Total	152,247.00
37 Clarendon Road, London E17 9AY	232903	20/08/2024	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	1,254.00
			Monitoring Fee	125.00
			Sustainable Transport Contribution	1,000.00
			Total	2,629.00
8 Macdonald Road, London E17 4AZ	232736	45635	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	94.00
			Sustainable Transport Contribution	1,000.00
			Total	1,971.00

Address	App no	Date signed	Covenant type	Receivable (£)
Garages to the rear of 5-8 Forest Court, London E4 6BJ	220506	19/09/2024	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	1,254.00
			Sustainable Transport Contribution	2,000.00
			Monitoring Fee	175.00
			Total	3,679.00
249 Chingford Mount Road, London E4 8LP	230434	03/10/2024	Epping Forest SAMMS Contribution	627.00
			Sustainable Transport Contribution	1,000.00
			Monitoring Fee	81.00
			Total	1,708.00
46 Hoe Street, London E17 4PH	222983	08/10/2024	Construction Logistics Plan Monitoring Fee	500.00
			Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	56.00
			Total	1,183.00
33 Suffield Road, London E4 9TA	231943	22/10/2024	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	94.00
			Sustainable Transport Contribution	1,000.00
			Total	1,971.00
64 Sewardstone Road, London E4 7PR	220957	22/10/2024	Air Quality	10,925.00
			Carbon Contribution	50,017.00
			Construction Logistics Plan Monitoring Fee	1,500.00
			CPZ	25,000.00
			Epping Forest SAMMS Contribution	28,080.00
			Monitoring Fee	9,376.00
			Flooding and Drainage	15,000.00
			Sustainable Transport Contribution	60,000.00
			Total	199,898.00

Address	App no	Date signed	Covenant type	Receivable (£)
44 Sinclair Road, London E4 8PW	231227	23/10/2024	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	94.00
			Sustainable Transport Contribution	1,000.00
			Total	1,971.00
Rear of 682-684 High Road, London E11 3AA	240365	04/11/2024	Construction Logistics Plan Monitoring Fee	500.00
			Epping Forest SAMMS Contribution	2,508.00
			Monitoring Fee	350.00
			Sustainable Transport Contribution	4,000.00
			Total	7,358.00
1-12 Serbin Close, London E10 6JL	222749	05/11/2024	Epping Forest SAMMS Contribution	1,881.00
			Total	1,881.00
Land adj to 96 and 98 Northcote Road, London E17 7EB	223576	11/11/2024	Construction Logistics Plan Monitoring Fee	500.00
			Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	106.00
			Sustainable Transport Contribution	1,000.00
			Total	2,233.00
Garages btw 48 to 56 Haldan Road, London E4 9JJ	231539	22/11/2024	Flooding and Drainage	10,000.00
			Construction Logistics Plan Monitoring Fee	250.00
			CPZ	2,500.00
			Epping Forest SAMMS Contribution	3,135.00
			Flooding and Drainage	25,000.00
			Monitoring Fee	2,294.00
			Sustainable Transport Contribution	5,000.00
			Total	48,179.00
Ground Floor, 92 Francis Road, London E10 6PP	241023	17/12/2024	Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	81.00
			Sustainable Transport Contribution	1,000.00
			Total	1,708.00

Address	App no	Date signed	Covenant type	Receivable (£)
131a Greenway Avenue, London, E17 3QL	241748	18/12/2024	Construction Logistics Plan Monitoring Fee	250.00
			Sustainable Transport Contribution	1,000.00
			Monitoring Fee	63.00
			Total	1,313.00
2 - 8 Salisbury Road, London E4 6TA	232661	09/01/2025	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	1,254.00
			Sustainable Transport Contribution	2,000.00
			Monitoring Fee	175.00
			Total	3,679.00
Land rear of 27-33 Oliver Road, London E10 5LD	241857	17/01/2025	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	1,254.00
			Monitoring Fee	175.00
			Sustainable Transport Contribution	2,000.00
			Total	3,679.00
520 Lea Bridge Road, London E10 7DT	220589	23/01/2025	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	94.00
			Sustainable Transport Contribution	1,000.00
			Total	1,971.00
248a Lea Bridge Road, London E10 7LN	221257	23/01/2025	Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	81.00
			Sustainable Transport Contribution	1,000.00
			Total	1,708.00
698a High Road, London E11 3AJ	223174	31/01/2025	Construction Logistics Plan Monitoring Fee	500.00
			Epping Forest SAMMS Contribution	3,762.00
			Monitoring Fee	513.00
			Sustainable Transport Contribution	6,000.00
			Total	10,775.00

