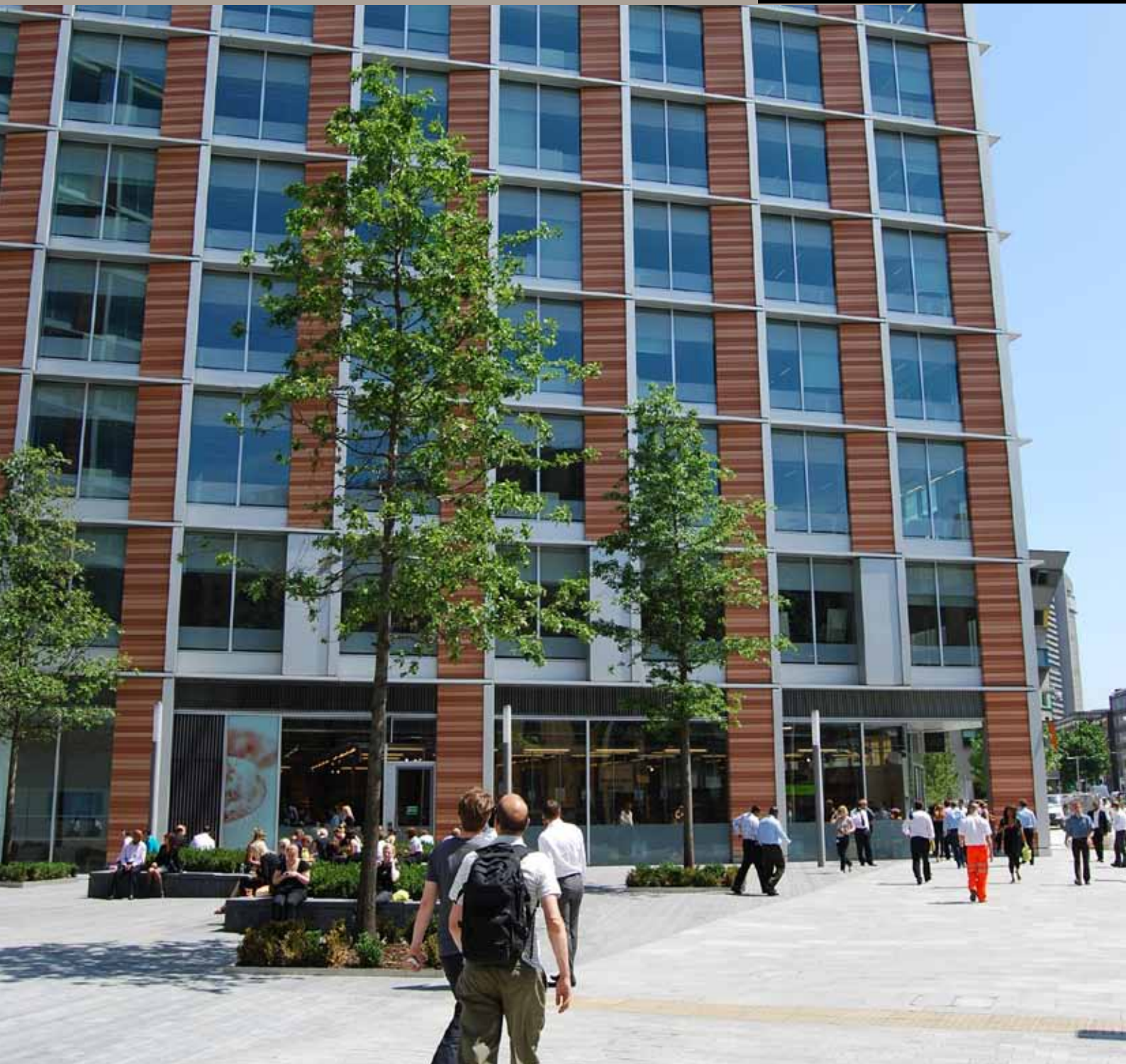


SECTION 106 ANNUAL REPORT

2008/09



Contents

- 1. INTRODUCTION**
- 2. SECTION 106 POLICY**
- 3. SECTION 106 POLICY PERFORMANCE**
 - 3.1 Total sums negotiated during 2008/9 by purpose
 - 3.2 Total sums negotiated during 2008/9 by community council area
 - 3.3 Key agreements signed during 2008/9
 - 3.4 Affordable Housing secured during 2008/9
- 4. SECTION 106 ACCOUNTS UPDATE**
 - 4.1 Total section 106 payments received during 2008/9
 - 4.2 Total balance of section 106 payments at end of year
- 5. SECTION 106 PROJECT DELIVERY**
 - 5.1 Summary of all live Section 106 projects
 - 5.2 Examples of Section 106 projects delivered during 2008/9
 - 5.3 Affordable Housing completed during 2008/9
- 6. PROJECT BANKS**
 - 6.1 Community project banks
 - 6.2 Community project bank guidance and prioritisation
- 7. ANNUAL REPORT SUMMARY**
- 8. PROJECTS UNDER WAY FOR 09/10**

What is Section 106?

The council can enter into a Section 106 agreement, otherwise known as a 'planning obligation', with a developer where it is necessary to provide contributions to offset negative impacts caused by construction and development. Examples of contributions range from the provision of affordable homes and new open space to funding of school places or employment training schemes. For more information explanation of how section works please visit: www.southwark.gov.uk/s106

1. Introduction

This document is the second annual report which includes details of funds negotiated, funds received from developers, funds committed to new projects and details of all live and recently delivered Section 106 projects within Southwark Council. The annual report includes all transactions during the financial year from 1 April 2008 to 31 March 2009. The report also includes details of projects that are currently in development for this financial year 2009/2010. Since the adoption of a robust Section 106 supplementary policy document in 2007, an increasing amount of infrastructure funding has been paid to the council by developers, and has won praise from around the country.

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

- The publication of a quarterly Section 106 balances report which gives clear and open information about funds committed and available within the Borough.
- An online toolkit to assist developers in calculating Section 106 costs
- The publication of a progress report which summarises the total amount of Section 106 negotiated since the new policy
- The creation of project reports that list all Section 106 projects being delivered and their progress
- The establishment of a panel of Section 106 ambassadors which represent each project delivery department. These ambassadors can advise the Section 106 finance and monitoring team on progress related to any project which is part or fully funded by Section 106



PROJECT COMPLETE 2008/09

Long Lane Environmental improvements

This project involved refurbishing the astro –pitch near Long Lane. The project was delivered to improve play facilities for children and young people near Tabard Gardens.

Since the last Section 106 annual report was published in January 2009, a number of additional improvements to the implementation of Section 106 have taken place. These new developments have helped to improve how Section 106 is delivered throughout the council. These improvements include

