

# SECTION 106 ANNUAL REPORT

2011-12



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## What are Section 106 agreements?

Section 106 of the Town and Country Planning Act 1991 allows the Council to enter into a legal agreement or 'S106' with a land owner to secure measures that help mitigate the impact of a proposed development. Examples of obligations secured range from the provision of affordable homes and contributions towards new open space to funding school places or employment training schemes. See [www.southwark.gov.uk/s106](http://www.southwark.gov.uk/s106)

# Forward



Dear all

I am pleased to present Southwark Council's Section 106 Annual Report 2011-2012.

In 2011-12 Southwark negotiated over £67 million worth of contributions including over £44 million towards the affordable housing fund which through the Direct Delivery programme will help build 1000 new council homes in the borough. A total of 632 affordable housing units secured through S106 were completed in 2011-12, including 466 social rented a massive increase on the 16 social rented units the previous year.

The S106-funded construction workplace co-ordinator programme delivered information, advice and guidance for 138 Southwark residents and 102 residents have accessed sustainable jobs at major sites in Southwark including Canada Water, Tate Modern and The Shard.

Over £7m was committed to projects such as the improvements to The Blue, Grange Road and new lighting and highways schemes.

Southwark continues to attract new development and investment, with planning obligations ensuring the opportunities and benefits from regeneration are extended to everyone who lives in our borough. This Annual Report is an important asset in providing residents with information about what planning mitigation have been secured from new developments, where and how to find more details.

With reduced government funding for local government, S106 agreements provide a vital source of finance for infrastructure to support our borough and deliver a fairer future for all.

Councillor Fiona Colley  
Cabinet member for regeneration & corporate strategy

# 1. Introduction

This document is the fifth Section 106 Annual Report which summarises the current S106 balances and key delivered improvements secured through S106 in the financial year from 1 April 2011 to 31 March 2012. The report includes information on the affordable housing secured, funds negotiated, funds received from developers, funds committed to new projects and details of delivered projects.

Since the adoption of a Section 106 Supplementary Policy Document (SPD) in 2007, an increasing amount of infrastructure has been secured by the council from developers. The policy has provided clarity and effectiveness in determining planning obligations and funding for infrastructure improvements.

The key figures regarding Section 106 for the 2011-12 year are:

	Contributions 2011-12	(2010-11)
Total Section 106 negotiated	£67,335,721.00	£15,504,721
Total S106 collected	£18,305,488.34	£7,656,420
Total S106 expenditure (committed to projects)	£7,229,488.34	£8,700,231
Total at March 2011 of uncommitted sums c/fwd	£35,247,763.27	£10,295,478

## Other important updates from the 2011-2012 reporting year include

- The adoption of the Elephant & Castle OAPF SPD (including a supplementary S106 tariff)
- Mayoral Community Infrastructure Levy (CIL) Charging Schedule being published (to start 1 April 2012).



## 2. Affordable housing fund and direct delivery update

In cases where affordable housing can not be provided on site the council may accept a contribution towards off site provision. The council has already received over £44 million towards new affordable housing and it is held in the affordable housing fund. Last year Southwark Council announced it wanted to maximise affordable housing provision by combining contributions received to the affordable housing fund with other funding streams and council owned land to build 1,000 new council homes before 2020. This is a significant step to address the council's priority for delivering more affordable housing in the borough.

The council will make use of sites around Southwark including spaces which are underused, vacant or problematic for large-scale development and has identified eight such sites in the first phase. Two of the first sites at Willow Walk and at East Dulwich estate have recently gained planning permission with work expected to start this year and there are a further five sites in the pre-application stage.

The new housing would be council owned and managed, allowing greater control over rent levels and management. This program will also provide specialist housing such as extra care homes for people with long-term conditions or disabilities that make living in their own home difficult, but who don't need to move into a residential care home

## 3. Section 106 project delivery

S106 has funded some exceptional projects around the borough, maximising the benefit to residents including linking £300,000 towards Blackfriars Settlement and £1.6m to capital programmes. Other examples are detailed below and more information can be found on the council's website at [www.southwark.gov.uk/bankside](http://www.southwark.gov.uk/bankside)

### Employment and Training

The Council's S106-funded construction workplace co-ordinator programme delivered information, advice and guidance for 138 Southwark residents in 2011-12. 102 residents have accessed sustainable employment of 26 weeks' duration or more at major sites in Southwark including Canada Water, Tate Modern and Shard of Glass. Officers have worked with developers and contractors to deliver lasting benefits on sites across the borough at pre-application, Section 106 negotiation and implementation stages. Workplace co-ordinators, delivered either in-kind by developers or by funding to the Council deliver pre-employment training, advice and support, employment brokerage and mentoring and skills training once residents are in post.

