

London Borough of Camden Infrastructure Funding Statement 2026



LOCAL COMMUNITY INFRASTRUCTURE LEVY

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2024/25



1. Purpose of the Infrastructure Funding Statement

- 1.1** This report looks at income and expenditure from the Community Infrastructure Levy (CIL) and Section 106 (s106) agreements in Camden for the 2024/2025 financial year and gives an indication of future spending priorities. It is a requirement of the CIL regulations that local authorities set out what infrastructure has and will be funded from CIL and s106 in an Infrastructure Funding Statement. This report is a summary of CIL and s106 activity and more detail on collection and spending over this period can be viewed in the [CIL and Section 106 Annual Report](#).
- 1.2** The CIL is a standard charge on developers (rate per sqm) which is used to fund general infrastructure items that are needed to support growth. It applies to developments that add 100 sqm of floorspace or one of more dwellings. There are two CIL charges in Camden: the Mayor of London CIL and the Camden CIL.
- 1.3** S106 agreements are legal agreements attached to planning permissions, which are used to mitigate the impacts of development and ensure that Camden's planning policy requirements are fully met. They are either non-financial, such as for on-site affordable housing or construction management plans, or for financial contributions for defined purposes such as highways works, employment contributions, open space contributions or affordable housing (where accepted in lieu of on-site provision).

2. Key information

The main activities for 2024/2025 are summarised below:

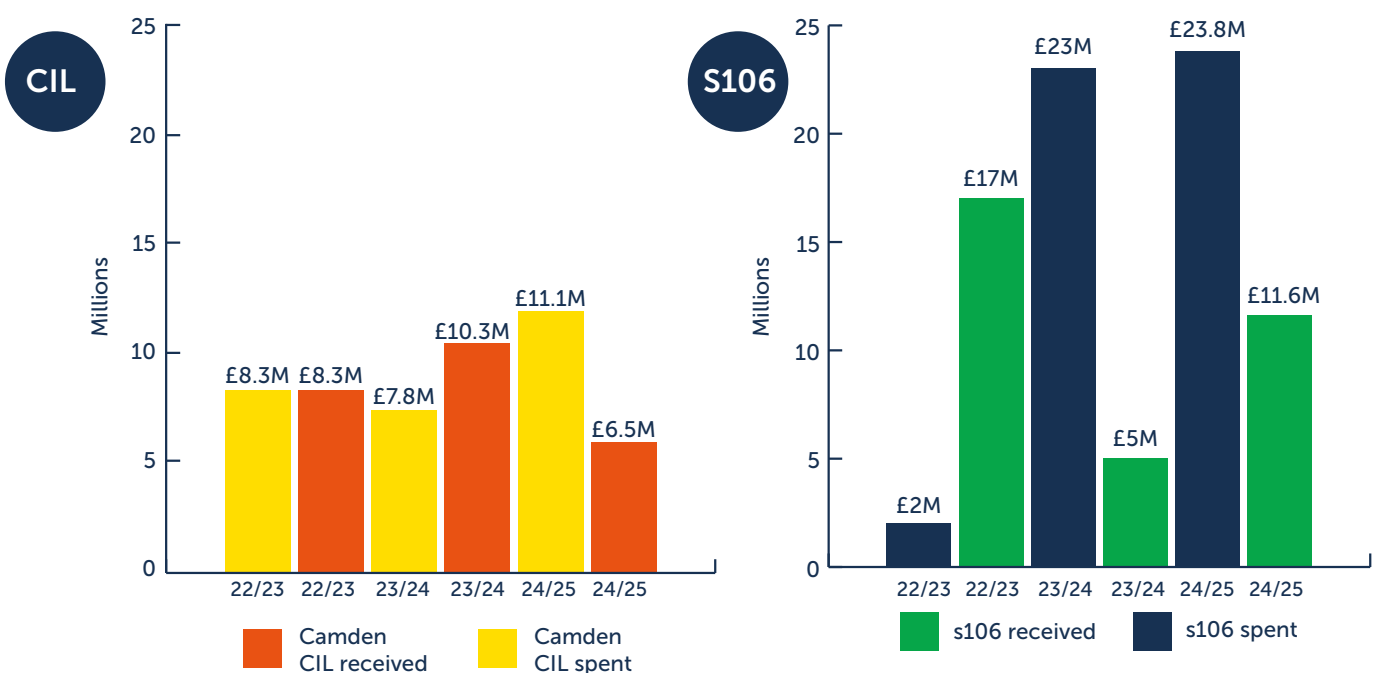
Community Infrastructure Levy

- £6.5 million (M) of Camden CIL collected
- £4M of Camden Strategic CIL (SCIL) spent on highways works and improvements and £1.1M allocated to the Holborn Liveable Neighbourhood project
- £1.6M was collected in local CIL. (25% of Camden CIL is spent locally with funds being allocated through a ward-based, Member-led system)
- £2.6M of local CIL funds - some it accumulated from previous years - was spent in 2024/25 on more than 80 community projects
- £3.6M of Mayoral CIL was collected, the substantial majority of which was passed to Transport for London.