- The successful implementation of community project banks across all community council areas within the Borough.
- The introduction of the community project bank guidance and prioritisation bank which is a locally prioritised programme of investment for each community council area utilising section 106 with cross reference to other funding.
- Successful release of “historic” Section 106 monies from a number of old planning agreements to deliver projects in Bermondsey¹.

Section 106 funding:

Strata/Castle House development

In conjunction with the new 43 storey residential tower at the Elephant and Castle, as part of their S106 commitment, the developers Brookfield are providing

- new grassed areas
- new granite paving
- repaving of the surrounds
- new lighting
- tarmacing of the parking and garage areas
- a refurbished toddler play area and
- improvements to the kickabout/basketball pitch to bring this back into safe use.





**Section 106 funding:
Strata/Castle House
development**

A total investment of £1.3 million on landscaping alone. The residential tower started construction in December 2007 and landscaping works began in September 2009.

The tower will be completed in March 2010

2. Section 106 policy

2.1 Section 106 approval 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 key changes to the current system for securing funds can be 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 and neighbourhoods.
- All project reports between £30,000 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.
- Directors of spending departments must ensure that a key "Section 106 Ambassador" is identified to attend inter-departmental meetings, and are able to fully represent the department.

3. Section 106 policy performance

3.1 Total sums negotiated during 2008/9 by purpose

From 1 April 2008 to 31 March 2009, 56 Section 106 legal agreements were signed totalling £23,716,807². Table 1 gives a breakdown of the purposes for which the £24m funding can be applied, such as the amounts to be expended on community development and facilities, parks and public open space, and affordable housing. The sums illustrates a strong performance of the planning department this year with an £9m rise in securing Section 106 funding compared to the previous year 07/08. The table shows a high performance in securing Section 106 funding for community development and facilities, education, affordable housing, public realm improvements and transport. The figures illustrated in table 1 should be read in light of the following considerations

- The sums of money outlined in table 1 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), thus service departments responsible for spending Section 106 monies should keep a close eye on when developments become implemented, and download the regularly updated Section 106 balances report (www.southwark.gov.uk/s106) to check to see if negotiated funds have been paid to the council.
- There had historically been a lag time between granting of planning permission and signature of the final Section 106 agreement. This process is now accelerating since the adoption of the Section 106 policy, and the requirement for all applicants to issue a "planning obligation statement" as part of the 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)³.

