OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

Infrastructure Funding Statement 2024/25

**Reporting Period: From 1st April 2024
to 31st March 2025**

MAYOR OF LONDON

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1. Introduction

1 Introduction

What is Old Oak and Park Royal Development Corporation (OPDC)?

1.1. The Old Oak and Park Royal Development Corporation (OPDC) was established by the Mayor of London on the 1st of April 2015. The OPDC includes areas in three local authorities in West London, namely The London Borough of Ealing, The London Borough of Brent and The London Borough of Hammersmith and Fulham. The mission of the Corporation is to ensure that the maximum benefits for London are achieved through the once in a generation opportunity presented by the development of a major new transport hub in the area which will connect the Elizabeth Line with High Speed 2 and national rail services.

1.2. Upon its establishment as a Mayoral Development Corporation, the OPDC also became the Local Planning Authority for the area, giving it responsibility for planning decisions, the preparation of a new Local Plan and the introduction of a Community Infrastructure Levy (CIL). OPDC adopted its CIL Charging Schedule on 28th February 2024, which came into effect on 1st April 2024.

What is the Infrastructure Funding Statement (IFS)?

1.3. The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 require any local planning authorities who collect or spend planning contributions to publish an Infrastructure Funding Statement (IFS). This IFS sets out the planning contributions (CIL and Section 106) that have been secured, received, allocated, spent and retained by OPDC within the 2024/25 monitoring year (1st April 2024 to 31st March 2025). It also summarises some of the projects which the OPDC has used planning contributions towards and those that it intends to spend CIL and Section 106 monies to deliver in future.

1.4. This document should be read alongside OPDC's most up-to-date Infrastructure Delivery Plan (IDP), published in February 2021. The IDP sets out the infrastructure priorities that OPDC will seek to secure through planning obligations or fund through planning contributions.

What are Section 106 (S106) agreeements?

1.5. Section 106 (S106) agreements are a legal mechanism by which the delivery, or contributions towards the delivery, of necessary infrastructure are secured from new development. On-site infrastructure is typically secured as in-kind obligations, while financial contributions are secured to support the delivery of off-site infrastructure or services to mitigate the impacts of development.

1.6. Guidance on the contributions that OPDC will seek to secure through S106 agreements is provided in OPDC's Revised Planning Obligations Supplementary Planning Document (SPD).

1.7. OPDC adopted the revised Planning Obligations SPD on 25th September 2025. It has been drafted to exclude guidance on obligations that will henceforth be primarily paid for by CIL.

What is the Community Infrastructure Levy (CIL)?

1.8. The Community Infrastructure Levy (CIL) is a standardised charge on new development, based on the area of floorspace and the type of use that is proposed. It is spent on infrastructure that is required to support the planned growth of an area.

Structure of the IFS

1.9. The IFS is divided into four sections.

1.10. The first section is a report on CIL secured, received, allocated and spent during the monitoring year.

1.11. The second section is a report on S106 secured, received, allocated and spent during the monitoring year.

1.12. The third section is a spotlight on projects that have been funded by planning contributions.

1 Introduction

1.13. The fourth section sets out the priorities for the use of CIL funds in the next financial year (2025/26).

2. Community Infrastructure Levy

Community Infrastructure Levy

2.1. This section covers the collection of OPDC's Community Infrastructure Levy (CIL), and the collection of Mayoral Community Infrastructure Levy (MCIL) on behalf of the Mayor of London.

OPDC Community Infrastructure Levy (CIL)

2.2. OPDC adopted its Community Infrastructure Levy (CIL) Charging Schedule on 28th February 2024. This schedule came into effect on 1st April 2024, and applies to chargeable development granted approval from this date. This schedule is applied to development based on the uses and locations shown in the Table 1.1 and Figure 1.1 respectively.

