

# Section 106

## Annual Report 2012-14

August 2014



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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 covering the extended period of 2012 to 2014. To speed up the time between completing new agreements and reporting this to local residents we have brought forward the timing of our 2013-2014 annual report and combined it with the 2012-2013 report.

In 2013-14 Southwark negotiated over a massive £105 million, with £72 million the year before in contributions from developments. This includes £72 million towards the affordable housing fund which through the Council's Direct Delivery programme will help deliver 1,500 new Council homes by 2018 across the borough. A total of 545 much needed affordable housing units secured through S106 were completed last year, including 298 social rented.

The S106-funded construction workplace co-ordinator programme delivered information, advice and guidance for 470 Southwark residents, and 288 residents have accessed sustainable jobs at major sites in Southwark last year. This includes at the Elephant and Castle, Canada Water and Bermondsey Spa.

Over £17m in the last two years has been committed to new affordable housing, improving Burgess Park, Southwark Park, Bankside Streetscape and community facilities in Rotherhithe.

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 way of sharing information about what planning mitigation has been secured from new developments, where and how to find more details.

With continued financial pressure on local government and residents, S106 agreements provide a vital source of finance for infrastructure to support our borough and deliver a fairer future for all.

Councillor Mark Williams  
Cabinet Member for Regeneration, Planning & Transport

# 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 2012 to 31 March 2014. 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.

However changes to the S106 regulations and the opportunity to introduce Southwark's own Community Infrastructure Levy (CIL) in the coming year will require a new S106 SPD. The current draft SPD will replace our existing s106 planning obligations SPD. One of the main reasons for revising the SPD is that the introduction of the community infrastructure levy is changing the way that s106 obligations are negotiated and in the future they will have a much reduced role.

However, while the role of s106 obligations will be more restricted, they will continue to play an important part in ensuring that development supports local infrastructure and benefits existing residents and businesses in the borough. In particular, the revised SPD reiterates our commitment to securing jobs and training opportunities in construction and new development. It also introduces a "Green fund" that will enable the council to generate funding for local projects which reduce carbon emissions and sets out a new charge that will help fund much needed housing adaptations in existing homes for people with disabilities, in instances where it is not possible to provide wheelchair housing on-site. S106 obligations will also continue to be the means of securing affordable housing, as well as ensuring that development provides high quality public realm.

The key figures regarding Section 106 for the 2012-14 period are:

<b>Table 1</b>	<b>2013 - 14</b>	<b>2012 - 13</b>	<b>2011 - 12</b>
Total Section 106 negotiated	£105,592,645	£72,005,235	£67,335,721.00
Total S106 collected	£19,705,011.78	£39,240,933.71	£18,305,488.34
Total S106 expenditure (committed to projects)	£9,544,502	£7,854,434	£7,229,488.34
Total funds (included committed) at March 2011	£91,649,986.70	£74,967,001.52	£35,247,763.27

## Other important updates from the 2012-2014 reporting year include:

- Consultations on the Preliminary Draft and Draft Southwark's Community Infrastructure Levy (CIL) Charging Schedule, Infrastructure Plan and draft S106 SPD.
- Submission to the Planning Inspector of Southwark's Draft Charging Schedule

## 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 £46 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 11,000 new council homes by 2043, with the first 1,500 by 2018.

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 over 500 units in the first two phases. Three sites at Willow Walk, Nunhead Green and at East Dulwich estate are on site.

The new housing will 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 want to maintain their independence. In 2012-2013 over £31m was secured for new affordable housing with a further £72m secured in 2013-14.



## 3. Section 106 project delivery

S106 has funded some exceptional projects around the borough over the last two years, maximising the benefit to residents including:

- over £300,000 to Sands Community Film Club & Rotherhithe Picture Library
- over £400,000 to the Great Guildford and Lavington Street improvements
- nearly £500,000 was allocated to the three main parks in Newington Ward
- over £220,000 to Burgess Park
- over £160,000 to Southwark Park athletic tracks
- over £1.9m to capital programmes
- £774,084.10 to training and employment initiatives across the borough

In the last year the following was allocated to projects in the 5 community council areas:

**Table 2**

Community Council	Number of allocation reports in 2013 - 14	Total sum allocated during 2013-2014
Borough, Bankside & Walworth	8	£2,005,896
Bermondsey & Rotherhithe	8	£6,053,969
Camberwell	3	£410,410
Dulwich	1	£112,540
Peckham & Nunhead	2	£961,687
<b>TOTAL</b>	<b>15</b>	<b>£9,544,502</b>

The Council's S106-funded construction workplace co-ordinator programme delivered information, advice and guidance for 244 Southwark residents in 2012-13 and 470 in 2013-2014. 133 residents in 2012-2013 and 288 in 2013-2014 have accessed sustainable employment of 26 weeks' duration or more at major sites in Southwark including Elephant and Castle, Canada Water and The Shard. 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



### Danny Whelan

Support Electrical Containment Fitter  
BLCF – Shard Project

Living in Bermondsey, Danny had been unemployed for over 6 months when he self referred himself to the Shard employment and skills project, after hearing about it through a friend, and registered with the Shard Workplace Coordinator.

After discussing his situation, his barriers to employment were identified as having no qualifications, and a low skills set. Danny had some experience of construction, but was unable to access sustainable employment as he had no formal qualifications or accredited training. This led him into low paid, low skilled work and he had become very demoralised.

Through the project he was able to access training in IPAF, PASMA, Traffic Marshal, Abrasive Wheels and First Aid. After further help with interview technique and CV preparation, he was put forward for a full time position with Industrial Power Solutions.

## Case studies contd.

### Burgess Park

Burgess Park secured £8million from the Mayor and the Council to deliver a vision to improve the whole park. To compliment this, improvements to the southern entrance to Burgess Park will be made to make it welcoming for visitors and more accessible by connecting to existing routes outside of the park. A key driver for this is it being one of the main access routes into the park from Camberwell. Over £200,000 of S106 funding has been committed towards the removal of the stub end of New Church Road, a new entrance similar to the new Old Kent Road and Camberwell Road entrances, further tree planting, Improvement to biodiversity at New Church Road Nature area and natural play equipment.





### **Ewer St / Union Street**

New paving, tree planting and seats have been introduced with at grade pedestrian crossings.



### **Hampton Street and Steadman Street Railway Bridges**

The railway bridges over both these streets have been cleaned, repainted with new lighting introduced to improve pedestrian safety and the general appearance of the street.



## 4. Section 106 negotiation

### Total sums negotiated during 2012-14 by purpose

In 2012-2013 there were 31 agreements and 5 deeds of variations, with 26 and 7 in 2013-2014. This was down from 80 in 2011-2012 as we no longer seek S106 agreements for car free development and there was a post Mayoral CIL dip in S106s. Although the number of agreements was down, the value of the contributions increased over three-fold to £72 in 2012-2013 and £105m in 2013-2014, of which affordable housing at Sampson & Ludgate house made up £65m.

### Total sums negotiated during 2012-14 by community council area

Table 3 shows the breakdown by community council area of the £72m in S106 negotiated in 2012-13 and £105m in 2013-2014, with all areas showing a substantial increase in the amount secured even with 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 Bankside and Rotherhithe and Borough, Bankside and Walworth. Camberwell has secured approximately £1 million more S106 than previously.

**Table 3**

Community Council	No. of agreements signed		Total sum negotiated during	
	2012-13	2013-14	2012-13	2013-14
Borough, Bankside and Walworth	12	10	£66,038,171	£81,617,113
Bermondsey and Rotherhithe	8	8	£4,741,211	£19,235,543
Camberwell	4	2	£736,763	£1,944,942
Dulwich	0	1	£0	£35,844
Peckham and Nunhead	7	5	£489,090	£2,759,203
<b>TOTAL</b>	<b>31</b>	<b>26</b>	<b>£72,005,235</b>	<b>£105,592,645</b>

## Agreements signed during 2012-14

The appendix details the legal agreements signed during 2012-13 and 2013-2014 with the key agreements being:

- In 2012-2013, St Mary's (£7m), Heygate (£19m +£26m in lieu), Rodney Road (£3.1m), and Aylesbury site 7 (£2.8m).
- In 2013-2014, Sampson and Ludgate (£70m), Biscuit Factory (£6m), Kings Reach II (£5.9m), Canada Water C&E (£10m)

## Affordable Housing secured during 2012-14

In 2013-2014 361 new affordable units were secured in S106 agreements with an expected 500 plus in the Canada Water and Biscuit Factory outline permissions. During 2012-2013 382 units were secured along with an expected 600 plus in the Heygate (outline) application. 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.