² A press release issued on 30/12/09 reported that 53 Section 106 legal agreements were signed totalling 23 million in section 106 funding. Subsequent to this press release 3 late legal agreements had been submitted dated January 2009. As a result of this 56 legal agreements were signed during April 2008 and March 2009 totalling 24 million in Section 106 funding.

³ www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/annualmonitoringreport.html



Section 106 funding: Employment during construction

Section 106 funding has been successfully spent by supporting the Building London Creating Futures (BLCF) project for the past 3 years. Section 106 funding has been used to provide workplace coordinators, to help get local residents in to employment. The project continues to deliver a high level of construction employment, skills and training to unemployed local residents.

In 2008/2009, Section 106 funding supported 40 residents from Southwark with information, advice and guidance to support their access into employment. BLCF's workplace co-ordinators (WPCs) arranged basic skills training opportunities, and beneficiaries gained a CSCS health and safety qualification, enabling them to work safely on construction sites.

There are currently three workplace co-ordinators operating on Southwark sites – Brookfield's.

Strata/Castle House in the Elephant & Castle regeneration area – together with sites BL Canada Quays and Barratt East London at Canada Water and St. George South London at Camberwell Grove.

Current work

BLCF continues to negotiate and implement new workplace co-ordinators funded through Section 106 resources and we are currently in negotiation with NEO Bankside, Transforming Tate Modern and the Shard of Glass.

SECTION 106 AGREEMENTS SIGNED AND FUNDS AGREED
TIME PERIOD from: 01 April 2008 ending: 31 March 2009

Borough wide Total	No. of Agreements	Total sum agreed	Breakdown of purposes as stated in the agreement signed in the stipulated period	Amounts negotiated by purpose	
				Code	Amount
	56	£23,716,807			
			Administration costs	ADM	£454, 905
			Archaeology	ARCH	£36, 843
			Building conservation & improvements	BCON	£5, 000
			Community development & facilities	CDEV	£1, 325, 376
			Employment during construction	EDMC	£711, 369
			Education dept pooled payments	EDPP	£2, 098, 903
			Education - training schemes	EDTS	£220, 161
			Education	DEUC	£800, 353
			Employment in the development	EMDE	£515, 271
			Emploment opportunities	EMPO	£363, 201
			Energy efficiency	ENEG	£113, 677
			Environmental improvements	ENV	£60, 868
			Green funds contribution	GFC	£62, 095
			Affordable housing	HSAH	£808, 700
			Affordable housing - provided off - site	HSAO	£1, 000, 000
			Local economic delivery contributions	LEDC	£60, 214
			Local playground improvements	LPLI	£5, 809
			Other	OTH	£415, 832
			Public open space, childrens play, sports development	PCSD	£915, 451
			Parks & public open space	PPOS	£1, 248, 072
			Primary care trust payments	PRCT	£2, 300, 875
			Public realm improvements	PRI	£5, 756, 766
			Sport & recreation facilities	SPT	£117, 915
			Traffic - controlled parking zone	TCPZ	£31, 000

Tourism	TOUR	£220, 000
Transport strategic contribution	TRA1	£1, 234, 227
Transport site specific contribution	TRA2	£577, 495
Transport strategic contribution TFL approval	TRA3	£1, 251, 760
Traffic - car club	TRCC	£45, 000
Traffic - car sharing schemes	TRCS	£5, 885
Traffic - green travel plans	TRGT	£12, 000
Traffic Order amendments	TROA	£109, 000
Traffic - other schemes	TROS	£75, 750
Transport schemes	TRSC	£754, 234

Table 1: Negotiated sums in 2008/9 by purpose

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.



Section 106 funding: Archaeology

In 2008/9, £36,843 was negotiated to fund archaeological research within the Borough. These funds have continued to support the Council's effective monitoring of archaeological matters within Southwark.