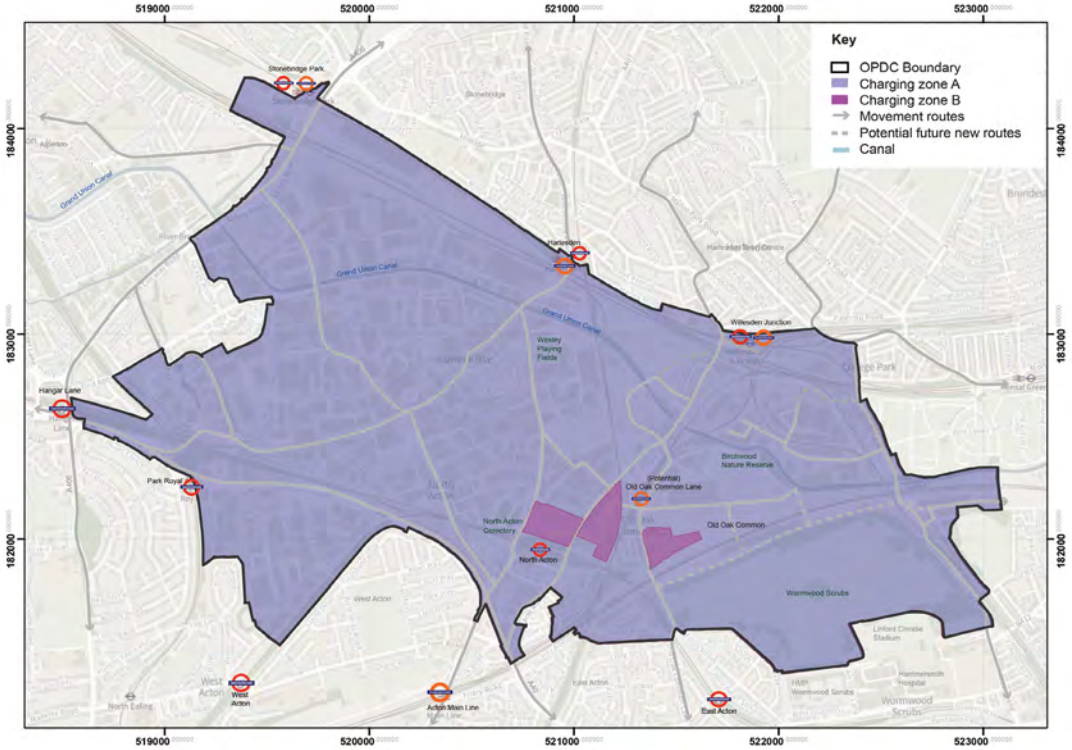
2.3. During the monitoring year, OPDC neither issued any demand notices, nor received any CIL payments pursuant to our Charging Schedule. This is because no development that is liable for OPDC CIL commenced during this period. As this was the first year during which OPDC acted as a charging authority for our own CIL, we do not currently hold any CIL receipts from previous years nor have we been able to allocate or expend any CIL during the monitoring period

2.4. However, it is important to contextualise this position. For OPDC to have collected any CIL in this monitoring year, a CIL liable development would have had to commence on site in the same year as it was permitted.

Table 1.1: OPDC CIL Charging Rates

Use	CIL rate per square metre in Zone A	CIL rate per square metre in Zone B
Residential	£80	£80
Hotel	£80	£80
Co-living	£135	£135
Student accommodation	£170	£170
Office developments (20,00 sqm +)	£35	£80
Data centres	£120	£120

Figure 1.1: OPDC CIL Charging Areas



Community Infrastructure Levy

OPDC is unlike other local planning authorities insofar as it has relatively few small sites that can be built out quickly. Therefore, a lag between OPDC adopting CIL and beginning to collect contributions is to be expected. This is especially so given the macroeconomic context, whereby increased construction costs and labour and materials shortages are slowing development trajectories.

2.5. Nonetheless, OPDC has a healthy pipeline of permissions and has issued Liability Notices in 2024/25 to a total value of **£728,672.21, as summarised in Table 1.2.**

Table 1.2: Liability Notices Issued in 2024/25	
Development	**CIL Liability Notice Value**
23/0136/FUMOPDC: 2 Portal Way, W3 6RT	£712,614
24/0187/FUMOPDC: 1-7 Wesley House, Wesley Avenue, NW10 7BZ	£16,058.71
Total	£728,672.71

2.6. Over the 2025/26 monitoring period, the cumulative value of Liability Notices will continue to grow and, as development commences, OPDC CIL funding will become available to allocate and spend.

Neighbourhood CIL

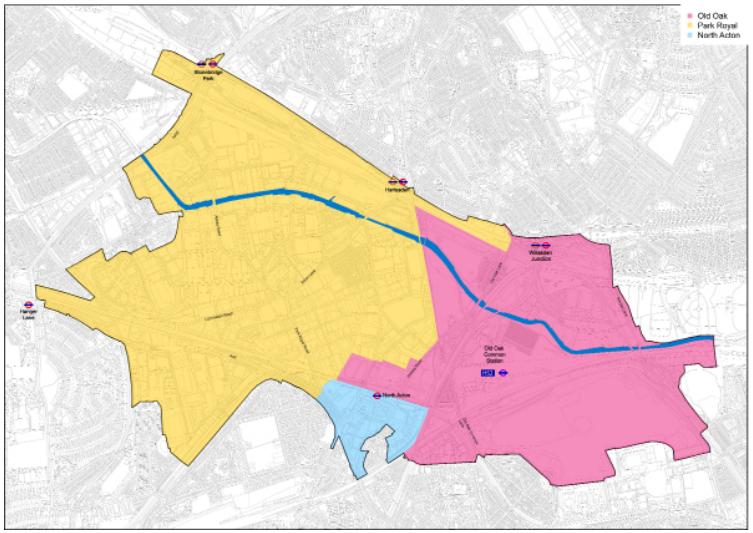
2.7. A proportion of OPDC CIL that is collected will be spent in consultation with the local community, namely 25% of all receipts in the locations where a Neighbourhood Plan has been adopted and 15% of all receipts elsewhere. This proportion is known as Neighbourhood CIL or NCIL.