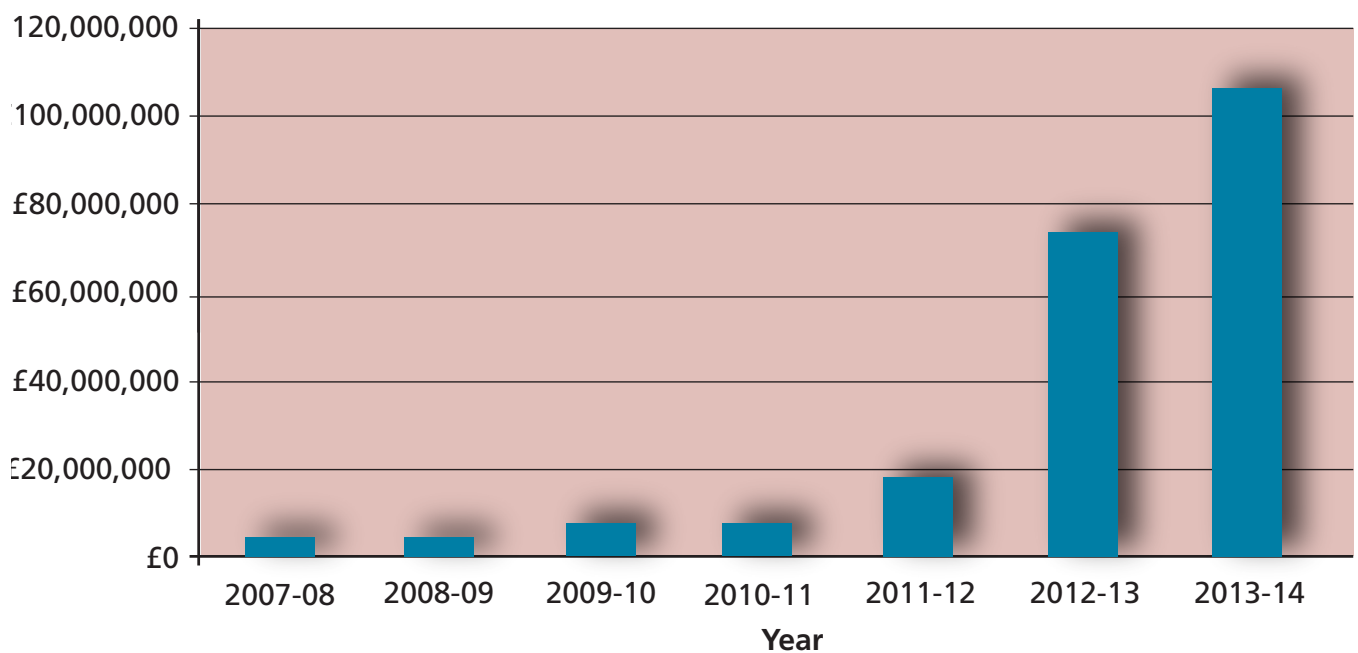
A total of 600 affordable housing units secured through S106 were completed in 2012-13, with a further 545 in 2013-2014. This included 450 and 298 social rented units.

## Total Section 106 payments received during 2012-14

Table 4 (below) illustrates the payments negotiated during the financial years 2012-13 and 2013- 2014. A total of £72m (plus further £25m in-lieu) was secured in 2012-2013 including a number of Elephant & Castle schemes, more than four times the previous year. In 2013-2014 the Council secured over £105m including £70m from Sampson and Ludgate, with £65m relating to affordable housing at Sampson & Ludgate. This can be seen as a dramatic increase over the historical level received (see below).

Table 4

## Section 106 contribution by year



Projects being funded in whole or in part from S106 contributions in 2012-14 include affordable housing schemes at Stead Street, Willow Walk and Ivydale Road, training and employment initiatives associated with the Shard, Canada Water public realm and lighting, Burgess Park improvements and cycle and pedestrian improvements across the borough.