Section 106 monies has been used to part-fund the employment of archaeology officers to undertake research in locations such as Bermondsey Abbey, Borough Market, Great Suffolk Street, One Tree Hill and Spa Road.

This photograph shows the early preparations for the excavation of the pile cap for the new Borough Market Viaduct behind the Wheatsheaf, on Stoney Street.



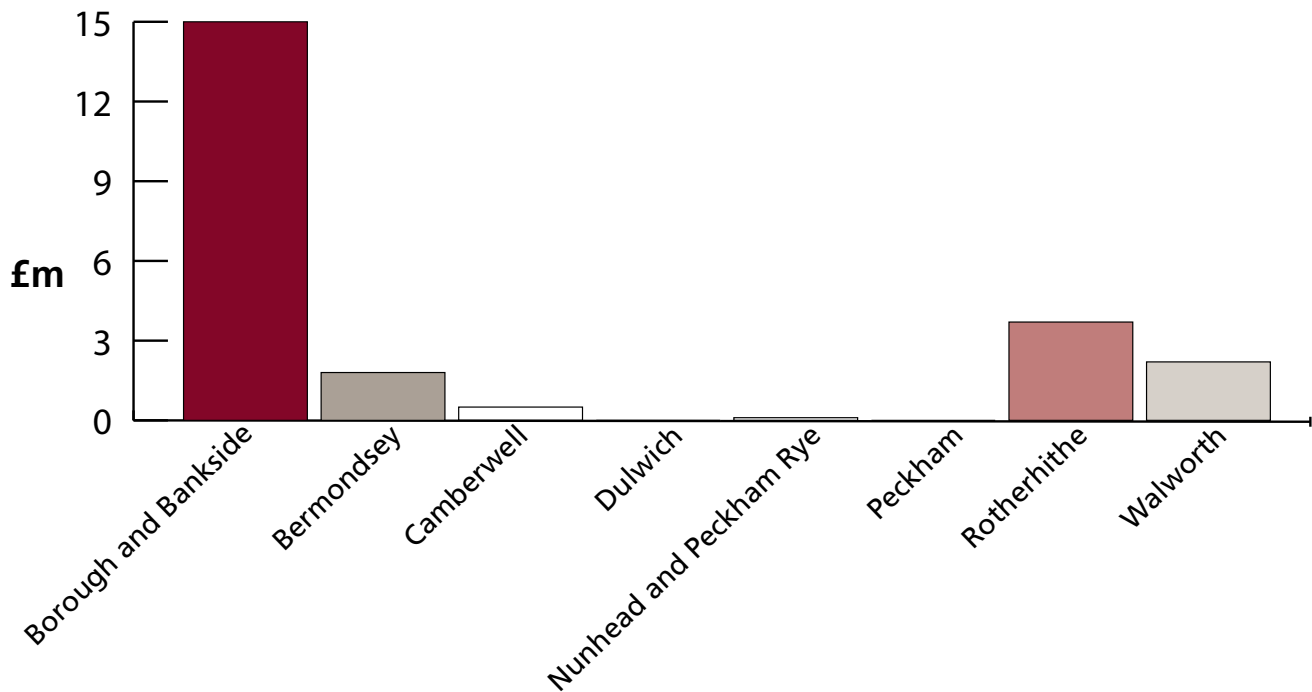
Trinity Street - This photograph shows a Roman burial originally in a timber coffin bound by lead, the burial has been cut through, in the 19th century, by a drain.

3.2 Total sums negotiated during 2008/9 by community council area

Table 2 demonstrates how the £24m negotiated in 2008/9 is split by community council area. The table illustrates that the highest Section 106 sums are secured in the major regeneration and development areas such as Bankside, Bermondsey and Rotherhithe. As the table reflects, Borough and Bankside has secured the most Section 106 funding by far compared to the other community council areas. This table reflects a strong performance in securing Section 106 funding in Borough and Bankside. Borough and Bankside has secured over £15m in funding compared to the previous year 07/08 where Borough and Bankside secured just over 6m.

Community Council	Total sum negotiated during 2008/09
Borough and Bankside	£15,239,405
Bermondsey	£1,804,855
Camberwell	£574,338
Dulwich	£0
Nunhead and Peckham Rye	£153,960
Peckham	£0
Rotherhithe	£3,709,357
Walworth	£2,234,892

Table 2: Negotiated sums in 2008/9 by community council area.