2.8. In preparation for the collection of NCIL, between 16th June 2025 and 28th July 2025, OPDC carried out an initial consultation on priorities for the allocation of NCIL funds. Communities were asked to rank the following categories of infrastructure by order of priority for the neighbourhoods of North Acton, Park Royal and Old Oak (as illustrated in Figure 1.2):

- Community centres and facilities
- Schools and education
- Employability and skills
- Health
- Open space and play space
- Arts and culture
- Healthy streets
- Sports, recreation and leisure
- Public transport improvements
- Environment, sustainability and biodiversity

2.9. Once OPDC holds £500,000 in NCIL, we will invite applications for specific projects. The outcomes of this consultation will be used to inform which of these projects are allocated funds.

Figure 1.2: NCIL Consultation: Neighbourhood Boundaries



Community Infrastructure Levy

Mayoral CIL

2.10. OPDC also collects Mayoral CIL (MCIL) on behalf of the Mayor of London. This is passed to Transport for London (TfL), who use this to fund the delivery of TfL infrastructure, namely the Elizabeth Line built by Crossrail Ltd.

2.11. OPDC retains 4% of MCIL receipts collected to cover the costs of CIL administration.

2.12. MCIL funds collected and retained by OPDC in 2024/25 are summarised in Table 1.3.

Table 1.3: MCIL Collected in 2024/25

Quarter	MCIL Received	MCIL Paid to TfL	Retained Administration Fee
Q1	£874,054.02	£839,091.86	£34,962.16
Q2	£0.00	£0.00	£0.00
Q3	£0.00	£0.00	£0.00
Q4	£0.00	£0.00	£0.00
Total	£874,054.02	£839,091.86	£34,962.16

3. Section 106

Section 106

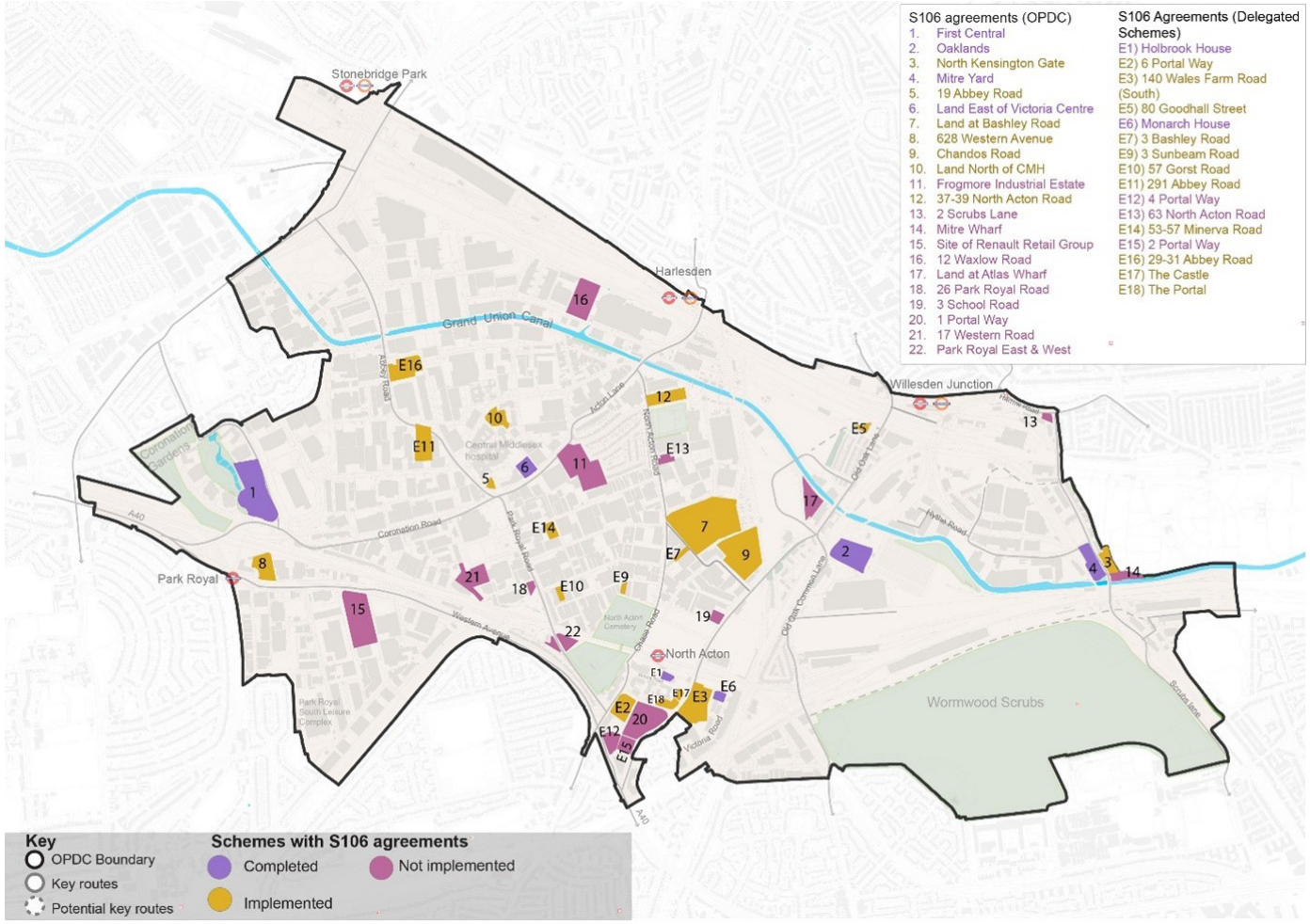
3.1. This section covers details of Section 106 contributions secured, received, allocated and spent in the monitoring year. It also provides details of non-financial obligations secured during the monitoring year.