S106

- 117 s106 agreements were signed between developers and the Council, with a combined value of £43.1M
- £11.6M was received in Section 106 financial contributions, including £6.5M for affordable housing, and £1.3M for environmental, public realm and pedestrian improvements.
- £13M was used to help provide affordable housing within the Council’s Community Investment Programme
- £3.3M was spent on pedestrian and environmental improvements
- £1.7M was spent on public open spaces

2.2 CIL / S106 figures comparison in the last 3 years



3. Background

Community Infrastructure Levy and Section 106 agreements

- 3.1** Camden started charging a **Community Infrastructure Levy (CIL)** on 1 April 2015. The Levy is used to fund general (rather than site specific) infrastructure that is needed to support growth and development in the borough, both at a strategic and local level. The Planning Acts set out that CIL funds must be spent on the provision, improvement, replacement, maintenance or operation of infrastructure, such as transport, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces. **Planning practice guidance - GOV.UK** **National planning guidance** makes clear that the definition in the Act allows the levy to be used to fund a very broad range of facilities and that this flexibility gives local areas the opportunity to choose what infrastructure they need to deliver their Local Plan provided it supports the development of the area.
- 3.2** The local or neighbourhood element of the CIL can be used more flexibly. Government guidance and legislation sets out that these funds should be used to support the development of the relevant area by funding:
- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or
 - (b) anything else that is concerned with addressing the demands that development places on an area.
- 3.3** **Section 106 agreements** are binding legal agreements between the Council and landowners / developers and are used to mitigate the impacts of development and ensure that Camden's planning policy requirements are fully met. Section 106 obligations can cover:
- Site-specific financial contributions for defined purposes such as highways works, employment contributions and open space contributions (where accepted in lieu of on-site provision);
 - Provision of affordable housing;
 - Non-financial obligations, including requirements such as Car Free development, Construction Management Plans and Travel Plans.

4. Community Infrastructure Levy (CIL)

4.1 There are two community infrastructure levies collected in Camden: The Mayor of London CIL (which is currently used to fund the Elizabeth Line) and Camden CIL, which is used to fund infrastructure across the borough. The charges that apply are set out in charging schedules and different rates apply for different uses in different areas, with most CIL collected from residential development. The charging schedules can be viewed on the Council’s website at the following link - [About the Community Infrastructure Levy](#) - Camden Council The latest charges came into force on 30 October 2020 and the Council is currently considering the timing of the next review.

Camden CIL collected (2024-2025)

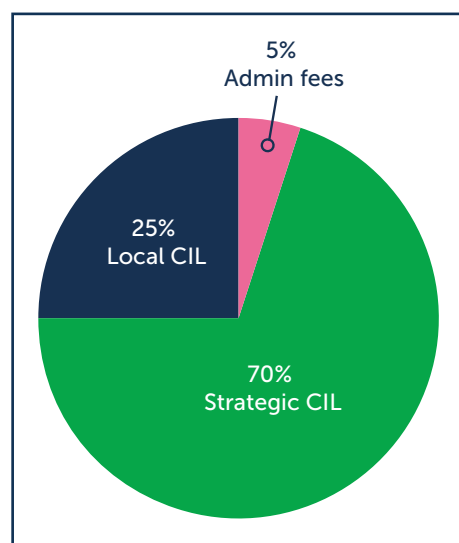
4.2 Approximately £6.5M of Camden CIL was received in 2024/2025. This was collected from 31 sites, Sites contributing over £0.5M in CIL are shown below:

Application No	Site Address	CIL received in 2024/25
2022/1863/P	52 Avenue Road, London, NW8 6HS	£1,748,628
2020/2470/P	Lethaby Building, Former Cochrane Theatre, 12-42 Southampton Row & 1-4 Red Lion Square (Former University Of Westminster Central St Martins	£620,565
2022/4259/P	100 & 88 Gray’s Inn Road and 127 Clerkenwell Road, London, WC1X 8AL	£531,332

Spending Camden CIL

4.3 Following the deduction of a 5% administration fee, 70% of Camden CIL contributes towards the provision of strategic infrastructure projects (‘strategic CIL’), with the remaining 25% spent in the local area (‘local CIL’). The administration fee is used to fund the management, staffing, administration, IT and legal costs involved in:

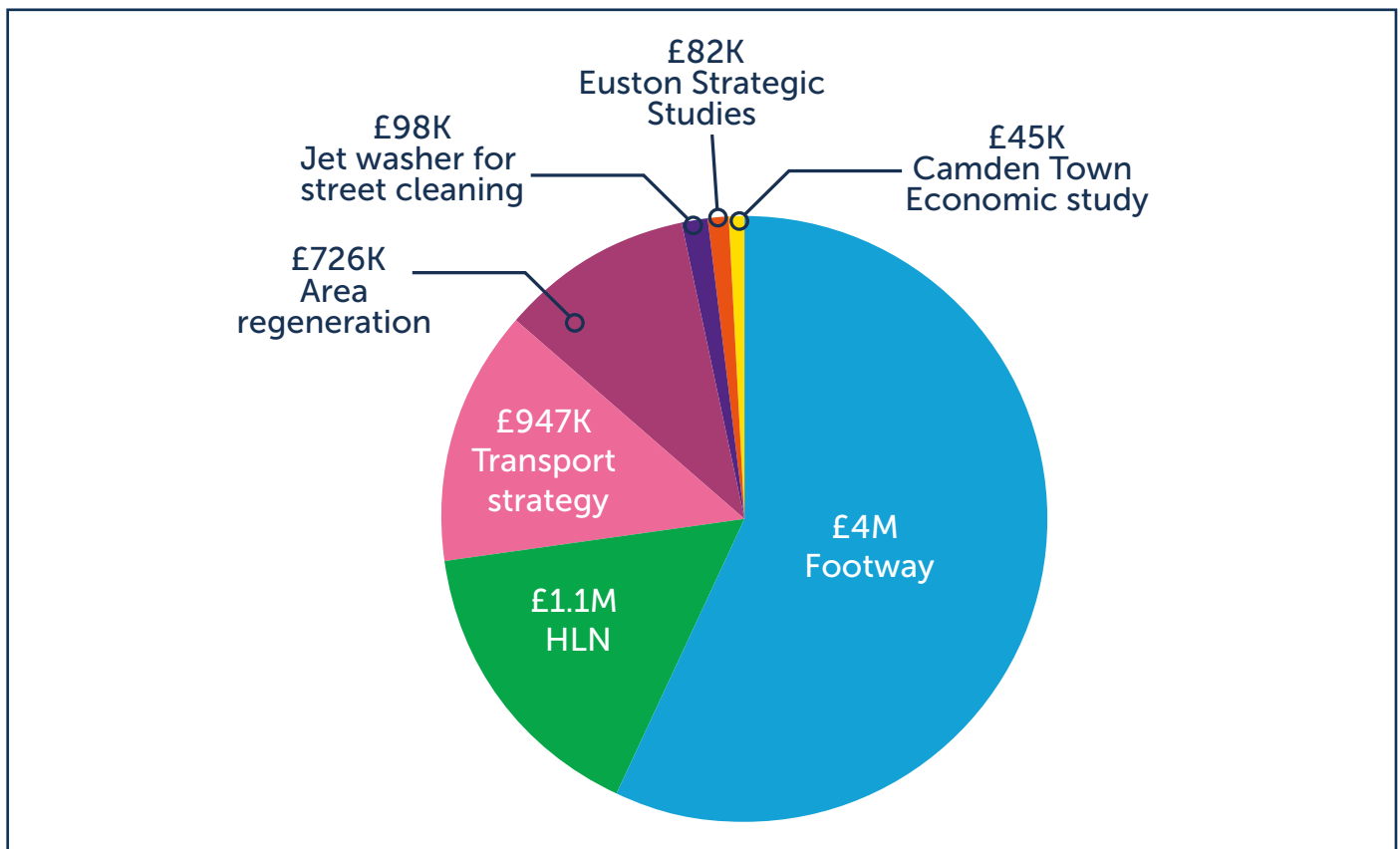
- the collection of the CIL, including the issuing of CIL notices and engagement with developers and their agents to ensure the correct sums are paid
- monitoring/tracking CIL income
- the management of CIL spending, in particular work to support the local CIL spending system. This includes liaison with ward Members, project managers and other Council services; programme management; and the assessment and processing of individual local CIL allocations
- work to review and revise Camden’s CIL charging rates.



4. Community Infrastructure Levy (CIL)

Strategic CIL (SCIL)

4.4 In 2024/25, £4M of Strategic CIL was spent on footway and carriageway improvements across the borough and £1.1M was allocated to the Holborn Liveable Neighbourhood project. Other investment involved:



Local CIL (LCIL)

4.5 In 2024/25, £1.6M in local CIL was collected and £2.6M of local CIL funds (some accumulated from previous years) was spent on more than 80 community projects sponsored by ward Councillors.