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.



# 5. Community Infrastructure Project List - CIPL

## Agreements signed during 2012-14

In 2013 we consulted and adopted the Community Infrastructure Project List (CIPL) which replaced the 2009/10 Project Banks. The CIPL details possible S106 and local CIL projects for publically accessible improvements for each community council was adopted by the community councils in the summer of 2013.

Ideas for new projects are accepted throughout the year and a refresh of the CIPL will be going to community councils in the autumn.

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)

## 6. Section 106 policy and process

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

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 has also published for consultation is draft S106 SPD 2013.

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 late 2014, 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, 2012, 2013 and 2014 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; and
- 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)
- Community meetings and the annual CIPL refresh.

## Section 106 funding release process

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, consultation with the community council chair and vice chair and then planning committee.
- Where possible S106 expenditure will be utilised in coordination with the capital programme to maximise scope of mitigation.
- In 2013 the process for consultation with the community council was streamlined to e-mailing the chair and vice chair giving them 2 weeks time to comment or ask that it be considered at the next community council meeting.

More detailed information outlining this process can be found on:

[http://www.southwark.gov.uk/download/4930/cdl19\\_southwark\\_council\\_constitution](http://www.southwark.gov.uk/download/4930/cdl19_southwark_council_constitution)

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.

## Summary

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

**Table 5**

Highlights in 2011-12	2013-14	2012-13	2011-12
Total S106 negotiated	£105,592,645	£72,005,235	£67,335,721.00
Total S106 collected	£19,705,011.78	£39,240,933.71	£18,305,488.34
Total S106 allocated in year	£9,544,502	£7,854,434	£ 7,229,488.34
Total at March sums c/fwd, including committed	£91,649,986.70	£74,967,001.52	£35,247,763.27



## Appendix

**Table 6: Negotiated sums in 2012-14 by individual agreement**

Signed date between 01/04/2012 and 31/03/2014, sorted by Date Signed

Reg No.	Date Signed	Address	Total Negotiated
11-AP-2980	05/04/2012	1-5A BARONS PLACE & 195-203	£10,200
13-AP-0368	11/06/2012	CITY BRIDGE HOUSE, 57 SOUTHWARK	£58,542
11-AP-3506	02/07/2012	16-20 ROSEBERRY STREET, LONDON,	£155,088
12-AP-1234	02/07/2012	VALENTINE AND ORSON, 171 LONG	£96,143
11-AP-3506	09/07/2012	OCTAVIA HOUSE, 235-241 UNION	£229,300
12-AP-1234	17/07/2012	140-142 WALWORTH ROAD, LONDON,	£2,805
10-AP-0055	13/08/2012	145 OLD KENT ROAD, LONDON, SE1 5UT	£2,805
12-AP-1423	16/08/2012	19 SPA ROAD, LONDON, SE16 3SA	£2,346,299
12-AP-1638	06/09/2012	35 ST GEORGES ROAD, LONDON, SE1	£47,630
12-AP-0298	11/09/2012	152-154 RYE LANE, LONDON, SE15 4NB	£2,805
12-AP-1455	28/09/2012	LAND BOUNDED BY WADDING STREET	£1,854,550
10-AP-3429	31/10/2012	28 CHOUMERT GROVE, LONDON, SE15	£2,805
12-AP-2239	23/11/2012	FORMER ELEPHANT AND CASTLE	£7,158,352
12-AP-2444	27/11/2012	272-274 CAMBERWELL ROAD AND	£302,254
12-AP-2550	05/12/2012	JOLLY GARDENERS, 187 ROTHERHITHE	£15,526
12-AP-2694	06/12/2012	77-85 NEWINGTON CAUSEWAY	£2,750
12-AP-2702	11/12/2012	MARSHALL HOUSE, 6 PAGES WALK	£549,605
11-AP-4251	12/12/2012	101 & 103-109 SOUTHWARK STREET	£136,000
12-AP-1784	14/12/2012	1-16 BLACKFRIARS ROAD LONDON SE1	£31,458,117
12-AP-1630	14/12/2012	44 WANLEY ROAD, LONDON, SE5 8AT	£166,357
12-AP-2942	21/12/2012	4-10 LAMB WALK AND 7-9 MOROCCO	£322,687
12-AP-2062	31/01/2013	GUYS HOSPITAL, GREAT MAZE POND,	£803,799
12-AP-0040	01/02/2013	303 CAMBERWELL NEW ROAD	£2,805
12-AP-3201	18/02/2013	LAND AT THE CORNER OF COOPERS	£295,498
12-AP-2332	19/02/2013	1-27 AND 28-59 WOLVERTON, SEDAN	£2,838,922
12-AP-3860	28/02/2013	ESTATE OFFICE, AVONDALE SQUARE,	£122,021
12-AP-3127	04/03/2013	2 OLD JAMAICA ROAD AND 168 ABBEY	£345,729
12-AP-2797	15/03/2013	LAND BOUNDED BY VICTORY PLACE TO	£3,144,567