3.2. Schemes are split by 'OPDC' and 'Delegated' categories. The former are developments which OPDC has itself permitted. The latter are schemes that were determined by the London Borough of Ealing (LBE) and the London Borough of Brent (LBB) under the Scheme of Delegation.

3.3. Prior to 1st April 2024, the OPDC's Scheme of Delegation was such that some applications were delegated to LBE and LBB. Where applications were delegated to one of the host Boroughs to determine, OPDC worked jointly with the Boroughs on negotiating the S106 agreement. OPDC acted as a co-signatory to the S106 agreement, and as the authority with responsibility for determining how planning contributions are spent.

3.4. An amended Scheme of Delegation with regards to LBE took effect from 1st April 2024, whereby the only planning decisions that OPDC delegates will be to amend applications previously delegated to LBE, and approval of details and discharge of conditions for applications previously delegated to LBE. The Scheme of Delegation remains unchanged with regards to LBB.

Figure 3.1: Status of Schemes with Section 106 Agreements



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3.5. The subsequent tables provide key information relating to S106 agreements within the OPDC's area.

3.6. Table 3.1 provides a summary of financial contributions secured, received, allocated, spent and retained in 2024/25.

3.7. Table 3.2 provides a summary of contributions received prior to 2024/25, which remain unallocated.

3.8. Table 3.3 summarises the financial and non-financial obligations secured in S106 agreements. This includes 32 affordable homes and 238 affordable purpose built student rooms that were permitted in the monitoring year, summarised in Table 3.4.

3.9. Table 3.5. summarises S106 funds allocated to infrastructure projects during the reported year.

3.10. Table 3.6 summarises S106 funds spent during the reported year.

Table 3.1: S106 Summary (reporting year 2024/25)	S106 funds from OPDC-determined permissions	S106 funds from delegated permissions	Total S106 funds
Secured in 2024/25	£6,295,206.20	£37,864.00	£6,333,070.20
Received in 2024/25	£917,142.86	£433,523.14	£1,350,666.00
Allocated in 2024/25	£3,301,085.53	£4,550,042.41	£7,851,127.94
Allocated (Spent) in 2024/25	£689,128.69	£1,833,571.28 (includes retrospective spend approved in monitoring year)	£2,522,699.97
Allocated (Unspent) in 2024/25	£2,611,956.84	£2,716,471.13	£5,328,427.97
Spent in 2024/25	£5,662,463.03	£717,687.86	£6,380,150.89
Retained at the end of 2024/25	£22,855,184.52	£12,019,287.96	£34,874,472.48

Table 3.2: S106 Summary (prior to reporting year 2024/25)	S106 funds from OPDC-determined permissions	S106 funds from delegated permissions	Total S106 funds
Received prior to 2024/25, remaining unallocated	£19,126,097.17	£8,387,910.22	£27,514,007.39

Figure 3.2: Visualisation of the Park Royal Road East and West development, for which S106 contributions have been secured to a value of over £1.89m

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Table 3.3: S106 Agreements signed in 2024/25			
Development	**Date S106 was signed**	**Financial Obligations**	**Non-Financial Obligations**
23/0136/FUMOPDC: 2 Portal Way, Acton, London, W3 6RT	16th July 2024	• Design Monitoring Contribution: £50,000 • Bus Contribution: £351,000 • North Acton Station Improvements Contribution: £984,650 • DSS Contribution: £310,000 • Travel Plan Monitoring Contribution: £3,000 • Affordable Workspace Contribution: £1,175,541.12 • Employment, Skills and Training Contribution: £340,625 • Local Supply Chains Contribution: £8,300 • Carbon Offset Contribution: TBC	• One Portal Way pedestrian connection and Highways Agreement • Green Infrastructure and Publicly Accessible Open Space • Travel Plan and Delivery Servicing • Training and Skills: at least 23 apprenticeships, 23 work placements and 63 local job opportunities. • Energy Performance Monitoring and Future Proofing Measures • Design Monitoring
24/0103/FUMOPDC: 17 Western Road, London, NW10 7LT	26th March 2025	• Monitoring Contribution: £8,422.76 • Travel Plan Monitoring Contribution: £3,000 • Affordable Workspace Contribution: £222,950.82 • Employment, Training and Skills Contribution: £68,900 • Carbon Offset Contribution: TBC	• Highways Reinstatement Works • Green Infrastructure and Open Space • Framework Travel Plan • Training and Skills: 7 apprenticeships, 6 work placements and at least 7 local job opportunities. • Energy Performance Monitoring and Future Proofing Measures • Design Monitoring