4.6 Larger projects included:

- Dragon Hall Youth and Community Development programme
- support for Castlehaven Community Association
- King's Cross Community Champions
- improvements to Holborn and Swiss Cottage libraries.

4.7 Some examples of the local CIL funded projects that have been delivered are described in Appendix A. A full list of all the projects funded from LCIL since its introduction, by ward, can be viewed [here](#).

4. Community Infrastructure Levy (CIL)

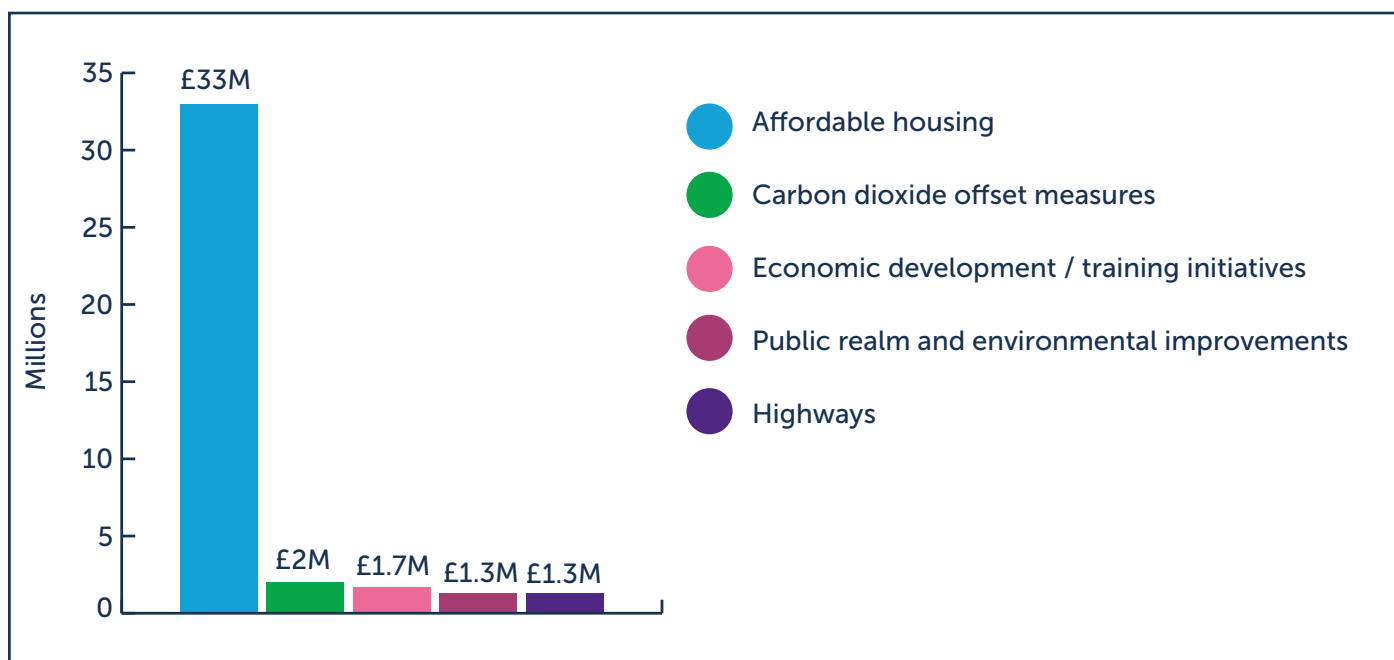
Mayor of London Community Infrastructure Levy

- 4.8** Camden has been collecting a CIL on behalf of the Mayor of London since April 2012. Approximately £4M of Mayoral CIL was collected in 2024/25 and transferred to Transport for London to help fund the Elizabeth Line. Funds are likely to be spent for this purpose for the foreseeable future. 4% of the collected funds (£145K) were retained by the Council to cover staffing, administration and legal costs incurred in collecting the Mayoral CIL.
- 4.9** The Mayoral CIL (MCIL) charging rate is £80 per sqm for most uses in MCIL Zone 1, which covers Camden, with higher rates for commercial uses in Central London. Please see the following link for more information on these charges: [**About the Community Infrastructure Levy - Camden Council**](#)

5. Section 106

Section 106 agreements signed

5.1 In 2024-2025, 117 Section 106 agreements were signed between developers and the Council. These agreements had a combined value of £43.1M, including:



5.2 The Council will not receive most of these funds for several years as they will generally be payable when schemes are implemented. (Funds will not be received at all where planning permissions are not implemented.)

