

Annual Infrastructure Funding Statement

Community Infrastructure Levy and Section 106

Reported year: 01 April 2023 to 31 March 2024

Document produced: 17 December 2024

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Document history

| Version | Date produced | Comments |
|----------------|----------------------|---|
| 1.0 | 17/12/2024 | Publication version. Approved by the council's Capital Programme Board on 17/12/2024. |

Chapter 1

Purpose

Purpose of this report

This Infrastructure Funding Statement (“IFS”) report covers activity regarding Merton’s Community Infrastructure Levy (“CIL”) and Section 106 agreements (“S106”) secured in connection with developments in Merton during the financial year 2023-24 (“the reported year”) and future priorities for the investment in infrastructure using CIL, in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) (“the CIL Regulations”).

[Chapter 2 – Executive Summary](#): provides a summary of CIL and S106 in Merton and includes some highlights of what has been achieved using both forms of funding during the reported year.

[Chapter 3 – Community Infrastructure Levy](#) comprises the statutory reporting information as required by the CIL Regulations including information with respect to income, allocations and expenditure of CIL.

[Chapter 4 – Section 106](#): comprises statutory reporting information on funding secured, received and spent, in addition to providing a summary of non-financial obligations secured under Section 106 agreements for the reported year.

[Chapter 5 – The Infrastructure List](#): provides information on infrastructure projects or project type priorities that the council intends will be, or may be, wholly or partly funded by CIL (other than the CIL income proportion that may be applied to non-infrastructure projects) in future years, as required by the CIL Regulations.

Chapter 2

Executive Summary 2023-24

Community Infrastructure Levy

- 2.1 Since 2014, the council has been collecting its own Community Infrastructure Levy (CIL) funding associated with new development in Merton through the planning process under the CIL Regulations (2010). CIL helps to fund infrastructure in the borough such as local schools, parks, paths, open spaces and healthcare facilities and aims to address the increased demand from new developments.
- 2.2 The council also collects the Mayor of London's CIL which applies to most types of new floorspace. The Mayor's CIL (MCIL) is passed to the Mayor of London to contribute to Crossrail. No information is provided in this report on MCIL as the Mayor reports separately in terms of Mayoral CIL income and expenditure on Crossrail ([Mayoral Community Infrastructure Levy](#)).

Income

- 2.3 The council received the following Merton CIL income for the five financial years between 2019-20 and 2023-24:
 - 2019-20 £10,379,063.79
 - 2020-21 £4,120,006.41
 - 2021-22 £6,128,744.26
 - 2022-23 £8,332,927.68
 - 2023-24 £7,037,405.72

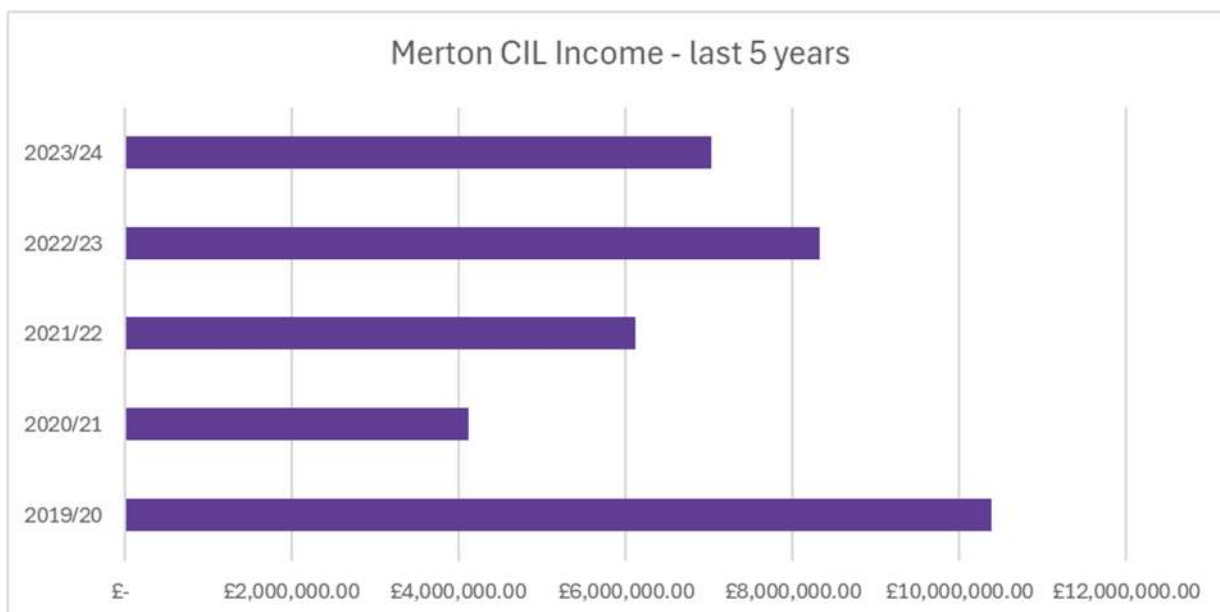


Figure 1 – Chart illustrating the CIL income received

Spending the Community Infrastructure Levy

- 2.4 Under the CIL Regulations the council must spend the majority of its CIL receipts on infrastructure to support the development of the borough, it cannot be used to pay off equity or interest on loans and the council cannot borrow funding prudentially on the expectation of CIL receipts.
- 2.5 For unitary authorities and London boroughs like Merton without parishes or neighbourhood plans, the CIL Regulations permit up to 15% of the council’s own CIL income to be spent on a wider range of measures that it decides address demands development places on an area.
- 2.6 The Council can expend up to 5% of CIL receipts in any given year on in-year costs for administering CIL.
- 2.7 Funding that is invested more flexibly under the 15% rule as explained above is commonly referred to as **Neighbourhood CIL**, while the remaining funding spent on infrastructure (i.e., excluding funding spent on administering CIL) is referred to as **Strategic CIL**.
- 2.8 As illustrated in Figure 2 below, the council’s Neighbourhood CIL is comprised of the “Civic Pride Fund – Investing in Neighbourhoods” and the “Ward Allocation Scheme”. The council’s Climate Action Fund is funded from a separate budget but is managed alongside the Civic Pride Fund.
- 2.9 The Civic Pride Fund is a strategic priority of the council, focused on the council’s overarching priority of rebuilding pride in Merton under the three guiding principles of Nurturing Civic Pride, Building a Sustainable Future and Creating a Borough of Sport.

2.10 Following on from the previous Ward Allocation Scheme, which ran from 2019 to 2022, the new Ward Allocation Scheme will run from 2023 to 2026 and comprises the following phases:

- a. Phase 1: 2023/24 – focused engagement with all wards, preparation and submission of bids. Allocations confirmed.
- b. Phase 2: 2024/25 – start of spending.
- c. Phase 3: 2025/26 – continued delivery and reporting.

2.11 The Council follows bidding, application and governance processes for allocating both Neighbourhood and Strategic CIL. More information can be found on the following webpages:

- *Spending the CIL:* <https://www.merton.gov.uk/planning-and-buildings/planning/community-infrastructure-levy/spending-the-levy>
- *Civic Pride Fund – Investing in Neighbourhoods:* <https://www.merton.gov.uk/communities-and-neighbourhoods/funding/civic-pride/neighbourhood>

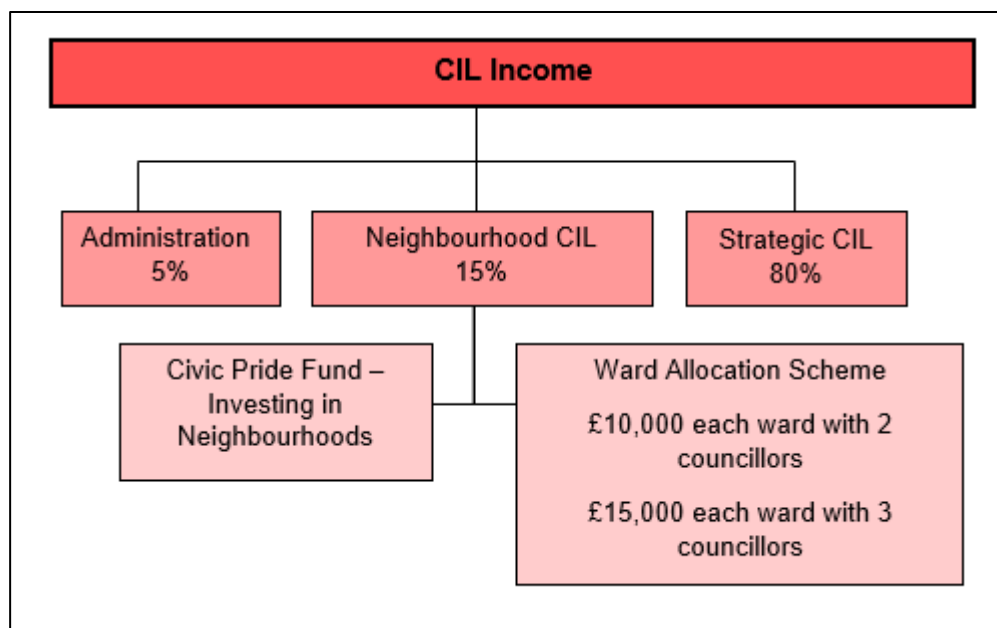


Figure 2 – Diagram showing CIL expenditure categories

S106 contributions and agreements

- 2.12 As part of the planning process, the council and owners of a property in relation to which planning permission has been applied for may enter into a legal agreement referred to as a “Section 106 Agreement” or “Planning Obligation”. This agreement will set out the terms binding on the owners or developer to provide, facilitate or fund the provision of infrastructure, services or other measures that may be needed for the development to be acceptable in planning terms. The agreement may relate to measures on or off-site and may restrict development for example pending the satisfactory performance of measures or development coordination.
- 2.13 More information on S106 agreements including Merton’s approach to planning obligations can be found on the following webpage:
<https://www.merton.gov.uk/planning-and-buildings/planning/section-106-agreements-and-other-planning-obligations>