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Table 3.3: S106 Agreements signed in 2024/25			
Development	**Date S106 was signed**	**Financial Obligations**	**Non-Financial Obligations**
23/0014/FUMOPDC: Park Royal Road East and West Sites	26th March 2025	• Bus Contribution: £240,000 • Monitoring Contribution: £50,000 • Public Realm Contribution: £1,000,000 • Public Transport Contribution: £436,568 • Offsite Publicly Accessible Open Space Contribution: £513,586.50 • Offsite Play Space Contribution: £126,900 • Travel Plan Monitoring Contribution: £6,000 • Affordable Workspace Contribution: £271,872 • Employment, Training and Skills Contribution: £156,550 • Carbon Offset Contribution: TBC	• Affordable Housing: 32 units of London Affordable Rent and Social Rent • Affordable Student Accommodation: 238 units • Student Accommodation: Up to 888 units • Viability Reviews • Highways Reinstatement Works and Highways Agreement • Public Access • Car-Free Housing and Car Club • Residential Travel Plan and Travel Plan Monitoring • Training and Skills: at least 20 apprenticeships; at least 20 work placements and at least 6 local job opportunities. • Energy Performance Monitoring and Future Proofing Measures • Design Monitoring

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Table 3.3: S106 Agreements signed in 2024/25			
Development	**Date S106 was signed**	**Financial Obligations**	**Non-Financial Obligations**
192597OPDFUL: 6 Portal Way, Acton, W3 6RU (Delegated)	24th July 2024 (Deed of Variation)	• Public Health Contribution: £5,000 increase • Carbon Offsetting Contribution: £9,864 increase • Employment and Training Contribution: £5,000 increase • Education Contribution: £5,000 increase • Cycleways Contribution: £1,000 increase • Open Space Improvements Contribution: £4,000 increase • Pedestrian Improvements Contribution: £1,500 increase • North Acton Station Contribution: £6,000 increase	-
20/0031/FUMOPDC: Land to the North of Central Middlesex Hospital, Park Royal, NW10 7NS	27th December 2024 (Deed of Variation	No additional financial contributions secured in the deed of variation	Amending the the occupation restriction relating to the affordable workspace
22/0059/FUMOPDC: Former Renault Retail Group site	20th December 2024 (Deed of Variation)	No additional financial contributions secured in the deed of variation	Variation of number of apprenticeship and work experience placements.

Figure 3.3: Midland Terrace Playground

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Table 3.5: Affordable Housing Secured Through S106 in 2024/25			
Tenure	**Unit Size/Type**	**No. of Homes**	**No. of Habitable Rooms**
London Affordable Rented/Social Rented Housing	2 bed, 3 person	11	33
London Affordable Rented/Social Rented Housing	2 bed, 3 person (Wheelchair Accessible)	5	15
London Affordable Rented/Social Rented Housing	3 bed, 5 person	11	44
London Affordable Rented/Social Rented Housing	3 bed, 6 person	5	20
Affordable Student Accommodation Units	Student Units	238	35%

Table 3.4: S106 Allocations in 2024/25				
Project Reference and Title	**Project Description**	**S106 Allocated**	**S106 Spent**	**S106 Unspent**
SSP 2409 TITRA Community Garden	A project managed by TITRA Allotment Group to redevelop a former allotment as community garden for local groups	£6,922.00	£6,922.00	£0.00
SSP 2410 Southall Market Car Park Affordable Housing	Funding towards LB Ealing's council-led housing scheme, with 125 affordable homes on Southall Market Car Park site	£1,087,984.10	£1,087,984.10	£0.00

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Table 3.4: S106 Allocations in 2024/25 Project Reference and Title	Project Description	S106 Allocated	S106 Spent	S106 Unspent
SSP 2411 St Ann's SEN School Expansion	Delivering additional places and improved education facilities at St Ann's School, as part of LB Ealing's Schools Capital Programme	£300,701.82	£300,701.82	£0.00
SSP 2412 CSCS Training	Delivering Construction Skills Certification Scheme (CSCS) card training to ex-offenders and securing employment outcomes on release	£40,000.00	£0.00	£40,000.00
SSP 2413 The Forge	Contribution towards the salaries of the recruitment and business advisors who work as part of The Forge team	£35,000.00	£35,000.00	£0.00
SSP 2414 Action West London	A programme running from 2023-2025 to support young Black men into London Living Wage jobs.	£49,990.00	£49,990.00	£0.00
SSP 2415 CEZ Year 1 Celebration Event	One-day event to celebrate year one of the Creative Enterprise Zone	£2,750.00	£1,750.00	£1,000.00
SSP 2416 North Acton Station Square	Improvement works to bolster North Acton Station Square's operational capacity and efficiency	£63,241.46	£63,241.46	£0.00