### Case studies

Southwark resident Rosalee Wilson finds work in The Shard

As a single parent she has spent more years than she wishes to remember staying at home and looking after her two daughters. She was introduced to Shard's Workplace Co-ordinator, at Community Council in Peckham late in 2010 and he told her a door person's Security Industry Authority (SIA) qualification would be useful for work on the project, if she gained her CSCS qualification – which she duly obtained.

After meeting Mace's logistics manager, she was encouraged to apply for a job as a site security operative and was given special responsibility for escorting visitors to the Shard and manning the marketing suite on the 14th floor. Rosalee said that "it's a great opportunity to understand how the building is being put together and I have met many interesting people involved with every aspect of the Shard's construction – it has opened my eyes to just what a complex project this is which can only be constructed by a well organised team and I am proud to be part of it."





### **Michael McDonough**

Drifting from seasonal work to unemployment didn't seem to suit me, even though I was from a traditional traveller's community with roots in Peckham. I often wondered what permanent employment would be like and thought that this would be a better option to what I was used to.

This has put me on the road to a stable job in the cabling sector and I want my brother to follow my example. I hope that this job works out and if successful to become a professional cable installer in a sector which really counts.



### **Kris McLachlan**

I am now on the way to achieving my goal to deliver a fully paid up apprenticeship which had been part funded.

The Shard is an impressive project and I cannot think of any other project which I'd rather kick start my apprenticeship. This has been made possible through signing up to this important local labour and employment initiative



### **Darren Gibson**

I have recently come out of prison and living in a local hostel in Southwark. My main aim was to be able to demonstrate that I could reintegrate into society and more importantly hold down a job. A start was gaining my CSCS test. I had practical labouring experience, so I decided that construction was for me.

I am now a ganger and in charge of other operatives on site. I have been told my site manager that supervisory or even managerial achievement is not out of my reach. I have been assured by my present company that I have been guaranteed at least two years extra work – which is a result.

### **Blackfriars Settlement**

Section 106 funding of £314,598 has been awarded to Blackfriars Settlement to contribute to the fit out of their newly redeveloped premises at Rushworth Street. Blackfriars Settlement have a long track record of providing community facilities and training in the north of the borough including play, young peoples support, education including ESOL training, basic skills employment training, health support particularly for those with mental health issues, and support for older people.



### **Cathedral Square- Newly revamped public space**

Cathedral Square is one of the few open spaces along the Thames path and the final stage of phased improvements was completed in 2011. The square is found between Southwark Cathedral and the River Thames and provides a relaxing space for residents, workers and visitors to enjoy. The section 106 funded scheme has improved access for everyone to view the river, opened up site lines into the square, improved the design of the river wall and upgraded the lighting within the area. The recent improvements have also enabled better integration of the square with the surrounding public realm of Montague Close and the Cathedral.

### **The Blue**

S106 contributed towards the improvements to the Blue shopping centre including new public realm and statue.





## 4. Section 106 negotiation

### Total sums negotiated during 2011-12 by purpose

From 1 April 2011 to 31 March 2012, 80 (93) S106 legal agreements were signed totalling £67,335,721. Although the number of agreements was slightly down, the value of the contributions increased over four-fold from £15m the previous year. The increase was mainly due to a number of affordable housing contributions from a deed of variation at Bankside 4 (Neo) and Kings Reach which together accounted for £32m

S106 negotiated in 2011-12	
Affordable housing off site ctd. payment	£44,042,000
Education department pooled payments	£3,565,113
Transport TFL Crossrail Project	£2,622,189
Public O/Space, childrens play, sport devt	£2,614,139
Employment construction workplace coord.	£2,534,294
Primary Care Trust payments	£2,093,117
Transport strategic contribution	£1,919,234
Transport site specific contribution	£1,870,126
Public realm improvements	£1,248,001
TFL payments for transport projects	£800,300
Sport & recreation facilities	£667,364
Community development & facilities	£517,144
Employment in the development	£515,922
Administration costs	£446,928
Parks & public open space	£418,087
Employment opportunities	£273,255
Other	£200,720
Employment - construction WPC mgt. fee	£190,520
Traffic order amendments	£173,126
Archaeology	£111,241
Traffic - Other schemes	£78,948
Public art & monuments	£72,250

