

## **PLACES OVERVIEW AND SCRUTINY SUB-COMMITTEE**

**Subject Heading:**

**Community Infrastructure Levy – CIL  
Update**

**Forum:**

Places Overview and Scrutiny Committee

**ELT Lead:**

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People – Things that matter for residents

Place – A great place to live, work and enjoy

[ X ]

Resource – A well run Council that delivers for People and Place

[ X ]

## **SUMMARY**

This report provides an update on the status of the Council's Community Infrastructure Levy (CIL). It includes details on income received, funds allocated and spent, the current funding balance, and recent allocations approved in principle by the Infrastructure Planning and Delivery Board (IPaDB) and Cabinet Members. The report is intended for noting by the Place Overview and Scrutiny Sub-Committee (OSSC).

## **RECOMMENDATIONS**

Members are asked to:

- Note the details provided in this report concerning the Council's CIL position.
- Consider and provide comments on the allocations.
- Discuss the implications of a Neighbourhood Plan on CIL.

## REPORT DETAIL

### 1. Introduction

CIL contributions are critical in funding infrastructure to support growth in the borough. Unlike S106, CIL is a fixed charge on qualifying developments and can be spent more flexibly on borough-wide infrastructure. It was first introduced in Havering in September 2019.

From 2024/25, Havering implemented Neighbourhood CIL (NCIL). This splits receipts of CIL as follows:

- Strategic CIL (80%) – retained and allocated by the Council to fund borough-wide infrastructure priorities. This must be spent on physical infrastructure.
- Neighbourhood CIL (15%) – in areas without a neighbourhood plan (currently the whole of the Borough). Spend is more flexible in that it can be spent on anything to support development of an area. Currently used towards funding of S92 Police officers over 2 years.
- Admin Fund (5%) – contributes towards the costs of collection, monitoring, administering/allocating spend and reporting.

The Infrastructure Planning Team oversees the collection, allocation, and spend of these contributions, working in collaboration with Finance and relevant service areas.

### 2. CIL Charging Schedule

The current adopted CIL charging schedule sets out rates as follows:

- Residential
  - Zone A (Most of Borough): £125/m<sup>2</sup>
  - Zone B (South of A1306): £55/m<sup>2</sup>
- Retail
  - Over 280 sq m: £175/m<sup>2</sup>
  - Other retail: £50/m<sup>2</sup>
- Hotel: £20/m<sup>2</sup>

Mayoral CIL (MCIL2) also applies borough-wide at £25/m<sup>2</sup> for all development. This is passed to the GLA/TfL (minus 4% admin) for infrastructure spend and has been used to fund the Crossrail project.

All the above figures are subject to indexation. CIL is usually liable to be paid where there are new residential dwellings proposed or where new floorspace exceeds 100m<sup>2</sup>. Subject to compliance with the Regulations and procedure, relief from CIL can be applied for affordable housing, self-build housing and for demolition of existing floorspace.

### 3. CIL Income and Allocations

As of 29 August 2025, the CIL income and spend position is as follows:

The information below is summarised in tabular format for ease of reference:

| Item                              | Amount  | Notes  |
|-----------------------------------|---------|--|
| Total Havering CIL Received       | £9.98m  | Received since 2019                                |
| Total Admin Fee                   | £0.498m | 5% of total received                               |
| Strategic CIL                     | £9.173m | Total received minus admin and Neighbourhood CIL   |
| Allocated Strategic CIL           | £7.17   | See Appendix A                                     |
| Spent Strategic CIL               | £1.899m |  |
| Unallocated Strategic CIL         | £2.00m  | Strategic CIL minus allocated                      |
| Neighbourhood CIL                 | £0.309m | 15% on CIL received (minus admin) since April 2024 |
| Allocated/Spent Neighbourhood CIL | £0.309m |  |

### 4. CIL Allocations by Project

24 Strategic CIL-funded projects have been approved to date. Notable schemes include:

- Beam Parkway A1306 Active Travel/Linear Park: £1m
- Liveable Neighbourhoods NW Romford Roundabout: £1.2m
- Brittons Playing Field 3G Hub: £1.2m
- CCTV Control Room at Romford Central Library: £0.75m
- Romford Market redesign: £1m

A brief description on all 24 projects are included in Appendix A of this report.

### 5. CIL Forecasting and Liabilities

It is important to note that forecasting future CIL income and the timing of spend is inherently challenging. The amount and profile of CIL receipts depends on a range of factors that are outside the Council's direct control, including:

- Development activity – the pace of housing and commercial delivery is influenced by market conditions, planning permissions, build-out rates, and developer financing.
- Payment phasing – On large development schemes, CIL is often payable in

instalments over several years depending on the size and type of scheme. Delays in occupation or completion can postpone when payments are due.

- Viability and exemptions – reliefs (e.g. affordable housing, charitable development) and viability challenges can reduce expected receipts.
- Collection risk – enforcement action may be required where payments are late or disputed.

As such, while indicative forecasts can be prepared, they should be treated with caution and may be subject to significant variation as many of the potential CIL will not materialise.

Based on the number of planning permissions that have been granted, but not commenced, there is a potential maximum CIL income of £10m. However, based on past and current development activity, CIL income of around £1.6m per annum would be a reasonable expectation.

## 6. Neighbourhood Plan Impact on CIL

The introduction of a Neighbourhood Plan entitles qualifying areas to receive 25% of CIL receipts generated within the plan boundary (as opposed to 15%). This increases local influence on infrastructure spend.