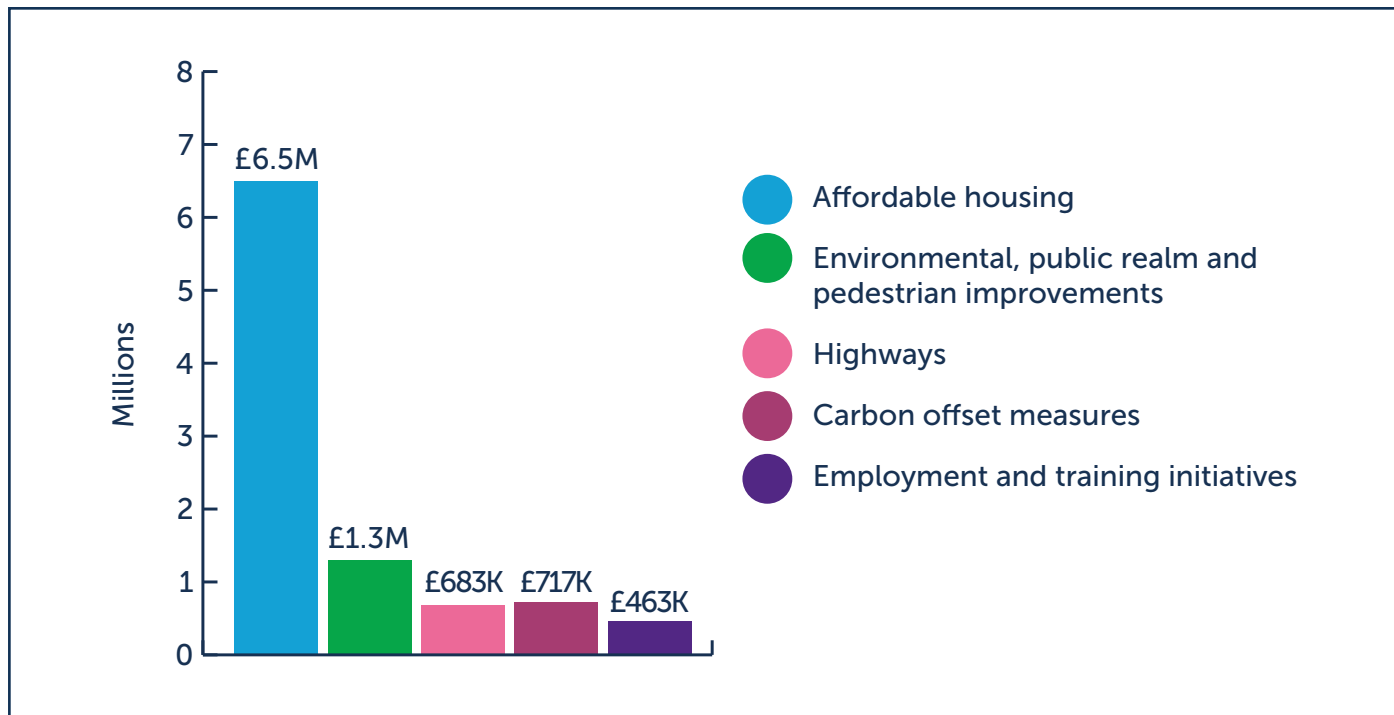
5.3 The s106 agreements and other documents related to each application can be viewed online through Camden’s [planning applications search page](#)

Section 106 financial contributions received 2024-2025

5.4 The Council received £11.6M in section 106 payments in 2024/25. A list of the contributions by type and amount is set out in the Council’s CIL and s106 Annual Report which is on Camden’s website - [Section 106 spending and financial information - Camden Council](#).

5. Section 106

5.5 The larger amounts received include:



5.6 £316k was received in construction implementation and management contributions. These are used to secure and implement construction management plans (CMPs) and address concerns about the impact of construction. Camden officers monitor and manage the impacts of construction on development sites to ensure it is carried out in line with the agreed plans and standards.

Section 106 spending / transfers in 2024-2025

5.7 During the year, £13M was used to help provide affordable housing through the Council’s Community Investment Programme. £3.3M was spent on pedestrian and environmental improvements in Holborn, Bloomsbury, Gray’s Inn Road and Granary Street, and £1.7M was spent on public open space improvements at Swiss Cottage, Harrington Square, Canteloves Gardens, Maygrove Peace Park, St Andrews Gardens, Leighton Crescent and Montpelier Gardens, and on a masterplan for Talacre Town Green.

5.8 The monitoring of Section 106 obligations and the management of the impacts from development brings resource implications for the Council so we secure contributions from developers to cover these costs. Around £330K of Section 106 funds was spent in 2024/25 on managing the impacts of development through securing and implementing Construction Management Plans including funding for officers in Camden’s Planning, Transport, Sustainability and Environmental Protection Teams.