Tourism	£70,000
Traffic - Controlled Parking Zones	£62,750
Tree Planting	£57,808
Education - Training Schemes	£32,631
Transp. Strategic Contribution TFL appr	£30,113
Local Playground Improvements	£26,851
Traffic - Green Travel Plans	£24,000
Disabled Access	£18,000
Environmental - Air Quality Improvement	£15,000
Environmental Improvements	£10,000
Traffic - Car Club	£8,550
Transport General Schemes	£6,000
<b>Total</b>	<b>£67,335,721</b>

Please note the figures in this report are “negotiated” Section 106 obligations taken from the agreements linked to the related planning permission and NOT funds actually paid to the Council. It cannot be guaranteed the sums will be paid to the Council as a developer may decide not to implement the specific planning permission in which case the agreement will lapse.

Table 2 (above) gives a breakdown of the purposes for which the £67m funding was agreed, such as education, transportation, public realm and PCT (Health).

The figures illustrated in table 2 should be read in light of the following considerations

- The sums of money outlined in table 2 will only be payable to the council if and when the granted planning permissions are implemented or built out.
- There is likely to be a delay between the issue of planning permission and signing of the Section 106 agreement. This process has been streamlined through the requirement for all applicants to issue a “planning obligation statement” as part of their application submission.
- More information about the performance of Section 106 policy in relation to the London Plan and Southwark Plan targets is detailed in the Annual Monitoring Report (AMR)

## Total sums negotiated during 2011-12 by community council area

Table 1 shows the breakdown by community council area of the £67.3m S106 negotiated in 2011-12, with all areas showing an increase in the amount secured and only Borough, Bankside and Walworth showing a decrease in the number of agreements. The table illustrates that the highest S106 sums are secured in the major regeneration and development areas of Bermondsey and Rotherhithe and Borough, Bankside and Walworth. Camberwell has secured approximately £1 million more in S106 than the 2010-11 year and Dulwich achieved one agreement worth nearly £1m, compared to zero the previous year.

Community Council	No. of agreements signed	Total sum negotiated during 2010/11
Borough, Bankside and Walworth	33	£43,072,347
Bermondsey and Rotherhithe	28	£20,538,039
Camberwell	13	£2,355,472
Dulwich	1	£982,599
Peckham and Nunhead	5	£387,265
<b>TOTAL</b>	<b>80</b>	<b>£67,335,721</b>

## Agreements signed during 2011-12

Table 3 (see appendix) details the 80 legal agreements signed during 2011-12. The following key observations can be made

- Kings Reach (£22m), 1 Tower Bridge (£10m) and Bankside 4 (Neo) (£9m) secured substantial contributions for affordable housing.
- Quebec Way, Blackfriars Road and the first phase of the Elmington secured over £2m each
- Sea Containers, Ewer St, Surrey Quays Shopping Centre, Wedge House secured over £1m each.
- A 24 Traffic Management Orders (£2,805) were secured to ensure certain parking permits are restricted

## **Affordable Housing secured during 2011-12**

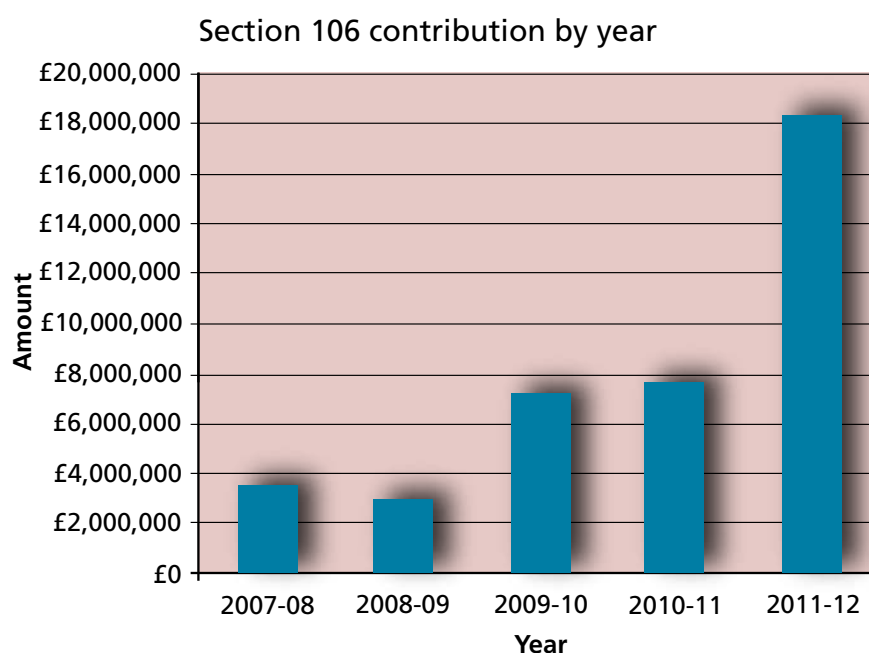
Over 340 affordable housing units were secured through S106 planning consents in 2011-12, double the previous year. The exact amount and provision will depend upon the future reserved matter applications as there were a number of outline planning permissions along with mechanisms to secure a claw back of provision or contributions, given the current economic constraints.