Neighbourhood Plans were introduced under the Localism Act 2011. They:

- Must be prepared by a designated community group, parish council, or neighbourhood forum (not the Council).
- Set out policies in relation to development and land use in the defined Neighbourhood Area.
- Are independently examined for legal compliance, and must be approved through a local referendum before adoption.
- Are a right available to communities, but not a legal requirement. Communities may instead choose to influence development outcomes through other mechanisms such as Local Plan policies, Supplementary Planning Documents, Local Development Orders, or pre-application consultation.

At present there are no designated Neighbourhood Forums or Plans in Havering. Should one come forward and be adopted, the uplift from 15% to 25% NCIL would apply to all receipts from CIL development that takes place within that plan boundary, strengthening the role of communities in shaping infrastructure priorities in that area.

## Appendices

- Appendix A: Strategic CIL Funded Projects Table

## Appendix A: Strategic CIL Funded Projects – Detailed Descriptions

| Project                                      | Amount  | Description  | Financial Year Allocated |
|--|---------|--|--------------------------|
| Grass verge to car parking                   | £0.806m | Converting grass verge areas into formal car parking spaces to improve residential or public parking capacity.   | 21/22                    |
| Covid Memorial, Hornchurch Country Park      | £0.224m | Creating a dedicated memorial space to honour those affected by the Covid-19 pandemic.                           | 21/22                    |
| Sunrise Avenue, Hornchurch – Traffic Calming | £0.050m | Installation of measures like speed bumps or signage to reduce traffic speeds and improve safety.                | 21/22                    |
| CCTV Control Room – Romford Central Library  | £0.750m | Upgrading or establishing a central control room for monitoring public CCTV feeds to enhance town centre safety. | 22/23                    |
| Primary School Cycle & Scooter Parking       | £0.050m | Installing secure and accessible parking facilities for bicycles and scooters at primary schools.                | 22/23                    |
| Lamp Column replacement (for EV Charging)    | £0.050m | Replacing existing streetlight columns to incorporate electric vehicle charging infrastructure.                  | 22/23                    |
| Rom Valley Way - Phasing & Delivery Study    | £0.026m | Funding a planning and feasibility study for phased improvements along Rom Valley Way.                           | 22/23                    |
| Glass Recycling Pilot                        | £0.006m | Trial project to improve household or community-level glass recycling rates.                                     | 22/23                    |
| Liveable Neighbourhoods Romford Ring Road    | £1.200m | Reconfiguring a major roundabout to support active travel  | 22/23                    |

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| (LNRRR) – Phase 1<br>– NW Roundabout<br>Reconfiguration |         | (walking, cycling),<br>public realm, and<br>traffic flow.  |       |
| Beam Parkway<br>A1306 – active travel<br>/ linear park  | £1.000m | Creating a corridor<br>for walking, cycling,<br>and green space<br>along the A1306<br>Beam Parkway.  | 22/23 |
| Rosewood Avenue,<br>Elm Park – Zebra<br>Crossing        | £0.045m | Installing a zebra<br>crossing to improve<br>pedestrian safety<br>near key<br>destinations.  | 23/24 |
| Suttons Lane,<br>Hornchurch – Zebra<br>Crossing         | £0.045m | Similar pedestrian<br>crossing intervention<br>to improve safety<br>and access.  | 23/24 |
| London Riverside<br>BID – Public Realm<br>Improvements  | £0.050m | Enhancements to<br>streetscape, lighting,<br>signage, or<br>landscaping in the<br>London Riverside<br>Business<br>Improvement<br>District. | 24/25 |
| Rainham Marshes –<br>Environmental<br>Improvements      | £0.050m | Supporting<br>biodiversity, access,<br>or environmental<br>conservation within<br>Rainham Marshes.   | 24/25 |
| London Riverside<br>BID – Public Safety<br>Improvements | £0.095m | Projects such as<br>lighting, surveillance,<br>or infrastructure that<br>enhance safety for<br>businesses and<br>visitors.                 | 24/25 |
| Veteran Tree Survey                                     | £0.012m | Surveying and<br>documenting historic<br>or ecologically<br>significant trees for<br>preservation<br>planning.                             | 24/25 |
| Cultural Capital &<br>Studio Havering                   | £0.2m   | Investment in<br>cultural infrastructure<br>and creative<br>industries, likely<br>linked to Studio<br>Havering<br>development.             | 24/25 |

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| Miramar Way – Uncontrolled Crossing/ Floating Island | £0.011m  | Creating a pedestrian crossing with a refuge (floating island) to improve safety at an uncontrolled road section.  | 24/25 |
| River Rom Restoration Feasibility Strategy           | £0.010m  | Developing a strategy for restoring natural features and improving the ecological health of the River Rom.   | 24/25 |
| Brittons Playing Field 3G Football Hub Development   | £1.200m  | Major investment to develop artificial turf football pitches and facilities at Brittons Playing Field.   | 24/25 |
| Hornchurch Sports Centre Footway                     | £0.0085m | Minor works to improve pedestrian access and safety at the entrance and surrounding footway to Hornchurch Sports Centre.   | 25/26 |
| Market Place Re-design                               | £1.000m  | A major public realm project to reconfigure and enhance the town centre market area, improving layout, accessibility, and attractiveness for traders, visitors, and residents. | 25/26 |
| Rainham Marshes H&S/Flood Management                 | £0.050m  | Targeted works at Rainham Marshes to address health and safety risks and improve localised flood management measures.  | 25/26 |
| Town Centres Streetscape                             | £0.233m  | Streetscape improvements in town centres, including paving, signage, street furniture, and planting to create a more welcoming and   | 25/26 |



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|  |  | accessible<br>environment. |  |
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