6. Future spending

Community Infrastructure Levy

6.1 During 2025 the following strategic CIL allocations were made:

- Highways (£4M)
- Arts and Culture (£1.1M)
- Transport strategy (£820K)
- Area regeneration (£726K)
- Abbey Community Centre upgrade (£49K)

6.2 It is planned that the strategic element of the CIL will be used to fund the infrastructure priorities set out below for 2026 onwards to address the impacts of development. These priorities were derived having regard to the spending requirements of the planning legislation and Camden infrastructure priorities as expressed in the Local Plan Infrastructure Plan, Planning Frameworks, and We Make Camden.

6.3 Most of the CIL funds for these projects has not yet been collected and the costing / funding needs of the identified priorities and projects may change. Therefore, these priorities are indicative only at this stage. Any changes will be addressed in future versions of this document and any allocations will be subject to separate Non Key Executive Decision reports which will be published on the Council's website.

2026 onwards

- Area Regeneration
- Transport Strategy and Projects
- Arts and Culture program
- Holborn Liveable Neighbourhood
- Kilburn High Road public realm and transport upgrades
- Kilburn Grange Park Masterplan
- Education projects
- Libraries investment at Kilburn, Swiss Cottage and Holborn
- Camden Town Tube Station upgrade
- Step-free access at West Hampstead Underground Station
- Step-free access at Finchley Road Station
- Step-free access at Kentish Town Station
- Transformation of Euston Road
- King's Cross Gyratory scheme
- Stephenson Walk
- Camden Highline
- Highway and footway maintenance
- Other infrastructure priorities set out in adopted planning frameworks and included in the Local Plan Infrastructure Delivery Plan.

6. Future spending

6.4 Future projects will be assessed against set criteria to ensure they deliver infrastructure to support the development of the area, these would include:

- How it addresses impact from new development
- How it delivers We Make Camden place-based outcomes
- Support from community and stakeholders
- Impact on promoting equality and diversity (both in process and outcomes)
- Confirmation there is no alternative funding
- How much additional funding it leverages
- How revenue impacts are addressed (maintenance and operational costs)
- Can it be delivered within 24 months and does it have a robust delivery plan
- Strength of monitoring regime.

6.5 Spending of the local element of the CIL will be undertaken largely at a ward level and will be guided by local priority lists which have been developed by the Members in the light of public consultation. The current priority lists can be viewed [here](#).

Section 106 spending

6.6 As set out in paragraph 3.3, S106 legal agreements are used to mitigate the impacts of development and ensure that Camden's planning policy requirements are fully met. The spending of section 106 payments must be consistent with the clauses in these agreements. Considering this, and the content of Camden's current policies, future spending is expected to continue be focused on mitigating impacts in the following areas:

- affordable housing
- carbon dioxide offset measures
- highways
- public realm and environmental improvements
- public transport
- open space
- securing an inclusive economy.

Appendix 1

Local Community Infrastructure Levy project examples 2024/25

25% of Community Infrastructure Levy (CIL) collected in Camden is spent on local projects through Local CIL. This is allocated through a ward-based, Member-led system, with allocations guided by priority lists developed by ward members in consultation with their local communities.

This appendix provides information on a number of community projects funded by local CIL.

Dragon Hall Youth Community Programme And Development

Dragon Hall is a long established community facility in Holborn and Covent Garden ward, providing social, educational, and recreational opportunities for all ages, with a focus on those at risk of social exclusion and isolation. The organisation also generates income through space hire, reinvesting proceeds into community services. A key role within the project was the Senior Play & Youth Worker, responsible for operational delivery of youth clubs, intergenerational work, and outreach, ensuring continuity and quality of services following leadership changes. A total of £297,363 was funded to cover a duration of three years, enhancing youth and community provision through three strands: (1) activities for children and young people, including Girls' Club, Boys' Club, and Code Club, offering STEAM workshops, mentoring, and wellbeing programmes; (2) community projects at Dragon Hall and Covent Garden Community Centre, such as fitness classes, digital inclusion sessions, and creative arts; and (3) the recruitment of a Senior Play & Youth Worker on a 12 month contract. Delivery took place over three years from July 2024, with Local CIL investment supporting programme development, staffing, and equipment upgrades. The total cost was covered by Local CIL funding allocated to community facilities, a priority for Holborn & Covent Garden ward.