A total of 632 affordable housing units secured through S106 were completed in 2011-12, including 466 social rented a massive increase on the 16 social rented unit the previous year and 57 low cost home ownership units.

## 5. Section 106 receipts

### Total Section 106 payments received during 2011-12

Table 4 (below) illustrates the payments made during the financial year 2011-12. A total of £18.3m was received from developers during 2011-12 an increase of over £10.5m from the previous year, with £9m relating to affordable housing at Neo Bankside. This can be seen as a dramatic increase over the historical level received (see table below)



Projects being funded in whole or in part from S106 contributions in 2011-12 include affordable housing schemes, training and employment initiatives associated with the Shard, Canada Water public realm and lighting, Burgess Park improvements and cycle and pedestrian improvements.

S106 officers and the archaeology officer are funded from the designated fees from each agreement to enable the Council to monitor compliance, secure payment and deliver mitigation measures.



Transactions for 2011-12	Sum
Total developers payments received	<b>£18,305,488.34</b>
Payments made for projects	<b>£7,229,488.34</b>
Balance remaining (including allocated funds)	<b>£35,247,763.27</b>

### Total balance of Section 106 payments at end of 2011-12

The accounts show a total uncommitted balance available of £35,247,763.27 including affordable housing at the end of the year. The following key observations should be made in relation to these funds

- The total negotiated sums represent the S106 agreements entered into at time of granting planning permission. Actual payment of the financial obligations is dependent on implementation of any specific planning permission and this is subject to attrition. When planning consents are not implemented it will effectively reduce the outstanding sum total. Periodic reviews have to be made to remove these from the S106 figures.
- S106 agreements are continually monitored to determine if any developers are in default with S106 financial obligations.

## 6. Community project bank

The community project bank was first introduced across all eight community council areas in 2008-09 with a second round being delivered in 2009-10 along with additional procedural guidance. The community project bank is a list of community generated project ideas which are approved by the relevant community council.

The project bank is designed to capture ideas for projects to improve the local environment that could be implemented through S106 or other funding sources as they become available. The list can then be used by the local planning authority to identify specific area based projects that are known to have community and community council support.

The project prioritisation was completed in 2009-10 and involved looking at the existing approved community project bank listings and incorporating other projects for consideration. As such, the priorities were set out by community council area. It was intended that the priorities would assist in better co-ordination and linking between various funding streams for the council's delivery of capital programmes including the Local Implementation Plan, S106 and Cleaner Greener Safer.

During 2013 as part of a revised S106 SPD and as part of the introduction of CIL, the community will be approached to help identify what infrastructure they believe is required in their local areas to support the projected level of new development. As CIL has a much wider application of funds there is potential to incorporate the community banks and parts of CGS into a new community infrastructure project list (CIPL)

A 12 week consultation to identify the new community infrastructure projects list was conducted in July through to October with reports and presentations at all community council meetings, to Planning Committee and to local community groups. The results of these are incorporated into a report for approval at April's community council to form the new CIPL.

More information about community project banks can be found at [http://www.southwark.gov.uk/info/200152/section\\_106/796/current\\_project\\_bank\\_ideas](http://www.southwark.gov.uk/info/200152/section_106/796/current_project_bank_ideas)

## 7. Section 106 policy and process

Southwark Council adopted a Section 106 Supplementary Planning Document (SPD) in 2007. The SPD expands on the Section 106 planning policy in the Southwark Plan (Policy 2.5 and Appendix 6) and advises on how and when we will seek these obligations from developers. It sets out a range of standard charges for infrastructure which includes school places, open spaces, sports facilities, play facilities, and strategic transport improvements. The charges are index linked and have been raised annually in line with inflation. The SPD is a material consideration in deciding major planning applications.