3.3 Key agreements signed during 2008/9

Table 3 details the 56 legal agreements signed during 2008/9 into three separate groups: £0 to 50,000, £50,000 to £100,000, and £100,000 plus. The following key observations can be made

- The two largest agreements signed in this financial year are all located in the Blackfriars Road area which is in the Borough and Bankside Community Council area. Both agreements in total secure over 10m for this area.
- The agreement signed for £110,160 of Section 106 on 23/12/2008 for Tate Modern Bankside (Sumner), refers to the planning permission for the Tate Modern extension. The Tate Modern extension is a £250 million project to create an extension which will create a 60 percent increase in the size of the existing art gallery.
- The agreement signed for £257,421 of Section 106 funding on the 27/2/2009 located in blocks A B C Green Walk, relates to the planning permission for the Jam Factory development. This development will result in the renovation of three buildings of the old Hartleys Jam Factory (blocks A, B and C) and build two others (blocks D and E). The development has enabled a total of £198,978 of Section 106 to fund 2 regeneration projects associated with the site.

Planning Obligations signed between 01/04/2008 and 31/03/2009 (sorted by Corporate Reference) grouped by total negotiated

Corporate Reference	Reg No.	Date Signed	Address	Total Negotiated	Case Officer
Total negotiated: 0 to £50,000					
S106/124906	07-AP-0017	18/04/2008	78 Lyndhurst Way	2,550	NL
S106/125356	07-AP-1650	12/06/2008	2 Hankey Place, London SE1	2,805	DH
S106/125425	06-AP-1754	17/07/2008	28 Great Suffolk Street	2,805	WL
S106/125645	07-AP-1093	12/09/2008	White Bear Pub, 19 Long Walk	5,100	DCR
S106/125794	07-AP-1024	12/01/2009	The Bickleigh, 74 Vestry Road	6,120	XXXX
S106/125992	07-AP-2075	24/09/2008	182-186 Warham Street, London	48,011	DCR
S106/126118	07-AP-0966	17/07/2008	100 Lynton Road, London SE1	4,080	DW
S106/126384	07-AP-0058	11/11/2008	150 Spa Road (Bermondsey Spa Site)	0	GA
S106/127724	07-AP-2124	16/09/2008	239 Walworth Road, London	2,805	FM
S106/128025	07-AP-2948	24/04/2008	Harris Girls Academy AKA	34,117	AT
S106/128079	08-AP-0564	29/07/2008	45 Penton Place, London, SE17	49,363	SP
S106/128133	07-AP-1878	09/12/2008	Railway Arches, 1-4 Invicta	2,805	AG
S106/128242	07-AP-2697	18/07/2008	Bell Yard Mews, Unit A&C 175	2,805	DH
S106/128408	07-AP-2313	16/07/2008	26 Gordon Road, London SE15	28,350	SW
S106/128519	08-AP-1273	29/09/2008	5 Dartford Street, London SE17	2,805	WL
S106/128585	08-AP-0155	11/11/2008	54 Elliotts Row, London, SE11	2,805	DH
S106/128627	08-AP-0251	31/03/2009	50 Westminster Bridge Road	2,805	WL
S106/129300	08-AP-1541	02/09/2008	38-40 Glasshill Street, London	7,905	BB
S106/129494	08-AP-2502	23/01/2009	67-69 Tower Bridge Road	2,805	BB
S106/129877	08-AP-1457	19/12/2008	241-245 Long Lane, London	2,805	VL
S106/129878	08-AP-1611	25/09/2008	46-48 Webber Street, London	2,805	DH
S106/130268	08-AP-1698	27/11/2008	88 Brandon Street, London	2,805	WL
S106/130411	03-AP-1478	15/12/2008	68 Peckham Rye, London, SE15 4JR	2,500	XXXX
S106/130603	08-CO-0112	19/03/2009	St Michael's RC School	2,750	AT
UU/128041	08-AP-0570	14/04/2008	1a St Mary's Road, London, SE15	9,750	TM

Table 3: Negotiated sums in 2008/9 by individual agreement

Corporate Reference	Reg No.	Date Signed	Address	Total Negotiated	Case Officer
---------------------	---------	-------------	---------	------------------	--------------