S106 Income and obligations

- 2.14 Income that the Council receives under S106 agreements in any particular year will vary greatly depending on progress of large development schemes for which financial planning obligations are secured. For example, the AFC Wimbledon Stadium development commenced in the 2017-18 financial year which triggered payment of many high value contributions during that year totalling £2.1m. This is almost double the total S106 income from all development during the following financial years 2018-19 and 2019-20 (£1.2m) combined.
- 2.15 Far and away, the most commonly occurring planning obligation is non-financial in the form of restrictions for on-street car parking permits for new residents. These are applied to most new developments comprising additional dwellings in a Merton controlled parking zone ([CPZ](#)).
- 2.16 Major developments typically include other in-kind non-financial obligations including highways measures, travel planning, car club membership and the provision of on-site affordable housing, with the S106 agreement stipulating requirements to construct dwellings to be transferred to Registered Providers of social housing to be let or sold to persons unable to afford to rent or buy on the open housing market. In some instances where on-site provision isn’t possible, the legal agreement secures a financial payment to the council for the provision of off-site affordable housing. Developers that aren’t able to secure sufficient carbon reductions from Part L Building Regulation compliant levels onsite may also be liable to pay a financial contribution for the council to spend on carbon reduction offsetting purposes in the borough.

Spending S106

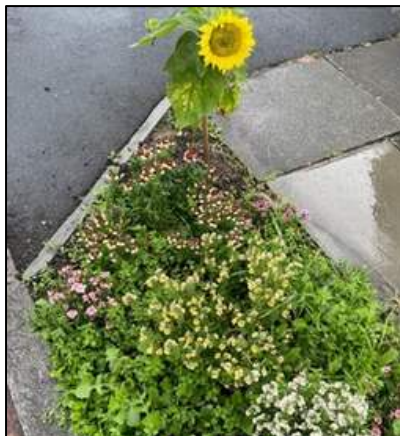
- 2.17 Terms for spending S106 funding are stipulated in the S106 agreements under which it was paid, usually on specific projects or types of projects that are directly related to the associated development.
- 2.18 Projects will be of the type and in locations that would best address the demand of development that warranted the contribution to be secured. For example, the developers of the residential phases of the AFC Wimbledon Stadium development paid funding for improvements to the nearest open space equipped with play area provision in Garratt Park, Earlsfield, with the funding paid over to London Borough of Wandsworth in 2020-21 under a side agreement to spend in future years. Under the side agreement Wandsworth has committed to provide annual reporting of expenditure of the contribution on Garratt Park, which will be used to inform Merton's annual IFS(s). Further details are provided in Chapter 4.
- 2.19 Development in Merton's neighbourhoods have contributed to town centre public realm and placemaking projects in those neighbourhoods, and in some instances the S106 contributions are used alongside Strategic and/or Neighbourhood CIL funding to ensure that the council's priorities developed on behalf of its communities for investment are fully funded and deliverable.

Highlights for 2023-24

Merton Saints BMX Club

Funded by NCIL.

Improvements and upgrades to the BMX site, including a new Olympic-standard Prostart Gate (the only one in London), a re-built start hill and upgraded LED lighting.



Merton Garden Streets

Funded by NCIL.

A volunteer-led initiative by local residents and businesses to encourage street and front garden planting with pollinator friendly plants, implemented through community planting days.



Moreton Green Outdoor Gym

Funded by NCIL.

Delivery of an Outdoor Green Gym to promote exercise and healthy activities for local residents.

Tennis Courts improvements

Funded by SCIL.

Improvements to tennis courts throughout the borough to encourage active lifestyles and promote Merton as the Borough of Sport.



Morden Rec Multi Use Games Area (MUGA)

Funded by SCIL.

Refurbishment of the Morden Rec MUGA to encourage sport in the borough.

**Kenilworth
Green Pocket
SuDS Scheme**

Part funded by
SCIL & NCIL.

*Redevelopment
of a pocket park
in Wimbledon
which has been
repeatedly
flooded in recent
years.*



**The Mitcham Colour
Way Mural**

Funded by NCIL.

*Transformation of a
neglected alleyway in
Mitcham by local young
people, in collaboration
with the Poor Collective,
the Royal College of Art
and the RESOLVE's
studio in Croydon.*

**Harris Academy
Morden Community
Pitch**

Funded by SCIL.

*Completion of a new
hockey / community pitch
at Harris Academy
Morden, to expand the
sporting facilities
available for local
residents.*



Chapter 3

Community Infrastructure Levy

Community Infrastructure Levy Matters

*Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A
Schedule 2 Section 1*

Summary

- 3.1 The information below relates to the Reporting Year (1st April 2023 to 31st March 2024).
- 3.2 This section relates only to Merton CIL and does not include MCIL collected by Merton Council on behalf of the Mayor of London.

Merton CIL collection

- 3.3 The total value of CIL demand notices issued in the reported year is £6,317,795.75. This value is of demand notices issued within the reported year that have not been suspended or superseded by new demand notices outside of the reported year.
- 3.4 Of this total value, the amount from Liability Notices (liable floorspace after any relief that has been granted) is £5,896,611.87. The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £234,348.88. The total value of the late payment interest accrued is £186,835.00.
- 3.5 The total amount of CIL collected within the reported year totals £7,037,405.72

Table 1: Merton CIL collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) prior to April 2023 and of this amount the sum unallocated as at the end of the reported year.

| Type | Received | Unallocated |
|--------------|----------------|-------------|
| Cash | £48,933,219.72 | £323,736.36 |
| Land Payment | £0.00 | £0.00 |

- 3.6 The total amount of CIL collected prior to 1st April 2023 (the start of the reported year) which was allocated to projects during the reported year in relation to cash received is £4,207,087.59 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.

Merton CIL expenditure

3.7 The total CIL expenditure recorded for the reported year is as follows.

Table 2: Merton CIL expenditure 2023-24

| Type | Expenditure 23/24 |
|--------------------------|----------------------|
| Admin CIL | £370,207.56 |
| Neighbourhood CIL | £1,405,445.07 |
| CIL Land Payments | £0.00 |
| Strategic CIL | £4,252,793.10 |
| Total Value | £6,028,445.73 |

3.8 Aside from CIL administration which is spent within the same year it is collected, projects that benefit from CIL allocations are usually delivered over a number of years. Merton allocates CIL annually as part of the council's financial processes and projects are delivered over subsequent years.

Table 3: Total amount of Merton CIL allocated and not spent during the same year 1st April 2023 – 31st March 2024 (the reported year)

| Type | Allocated | Spent | Remaining |
|--------------------------|---------------|-------------|---------------|
| Admin CIL | £351,870.75 | £299,455.05 | £52,415.70 |
| Neighbourhood CIL | £1,252,210.00 | £0.00 | £1,252,210.00 |
| CIL Land Payments | £0.00 | £0.00 | £0.00 |
| Strategic CIL | £3,420,562.26 | £20,899.96 | £3,399,662.30 |

CIL Details

Infrastructure items – Merton CIL expenditure and allocations

3.9 The items of infrastructure on which SCIL has been spent within the reported year of 1st April 2023 – 31st March 2024, and the amount of SCIL spent on each item is as follows. The sums listed below are usually allocated in previous reporting years.

Table 4: Expenditure on infrastructure items (SCIL) in 2023-24

| Infrastructure | Date | Amount Spent | Description |
|--|---------------|---------------------|--|
| Schools – Strategic CIL | 31 March 2024 | £114,582.69 | Works to enhance SEN school capacity. |
| Bond Road Family Centre Outdoor Play Area | 31 March 2024 | £25,843.41 | Towards a more flexible / responsive provision for family members to meet with their children at this facility for learning disabilities. Project completed 23/24. |
| Pollards Hill Digital Divide | 31 March 2024 | £232,658.01 | Towards the creation of an IT room at Pollards Hill Youth Club. |
| ANPR Cameras, Air Quality and Traffic Sensors | 31 March 2024 | £149,539.00 | Towards the provision of ANPR cameras to support the enforcement of school safety zones. Project completed 23/24. |
| Carparking upgrade | 31 March 2024 | £6,105.56 | Lighting upgrades in borough carparks. |
| Enhanced CCTV Cameras | 31 March 2024 | £166,199.68 | Costs of improved CCTV camera provision including new cameras and supporting infrastructure. |
| Dark Fibre | 31 March 2024 | £7,066.27 | Provision of high-capacity network fibre connectivity to enable high-definition CCTV across the borough. Project completed 23/24. |
| Air Quality | 31 March 2024 | £92,400.00 | Upgrade and replace the borough's automated air quality monitoring stations. SCIL allocation fully spent. Project due to be completed 24/25. |
| Surface Water Drainage | 31 March 2024 | £30,000.00 | Towards various urban flooding prevention measures to the public highway and sustainable drainage installations. |
| Footways | 31 March 2024 | £300,000.00 | Repairs and improvements to footways. |