The Council's Core Strategy, which supports securing appropriate mitigation through S106, was formally adopted in April 2011. The Elephant and Castle Opportunity Area Planning Framework Supplementary Guidance (E&C OAPF SPD) was adopted in January 2012 and includes a supplementary S106 tariff for strategic transport at Elephant and Castle.

In 2010 regulations relating to securing S106 obligations were tightened to focus more heavily on direct impacts of a particular development and the mitigation that is required by those impacts. Once Southwark's CIL is introduced in the autumn of 2013, S106 contributions will only be used for defined site specific mitigation as CIL will secure contributions towards strategic infrastructure.

The Community Infrastructure Levy (CIL) Regulations 2010, with 2011 and 2012 amendments are now law and this document will in future report Southwark's CIL as required under 62.a of the Act and cover the following points

- the total CIL receipts for the reported year;
- the total CIL expenditure for the reported year;
- summary details of CIL expenditure during the reported year including-
  - (i) the items of infrastructure to which CIL (including land payments) has been applied,
  - (ii) the amount of CIL expenditure on each item,
  - (iii) the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part),

- (iv) the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation
- the total amount of CIL receipts retained at the end of the reported year.
- The amount spend locally (meaningful amount)

### Section 106 systems overview

The following systems ensure the efficient delivery of Section 106 within the borough

- An online toolkit to assist developers calculate Section 106 costs,
- The publication on Southwark's website of a quarterly Section 106 balances report which gives clear and open information about funds committed or available within the borough
- Clear adopted protocol for releasing Section 106 funding to individual projects,
- The community project bank listings and priorities to ensure projects are delivered that meet the community's needs,
- Annual monitoring and reporting of Section 106 negotiations and delivery in this report,
- Designated web pages for Section 106 information at [www.southwark.gov.uk/section106](http://www.southwark.gov.uk/section106)

### Section 106 funding release process

In June 2009, the Chief Executive approved alterations to the system for releasing Section 106 funds to projects across the Council. These alterations have been implemented to ensure even greater efficiency in the release and spending of Section 106 funding. The current system for securing funds is summarised as follows

- All reports to secure project funds below £100,000 should be signed by the director of the spend department, as well as the Head of Development Management, and Director of Regeneration.
- All project reports between £35,000 and £100,000 should contain evidence of consultation with community council chair and vice-chair which must be undertaken by spend department.

- Any projects requiring more than £100,000 must go through a strict approvals process that involves development of the project scope, inter-departmental sign off, approval by community council and then planning committee.
- Where two different departments have developed projects for the same funds, the S106 team will highlight the issue for discussion between the departments at director level or chief officer meeting.

More detailed information outlining this process can be found on [http://www.southwark.gov.uk/download/4930/cdl19\\_southwark\\_council\\_consitution](http://www.southwark.gov.uk/download/4930/cdl19_southwark_council_consitution)

Service departments responsible for spending Section 106 monies should monitor when developments are implemented. The Section 106 balances report ([www.southwark.gov.uk/s106](http://www.southwark.gov.uk/s106)) provides quarterly reports on negotiated funds paid to the council and their availability.

### Future changes to S106 funding release process

A revised S106 Release Protocol is currently being considered with the aim of increasing member involvement, better aligning spend with the Council's own capital programme and decreasing the time taken to release S106 funding. It is hoped to have this agreed and adhered to by the end of the 2013. It includes the requirement for any expenditure over £35,000 to have a finance department concurrent to ensure S106 expenditure fully utilised in coordination with the capital programme.

### Summary

The table below provides a summary of the key highlights in utilising Section 106 in Southwark Council.