Total negotiated: £50,001 to £100,000

S106/124198	07-AP-0105	20/06/2008	Lambeth College, Tooley	86,606	BOC
S106/124929	06-AP-1217	02/04/2008	Blackfriars Settlement, 1-5	58,650	MS
S106/128167	08-AP-0685	18/06/2008	187-189 Gordon Road, London	76,693	VL
S106/129341	08-AP-0351	03/10/2008	Newspaper House, 40	61,435	BB
S106/Temp 006	08-AP-2409	06/01/2009	Land adjoining 60 St Georges	82,201	KFB

Corporate Reference	Reg No.	Date Signed	Address	Total Negotiated	Case Officer
---------------------	---------	-------------	---------	------------------	--------------

Total negotiated: 100,000+

S106/14075A	08-AP-0749	11/08/2008	Land bounded by Tower Bridge	836,486	GA
S106/115990B	08-AP-2388	22/12/2008	Canada Water - Site B2, Surrey	449,809	GA
S106/122240	06-AP-0774	23/12/2008	272-274 & 294-304 Camberwell	335,731	CZ
S106/122792	06-AP-1913	23/12/2008	Tate Modern, Bankside, Sumner Road	110,160	AD
S106/124658	07-AP-2905	08/04/2008	Crown Street Depot, Crown	184,476	AWB
S106/125659	07-AP-2200	22/08/2008	Land Between St Georges	115,661	AWB
S106/125491	06-AP-0521	27/05/2008	St George's House, 195-203	447,654	DCR
S106/125959	08-AP-1034	22/07/2008	61-63 Great Suffolk Street	770,314	KFB
S106/126269	07-AP-2806	06/04/2008	Mulberry Business Centre	1,873,776	GA
S106/126467	08-AP-0309	08/05/2008	28-30 Trinity Street, London, SE1	279,565	BB
S106/128024	07-AP-0760	01/04/2008	Site of the former London Park	475,500	KFB
S106/128052	06-AP-1116	27/02/2008	Blocks, A,B,C & D. 27 Green Walk	257,421	KC
S106/128124	08-AP-1330	26/08/2008	Land at corner of Lavington	582,374	HG
S106/128156	08-AP-1563	23/12/2008	Land at Downtown Road &	1,012,295	AD
S106/128157	08-AP-1256	13/08/2008	Century House, 62 Riley Road	864,224	GA
S106/128298	08-AP-0337	10/09/2008	Tavern Quay Commercial	373,477	AD
S106/128316	08-AP-0550	10/07/2008	157 New Kent Road, London, SE1	102,312	WL
S106/129794	08-AP-2809	11/02/2009	6 Paris Gardens & 20-21	643,774	BH
S106/129965	08-AP-2403	22/12/2008	Former Castle Industrial	1,859,543	KFB
S106/Temp 002	07-AP-0301	21/10/2008	20 Blackfriars Road, London	5,749,206	KC
S106/Temp 003	08-AP-2406	09/01/2009	Land adjoining Albert Barnes	465,403	KFB
S106/Temp 003	06-AP-2117	14/10/2008	Land bounded by Blackfriars	4,682,531	AD
S106/Temp 007	08-AP-2427	07/10/2009	Land adjoining Library Street	324,899	HG
S106/Temp 008	08-AP-2411	07/01/2009	Land Adjoining Townsend	317,571	BH

Total 23, 716,807

3.4 Affordable Housing secured during 2008/9

295 affordable housing units have secured Section 106 funding in 2008-09 (comprising 127 social rent and 168 shared ownership).

Section 106: Key agreements

The Jam Factory regeneration projects

In February 2009 Section 106 funds totalling £198,978 were made as contributions by the developer of Jam Factory project. These funds have been used to deliver two regeneration projects. These projects include a project for employment and training initiatives and a project which will deliver environmental improvements to Rothsay Street adjacent to the development.

Employment and training initiatives £15,679

The project funded through this agreement will support residents to overcome barriers to employment and support their transition to employment in accordance with Southwark's employment strategy.

Environmental improvements to Rothsay Street £183,299

This project will deliver transport and public realm improvements adjacent to the site. A brief is being developed with the Jam Factory, Haddon Hall estate, and Meakin estate residents associations to develop a detailed design for the implementation of a public realm improvement project along Rothsay Street, and improve access to London Bridge.