| Infrastructure | Date | Amount Spent | Description |
|--|---------------|---------------------|--|
| Borough Roads | 31 March 2024 | £1,000,000.00 | Resurfacing and maintenance of roads. |
| Culverts | 31 March 2024 | £183,252.35 | Highways drainage improvements. |
| Motspur Park Station Access for All | 31 March 2024 | £276,000.00 | Improvements to Motspur Park Station access. |
| Wimbledon Park Lake | 31 March 2024 | £53,870.40 | Reservoir safety scheme. |
| Tree Planting | 31 March 2024 | £11,943.04 | Planting of new street trees. |
| Wimbledon Park Water Play Feature | 31 March 2024 | £87,423.00 | Improving the water play feature at Wimbledon Park. Project completed 23/24. |
| Sports Drainage | 31 March 2024 | £73,995.00 | Towards improving drainage at Sir Joseph Hood Memorial Playing Fields. |
| Multi Use Sports Area (MUSA) | 31 March 2024 | £140,685.65 | Towards improvements to sports facilities at Haydon's Road and Morden Recreation Grounds. Project completed 23/24. |
| Playgrounds Priority Updates | 31 March 2024 | £362,050.24 | Programme of playground upgrades across the borough. |
| New Green Flag | 31 March 2024 | £66,629.36 | Improvements to borough parks to secure new Green Flag accreditations. |
| Tennis Courts | 31 March 2024 | £165,000.00 | Improvements to borough tennis courts. Project completed 23/24. |
| Wandle Tree Trail Safety | 31 March 2024 | £15,000.00 | Safety improvements to tree provision along the Wandle Trail. |
| Parks Security | 31 March 2024 | £68,222.30 | Installation of landscape features to prevent unauthorised vehicular incursions onto borough parks. |
| Existing Green Flag | 31 March 2024 | £24,701.99 | Improvements to borough parks to continue and improve Green Flag accreditations. |
| Crowded Places | 31 March 2024 | £4,291.09 | Public realm safety improvements in Wimbledon town centre. |
| Wimbledon Public Realm Implementation | 31 March 2024 | £330.73 | Public realm improvements in Wimbledon including the Broadway and Wimbledon Hill Road. |
| Haydon's Road North Public Realm | 31 March 2024 | £298,665.79 | Implementation costs towards Haydon's Road North Public Realm scheme. |

| Infrastructure | Date | Amount Spent | Description |
|--|---------------|----------------------|---|
| Wimbledon Hill Road | 31 March 2024 | £92,000.00 | Footpath and public realm improvements. Project completed 23/24. |
| Wimbledon Village Heritage Led | 31 March 2024 | £17,689.60 | Towards pre-implementation costs for Wimbledon Village public realm improvements. |
| Crown House Creative Knowledge Exchange | 31 March 2024 | £147,000.00 | Provision of a flexible workspace hub, café and night-time economy venue in Morden Town Centre. |
| Lost Rivers | 31 March 2024 | £18,747.98 | Inspections and surveys to improve underground drainage channels. |
| Civic Pride | 31 March 2024 | £20,899.96 | Vestry Hall architectural lighting. |
| TOTAL | | £4,252,793.10 | |

3.10 The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is nil (£0.00).

Merton CIL Administration

3.11 The amount of CIL collected towards administration expenses is £351,870.75. This was 5% of the total CIL receipts collected (£7,037,405.72) in the reported year.

3.12 The amount of CIL spent on administration expenses during the reported year was £299,455.05. This was 4.42% of the total CIL collected within the reported year.

Merton CIL Allocations

3.13 As set out above, Merton Council allocates CIL to projects via its financial processes, which includes the Civic Pride Investing in Neighbourhood Fund and the Ward Allocation Scheme. CIL is usually allocated in one year and spent on projects delivered over successive years. Table 5 sets out the projects that received CIL allocations in the reporting year and provides an update on project progress.

Table 5: CIL allocated between 1st April 2023 and 31st March 2024 and whether spend in-year

| Infrastructure and other projects | Amount Allocated | Amount Unspent | Allocation Dated | Update |
|--|-------------------------|-----------------------|-------------------------|--|
| Shine Saturday School | £30,000 | £30,000 | February 2024 NCIL | Gap funding for Shine Saturday School for the 2024-25 school year for 50 most disadvantaged young people in transition to secondary school |
| Youth Sports Arena | £60,000 | £60,000 | February 2024 NCIL | For enhancements to sports arena including floodlighting and a canopy at St Thomas of Canterbury. Delivery pending request for quotes and match funding being secured with long-stop delivery date of March 2026 |
| Living green walls in local schools | £34,597 | £34,597 | February 2024 NCIL | Installation of 'living' green walls in 3 Merton schools: Perseid Upper School, All Saints' Church of England Primary and St. John Fisher RC Primary Includes community training and learning opportunities for local people and volunteers. Delivery in 2024-25 |
| Cannizaro Park flood management project | £30,000 | £30,000 | February 2024 NCIL | Replacement upgrading a failed pipe taking water from the pond to the cascade and out of the park. Delivery during 2024-25 |
| Morden Rec – Access, Leisure and Health | £80,000 | £80,000 | February 2024 NCIL | Pathway improvements to improve resilience to weather. Completed 2024-25 |
| Safety and energy efficiency improvements – Polka Theatre | £29,347 | £29,347 | February 2024 NCIL | Project ongoing. Installation of double glazing and safety enhancements being delivered in 2024-25 and 2025-26 |
| Friends of Raynes Park Station (FORPS) | £4,500 | £4,500 | February 2024 NCIL | Landscaping improvements to railway embankment at Raynes Park Station. Completed 2024-25 |

| Infrastructure and other projects | Amount Allocated | Amount Unspent | Allocation Dated | Update |
|---|-------------------------|-----------------------|-------------------------|--|
| New Horizon Courtyard Raingarden | £40,119 | £40,119 | February 2024 NCIL | For the installation of a raingarden at the New Horizon Centre in Pollards Hill ward. Project currently in procurement stage, due to be delivered late 2024-25 or 2025-26. |
| Figge's Marsh Park improvements | £42,132 | £42,132 | February 2024 NCIL | Provision of play equipment and features with a focus on provision for girls to be match funded with National Rail funding due to be paid in late 2024-25. Delivery in late 2024-25 or early 2025-26. |
| Improved community facilities at Commons side | £70,620 | £70,620 | February 2024 NCIL | Improvement of facilities at the New Horizon Centre, Pollards Hill. Due to be delivered in late 2024-25. |
| Whorley Hall, community centre improvements (NEMCA)* | £55,000 | £55,000 | February 2024 NCIL | Emergency repairs to community building to extend its life. Detailed survey identified that building couldn't be saved. Funding reallocated in 2024-25 to improvements to the NEMCA main building (underway) and revenue support to compensate for the loss of Whorley Hall. |
| Preloved Studio | £25,718 | £25,718 | February 2024 NCIL | 2024-25 funding for residency places for startups running community workshops and weekly drop-in sessions at Canons House Mitcham for Merton residents to learn skills to reduce textiles waste |
| Actively Merton" exercise opportunities for those aged 50+ | £63,200 | £63,200 | February 2024 NCIL | Funding for Age UK Merton to support the expansion of their exercise programme covering 2024-25 and 2025-26 |

| Infrastructure and other projects | Amount Allocated | Amount Unspent | Allocation Dated | Update |
|---|-------------------------|-----------------------|-------------------------|--|
| Library in the Park 2024 | £5,000 | £5,000 | February 2024 NCIL | Funding for Library in the Park event involving free activities at Canons House & Grounds in Mitcham in summer 2024 |
| Hadley Road Community Allotment Hub | £24,192 | £24,192 | February 2024 NCIL | Towards the building of an eco-friendly learning space: classroom and restroom using natural materials on the community allotment, intended for workshops Project substantially complete |
| TET Creative | £112,860 | £112,860 | February 2024 NCIL | Funding 2024-25 activity using the development of social media market skills as a vehicle to increase the employability of Merton residents. |
| Basketball Court resurfacing and marking and outdoor gym | £69,850 | £69,850 | February 2024 NCIL | Improvements to sports facilities at Joseph Hood Recreation Ground, anticipated delivery late 2024-25. |
| Merton Garden Streets 2024 | £24,353 | £24,353 | February 2024 NCIL | Towards 2024 planting of pollinator friendly plants to encourage intergenerational social cohesion through volunteer-led planting initiatives at Community planting days. |
| Make Merton Merry | £25,000 | £25,000 | February 2024 NCIL | Funding for artists to work with school children to create shop window displays/banners to be placed in shops across the borough. in the borough, for 2024-25 delivery. |

| Infrastructure and other projects | Amount Allocated | Amount Unspent | Allocation Dated | Update |
|---|-------------------------|-----------------------|-------------------------|---|
| May Project Gardens Eco System | £23,009 | £23,009 | February 2024 NCIL | Funding for opportunities at an eco-hub in Morden for global majority individuals and the wider community to experience sustainable growing, cooking, resilience & skillsets. For 2024-25 delivery. |
| Abbotsbury Child friendly Zone | £30,000 | £30,000 | February 2024 NCIL | Improving the safety for children crossing Central Road Morden. Due for completion 2024-25 |
| St Mary's Churchyard Heritage Wall repair – top up to 2022-23 allocation | £1,822 | £1,822 | February 2024 NCIL | Repairs to Grade II listed wall. Project completed. |
| Small Quarter Phase 1 - top up to 2021-22 allocation | £891 | £891 | February 2024 NCIL | Towards water and power infrastructure provision and support for the creation of a green skills and community growing hub in Mitcham. |
| Ward Allocation Scheme | £370,000.00 | £370,000.00 | February 2024 WAS | To be spent on Ward Allocation Scheme projects in 24/25 and 25/26. |
| Borough of Sport | £1,370,562.26 | £1,370,562.26 | 31 March 2024 SCIL | Funding was allocated as the project is identified as a future priority, budgeted for spend in 2024/25 onwards. £50k allocated in 2022-23 subsumed within the total allocation. |

| Infrastructure and other projects | Amount Allocated | Amount Unspent | Allocation Dated | Update |
|-----------------------------------|----------------------|----------------------|------------------|--|
| Civic Pride | £2,050,000.00 | 2,029,100.04 | 31 March 2024 | For 2024-25 and 2025-26 Financial Year implementation. Programme of public realm enhancements to be delivered in accordance with strategic priorities across the borough. To be topped up as CIL receipts come in and allocated to specific projects in accordance with the council's financial decision-making process. Specific project allocations will be reported in future Infrastructure Funding Statements separately. £1,086,653.71 allocated in 2022-23 is subsumed within the total allocation. |
| TOTAL | £4,672,772.26 | £4,651,872.30 | | |

CIL passed on to third parties in accordance with Regulation 59(4)

3.14 The Council hasn't passed any CIL to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4).

Neighbourhood CIL for London Boroughs and other non-parished areas (Regulation 59F)

3.15 As there are no parishes within the London Borough of Merton there has been no CIL passed to or spent by parish councils under Regulations 59A or 59B. Under Regulation 59E there has been no CIL requested by parish councils and/or allocated or spent during the reported year or returned to the Charging Authority that had not been applied to infrastructure after a 5-year period, during the reported year. There is no CIL that needs to be recovered from any parish council.