Highlights in 2011-12	Sum
Total S106 negotiated	<b>£67,335,721.00</b>
Total S106 collected	<b>£18,305,488.34</b>
Total S106 expended (committed to new projects)	<b>£ 7,229,488.34</b>
Total S106 uncommitted balance as of 31/03/12	<b>£35,247,763.27</b>



## Appendix

**Table 3: Negotiated sums in 2011-12 by individual agreement**

Application No.	Amount	Date	Address
09-AP-1098	0	11/05/2011	Bermondsey Spa Site G, 80-118 Spa Road, London SE16 3QT
09-AP-2003	0	25/07/2011	41 Maltby Street, London SE1 3PA
05-AP-2673	0	12/10/2011	284-302 Waterloo Road, London, SE1 8RQ
10-AP-1518	0	22/03/2012	4-28 Varcoe Road, London SE16 3DG
11-AP-1019	1,805	01/06/2011	208 Long Lane, London, SE1 4QB
08-AP-2237	2,805	15/04/2011	150-156 Abbey Street, London, SE1 3NR
11-AP-0622	2,805	19/04/2011	35 St Georges Road, London, SE1 6EW
07-AP-1718	2,805	13/05/2011	92-94 Borough High Street, London, SE1 1LJ
11-AP-1151	2,805	28/07/2011	Unit 17D, Cube House, 5 Spa Road, London, SE16 3GD
11-AP-0771	2,805	01/08/2011	Gallery Court, 4-10 Hankey Place, London SE1 4BB
09-AP-2818	2,805	09/08/2011	15 Bluelion Place, London, SE1 4PU
11-AP-1676	2,805	16/08/2011	Southwark Training Centre, Maudsley Hospital Campus, Denmark Hill, London, SE5 8AZ
11-AP-1760	2,805	16/09/2011	4A-6A Grove Lane, London, SE5 8SY
11-AP-2594	2,805	30/09/2011	11 Southwark Street, London, SE1 1RQ
11-AP-0726	2,805	01/10/2011	81-83 Weston Street, London, SE1 3RS
11-AP-1147	2,805	17/10/2011	14-16 Denmark Hill, London, SE5 8RZ
11-AP-1607	2,805	17/10/2011	Global House, 96-108 Great Suffolk Street, London, SE1 0BE
11-AP-2900	2,805	28/10/2011	37 and 39 Camberwell Church Street, London, SE5 8TR
11-AP-2844	2,805	01/11/2011	91 Lyndhurst Grove, SE15 5AW
11-AP-1711	2,805	11/11/2011	7-9 Westmoreland Road, London, SE17 2AX
11-AP-1467	2,805	11/11/2011	303-309 Camberwell New Road, London, SE5 0TF
11-AP-1878	2,805	12/01/2012	Part ground and part first floor Lomond House, 50 Camberwell Green London SE5 7AL
11-AP-1107	2,805	03/02/2012	The Bell, 57 Webber Street, London, SE1 0RF
10-AP-3485	2,805	15/02/2012	365 Walworth Road, London, SE17 2AL
12-AP-0547	2,805	28/02/2012	27 De Crespigny Park, London SE5 8AB
12-AP-0157	2,805	28/02/2012	96 Peckham High Street, London, SE15 5ED
11-AP-4138	2,805	28/02/2012	Part ground floor first floor to fourth floor, 88-89 Blackfriars Road, London, SE1 8HA
09-AP-1858	2,805	28/02/2012	15 Spa Road, London, SE16 3QW
10-AP-0813	2,805	30/03/2012	130 Rotherhithe New Road, London, SE16 2AP
11-AP-2183	7,640	22/12/2011	Lancaster House, 70 Newington Causeway, London, SE1 6DG