The project benefited residents of Holborn & Covent Garden, from primary school age children to older adults, fostering health, wellbeing, social interaction, and skills development. Services were inclusive and free or low cost, ensuring accessibility for low income families and tackling disadvantage, loneliness, and digital exclusion. By partnering with local schools and organisations, Dragon Hall promoted community cohesion and resilience, aligning with Camden's Local Plan and "We Make Camden" ambitions to create strong, inclusive communities, improve health and wellbeing, and provide opportunities for all to thrive.

Aims for Young People – Dragon Hall

Appendix 1

Support for Castlehaven Community Association

Project 1: Health Haven

Castlehaven Community Association is a key community hub in Camden Town, addressing health inequalities and social challenges. Health Haven was developed to work alongside local GP surgeries, offering social-prescription health activities to ease NHS pressures and promote preventative health measures. The project also incorporates a Foodbank service, supporting households with healthy food parcels and recipes.

Health Haven delivers a wide range of activities, including Pilates, Tai Chi, Yoga, and targeted sessions for conditions such as diabetes and stress management. It also runs health groups like Men's Club, Women's Group, and Bengali Women's Group, and coordinates referrals from three local GP practices. The Foodbank serves over 700 households weekly, providing fresh food and healthy recipes. The Camden Town LCIL grant funds Health Haven for 12 months (01/10/25 – 31/07/26) as part of a joint approach with Primrose Hill, which will fund the following year. The Primrose Hill LCIL grant of £100,000 covers 10 months (01/10/26 – 31/07/27), ensuring two years of continuity.

Project 2: Ageactivity

Ageactivity is Castlehaven's flagship service for older people, tackling poverty, isolation, and health challenges among Camden's pensioners. It provides access to food, benefits advice, and social activities, while collaborating with Health Haven to deliver complementary health programmes for older residents. This integrated approach addresses the growing demand for community-based health and wellbeing support.

Ageactivity offers a Camden-wide service for over 300 older people, focusing on poverty alleviation, reducing loneliness, and improving health outcomes. Activities include social events, exercise classes, and health workshops, alongside targeted outreach for vulnerable groups. The Camden Town LCIL grant of £128,938 funds Ageactivity for three years (01/04/25 – 31/03/28), ensuring sustained delivery of essential services.

Both projects benefit Camden Town residents by reducing NHS pressures, improving physical and mental health, and fostering social connections. Ageactivity specifically supports over-60s, while Health Haven targets adults 18–60, including those on low incomes, BAME communities, and people facing health inequalities. Together, these initiatives advance Camden's vision for inclusive, healthy, and resilient communities, addressing the demands of local development and supporting sustainable neighbourhoods.

Link to the Castlehaven Community Association Website: [Caslehaven Community Association](#)

Appendix 1

Calthorpe Community Garden and Festival (The Black Mary Project)

This project was a collaboration between Studio Gaylene Gould, Camden Council (Arts Team), and Calthorpe Community Garden, designed to co create a permanent Community Healing Garden and host a Pleasure Garden Festival. The initiative celebrated the legend of 17th century Black Mary Woolaston and her healing water well, reviving local history and fostering a sense of place. Central to the garden is a permanent sculptural artwork by Marcia Bennett Male, one of the UK's few Black female stone carvers, funded by the Mayor of London's Commission for Diversity in the Public Realm.

The project received £60,000 of Local CIL funding, allocated as follows:

- Pleasure Garden Festival (June 2025): £35,000
- Community Healing Garden Programme (September 2024 – October 2025): £25,000

The programme included workshops, gardening sessions, and an artist residency to co design the garden with residents. The festival was delivered as a free, family friendly event themed around Compassionate Play, Water, and Care, featuring artist commissions, live performances, and interactive activities. Funds were spent over two years, with £30,000 in 2024 and £30,000 in 2025. The project aligned with Camden's cultural strategy and supported Calthorpe Community Garden's 40th anniversary as a vital urban green space.

The initiative positioned King's Cross as a place for healing, creating inclusive and accessible spaces for people of all ages and cultural backgrounds. It celebrated Black history, strengthened community connections, and promoted wellbeing through art and nature. By addressing social isolation and encouraging cultural engagement, the project supported Camden's Local Plan objectives and "We Make Camden" ambitions to tackle inequality, improve health, and build strong, open communities. Featured in the Evening Standard and The Guardian's Best Design & Architecture 2025, the project demonstrates significant cultural and social value for the area.

[The Black Mary Project - we're unearthing London's hidden histories, and creating space for healing | The Standard](#)

[The best design and architecture of 2025 – from waddling teapots to a museum of razzle-dazzle | Art and design | The Guardian](#)

Appendix 1

River Of Hope Project

The River of Hope project was a community health and wellbeing initiative designed to strengthen connections between residents, organisations and local services across Kentish Town and the wider Camden area. The project used a narrative framework centred on the transition from autumn to winter to address seasonal challenges such as social isolation, reduced daylight and the rising cost of keeping warm, with a particular focus on improving winter wellbeing outcomes. The project spanned both Kentish Town North and Kentish Town South wards and received a total Local CIL allocation of £10,000, split evenly between the two wards.