3.16 Neighbourhood CIL collected and retained by the Charging Authority under Regulation 59F during the reported year was £1,055,612.29.

Ward Allocation Scheme

3.17 The new Ward Allocation Scheme will run from 2023 to 2026 and comprises the following phases:

- a. Phase 1: 2023/24 – focused engagement with all wards, preparation and submission of bids. Allocations confirmed.
- b. Phase 2: 2024/25 – start of spending.
- c. Phase 3: 2025/26 – continued delivery and reporting.

3.18 Table 6 sets out the allocations for NCIL and the Ward Allocation Scheme. This includes the allocations for each ward in the borough that were agreed in 2023/24. A further detailed breakdown of the WAS allocations can be found in Appendix 2.

Table 6: Neighbourhood CIL allocated via Merton’s Neighbourhood Fund or Merton’s Ward Allocation Scheme during the reported year under Regulation 59F

| Infrastructure and other projects | Amount Allocated | Date |
|---|-------------------------|-------------|
| Shine Saturday School | £30,000 | Feb 2024 |
| Youth Sports Arena | £60,000 | Feb 2024 |
| Living green walls in local schools | £34,597 | Feb 2024 |
| Cannizaro Park flood management project | £30,000 | Feb 2024 |
| Morden Rec – Access, Leisure and Health | £80,000 | Feb 2024 |
| Safety and energy efficiency improvements – Polka Theatre | £29,347 | Feb 2024 |
| Friends of Raynes Park Station (FORPS) | £4,500 | Feb 2024 |
| New Horizon Courtyard Raingarden | £40,119 | Feb 2024 |
| Figge's Marsh Park improvements | £42,132 | Feb 2024 |
| Improved community facilities at Commonsidge | £70,620 | Feb 2024 |
| Whorley Hall, community centre improvements (NEMCA)* | £55,000 | Feb 2024 |
| Preloved Studio | £25,718 | Feb 2024 |
| Actively Merton” exercise opportunities for those aged 50+ | £63,200 | Feb 2024 |
| Library in the Park 2024 | £5,000 | Feb 2024 |
| Hadley Road Community Allotment Hub | £24,192 | Feb 2024 |
| TET Creative | £112,860 | Feb 2024 |
| Basketball Court resurfacing and marking and outdoor gym | £69,850 | Feb 2024 |
| Merton Garden Streets 2024 | £24,353 | Feb 2024 |
| Make Merton Merry | £25,000 | Feb 2024 |
| May Project Gardens Eco System | £23,009 | Feb 2024 |
| Abbotsbury Child friendly Zone | £30,000 | Feb 2024 |
| St Mary's Churchyard Heritage Wall repair – top up to 2022-23 allocation | £1,822 | Feb 2024 |
| Small Quarter Phase 1 - top up to 2021-22 allocation | £891 | Feb 2024 |
| Ward Allocation Scheme – Abbey | £15,000.00 | Feb 2024 |

| Infrastructure and other projects | Amount Allocated | Date |
|---|-------------------------|-------------|
| Ward Allocation Scheme – Cannon Hill | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Colliers Wood | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Cricket Green | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Figges Marsh | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Graveney | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Hillside | £10,000.00 | Feb 2024 |
| Ward Allocation Scheme – Lavender Fields | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Longthornton | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Lower Morden | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Merton Park | £10,000.00 | Feb 2024 |
| Ward Allocation Scheme – Pollards Hill | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Ravensbury | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Raynes Park | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme - St Helier | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Village | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Wandle | £10,000.00 | Feb 2024 |
| Ward Allocation Scheme – West Barnes | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Wimbledon Park | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Wimbledon Town and Dundonald | £15,000.00 | Feb 2024 |
| Ward Allocation Scheme – Support Payment | £85,000.00 | Feb 2024 |
| Sub Total – NCIL Allocations | £882,210.00 | |
| Sub Total – WAS Allocations <i>(refer to Appendix 2 for a detailed breakdown)</i> | £370,000.00 | |
| TOTAL | £1,252,210.00 | |

Table 7: Neighbourhood CIL (including Ward Allocation Scheme) spent under Regulation 59F during the reported year

| Infrastructure and other projects | Amount Spent | Date | Spend Description |
|--|---------------------|---------------|--|
| South Wimbledon Business Area Wayfinding | £126,641.84 | 31 March 2024 | Replacement of signs to improve wayfinding. Project completed. Balance relinquished. |
| Morden Park Playground | £75,530.00 | 31 March 2024 | Project completed. Upgrades delivered to Morden Park Playground. |
| Merton Saints BMX Club | £159,600.00 | 31 March 2024 | Improvements delivered to BMX infrastructure, including LED lighting, delivery of a new start hill and Olympic standard gate, the only one in London. Project completed. Some spend pushed to 2024/25. |
| Cannizaro Park Valley Path | £25,000.00 | 31 March 2024 | Improvements to the footpath for safety, accessibility and sustainability. Ongoing project with spend budgeted in 2024/25. |
| Durnsford Road Recreation Ground | £44,769.00 | 31 March 2024 | Project complete. Replacement of fencing and other works to Durnsford Road Recreation Ground. |
| Garfield Recreation Ground MUGA | £120,000.00 | 31 March 2024 | Project complete. Refurbishment of MUGA to create a more inclusive open space for all users. |
| Green Gym for Moreton Green | £31,252.20 | 31 March 2024 | Project complete. Provision of a new green gym in Moreton Green. |
| The New Horizon's Centre - Better spaces Better place | £5,859.60 | 31 March 2024 | Project complete. Upgrades to community facilities and green spaces in East Mitcham. |
| SMCA Springboard | £86,130.00 | 31 March 2024 | Project complete. Refurbishments to South Mitcham Community Association building to support accessible community facilities. |
| Mitcham Cricket Green | £31,000.00 | 31 March 2024 | Improvements to the Mitcham Cricket Club. Project ongoing. |

| Infrastructure and other projects | Amount Spent | Date | Spend Description |
|---|---------------------|---------------|---|
| The Small Quarter Accessibility Improvements: Phase 2 | £20,000.00 | 31 March 2024 | Ongoing project. Delivery of physical accessibility infrastructure improvements to the Small Quarter in Mitcham. |
| Kenilworth Green Pocket Park | £40,381.22 | 31 March 2024 | Project due to be completed early 24/25. Delivery of Kenilworth pocket park and sustainable drainage scheme. |
| Survive to Thrive – Workshop 305 | £96,237.80 | 31 March 2024 | Ongoing project. Essential refurbishment of the arts and craft community workshop building, to support adults with learning disabilities. |
| Merton Priory/Anima Una - Building a creative space for young people | £5,775.00 | 31 March 2024 | Spending delayed to 2024/25 on upgrades to Merton Priory Chapter House. |
| Community Centre Energy Saving Lighting | £25,594.20 | 31 March 2024 | LED lighting upgrades to community centres. Project completed. Balance relinquished. |
| Repairs to Grade II Listed Walls | £21,309.70 | 31 March 2024 | Repairs to Grade II listed wall. Project completed. |
| Parades Programme Management | £12,034.00 | 31 March 2024 | Town Centre parades programme management. Project completed. |
| Towards Employment | £35,000.00 | 31 March 2024 | Network rail track induction training. Project completed. |
| Towards Employment - Vestry Hall | £70,959.13 | 31 March 2024 | Refurbishment of community space at Vestry Hall to support the Towards Employment programme. Remaining spend is budgeted for 2024/25. |
| The Mitcham Colour Way | £3,297.00 | 31 March 2024 | Programme of events and workshops leading to the painting of a mural. Project completed. |
| Attic's Creative Community Engagement Programme | £9,000.00 | 31 March 2024 | A series of creative workshops, activities and events for young and disadvantaged people. Project completed. |
| Merton Garden Streets 2023 | £34,961.93 | 31 March 2024 | Planting 5000 pollinator-friendly plants across streets in the borough. Project completed. |