10-AP-2091	12,903	24/05/2011	The Marlborough, 67 Sedgmoor Place, London, SE5 7SE
11-AP-3181	13,260	15/03/2012	254-268 Camberwell Road, London, SE5 0DL
11-AP-3801	14,000	30/03/2012	Sites F, S & U, Bermondsey Spa Regeneration Area, London SE16
11-AP-3510	15,602	21/03/2012	16 Winchester Walk London SE1 9AQ
11-AP-1676	22,440	08/09/2011	Southwark Training Centre, Maudsley Hospital Campus, Denmark Hill, London, SE5 8AZ
10-AP-3008	24,732	01/04/2011	Land at Felton Hall, George Row SE1
11-AP-1425	37,044	06/07/2011	Notre Dame School, 118 St Georges Road, London, SE1 6EX
10-AP-3173	52,679	22/06/2011	25-35 Chesterfield Way, London, SE15 2AW
11-AP-2320	58,030	13/01/2012	16-20 Windsor Walk, London, SE5 8BB
10-AP-0870	65,259	23/08/2011	Artbrand House, 7 Leathermarket Street, London, SE1 3FB
10-AP-3803	66,654	21/04/2011	144-152 Bermondsey Street, London, SE1 3TQ
11-AP-3963	69,680	07/03/2012	Site to the south of Evans Granary, 38 Stoney Street, London, SE1 9LB
11-AP-2587	72,250	28/10/2011	Land at Canada Water, Site B, Surrey Quays Road, London SE16
11-AP-0963	98,079	11/08/2011	41-55 Rotherhithe Old Road, London, SE16 2PR
10-AP-1923	114,284	21/04/2011	Land adjacent to Bridgmaster's House, Tower Bridge Road, London SE1 2UP
11-AP-2851	115,093	03/11/2011	Land between 120-150 Ivydale Road, London, SE15 3BT
11-AP-2577	126,370	19/12/2011	157-159 New Kent Road, London SE1 4AG
10-AP-3074	135,069	14/04/2011	Land on the east side of Crosby Row and the south side of Porlock Street, SE1 (St Hughs Church)
12-AP-0617	147,135	30/03/2012	200 Great Dover Street, London SE1 4YB
11-AP-0196	163,442	12/05/2011	The Wilfred Sheldon Centre, St Giles Hospital, St Giles Road, London, SE5 7RN
11-AP-2242	202,810	29/03/2012	Dockland Settlement and land adjoining, Rotherhithe Street, London, SE16 5LJ
11-AP-0914	213,883	14/07/2011	143-149 Rye Lane, London, SE15 4ST
09-AP-1940	230,975	16/11/2011	89-93 Newington Causeway, London, SE1 6BN
11-AP-3529	244,135	30/03/2012	123-131 London Road (including former Duke of Clarence PH) and 113-119 Borough Road, London SE1
11-AP-1390	259,221	10/08/2011	Land at 177-184 Grange Road, London, SE1 3AA
11-AP-2387	261,406	30/03/2012	Railway arches at 169 Tower Bridge Road, London, SE1 3LW
11-AP-0217	267,467	03/08/2011	20-30 Wilds Rents, London, SE1 4QG
11-AP-3251	281,700	22/12/2011	Land at 34-42 Grange Road, London, SE1
11-AP-1341	319,420	30/09/2011	St Ives House, 22 Lavington Street, London, SE1 0NZ
11-AP-0138	340,438	21/04/2011	430-432 Old Kent Road, London, SE1 5AG
11-AP-2566	344,833	22/03/2012	Bankside House, 24 Sumner Street, London, SE1 9JA
12-AP-0164	366,522	30/03/2012	126 Spa Road, London, SE16 3QT

11-AP-3515	374,613	17/02/2012	Former Lambeth College, Tooley Street, London, SE1 2JR
11-AP-4297	474,441	29/03/2012	Empire Warehouse, 1 Bear Gardens, 1 & 2 Rose Alley, London, SE1 9ED
11-AP-1097	534,896	30/03/2012	Tavern Quay Commercial Centre, Rope Street, London, SE16 7TX
11-AP-1180	558,784	16/08/2011	434-452 Old Kent Road, London, SE1 5AG
11-AP-0671	571,686	27/09/2011	Great Guildford Business Square, 30 Great Guildford Street, London, SE1 0HS
11-AP-1987	627,543	29/03/2012	London Bridge Station site bounded by Tooley Street (Including 64-84), Joiner Street, St Thomas Street and Bermondsey Street, London SE1
11-AP-0139	749,732	21/03/2012	Silwood Estate (Phase 4B), land at Silwood Street, Debnams Road, Corbetts Lane, London SE16
11-AP-0024	982,599	31/03/2012	18-22 Grove Vale, London, SE22 8EF
11-AP-4206	1,000,646	30/03/2012	Surrey Quays Shopping Centre, Redriff Road, London, SE16 7LL
11-AP-1955	1,005,407	24/11/2011	Sea Containers House, Upper Ground, London SE1 9PD
10-AP-3316	1,008,109	22/11/2011	Land at Ewer Street, London, SE1
10-AP-2707	1,881,249	13/03/2012	Wedge House, 32-40 Blackfriars Road, London, SE1 8NZ
11-AP-4309	2,065,762	22/03/2012	Site bounded by Edmund Street, Southampton Way and Notley Street, London SE5
11-AP-2565	2,698,099	30/03/2012	Quebec Way Industrial Estate, Quebec Way, London, SE16
10-AP-3372	2,817,549	01/06/2011	231-241 Blackfriars Road, London, SE1 8NW
11-AP-0912	9,000,000	26/07/2011	Bankside Industrial Estate, 118-122 Southwark Street, 44 Holland Street, 47 Hopton Street, London SE1 OSW.
10-AP-1935	12,573,694	21/04/2011	Land Adjacent to Lambeth College & Potters Fields, London SE1
11-AP-1071	23,577,332	04/10/2011	Kings Reach Tower, Stamford Street, London, SE1 9LS
<b>Total</b>	<b>67,335,721</b>		

# Contact us

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To view this document online go to: [www.southwark.gov.uk/S106](http://www.southwark.gov.uk/S106) and click on Section 106 annual report.