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Table 3.4: S106 Allocations in 2024/25				
Project Reference and Title	**Project Description**	**S106 Allocated**	**S106 Spent**	**S106 Unspent**
SSP 2417 The Forge Construction Specialist	Employment of a full time construction specialist in the Forge employment support and training team	£195,054.90	£78,227.00	£116,827.90
SSP 2418 Wesley Playing Fields	Phase 1 delivery of the improvements to Wesley Playing Fields	£334,132.97	£0.00	£334,132.97
SSP 2419 North Acton Station Square	Consultant fees for the technical design and delivery scoping of the proposed improvements to North Acton Square	£107,861.40	£107,861.40	£0.00
SSP 2420 Cloister Road Tele Consultation Pods	Consulting pods at Cloister Road Surgery	£61,000.00	£61,000.00	£0.00
SSP 2421 Park Royal Practice	Retospective costs towards Park Royal Practice at Central Middlesex Hospital	£817,920.00	£0.00	£817,920.00
SSP 2422 Bramshill Road Open Space	Improvement of park at Bramshill Road (Harlesden) and study into potential for a street greening and planting scheme	£85,000.00	£0.00	£85,000.00
SSP 2423 Park Royal Public Art	Providing public art in Park Royal	£17,791.02	£0.00	£17,791.02
SSP 2424 North Acton Gyratory	Feasibility studies to develop options to remodel the existing gyratory and to address current barriers to active modes of travel	£185,958.25	£0.00	£185,958.25

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Table 3.4: S106 Allocations in 2024/25				
Project Reference and Title	**Project Description**	**S106 Allocated**	**S106 Spent**	**S106 Unspent**
SSP 2425 Minerva Road Sustainability Hub	Funding for affordable workspace at the Minerva Road Circular Economy Hub	£28,800.00	£28,800.00	£0.00
SSP 2426 OPEN Legal Fees	Legal fees to conclude the commercialisation phase and to provide legal support for the development phase of the heat network project	£150,000.00	£41,540.00	£108,460
SSP 2427 North Acton CPZ	Introduction of a new Controlled Parking Zone (CPZ) in the Park Royal Industrial area and review of the existing Old Oak CPZ	£26,965.35	£0.00	£26,965.35
SSP 2428 OPEN Utilities Connection	Connection quotes for the heat network that will provide low carbon heat captured from data centres	£354,880.69	£354,880.69	£0.00
SSP 2429 Kenmont Primary School and Woodlane High School	Refurbishing windows at Kenmont Primary School and remodelling space at Woodlane High School	£1,024,956.31	£0.00	£1,024,956.31
SSP 2430 John Perryn Primary School and Ark Acton Academy	Education facilities at John Perryn Primary School and Ark Acton Academy Secondary School	£639,328.77	£0.00	£639,328.77

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Table 3.4: S106 Allocations in 2024/25				
Project Reference and Title	**Project Description**	**S106 Allocated**	**S106 Spent**	**S106 Unspent**
SSP 2431 Newman Catholic College	Provision of new build facilities for children with specialist educational needs to remain in a mainstream school	£463,139.07	£0.00	£463,139.07
SSP 2432 Midland Terrace and Victoria Gardens	Improvement works to the Midland Terrace Playground and Victoria Gardens, including new play equipment, landscaping and public art	£10,000.00	£0.00	£10,000
SSP 2433 North Acton Public Realm and Highways	Highway improvement works in North Acton to support sustainable transport	£408,794.70	£126,042.50	£282,752.20
SSP 2501 Park Royal Big X Improvements	Commissioning consultants for highways and public realm improvements, landscape designs and traffic modelling	£151,457.32	£0.00	£151,457.32
SSP 2502 OPEN Heat Network Resourcing and Surveys	OPEN Heat Network consultant team, staffing, and additional below-ground survey work in Park Royal	£705,076.00	£178,759	£526,317
SSP 2503 Wesley Playing Fields	Improvement works to Wesley Playing Fields, including new play equipment, safety surfacing and gym equipment	£141,478.82	£0.00	£141,478.82

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Table 3.4: S106 Allocations in 2024/25 Project Reference and Title	Project Description	S106 Allocated	S106 Spent	S106 Unspent
SSP 2504 North Acton Station Square Activation	Design, procurement and enabling works for the North Acton activation project, including utilities, street furniture and green infrastructure within North Acton Square	£105,434.37	£0.00	£105,434.37
SSP 2505 John Perryn Primary Education Provision	Provision of education facilities at John Perryn Primary School	£125,201.61	£0.00	£125,201.61
SSP 2506 North Acton Playing Field Community Activation	Continuation of the gardening club on site, being managed by Artification for residents of Acton and North Acton	£60,000.00	£0.00	£60,000
SSP 2507 Victoria Road Cycling Improvements	Improvements to the first stage of the Old Oak Mile active travel route, including delivery of safety measures and high quality cycle infrastructure	£53,415.26	£0.00	£53,415.26

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3.11. Of the £6,380,151.53 spent in the monitoring year, none was spent on repaying money borrowed. Additionally, no funding was spent on monitoring the delivery of planning obligations.