Address	App no	Date signed	Covenant type	Receivable (£)
Garages Rear of 28-58 Woodhouse Road, London E11	213516	31/01/2025	Carbon Contribution	13,793.00
			Construction Logistics Plan Monitoring Fee	500.00
			Epping Forest SAMMS Contribution	5,643.00
			Monitoring Fee	1,447.00
			Sustainable Transport Contribution	9,000.00
			Total	30,383.00
The Plains, 3 Crescent Road, London E4 6AU	240987	07/02/2025	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	1,254.00
			Monitoring Fee	175.00
			Sustainable Transport Contribution	2,000.00
			Total	3,679.00
56 Edward Road, London E17 6LU	240826	17/02/2025	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	1,881.00
			Monitoring Fee	257.00
			Sustainable Transport Contribution	3,000.00
			Total	5,388.00
67a Station Road, London E4 7BU	223181	19/02/2025	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	94.00
			Sustainable Transport Contribution	1,000.00
			Total	1,971.00
201 South Countess Road, London E17 5JT	241909	19/02/2025	Construction Logistics Plan Monitoring Fee	250.00
			Sustainable Transport Contribution	1,000.00
			Monitoring Fee	94.00
			Epping Forest SAMMS Contribution	627.00
			Total	1,971.00

Address	App no	Date signed	Covenant type	Receivable (£)
14b Queens Road, London E17 8PX	232940	21/02/2025	Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	81.00
			Sustainable Transport Contribution	1,000.00
			Total	1,708.00
694 High Road Leytonstone, London E11 3AA	240869	08/08/2025	Epping Forest SAMMS Contribution	1,254.00
			Sustainable Transport Contribution	2,000.00
			Construction Logistics Plan Monitoring Fee	250.00
			Monitoring Fee	175.00
			Total	3,679.00
55 Beulah Road, London E17 9LG	241524	14/11/2024	Epping Forest SAMMS Contribution	627.00
			Monitoring Fee	31.00
			Total	658.00
Register Office, 106 Grove Road, London E17 9BY	231310	19/04/2024	Construction Logistics Plan Monitoring Fee	250.00
			Epping Forest SAMMS Contribution	627.00
			Sustainable Transport Contribution	1,000.00
			Monitoring Fee	94.00
			Total	3,287.00
Grand total				£2,388,565.00

Appendix 6. Highway agreements under S278 & S38 entered in FY 2024/25

Planning App Reference	Project	Road	Type	Date agreement signed	Current Status	Estimated Value (£)
172111	113 Kings Head Hill, Chingford, E4 7JG	Kings Head Hill	S278	19/07/2024	Complete	101,873.00
202392	1 Balmoral Road, Leyton, E10 5ND	Balmoral Road	S278	06/09/2024	Incomplete	8,704.00
Total value						£110,577.00

Appendix 7. Non-financial covenants from new S106 planning agreements in FY 2024/25

Obligation Type	Number
Affordable Housing	3
Affordable Workspace	1
Architect and Design	6
Car Club	1
Car Free Development	30
Carbon Contribution	7
Carbon Offset Contribution	2
CLP Monitoring Fee	1
Condition Survey	1
Early Implementation Review	1
Employment and Training	1
Energy	3
Highway Agreement	5
Highway Condition Survey	3
Highway Contribution	7
Highway Works	3
Highway Works Contribution	5
Late Stage Review	2
Local Labour and Employment	2

Local Labour Plan	2
Second Carbon Offsetting Contributions	3
Section 278 Agreement	6
Section 38 agreement	1
Student Accommodation	1
Travel Plan	1
Waste / Recycling	1
Wheelchair Units	3
Work Placement Default Payment	1
Total	103