If you require this document in large print, braille or audiotape please contact us on 020 7525 5548.

## Arabic

هذه الوثيقة أعدت من قبل فريق سياسة تخطيط بلدية ساوثارك.  
هذه الوثيقة ستؤثر على القرارات التي إتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثارك.  
إذا اردت أن تطلب المزيد من المعلومات أو من الأستشارة بلغتك يرجى القيام بزيارة دكان (وان ستوب شوب) وأعلم الموظفين هناك باللغة التي تريدها. إن عناوين دكاكين (وان ستوب شوب) موجود في أسفل هذه الصفحة

## Bengali

সাদার্ক কাউন্সিলের প্ল্যানিং পলিসি টিম এই দলিলটি প্রকাশ করেছেন। এই দলিলটি সাদার্ক জমি ব্যবহারের পরিকল্পনা ও উন্নয়ন সম্পর্কিত সিদ্ধান্তগুলির উপর প্রভাব রাখবে। আপনি যদি আপনার ভাষায় অতিরিক্ত তথ্য ও পরামর্শ চান তাহলে অনুগ্রহ করে ওয়ান স্টপ শপে যাবেন এবং কি ভাষায় এটা আপনার দরকার তা কর্মচারীদের জানাবেন। ওয়ান স্টপ শপগুলোর ঠিকানা এই পৃষ্ঠার নিচে দেয়া হল।

## French

Ce document est produit par l'équipe de la politique du planning de la mairie de Southwark. Ce document affectera les décisions prises sur le planning de l'utilisation des terrains et du développement dans Southwark. Si vous avez besoin de plus de renseignements ou de conseils dans votre langue, veuillez vous présenter au One Stop Shop et faire savoir au personnel la langue dont vous avez besoin. Les adresses des One Stop Shops sont au bas de cette page.

## Somali

Dukumeentigan waxa soo bandhigay kooxda Qorshaynta siyaasada Golahaasha Southwark. Dukumeentigani wuxuu saamaynayaa go'aanaddii lagu sameeyey isticmaalka dhuulka ee qorshaynta iyo horumarinta ee Southwark. Haddii aad u baahan tahay faahfaahin dheeraad ah ama talo ku saabsan luqadaada fadlan booqdo dukaanka loo yaqaan (One Stop Shop) xafiiska kaalmaynta kirada guryaha shaqaalaha u sheeg luqada aad u baahan tahay. Cinwaanada dukaamada loo yaqaan (One Stop Shops) xafiisyada kaalmaynta kirada guryaha waa kuwan ku qoran bogan hoosteedda.

## Spanish

Este documento ha sido producido por el equipo de planificación de Southwark. Este documento afectará las decisiones que se tomarán sobre uso de terrenos, planificación y desarrollo en Southwark. Si usted requiere más información o consejos en su idioma por favor visite un One Stop Shop y diga a los empleados qué idioma usted requiere. Las direcciones de los One Stop Shops están al final de esta página.

## Tigrinya

እዚ ሰነድ (ጽሑፍ) ብሳዕድክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ጉጅለ ዝተባለዎ እዩ ። እዚ ሰነድኪ ኣብ ሳዕድክ ናይ መሬት ኣጠቓቕማ መደብን ስብዮትን ኣብ ዝግበሩ ውሳኔታት ለውጢ ከምጽእ ይኽእል ኢዩ ። ተወሳኺ ሓበሬታን ምኽርን ብቋንቋኹም እንተደሊኹም ናብ ዋን ስቶፕ ሾፕ (one stop shop) ብምኻድ ንትረኽቡዎ ሰራሕተኛ ትደልይዎ ቋንቋ ንገርዎ ። ናይ ዋን ስቶፕ ሾፕ ኣድረሻ ኣብ ታሕቲ ተጻሒፉ ይርከብ ።

If you would like more information please visit Peckham one stop shop in Peckham Library, Peckham Hill Street, SE15 5JR or My Southwark customer service point at 11 Market Place, The Blue, Bermondsey SE16 3UG