| Infrastructure and other projects | Amount Spent | Date | Spend Description |
|---|---------------------|---------------|--|
| Museum of Wimbledon Refurbishment Project | £10,000.00 | 31 March 2024 | Creation of an educational and historic film following the programme of Museum events. Project completed. |
| Energy Matters: Building the next generation of energy champions | £20,632.81 | 31 March 2024 | School based sustainability workshops. Project to be completed in June 2024 with spend budgeted for 2024/25. |
| There's More to Morden | £18,138.73 | 31 March 2024 | Heritage trails, exhibitions and community engagement in Morden. Project completed. |
| The Wheel | £62,929.00 | 31 March 2024 | Delivery of waste reduction initiatives with local businesses and communities. Project completed. |
| Merton Sports Coaching Academy | £32,150.00 | 31 March 2024 | Training of students to become qualified and confident coaches. Ongoing project with spend budgeted for 2024/25. |
| Vestry Hall - Mitcham Arts Collective | £2,355.48 | 31 March 2024 | Create a community hub that provides a range of events. Ongoing project with spend budgeted for 2024/25. |
| Ready Steady Cook CR4 Community Cooking Classes | £34,625.02 | 31 March 2024 | Delivery of cooking classes for families in Mitcham. Project completed, with a small spend pushed into 24/25. |
| Abbey Recreation Ground and Merton Park Green Walk Improvements | £4,834.50 | 31 March 2024 | Habitat survey and bird boxes. |
| Community Champions 2023 | £46,836.00 | 31 March 2024 | Sustainable Merton programme. Project completed, with a small spend pushed to 2024/25. |
| Community Champions 2021/22 | £36,366.30 | 31 March 2024 | Sustainable Merton programme. Project completed. Balance relinquished. |
| Growing Together - Community Planting & Events London Rd | £4,842.87 | 31 March 2024 | Community planting. Project ongoing with spend budgeted for 2024/25. |

| Infrastructure and other projects | Amount Spent | Date | Spend Description |
|---|----------------------|---------------|---|
| Uptown Youth Services | £10,000.00 | 31 March 2024 | Community support for disadvantaged young people in Mitcham. Project ongoing with spend budgeted for 2024/25. |
| Public Space NCIL/S106 Co-ordination | £41,401.74 | 31 March 2024 | Project management. Project ongoing with spend budgeted for 2024/25. |
| Ward Allocation Scheme – All wards | £0.00 | - | No spend in 2023/24. Phase 2 will commence in 2024/25, which will include spending of the Ward Allocation Scheme funding allocations. |
| TOTAL | £1,405,445.07 | | |

Balance of CIL retained

We are required to report on the amount of CIL collected and not spent, whether or not it has already been committed or allocated to Strategic CIL projects, the Neighbourhood Fund, the Ward Allocation Scheme or administration.

Strategic CIL

3.19 The amount of Strategic CIL collected within 1st April 2023 - 31st March 2024 (i.e. Merton CIL which was not assigned for Neighbourhood CIL or CIL Administration) for the reported year and that had not been spent is £5,629,931.68.

3.20 The amount of Strategic CIL collected (i.e. CIL not assigned for Neighbourhood CIL or CIL Administration) from when Merton Council started collecting CIL 1st April 2014 to the end of the reported year that had not been spent is £19,915,003.61. All of this has been allocated to projects for spending in 2024-25 or successive years including the allocations secured in 2023-24 set out earlier in this report.

Neighbourhood CIL

3.21 The amount of CIL collected and that had not been spent under Regulations 59E and 59F during the reported year is shown below.

| Type | Retained |
|----------------|---------------|
| Regulation 59E | £0.00 |
| Regulation 59F | £1,055,612.29 |

3.22 The amount of CIL collected from when Merton Council started collecting CIL on 01 April 2014 to the end of the reported year under Regulations 59E and 59F that has not been spent is shown below.

| Type | Retained |
|----------------|---------------|
| Regulation 59E | £0.00 |
| Regulation 59F | £1,526,721.40 |

Chapter 4

Section 106

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A
Schedule 2 Section 3

S106 Financial Totals

- 4.1 The total amount of money to be provided under any planning obligations which were entered during the reported year is £1,904,900.68. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- 4.2 The total amount of money received from planning obligations during the reported year was £1,744,934.81.
- 4.3 The total amount of money from planning obligations spent by the council during the reported year was £220,126.57. A further amount £25,616.09 was spent by a third party on behalf of the London Borough of Merton, as shown in Table 8 below.

Table 8 – Spending of S106 contributions by Wandsworth Council on behalf of Merton Council, with reference to Planning Applications 14/P4361 and 18/P3354 (AFC Wimbledon Stadium development)

| S106 contribution | S106 funding spent by Wandsworth Council 2023/24 |
|---------------------------|--|
| Garratt Park Contribution | £25,616.09 |

- 4.4 Nil planning obligation money was spent on repaying money borrowed, including any interest.
- 4.5 The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £16,702.88.
- 4.6 The total amount of money from planning obligations allocated towards infrastructure during the reported year was £138,299.68. Of this amount £24,998.96 was not spent during the reported year. This funding is allocated to specific matters via each S106 legal agreement and will be delivered in accordance with the provisions of each legal agreement. This may be over many years.

- 4.7 The total amount of money retained at the end of the reported year is £13,776,804.10 which is allocated to specific matters via each S106 legal agreement. Of this amount retained, £555,759.50 has been allocated for long term maintenance.
- 4.8 The total amount of money received prior to the reported year that has not been allocated is £4,436,042.17.

Non-monetary contributions

- 4.9 During the reported year the following non-monetary contributions have been agreed under planning obligations:
- The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 142 (refer to Table 12).
 - The total number of affordable housing units to be provided by S106 off-site funding allocations made within the reported year is 0.
 - The total number of education provisions agreed under S106 agreements is 0.

Table 9: Summary details of all non-monetary obligations agreed in the reported year.

| Covenant Type / Service | MHCLG Type | Deed Signed | Planning Application |
|---|----------------------|-------------|----------------------|
| Affordable Housing Assessment/Strategic Housing | Affordable Housing | 04/04/2023 | 21/P3215 |
| Affordable Housing Assessment/Strategic Housing | Affordable Housing | 30/05/2023 | 22/P3361 |
| Affordable Housing Onsite/Strategic Housing | Affordable Housing | 04/04/2023 | 21/P3215 |
| Affordable Housing Onsite/Strategic Housing | Affordable Housing | 04/04/2023 | 21/P3215 |
| Affordable Housing Onsite/Strategic Housing | Affordable Housing | 10/10/2023 | 22/P2351 |
| Affordable Housing Onsite/Strategic Housing | Affordable Housing | 22/11/2023 | 23/P0329 |
| Affordable Housing Scheme/Strategic Housing | Affordable Housing | 25/01/2024 | 22/P1819 |
| Affordable Housing Scheme/Strategic Housing | Affordable Housing | 26/01/2024 | 22/P3727 |
| Affordable Housing Scheme/Strategic Housing | Affordable Housing | 13/03/2024 | 22/P1700 |
| Car Club/Transport | Transport and Travel | 25/01/2024 | 22/P1819 |
| Carbon Requirements/Environmental | No Mapping Set | 30/05/2023 | 22/P3361 |
| Communal Space Management Plan/Strategic Housing | Affordable Housing | 25/01/2024 | 22/P1819 |
| Cycle Provision/Transport | Transport and Travel | 16/01/2024 | 23/P1621 |
| Early-Stage Review/Strategic Housing | Affordable Housing | 10/10/2023 | 22/P2351 |

| Covenant Type / Service | MHCLG Type | Deed Signed | Planning Application |
|---|----------------------|--------------------|-----------------------------|
| Employment/Employment | Economic Development | 10/10/2023 | 22/P2351 |
| Employment/Employment | Economic Development | 22/11/2023 | 23/P0329 |
| Highways Agreement/Transport | Highways | 22/11/2023 | 23/P0329 |
| Highways Agreement/Transport | Highways | 25/01/2024 | 22/P1819 |
| Highways Agreement/Transport | Highways | 25/01/2024 | 22/P1819 |
| Highways Project/Highways | Highways | 22/11/2023 | 23/P0329 |
| Monitoring/S106 Monitoring | Other | 10/10/2023 | 22/P2351 |
| Monitoring/S106 Monitoring | Other | 30/05/2023 | 22/P3361 |
| Nominations Agreement/Strategic Housing | Affordable Housing | 25/01/2024 | 22/P1819 |
| Nominations Agreement/Strategic Housing | Affordable Housing | 26/01/2024 | 22/P3727 |
| Nominations Agreement/Strategic Housing | Affordable Housing | 13/03/2024 | 22/P1700 |
| Notices/S106 Monitoring | Other | 04/04/2023 | 21/P3215 |
| Notices/S106 Monitoring | Other | 04/04/2023 | 21/P3215 |
| Notices/S106 Monitoring | Other | 05/06/2023 | 22/P3021 |
| Notices/S106 Monitoring | Other | 05/06/2023 | 22/P3021 |
| Open Space Lease or Transfer/Greenspaces | Land | 10/10/2023 | 22/P2351 |
| Open Space Lease or Transfer/Greenspaces | Land | 10/10/2023 | 22/P2351 |
| Permit Free/Transport | Transport and Travel | 26/05/2023 | 22/P0076 |
| Permit Free/Transport | Transport and Travel | 30/08/2023 | 22/P1987 |
| Permit Free/Transport | Transport and Travel | 30/05/2023 | 22/P2446 |
| Permit Free/Transport | Transport and Travel | 02/04/2023 | 22/P3590 |
| Permit Free/Transport | Transport and Travel | 27/04/2023 | 22/P1567 |
| Permit Free/Transport | Transport and Travel | 10/05/2023 | 22/P3728 |
| Permit Free/Transport | Transport and Travel | 16/05/2023 | 21/P2154 |
| Permit Free/Transport | Transport and Travel | 19/05/2023 | 22/P3170 |
| Permit Free/Transport | Transport and Travel | 30/05/2023 | 23/P0310 |
| Permit Free/Transport | Transport and Travel | 27/06/2023 | 22/P3758 |
| Permit Free/Transport | Transport and Travel | 27/06/2023 | 23/P1176 |
| Permit Free/Transport | Transport and Travel | 07/07/2023 | 23/P0588 |
| Permit Free/Transport | Transport and Travel | 11/07/2023 | 23/P0911 |
| Permit Free/Transport | Transport and Travel | 13/07/2023 | 17/P3153 |
| Permit Free/Transport | Transport and Travel | 27/07/2023 | 22/P2223 |
| Permit Free/Transport | Transport and Travel | 01/08/2023 | 23/P1116 |
| Permit Free/Transport | Transport and Travel | 11/08/2023 | 23/P0551 |
| Permit Free/Transport | Transport and Travel | 01/09/2023 | 21/P0852 |
| Permit Free/Transport | Transport and Travel | 04/09/2023 | 23/P0447 |
| Permit Free/Transport | Transport and Travel | 22/09/2023 | 23/P0867 |
| Permit Free/Transport | Transport and Travel | 21/09/2023 | 23/P0436 |
| Permit Free/Transport | Transport and Travel | 25/09/2023 | 22/P3729 |
| Permit Free/Transport | Transport and Travel | 10/09/2023 | 22/P0479 |
| Permit Free/Transport | Transport and Travel | 30/10/2023 | 23/P0805 |
| Permit Free/Transport | Transport and Travel | 08/11/2023 | 22/P0552 |
| Permit Free/Transport | Transport and Travel | 09/11/2023 | 23/P1221 |
| Permit Free/Transport | Transport and Travel | 22/11/2023 | 23/P0329 |
| Permit Free/Transport | Transport and Travel | 27/11/2023 | 23/P1763 |
| Permit Free/Transport | Transport and Travel | 30/11/2023 | 23/P1826 |