4. Section 106 accounts update

4.1 Total Section 106 payments received during 2008/9

Table 4 illustrates the volume of payments paid and sums committed to new projects during the financial year 2008/9. A total of £2.9M was received from developers during 2008/9 payable on agreements signed prior to 2008/9. £68K was received as interest payments which are not committed to specific projects unless clearly stated in the relevant legal agreements. A total of £3.9M was committed to new Section 106 projects. Of these projects major schemes for improving Bermondsey totalling £1.75 million were approved, £523,000 was committed to 6 new projects for supporting training and employment in the Borough and £500,000 for Bermondsey St. Railway Bridge refurbishment.

Type of transaction	Sum
Total Developers payments of obligations	£2,903,493
Interest received on funds held	£ 68,384
Sums committed to new projects	£3,919,758
S106 payments made	£1,403,195

Table 4: Section 106 payments and transactions during 2008/9

4.2 Total balance of Section 106 payments at end of year

In order to understand the cumulative balance of available funds existing in the Section 106 accounts at the end of the year, table 5 details the totals of active account records at the end of the financial year. The accounts show a total uncommitted balance available of £6,788,376 at the end of the year. The following key observations should be made in relation to these funds

- Several large payments were received during 2008/9 totalling £2.9M as outlined in table 4 above, and there is a time lag between receiving payment of obligations and the approvals process to release the money to commit to projects. In some cases funds have to be consolidated to make a cost effective scheme.
- The figures shown as outstanding sums represent amounts still to be collected but are in certain cases still dependant on the relevant planning permission development proceeding to implementation. The figures therefore may not in all cases represent the actual sums that will be eventually received.

Table 5: Section 106 accounts as at 31/3/09

Community Council/ Ward	Total Negotiated	Amounts Received	Outstanding Sum	Spent or Committed	Interest Added	Year End Balance Available
Bermondsey	22,056,406	7,194,008	14,862,399	5,874,032	262,383	1,582,359
Borough and Bankside	24,363,054	10,882,579	13,480,474	10,033,781	776,172	1,624,970
Camberwell	2,000,597	593,971	1,406,626	16,144	9,756	587,583
Dulwich	324,180	151,000	173,180	122,750	2,825	31,075
Nunhead and Peckham Rye	1,583,678	734,083	849,595	243,669	15,299	505,713
Peckham	754,746	203,357	551,389	106,705	20,157	116,809
Rotherhithe	9,566,653	2,872,484	6,694,169	1,807,663	342,864	1,407,685
Walworth	5,505,969	1,296,,587	4,209,382	402,360	37,955	932,182
TOTAL FOR BOROUGH	66,155,283	23,928,069	42,227,214	18,607,104	1,467,411	6,788,376

5. Section 106 project delivery

5.1 Summary of all live Section 106 projects

Table 6 details all live Section 106 projects which have been allocated Section 106 monies through the council's approvals process and are in the course of being delivered. The following key observations can be made

- There are 60 live projects in the course of being delivered
- Projects are delivered by officers across the council in a number of service departments
- Most projects undergo a detailed consultation process after the commitment of Section 106 funds which creates a lag between approvals and spend of funds.
- Some projects have sourced additional Section 106 funding from other relevant legal agreements.

Name of project	Date agreed	Section 106 Amount	Status
Blackfriars Road: Part funding of archaeology officer post	29/04/2005	£59,378	Officer in post
Borough Bankside: Blackfriars Road design work	27/11/2007	£30,000	Estimated completion of design April 2010.
Borough Bankside: Globe environs	27/11/2007	£55,000	Design stage completed - implementation works expected to be completed during 2010
Lambeth Road: CPZ review in the vicinity	18/01/2008	£10,500	This project is ongoing
Blackfriars Road: Improvements to Nelson Square Gardens	05/07/2007	£100,000	This project is ongoing
Blackfriars Road Orbit House: Nelson Square landscape works	09/01/2006	£20,000	This project is ongoing
Southwark Street: Councils monitoring officer	10/09/2004	£60,000	Project monitoring officer in-post to oversee the project management of the Section 106 agreement. This project is ongoing.
Southwark Street: Workplace co-ordinator	23/03/2006	£50,000	This project is still live and is funded until March 2010
Bankside Area: Lighting improvements in Bankside	29/09/2005	£487,500	This forms part of the Bankside lighting strategy. 11 projects have been completed, the last project Clink Street bridge lighting will be completed in March 2010.
Westminster Bridge Road: CPZ	18/01/2008	£14,000	Consultation and detailed design complete. Currently awaiting management decision regarding implementation of works.
Borough Bankside: Stoney Street and Redcross way temporary closures	27/11/2007	£75,000	This project is ongoing. Red Cross Way has been onsite since December 2009.
Borough and Bankside: Develop design for Dickens Square open space project	27/11/2007	£40,000	Currently at design stage
Union Street: 2 disabled parking bays	18/01/2008	£7,500	Consultation and detailed design complete. Estimated date of completion March 2010
Borough Bankside: Tabard Street environs project	27/11/2007	£30,000	Works have begun on site