The project was delivered between October 2024 and January 2025 and comprised two main strands. The first was the creation of a Winter Wellness Map, produced by a local artist and made available both online and in print to ensure accessibility for digitally excluded residents. The map highlighted local libraries, community centres, leisure facilities, GP practices, warm spaces and community cafés where residents could access support, social interaction and wellbeing activities. The second strand involved the development of a Winter Wellness Pack, providing advice and guidance on staying well during the winter months, with content contributed by a GP from Caversham. In addition, part of the funding supported local community organisations to deliver health and wellbeing workshops and events under the River of Hope banner, including winter walks, community gatherings and themed activities.

The project successfully delivered a wide range of free and accessible community resources, supported by strong participation from local organisations and residents. Monitoring evidence includes two project catalogues provided by the project lead. The Phase One catalogue set out and promoted the programme of River of Hope activities, highlighting the range of winter wellbeing events, workshops and community led initiatives delivered across Kentish Town. The Phase Two catalogue focused on evaluating and celebrating the impact of the programme, capturing evidence of delivery, community participation and the positive outcomes achieved for residents and local organisations. Additional supporting evidence included a dedicated project website and a film showcasing the final celebration event. The project particularly benefited underrepresented groups and aligned closely with Local CIL objectives around health, wellbeing and community cohesion, with resources designed to have a legacy beyond the project timeframe.

Have Your Say Today - River Of Hope - Commonplace

Appendix 1

Christ Church Primary School Playground Improvements

The project involved the refurbishment of the Early Years Foundation Stage (EYFS) playground at Christchurch C of E Primary School, addressing long standing safety and accessibility issues within the space. Prior to the works, the playground was divided by an unnecessary fence, had uneven and unsafe tarmac surfacing, and included a 30 year old wooden climbing frame that was splintering and no longer fit for purpose. The project received £33,083 in Local CIL funding and aimed to improve play provision, wellbeing and physical development for young children, particularly within the context of high local deprivation and limited access to high quality outdoor play space in Regent's Park ward.

Works commenced following the release of Local CIL funding and were delivered during the Autumn term 2024, completing within the anticipated three week programme. Delivery aligned fully with the original quotation and approved scope. The project removed the internal fence to maximise usable space, replaced the outdated climbing frame with a new play structure, and installed new safer surfacing, including synthetic grass around the climbing equipment. Additional play features were introduced, such as road markings and traffic signs to support imaginative play and early physical development. The full Local CIL allocation was spent as approved, and the project was completed in line with the agreed schedule.

The refurbished playground is now fully operational and being actively used and enjoyed by the EYFS pupils, providing a safer, greener and more inclusive outdoor learning environment. The improvements directly support physical development, wellbeing and positive behaviour, particularly benefiting children who arrive with low muscle tone or under developed motor skills. The school, which serves a community where 47% of pupils are disadvantaged (compared to a national average of 27%), has highlighted the significant value of the enhanced outdoor provision. Photographic evidence has been provided showing the completed works both shortly after completion and following continued use. The project helps address inequalities in access to quality green play space and delivers long term benefits to children, families and the wider school community, in line with Local CIL objectives.



Appendix 1

Antrim Gardens Green Space Improvements

The Antrim Gardens Green Space Improvements project aimed to enhance the accessibility, usability and appearance of a key local open space within Belsize ward. The project focused on improving pedestrian access and seating within the gardens, responding to the need for safer, more inclusive and higher quality green infrastructure for residents. A total of £20,000 in Local CIL funding was allocated to support these works.

The scope of works included the removal of an informal and deteriorating concrete slab pathway and its replacement with Yorkstone paving, matching the existing high quality surfacing at the site entrance. In addition, existing benches within the gardens were refurbished and repainted. The project was designed with accessibility in mind, ensuring improved routes through the space for all users. Delivery took place in January 2025, with the works completed within the anticipated 4–6 week programme, in line with the approved programme.

The project improved the overall quality, safety and aesthetic value of Antrim Gardens, making the space more attractive, inclusive and sustainable. The upgraded pathways and refurbished seating encouraged greater use of the gardens, particularly by residents without access to private outdoor space. Enhancements to the built environment and landscaping supported biodiversity and contributed to the long term value of the site. By improving access to green infrastructure, the project delivered wider benefits for physical and mental health, social interaction, community cohesion and active travel, aligning closely with Local CIL objectives for health, wellbeing and place making.