| Covenant Type / Service | MHCLG Type | Deed Signed | Planning Application |
|---|----------------------|--------------------|-----------------------------|
| Permit Free/Transport | Transport and Travel | 30/11/2023 | 23/P2909 |
| Permit Free/Transport | Transport and Travel | 01/12/2023 | 23/P0446 |
| Permit Free/Transport | Transport and Travel | 12/12/2023 | 21/P4152 |
| Permit Free/Transport | Transport and Travel | 12/12/2023 | 23/P2170 |
| Permit Free/Transport | Transport and Travel | 21/12/2023 | 20/P0287 |
| Permit Free/Transport | Transport and Travel | 10/01/2024 | 23/P2141 |
| Permit Free/Transport | Transport and Travel | 11/01/2024 | 22/P1513 |
| Permit Free/Transport | Transport and Travel | 21/01/2024 | 23/P2565 |
| Permit Free/Transport | Transport and Travel | 22/01/2024 | 23/P2031 |
| Permit Free/Transport | Transport and Travel | 31/01/2024 | 23/P2915 |
| Permit Free/Transport | Transport and Travel | 01/02/2024 | 22/P0614 |
| Permit Free/Transport | Transport and Travel | 05/02/2024 | 23/P2452 |
| Permit Free/Transport | Transport and Travel | 08/02/2024 | 21/P1988 |
| Permit Free/Transport | Transport and Travel | 15/02/2024 | 23/P2654 |
| Permit Free/Transport | Transport and Travel | 27/02/2024 | 22/P3603 |
| Permit Free/Transport | Transport and Travel | 11/03/2024 | 23/P0076 |
| Permit Free/Transport | Transport and Travel | 11/03/2024 | 23/P2872 |
| Permit Free/Transport | Transport and Travel | 25/01/2024 | 22/P1819 |
| Permit Free/Transport | Transport and Travel | 13/03/2024 | 22/P1700 |
| Permit Free/Transport | Transport and Travel | 06/03/2024 | 23/P2841 |
| Public Realm Project/Public Realm | Other | 22/11/2023 | 23/P0329 |
| Restriction of Occupation and Use/Planning Enforcement | Other | 23/11/2023 | 22/P2894 |
| Sports Facilities/Health | Health | 10/10/2023 | 22/P2351 |
| Sports Facilities/Health | Health | 10/10/2023 | 22/P2351 |
| Student Accommodation Management/Planning Enforcement | Other | 22/11/2023 | 23/P0329 |
| Travel Plan/Transport | Transport and Travel | 10/10/2023 | 22/P2351 |
| Travel Plan/Transport | Transport and Travel | 22/11/2023 | 23/P0329 |
| Travel Plan/Transport | Transport and Travel | 25/01/2024 | 22/P1819 |
| Travel Plan/Transport | Transport and Travel | 25/01/2024 | 22/P1819 |
| Viability Review Bespoke/S106 Monitoring | Affordable Housing | 04/04/2023 | 21/P3215 |
| Viability Review Bespoke/S106 Monitoring | Affordable Housing | 04/04/2023 | 21/P3215 |
| Viability Review Bespoke/S106 Monitoring | Affordable Housing | 04/04/2023 | 21/P3215 |
| Waste Management/Waste | Other | 10/10/2023 | 22/P2351 |

Project Financial Allocations and Expenditure

Table 10: Items that have had S.106 money allocated towards them during the reported year with unspent allocations

| Infrastructure | Amount Allocated | Date Allocated | Unspent | Update |
|--|-----------------------------------|---|-------------------------|---|
| Air quality monitoring station – Plough Lane | £66,575.75 | 20 July 2023 | £15,866.75 | Upgrades to auto air quality monitoring station. |
| Schools – SEN | £4,285.00 | 30 June 2023 | £0.00 | Spent in 2023/24. |
| The Wandle Trail Missing Link | £35,724.31 | 19 April 2023 | £1,132.21 | Feasibility studies into the Wandle Trail footbridges. |
| Raynes Park Public Realm | £797.29 £5,067.30 £1,760.96 | 7 July 2023 7 July 2023 26 October 2023 | £0.00 £0.00 £0.00 | Ongoing project into 2024/25 to improve public realm around Raynes Park. |
| Streatham Road Railway embankment works | £14,166.91 | 11 June 2023 | £0.00 | Spent in 2023/24 on construction of retaining wall. |
| New Green Flag Improvements | £1,922.16 | 30 October 2023 | £0.00 | Spent in 2023/24 towards completed works to Canons Parks and Gardens as part of new Green Flag improvements. |
| Parking and Traffic Management, Church Road Mitcham | £8,000.00 | 21 February 2024 | £8,000.00 | To be spent in 2024/25 on an off-site disabled parking bay and to amend the TMO to prevent ad hoc parking in the service bay. |

Affordable Housing financial contributions in-lieu

Table 11: Affordable Housing financial contributions for the reported year (and previous five financial years as follows):

| Year | Receipts | Unallocated* | Developments |
|------------------|----------------------|----------------------|--------------|
| 2018/2019 | 75,762.61 | 75,762.61 | 9 |
| 2019/2020 | 104,751.38 | 104,751.38 | 21 |
| 2020/2021 | 1,366,458.76 | 1,366,458.76 | 33 |
| 2021/2022 | 331,975.77 | 331,975.77 | 5 |
| 2022/2023 | £78,300.00 | 78,300.00 | 4 |
| 2023/2024 | £319,969.90 | £319,969.90 | 3 |
| TOTAL | £2,277,218.42 | £2,277,218.42 | 75 |

**All funds have been earmarked for the delivery of 400 new affordable low-cost rent homes on council land over the next four years until 2027. Visit: [Building a Better Merton Together: London Borough of Merton Council Plan 2023-26 | Merton Council](#)*

Affordable Housing on-site - secured

Table 12: Affordable Housing onsite planning obligations secured for the reported year.

| Site | Planning Application | Affordable Dwellings | Affordable Housing (%) | Viability Review |
|---|----------------------|---|------------------------|--|
| 2A Trinity Road, Wimbledon SW19 8RL | 21/P3215 | 2 x Social Rented Housing Units | 11% | Early Stage and Late-Stage Viability Reviews |
| The White Hart, 144 Kingston Road, Wimbledon SW19 1LY | 23/P0329 | 96 Affordable Student Rent Units | 35% | Not applicable. |
| Land at the Former Lessa Sports Ground, Meadowview Road, Raynes Park SW20 9EB | 22/P2351 | 27 Social Rental Housing Units 17 Shared Ownership Units | 41% | Early-Stage Viability Review |
| TOTAL | | 142 | 35% | |

Carbon Offset - contributions secured

Table 13: Carbon Offset planning obligations secured for the reported year.

| Site | Planning Application | Amount | Terms |
|---|----------------------|--------------------|----------------------------|
| 2A Trinity Road, Wimbledon SW19 8RL | 21/P3215 | £65,256.00 | Carbon Offset Contribution |
| 82-86 Bushey Road, Raynes Park SW20 0JQ | 22/P3021 | £27,541.00 | Carbon Offset Contribution |
| The White Hart, 144 Kingston Road, Wimbledon SW19 1LY | 23/P0329 | £71,429.00 | Carbon Offset Contribution |
| Land at the Former Lessa Sports Ground, Meadowview Road, Raynes Park SW20 9EB | 22/P2351 | £176,130.00 | Carbon Offset Contribution |
| Wimbledon Chase Railway Station, Kingston Road & 45-48 Rothesay Avenue, Raynes Park, SW20 8JT | 22/P1819 | £78,683.00 | Carbon Offset Contribution |
| 66-68 London Road, Tooting, SW17 9HP | 22/P1700 | £27,388.00 | Carbon Offset Contribution |
| 227 Western Road, Colliers Wood, SW19 2QD | 22/P3727 | £11,457.00 | Carbon Offset Contribution |
| TOTAL | | £457,884.00 | |