3.12. The total amount of money retained at the end of the reported year is £34,874,472.48. Of this amount, none has been allocated or retained for long-term maintenance of infrastructure.

Table 3.5: S106 Expenditure in 2024/25

Project Reference and Title	S106 Spent	Spend Description
SSP 2401 The Forge	Funding programme costs for the Forge's job brokerage and business support service	£286,105.38
SSP 2301 UKPN Connection Offer	Accepting a UKPN connection offer to facilitate the OPEN heat network	£402,693.96
SSP 2409 TITRA Community Garden Project	Resourcing and surveys costs for the OPEN heat network	£6,922.00
SSP 2408 OPEN Heat Network	Acquisition of a site for the OPEN heat network energy centre	£4,284,535.00
SSP 2425 Minerva Road Sustainability Hub	Fit out costs for the Minerva Road Sustainability Hub	£28,800.00
SSP 2426 OPEN Heat Network Legal Fees	Funding legal costs for the OPEN heat network	£41,540.00
SSP 2428 OPEN Heat Network Utilities Connection	Funding the gas design connection offer for the OPEN heat network	£354,880.69
SSP 2419 North Acton Station Square	Technical design and delivery scoping for the activation of North Acton Station Square	£107,861.40
SSP 2203 Harlesden Canalside	Delivering public realm improvements at Harlesden Canalside	£38,047.36
SSP 2405 North Acton Playing Fields Playground	Refurbishing and expanding the playground offer at North Acton Playing Fields	£22,289.61
SSP 2502 OPEN Heat Network Resourcing and Surveys	Resourcing costs for the OPEN heat network project.	£178,759.00

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Table 3.5: S106 Expenditure in 2024/25		
Project Reference and Title	**S106 Spent**	**Spend Description**
SSP 2417 The Forge Construction Specailist	Resourcing and programme delivery costs for The Forge	£78,227.00
SSP 2416 North Acton Station Square	Revenue costs for completed works at North Acton Station Square	£541.46
SSP 2520 Energy Monitoring (Retrospective)	Retrospective spend on energy monitoring of new developments	£18,597.36
SSP 2404 North Acton Playing Fields Gardening Club	Funding a community gardening club at North Acton Playing Fields	£12,672.93
SSP 2433 North Acton Public Realm and Highways Improvements	Various highways works across the North Acton area	£126,042.50
SSP 2407B North Acton Public Realm Delivery	Delivering improvements to the public realm in North Acton, including de-cluttering and greening of the Park Royal Road Triangle	£53,600.00
SSP 2403 North Acton Playing Fields Sports Infrastructure	Improving sports infrastructure at North Acton Playing Fields, including irrigation of pitches	£21,521.28
SSP 2411 St Ann's Special Education Needs School Expansion	Delivering improvements to St Ann's School to expand provision for pupils with Special Educational Needs	£300,701.82
SSP 2406 Tree Planting Programme	New tree planting and hedging in streets and verges	£4,887.28
SSP 2304 Improvements to Victoria Gardens, Cerebos Gardens and Midland Terrace Playground	Delivering improvements to Midland Terrace Playground	£10,924.86
Total	**All projects**	**£6,380,150.89**

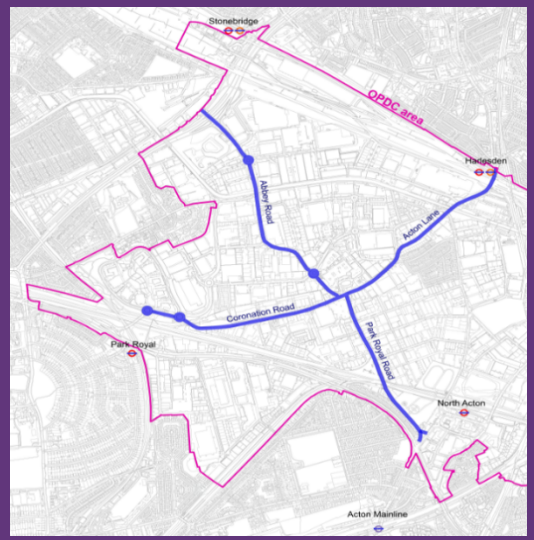
4. Project Spotlight

Project Spotlight

4.1. This section of the report highlights some of the key projects that have benefitted from Section 106 funding

Project Spotlight: Park Royal Big X Study

Table 4.1: Park Royal Big X Funding	
S106 funding allocated	£151,457.32
Other funding allocated	£50,000.00
Total funding allocated	£201,457.32



4.2. OPDC is funding a study to develop highways, public realm and landscape designs, as well as transport modelling for the Big X. 'The Big X' refers to Park Royal Road, Acton Lane, Abbey Road, Coronation Road and their junction, at the heart of Park Royal.

