

Roman Road Bow Neighbourhood Forum  
By email

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## NCIL in Tower Hamlets

Dear Jane Hay/Mike Mitchell

Thank you for your email that we received on 1 March 2026 and the attached document regarding the council's approach to NCIL.

There are a wide variety of approaches that can be taken to NCIL within the requirements of the CIL regulations and government guidance to support the development of an area. Across London each borough has their own approach to NCIL, local engagement and how funding is applied to projects. It is also not unusual for boroughs to review their approach to NCIL as the council did in 2023.

Strategic CIL and NCIL can legally be spent on revenue and/or capital projects. Whilst Strategic CIL is required to be spent on supporting development by funding the provision, improvement, replacement, operation or maintenance of infrastructure, as you have set out - NCIL benefits from the wider requirement that allows the funding to be spent on 'anything else that is concerned with addressing the demands that development places on the area.'

The NCIL approach that was approved by Mayor in Cabinet in June 2023 is focused on addressing the demands that development places on the council's area and delivering interventions that benefit as many people as possible through the 3 sub programmes – Mayor's Grants Programme, Capital/Revenue Programme and Affordable Housing Programme.

Government guidance makes it clear that the law does not prescribe a specific process for agreeing how the neighbourhood portion should be spent and encourages local authorities to use existing community consultation and engagement processes which is why the council have chosen to use the ARS.

The ARS is an independent survey of residents which explores residents' views about the council, services and the local area and has been running for over 20 years. The ARS uses set quotas to ensure that the sample surveyed is representative and reflective of the

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characteristic of the borough. The data is weighted to the known profile of Tower Hamlets residents on ethnicity, age, gender and working status ensuring views of hard-to-reach demographic groups are still considered at an equal proportion to the population in the final data. The data from the survey can also be broken down by ward which makes it an appropriate consultation tool to help determine priorities at a neighbourhood level.

In areas with an adopted Neighbourhood Plan - such as the Roman Road Bow Neighbourhood Plan - the NCIL approach helps ensure that funding genuinely reflects local priorities by aligning capital and revenue projects not only with the priorities from the ARS but also with the ambitions set out in the neighbourhood plan.

In addition, the grants programme empowers communities by putting funding directly into the hands of local organisations delivering services to support local groups and businesses and the development of the NCIL areas through small scale non-capital interventions. This means NCIL spending is shaped directly by the community and supports the types of projects that matter most to local people.

Whilst the council has fulfilled its statutory reporting requirements under the CIL Regulations through the publication of the annual Infrastructure Funding Statement (IFS), we recognise that providing a more detailed breakdown of NCIL funding -covering income, allocations and expenditure by NCIL area - would offer greater transparency and value to residents. We have been working with colleagues in Finance so that moving forward, the council's IFS will include a full breakdown of funding by each NCIL area.

As set out in the June 2023 Cabinet Report, 25% of CIL collected from liable developments within the Roman Road Bow Neighbourhood Plan area (for planning applications decided after the neighbourhood plan was adopted) will be set aside as NCIL. To date, I can advise that circa £5,000 of NCIL has been received in the Roman Road Bow Neighbourhood Plan area. That funding is held in a separate code in the council's finance system and in accordance with the approach set out in the June 2023 Cabinet Report is ringfenced for projects that support the development of the Roman Road Bow Neighbourhood Plan area.

The council's 2024/25 IFS includes a dedicated chapter on funding received from the LLDC providing both a summary of the income received and a detailed breakdown of the projects to which this funding has been allocated (see link below).

[IFS 24/25](#)

In summary, the council received £222,572.48 of unallocated NCIL which is the Tower Hamlets portion of the NCIL funding that was collected in the former LLDC area. Under the council's adopted approach to NCIL, the funding falls outside the Roman Road Neighbourhood Plan area but within the wider NCIL Area 2.

The council also received £1,881,479.75 in unallocated Section 106 funding and a further £261,929.54 in interest from the LLDC that was collected from developments within the Tower Hamlets part of the former LLDC area (i.e. outside of the Roman Road Bow Neighbourhood Plan area). A more detailed breakdown of the unallocated Section 106 funding by Heads of Terms is set out in the table below for your information.

<b>Heads of Terms</b>	<b>Total</b>
Education	610,832.27
Environmental Improvements/Sustainable Transport	156,293.14

Community Facilities	5,416.99
Leisure	104,764.69
Open Space	1,224.73
London Thames Gateway Development Corporation Standard Tarriff	127,827.22
Monitoring (including Travel Plan Monitoring)	105,150.81
TfL	143,037.15
Highways/Transport	590,314.25
Carbon Offset	24,789.11
Other	11,829.39

The recent amendments to the NCIL approach set out in the December 2025 Cabinet Report were made to ensure that there is sufficient flexibility in the NCIL approach so that local priorities can be addressed through both capital and revenue interventions and that any delays in the spending of NCIL funding are minimised.

The report clarified that any unspent grant money in a year will be used for further grant rounds, capital projects or revenue projects, any of which will continue to be bound by the legal requirements relating to NCIL including the need to benefit the area in which the funding was collected. The report did not make any decision on the specific use of NCIL funding for any specific matters. Decisions on the use of NCIL funding are undertaken in budget setting reports and any proposals to use NCIL funding would only be included in those reports if it is a legal use of the funding.

I hope that helps clarify the council's approach to NCIL and the questions raised.

Kind regards



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