Section 106 Infrastructure Spending

Table 14: Items of infrastructure on which planning obligations money was spent and the amount spent on each item (including spend by third parties).

| Infrastructure Project | Spend | Spend Description |
|-----------------------------------|------------|--|
| Morley Park MOL | £1,146.00 | Metropolitan Open Land (MOL) enhancements. |
| Raynes Park Station | £33,483.57 | Ongoing project into 2024/25 to improve public realm around Raynes Park. |
| Myrna Close Public Realm | £48,791.08 | Public realm improvements. Project completed. |
| Air Quality Monitoring | £50,709.00 | Upgrading of air quality monitoring station at Plough Lane. |
| Streatham Road Railway Embankment | £14,166.91 | Construction of retaining wall. |
| New Green Flag Improvements | £1,922.16 | Towards completed works to Canons Parks and Gardens as part of new Green Flag improvements. |
| Rowan Park Maintenance | £17,370.89 | Maintenance and management on Rowan Park public open space. |
| Wandle Project | £989.00 | Enabling works for Merton Priory Chapter House heritage project. |
| Wandle Missing Links | £34,592.10 | Feasibility study of the Wandle Trail footbridges. |
| Morley Park MOL Maintenance | £16,955.86 | Maintenance works to Metropolitan Open Land (MOL). |
| Garratt Park Contribution | £25,616.09 | Garratt Park court and gym. Spent by London Borough of Wandsworth on behalf of London Borough of Merton. |

Chapter 5

The Infrastructure List – future priorities Strategic CIL

*Strategic CIL Expenditure - Future Infrastructure Funding Priorities
CIL Regulations (2019 Amendment) Regulation 121A Paragraph (1)(a)*

Priorities for 2023-24 Financial Year onwards

Priorities for Strategic CIL funding from 2023-24 onwards are set out in Merton's Infrastructure Delivery Plan published on the council's website in support of the Merton's new Local Plan at the following link:

<https://www.merton.gov.uk/system/files/Merton%20Infrastructure%20Delivery%20Plan%202022.pdf>

Please note the term “planning contributions,” where used in the context of how a funding gap for a listed infrastructure project or project type could be met, means the council will consider either or both CIL or/and S106 to fund those schemes.

Strategic CIL bids 2024

There will be no formal capital bidding round in 2024 with demands in approved strategic CIL bids exceeding the amount of Strategic CIL funding held. The overall amount of CIL applied to the capital programme will be updated in quarterly financial monitoring reports taken to future Cabinet meetings and project breakdowns will be reported in future IFSs. The cabinet reports will include tables setting out the detailed capital programme for capital funding through to 2027-28. All papers are published on the relevant Cabinet and Full Council agendas in due course at the following locations on the council's website:

Cabinet: [Browse meetings: Cabinet - Merton Council](#)

Full Council: [Browse meetings: Council - Merton Council](#)

The Council's approach in terms of future allocations of funding to projects that have been approved for Strategic CIL funding is to seek to maximise the use of CIL and other external funding such as Section 106 funding and to minimise borrowings in response to future CIL and other external funding receipts. The financial monitoring reporting and process of updating the council's capital programme set out above will reflect this priority.

For new bids that may be submitted in the future, the following priorities have been identified:

- i. Statutory
- ii. Infrastructure projects specifically identified in the Local Plan
- iii. Corporate Priorities
 - a. Nurturing a Civic Pride
 - b. Building a Sustainable Future
 - c. Creating a Borough of Sport
 - d. Digital Strategy

All future bids will be assessed to ensure compliance with Regulation 59 of the Community Infrastructure Levy Regulations 2010 (as amended), including that the funding must be used for infrastructure to support the development of the borough.

Appendix 1

Ward Allocation Scheme 2019-2022 - Examples of Previous Investments

Provision of new bins and benches



Haydon's Road Recreation Ground



Haydon's Road Recreation Ground



Wimbledon Park



Abbey Recreation Ground

New table tennis tables – Figges Marsh and Lavender Fields



Mitcham War Memorial – repainting of fence



**Abbey Recreation Ground
Play area improvements**



**Robin Hood Open Space
Replacement fencing**



**Colliers Wood Recreation Ground
Sleeper planter**



Appendix 2

Ward Allocation Scheme 2023-2026

Allocations

Table 15 provides a list of the different Ward Allocation Scheme (WAS) allocations that have been agreed to date for each of the 20 Wards in the borough as part of Phase 1 of the 2023-2026 WAS programme. Please note that these may be subject to change over Phases 2 and 3, pending confirmation of proposed and final spends, and input from ward councillors. Further updates will be provided in the 2024/25 IFS.

Table 15 – Ward Allocation Scheme allocations 2023-2026.

| Ward | List of Projects | Amount Allocated 2023/24 |
|----------------------|---|--------------------------|
| Abbey | Nelson Gardens – Planting. | £6,560.00 |
| | Haydon’s Road Rec – New bench and bug hotel. | £2,380.00 |
| | Nursery Road playing fields tennis courts – New benches. | £3,720.00 |
| | Nelson Gardens – Replacement bins. | £2,340.00 |
| Cannon Hill | Cannon Hill Common – Replacement bins. | £5,000.00 |
| | Joseph Hood Rec – contribution to Civic Pride project (basketball court upgrade and new outdoor gym). | £10,000.00 |
| Colliers Wood | Colliers Wood Rec – Tools and maintenance items for Friends Group to use on beds and planters. | £1,292.00 |
| | Colliers Wood Rec - Woven hazel fencing. | £500.00 |
| | Colliers Wood Rec – A self-closing gate for the Memorial Garden. | £850.00 |
| | Community centre – New walled garden. | £1,850.00 |
| | Taylor Road Day Centre – Garden revamp. | £5,577.00 |
| | Myrna Close – Planting. | £800.00 |
| | Colliers Wood Rec - Explore Outdoors scheme. | £4,131.00 |
| Cricket Green | Rock Terrace Park – Table tennis table. | £12,000.00 |
| | Canons Nature Discovery Trail – 3 Eco towers. | £1,230.00 |
| | Commonside East, Carshalton Road and Lewis Road – Bulb planting. | £1,770.00 |
| Figges Marsh | Figges Marsh – Replace broken benches. | £2,400.00 |

| Ward | List of Projects | Amount Allocated 2023/24 |
|------------------------|--|--------------------------|
| | Town Centre and Figges Marsh – Bulb planting. | £12,600.00 |
| Graveney | North East Mitcham Community Centre – Defibrillator. | £4,000.00 |
| | Various locations – Replacement street signs. | £3,600.00 |
| | Figges Marsh – 3 new benches. | £5,580.00 |
| | Streatham Road and London Road – New and replacement street signs. | £250.00 |
| | North East Mitcham Community Centre – Sandpit cover | £1,570.00 |
| Hillside | Various locations – New benches. | £7,200.00 |
| | Various locations – Bulb planting. | £990.00 |
| | Various locations – New street nameplates. | £870.00 |
| | Alwyne Road – Street nameplate. | £240.00 |
| | Wimbledon Library – Swift box and song. | £600.00 |
| | Pine Grove – Children playing safety sign. | £100.00 |
| Lavender Fields | Ward wide – Wildflowers and bulbs. | £10,000.00 |
| | Lavender Park – Contribute funds to Explore Outdoors orienteering track. | £5,000.00 |
| Longthornton | Streatham Vale Baptist Church – Alleyway mural. | £8,000.00 |
| | Corner of Rowan Road and Greyhound Terrace – Pocket Park refurbishments. | £2,000.00 |
| | Oakleigh Way Rec – Refurbishment of football surface and posts. | £5,000.00 |
| Lower Morden | King Georges Rec – 6 new benches. | £11,160.00 |
| | King Georges Rec – 2 bee posts. | £3,300.00 |
| | King Georges Rec – 13 bird boxes. | £540.00 |
| Merton Park | Kendor Gardens – Bulbs and planting. | £1,050.00 |
| | Various verges – Bulbs and planting. | £1,050.00 |
| | Various locations – Painting school street signs. | £900.00 |
| | John Innes Park – Contribution to pond works. | £7,000.00 |
| Pollards Hill | BMX track – Signage. | £1,500.00 |
| | Robin Hood – 3 bird boxes. | £120.00 |
| | Robin Hood – 1 bee post. | £1,710.00 |
| | Robin Hood – Biodiversity interventions. | £2,670.00 |
| | Pollards Hill Rec – Measure mile, entrance gate, nameplate and Explore Outdoors. | £8,000.00 |
| | Various locations – Bulb planting. | £1,000.00 |

| Ward | List of Projects | Amount Allocated 2023/24 |
|-------------------------------------|---|---------------------------------|
| Ravensbury | Deer Park Gardens – Bulb planting. | £3,000.00 |
| | Ravensbury Park – Table tennis table. | £12,000.00 |
| Raynes Park | Skew Arch Approach Road – Up to 5 murals. | £15,000.00 |
| St Helier | Morden Rec – Contribution to Civic Pride improvements to Morden Rec. | £15,000.00 |
| Village | Village – Contribution to the Village public realm project. | £15,000.00 |
| Wandle | Garfield Rec MUGA – Canopy over the benches. | £10,000.00 |
| West Barnes | Sir Joesph Hood Memorial Wood – contribution to the agreed outcomes of the RSPB report. | £15,000.00 |
| Wimbledon Park | Kenilworth Green – Boules court. | £5,000.00 |
| | Wimbledon Park – Boules court. | £5,000.00 |
| | Kenilworth Green – Additional landscape features. | £5,000.00 |
| Wimbledon Town and Dundonald | Wimbledon Chase Primary School – Rain Garden. | £6,000.00 |
| | Various locations – Repainting of conservation area signs. | £200.00 |
| | Dundonald Rec – Play equipment and measured mile. | £8,800.00 |
| Project Support | Support for the Ward Allocation Scheme | £85,000.00 |
| TOTAL | | £370,000.00 |

Appendix 3

Public Space Monthly Report – CIL and S106

This report provides an update on public realm projects funded through CIL and S106.