4.3. The project will focus on developing walking, cycling, road safety and public realm improvements.

4.4. The study is being coordinated by OPDC, working collaboratively with the London Borough of Brent and the London Borough of Ealing.

4.5. The commissioned consultants will develop three options, with varying degrees of cyclist and pedestrian priority and public realm improvements.

4.6. The options will cover varying levels of cost, change and complexity, and will range from low-intervention to more significant change.

4.7. The options will then be assessed against the project objectives and a single feasible option will be agreed and taken forward for public consultation.

Project Spotlight: Minerva Road Circular Economy Hub

Table 4.2: Minerva Road Interim Use Funding	
S106 funding allocated	£28,800.00 (Interim Use Only)
Other funding allocated	£55,000.00 (Interim Use Only)
Total funding allocated	£83,800.00 (Interim Use Only)

4.8. In April 2024, OPDC purchased the Minerva Road site in Park Royal to secure land for the Old Oak and Park Royal Energy Network (OPEN).

4.9. In the long term, this will be used as the site of the energy centre which will be delivered in partnership with Hemiko, a leading company in the field of sustainable

Project Spotlight

energy.

4.10. The Minerva Road site is not needed for this purpose until spring 2026. In the meantime, OPDC has made it available as a circular economy hub.

4.11. OPDC officially opened the new circular economy hub, Minerva Works, in April 2025. The space is managed by The Republic of Park Royal and is occupied by local enterprises, focusing on the circular economy, including Re-collective, Absolute Beginners and Rescued Clay.

4.12. These projects focus on developing ways to sustainably reuse Park Royal's waste materials including clay extracted by HS2 and other local developments, deconstructed sets from local film studios, construction waste materials and discarded tyres, high-vis workwear, straw and leftover printing inks. Additionally, it will save over 28 tonnes of carbon and provide opportunities for local communities and organisations to access repurposed materials, develop hands-on skills and engage with new approaches to the circular economy.

Project Spotlight: North Acton Gyratory Study

Table 4.3: North Acton Gyratory Study Funding	
S106 funding allocated	£185,958.25
Other funding allocated	£0.00
Total funding allocated	£185,958.25

4.13. The North Acton Gyratory Study is a feasibility study led by OPDC, in collaboration with the London Borough of Ealing, to explore options for reconfiguring the North Acton Gyratory, a major road junction connecting the A40 and A4000 in West London.

4.14. The objective is to reduce the dominance of vehicular traffic and to improve the balance between transport movement and placemaking in the area. The study will assess how to improve accessibility for sustainable transport modes, enhance the public realm and maintain traffic efficiency.

4.15. A transport specialist will lead most of the work, through four stages: evidence review, option identification, development and analysis and preparation of a Strategic

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Outline Business Case. The final output will recommend preferred options supported by cost assessments and a high-level benefit-cost ratio to inform future investment decisions.

4.16. The OPDC recently completed the Stage 1 feasibility review. As part of this, six options (ranging from minimum to maximum levels of improvements) were assessed and reviewed. As a result, two possible options were shortlisted to be progressed for more thorough traffic modelling, testing and design.

4.17. The OPDC will shortly commission a traffic modelling and highway engineering consultant to carry out this second stage of feasibility testing. It is anticipated that this work will be completed in late 2026.

Project Spotlight: Wesley Playing Fields

Table 4.4: Wesley Playing Field Funding	
S106 funding allocated	£525,610.82
Other funding allocated	£86,000.00 (including in-kind)
Total funding allocated	£611,610.82

4.18. In July 2023, OPDC and LB Ealing conducted initial targeted interviews with users of Wesley Playing Fields, undertook a survey of activities and carried out a detailed site analysis to develop a brief for improving the park.

4.19. Subsequently, a multi-disciplinary team was appointed in April 2024 to develop a phased concept design. This included key opportunities to improve the coherence and useability of the park, focusing on readability, inclusivity and sustainability.

4.20. The proposed improvements to Wesley Playing Fields have been led by engagement with the local community, particularly residents of the neighbouring Wesley Estate. In June 2024, OPDC and LB Ealing officers conducted a series of community engagement events to refine the design brief and establish which improvements the local community prioritised for Phase 1.

4.21. OPDC officers also ran a series of co-design workshop with local teenage girls, in collaboration with Make Space for Girls, to develop ideas for facilities that would encourage more teenage girls and young women to use the park.

4.22. A Phase 1 Concept Design Masterplan was developed and presented to the community in November 2024. The feedback from the community confirmed support for the proposed works to improve access and safety, and also showed a strong desire for further improvements to the facilities for young people. Further funding was subsequently secured to improve the playground, MUGA and youth social space. Improvements to the park are due to commence in late 2025.

5. Future Spending Priorities

Future Spending Priorities

5.1. As part of the IFS, OPDC is required to publish a statement of the infrastructure projects or types that we intend will be, or may be, wholly or partly funded by CIL.

5.2. CIL funds will be prioritised for essential infrastructure identified in OPDC's Infrastructure Delivery Plan (IDP), that enables development in the OPDC area.