**Nelson Square improvements**



## Appendix contd.

Reg No.	Date Signed	Address	Total Negotiated
12-AP-3255	26/03/2013	6 WILLOW WALK, LONDON SE1	£121,861
12-AP-3563	26/03/2013	EAST DULWICH ESTATE SITE BOUNDED	£265,347
12-AP-1092	27/03/2013	THE HEYGATE ESTATE AND	£19,144,066
12-AP-2620	15/04/2013	THE CROWN AND GREYHOUND, 73	£35,844
12-AP-4049	19/04/2013	27-29 BLUE ANCHOR LANE, LONDON,	£253,506
12-AP-0286	23/04/2013	1 WESTMORELAND ROAD, LONDON,	£10,709
12-AP-3558	03/06/2013	90-91 AND 92 BLACKFRIARS ROAD,	£545,026
13-AP-0561	21/06/2013	LAND EAST OF CROWN STREET	£537,365
13-AP-0943	04/07/2013	10-13 RUSHWORTH STREET,	£56,326
13-AP-0876	29/07/2013	WOOD DENE, SITE BOUNDED BY	£1,345,581
13-AP-1403	12/08/2013	KINGS REACH TOWER, STAMFORD	£5,845,333
13-AP-1767	17/09/2013	LAND BOUNDED BY SCYLLA ROAD,	£262,881
13-AP-1123	23/09/2013	SITE TO THE SOUTH OF EVANS	£328,167
12-AP-1308	08/10/2013	1-6 CAMBERWELL GREEN & 307-311	£1,407,577
13-AP-0501	14/10/2013	1-20 SPURGEON STREET, LONDON,	£7,006
13-AP-1429	22/10/2013	FORMER MULBERRY BUSINESS	£1,475,968
12-AP-2737	24/10/2013	TOWER BRIDGE BUSINESS COMPLEX,	£6,289,696
13-AP-0568	20/12/2013	LAND AT 247-251 LOWER ROAD AND	£88,442
12-AP-4126	20/12/2013	CANADA WATER SITES C AND E,	£10,278,180
13-AP-2007	03/01/2014	161-165 BOROUGH HIGH STREET AND	£156,805
09-AP-0343	07/01/2014	EILEEN HOUSE, 80-94 NEWINGTON	£4,649,456
13-AP-1235	23/01/2014	226 HILLINGDON STREET, LONDON,	£130,701
13-AP-2782	07/02/2014	8-24 SYLVAN GROVE, LONDON, SE15	£579,382
13-AP-3322	13/02/2014	THE SHARD, 31 ST THOMAS STREET,	£128,745
13-AP-1738	14/02/2014	83-89 QUEENS ROAD AND 2 A-C	£295,817
13-AP-1714	21/02/2014	127-143 BOROUGH HIGH STREET,	£9,902
13-AP-2405	14/03/2014	19 QUEEN ELIZABETH STREET,	£714,000
13-AP-1864	28/03/2014	525-539 OLD KENT ROAD LONDON	£275,542
12-AP-3940	28/03/2014	SAMPSON HOUSE 64 HOPTON	£69,884,688
<b>TOTAL</b>			<b>£177,597,880</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 اتخذت 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) ብሳዕርክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ጉጅለ ዝተባለዎ እዩ ። እዚ ሰነድኪ ኣብ ሳዕርክ ናይ መሬት ኣጠቓቕማ መደብን ስብዕቲን 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 ተጻሓፉ 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