Public Realm CIL Projects 24/25 Progress Report
November 2024

04/11/2024

Authored By Duncan Bailey

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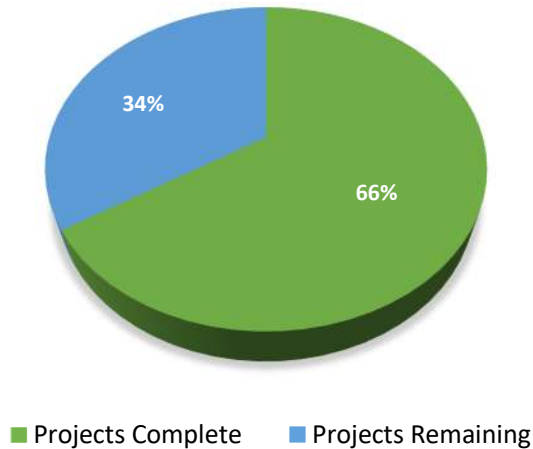
Ward Allocation Scheme 2023-26 (WAS)

- The Ward Allocation Scheme for 2023-2026 is well underway, we are **currently** in Phase 2 of the 3-phase approach to the scheme:

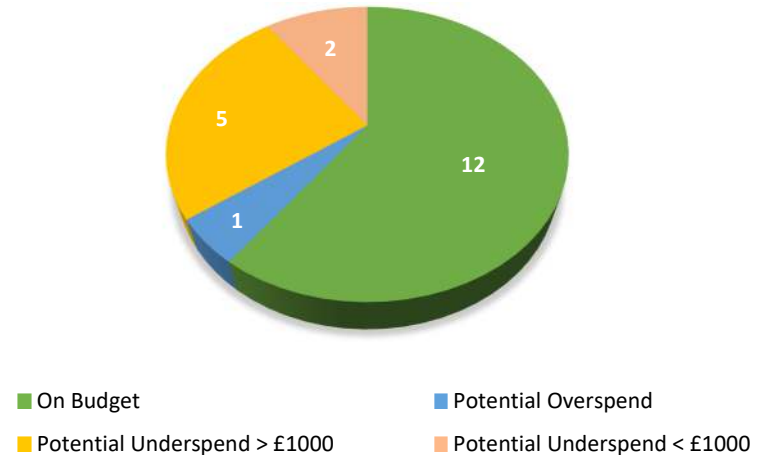
| PHASE 1 - PREPARATION | |
|---|---|
| 1 April 2023 to 31 March 2024 | Councillors advised about WAS funding. |
| | Councillors select their projects with officers (may include site visits). |
| | Opportunity for councillors to engage their residents / community groups if required. |
| PHASE 2 - BEGIN PROJECT DELIVERY | |
| 1 April 2024 to 31 March 2025 | Programming. |
| | Ordering. |
| | Begin spending WAS funds. |
| PHASE 3 - FINISH PROJECTS | |
| 1 April 2025 to 31 March 2026 | No further bids. |
| | Continued delivery of successful projects. |
| | Financial reporting and delivery updates. |

Current Progress:

WAS Project Progress (All Wards) NOV 24



Budget Status (Count of Wards)



- As of the 1st November 2024 we have delivered 40 out of 61 (**66%**) of the WAS projects across all Wards.
- All the available funds for all wards have been allocated to projects.
- Some Ward Councillors have chosen to contribute their WAS funds towards larger Civic Pride: Investing in Neighbourhoods projects which are either now completed or to take place early into 2025 (see updates below page 9).
- Financially we are in a strong position, 7 of the 20 wards have an estimated underspend, any underspend < £1000 will be put back into the CIL pot at the end of phase 2. Any underspend > £1000 will be allocated to bulb planting for the 2025 planting season. There is one Ward that has a potential overspend but there are projects yet to be delivered within this Ward that we can amend to get back below budget.
- Actual underspends/overspends will be calculated by Aug 25 when all allocated projects are complete.

Project Highlights

Public Realm CIL Projects Report – November 2024

The first 6 months of Phase 2 has seen the delivery and installation of many of the projects in the ward allocation scheme; including the installation of bins, benches, bird boxes and eco towers across the borough. Table tennis tables have been installed at both Ravensbury, Rock Terrace Park and Wimbledon Park along with a pétanque court. Additionally, improvements to the football goals and surface at Oakleigh way rec have been completed. A measured mile and additional wet play features were installed at Dundonald Rec, and a Canopy has been installed in Wandle Park. The Installation of a pétanque court and additional landscape features at Kenilworth has been complete, and all bulb planting locations allocated in the WAS have been planted across the borough.

Figure 1-6: Wimb Park Table tennis & Pétanque.



Figure 7-8: Rock Terrace Park and Ravensbury park Table Tennis



Figure 9-11: Oakleigh way rec goalposts/shelter painting & resurfacing.



Figures 12-14: Garfield Rec Canopy



Figures 15-19: Kenilworth Green Pétanque and additional landscape features.



Investing in Neighbourhoods Civic Pride 2024-25 (NCIL)

2024/2025 Project Updates

Martin Way - Greener, Brighter & Revitalised

- Originally a 2022-23 NCIL bid, planters have now been installed along Martin way in a bid to create a greener brighter and revitalised look along the shopping parade of Martin Way. Works began Sept 24 and are now complete with the final amendments to the perimeter of the planters concluding 26th Oct 24.

Figures 20-23: Martin Way Planters.



Cannizaro Park Safety (Valley Path)

- Valley Path (Phase 1) complete.
- Further drainage works relating to the NCIL bid at Cannizaro Park have commenced (phase 2); the aim of which was to complement and enhance last year's NCIL project "the valley path". This last phase connects the pond to the nearby brook several hundred metres away. Works started in mid/late August and already a trench has been excavated and the old drain run replaced.

Public Realm CIL Projects Report – November 2024

- The new outflow from the pond to the new connection has been paused as there is a currently a parallel project running via Merton, Friends & the EA to address the pond. Once this project is completed, we will then be looking to do the outflow, this outflow was budgeted for in this phase two specification. Most of the projects budget commitment can be spent with a small retention kept aside to cover this.

Figures 24-28: Cannizaro Park Valley Path (Phase 1)



Morden Recreational Ground – Access, leisure and health.

- MBM Groundworks Limited were awarded the works through the procurement process, their competitive prices have allowed the extension of the path from the side entrance of the park to green lane.
- MBM have been nothing but professional and efficient in their works seeing the entire planned footpath network and extension complete in under 2 months. Works Complete to foot path and side path 29/10/2024.
- Additional plans are now in place to spend the leftover funds on improving the surface and equipment around the playground and outdoor gym.

Figures 29-31: Morden Rec Footpath



Public Realm CIL Projects Report – November 2024

Figges Marsh – Make Space Safe for Girls Seating Area

- Designs have been finalised for *'Unity Place – a unique space where creativity meets comfort, designed for girls to gather, chill and thrive.'*
- This is currently being assessed by the friends' group and we are awaiting their feedback, it has all been very positive thus far, they are now just enquiring with a wider audience.
- This project was a Civic pride investing in neighbourhoods (NCIL) bid from the friends of figges marsh endorsed by Cllr kirby.
- The project is looking to cost somewhere in the region of £85-90k. The budget will be comprised of the agreed NCIL allocation, WAS contributions and the money acquired from the network rail agreement.

Joseph Hood Recreational Ground – Basketball Resurface and outdoor Gym (Now Play zone)

- This NCIL project has become part of the wider borough of sport play zones project. The sports and leisure team have consulted at all the 6 sites and currently gathering a summary report.
- The next stages would be to get the feedback and recommendations for the football foundation and then move into the design and technical stage. New advised build could cost £250K with the NCIL budget needed to contribute 25%.

Strategic CIL 2024-25 (SCIL)

In this financial year key maintenance projects funded through strategic CIL have taken place across the borough including the improvement of drainage at Cottenham Park and sports facilities at sir joseph hood rec, resurfacing of the Moreton green wet pour and creating a bunding at top-dress around the carpark at Haydons road rec. In addition to this the sports facilities were revamped and resurfaced at Armfield crescent. Finally, the flower beds and planters outside the civic centre were revitalised and replanted.

Project Highlights

Figure 32-35: Works in progress for the Civic centre beds.



Figure 35-37: Cottenham Park Field drainage improvements.



Figure 38-40: Resurfacing Moreton Green Wet pour Area.



Figure 41: Armfield Rec sports resurfacing.



Figure 42-44: Haydons Road Rec Car Park bund and top dressing



Section 106 (S106)

Harris Academy Tree Planting

- This project aim was to plant one hundred trees in the locality of the development (Harris Academy, High Path Wimbledon) to mitigate the loss of on-site trees and to reduce air pollution.
- This project worked in consultation with the ward councillors and Friends groups of Abbey rec and Nelson Gardens to produce a tree planting plan that will most benefit the area.
- Throughout OCT 2024 the trees and hedging have been planted by Barklands across the sites, they will be monitored and watered by the arboriculture team alongside barklands for the next 2 years so that they can become established.
- The cost of this project was £49,096 with a budget of £50,000.

Figure 45-48: Harris Academy Trees Planting Map.



Figure 49-55: Harris Academy Trees.