Borough Bankside: Marshalsea Road lighting scheme	27/11/2007	£50,000	This project is currently on site
Borough Bankside: Southwark Bridge Road/Webber Street junction improvements	27/11/2007	£236,587	This project is now on site
Borough Bankside: Car Club project	27/11/2007	£18,000	This project is ongoing
Great Guildford Street: TMO review	27/11/2007	£2,500	This will be done as part of the C1 CPZ review to be completed by end of March 2010
Blackfriars Road: Archaeology officer	29/04/2008	£59,378	Officer currently in post delivering the assigned work
Elephant & Castle: Traffic order amendments	29/12/2008	£1,514	This project is ongoing
Borough Bankside: Traffic calming in Decima Street	27/11/2007	£22,000	This project is ongoing (Additional funding has also been allocated to deliver this project).
Lordship Lane: Sydenham Hill Wood Nature reserve improvements	10/10/2005	£50,000	Fencing work is almost complete. Further works will be undertaken in 09/10
Castle Industrial Estate: Archaeology officer	21/04/2008	£5,000	Officer currently in post delivering the assigned work
Bermondsey Streetscape Scheme: Refuse store near Tanner House, Tanner Street.	22/09/2008	£4,663	This project is still active and due to be implemented in March 2010. Alternative waste options will be considered.
Bermondsey Streetscape Scheme: Grange Road lighting improvements	22/09/2008	£68,703	This project is at development and planning stage
Bermondsey Streetscape Scheme: Bermondsey Spa Gardens improvements	22/09/2008	£43,317	Currently at planning and design options stage with expected completion by end of 2010.
Bermondsey Streetscape Scheme: Tanner Street improvements	22/09/2008	£29,191	On site works expected to commence April 2010. Currently at detailed design stage. (Additional match funding has also been sourced to deliver this project).
Bermondsey Streetscape Scheme: CPZ Zone F	22/09/2008	£55,956	This project is at consultation stage
Bermondsey Streetscape Scheme: Car club project	22/09/2008	£16,499	Implementation of works will be completed by March 2010.



SECTION 106: Live projects

Car clubs: Borough & Bankside and Bermondsey

Car clubs provide vehicles (usually cars and vans) to members on a pay-as-you-drive basis. Car clubs offer residents an environmentally-friendly and cost-effective alternative to owning a car. Section 106 funding has been awarded to fund this project in both Borough & Bankside in 2007 and Bermondsey in 2008. Both car clubs continue to successfully be delivered.

Car clubs have provided residents with a cost-effective alternative to owning their own car. The costs of running a car, such as road tax, MOT, insurance, maintenance, can add up to a considerable sum. Car clubs include all of these costs at an inexpensive hourly rate.

Name of project	Date agreed	Section 106 Amount	Status
Bermondsey Streetscape Scheme: Crucifix Lane Skate Park improvements	22/09/2008	£69,491	This project is ongoing. A new ramp was installed in the skate park March 2009. A new WC, kitchenette and manager's office to be progressed - Forecast completion March 2010. (Additional funding has also been allocated to deliver this project).
Bermondsey Streetscape Scheme: Road safety scheme- junction of Spa Road & Grange	22/09/2008	£94,000	This project is ongoing
Bermondsey Streetscape Scheme: Setchell Estate & Webb Street Park improvements	22/09/2008	£56,000	Oct 2009 - Works have commenced and are in progress - Estimated completion March 2010.
Bermondsey Streetscape Scheme: St Mary Magdalene Church Yard improvements	22/09/2008	£106,832	Oct 2009 - Consultation and design phase completed - currently seeking permissions - anticipated completion by December 2010.
Bermondsey Street: Brunel Museum work placement coordinator	23/09/2008	£93,000	The work place coordinator has now been in post for his second year.
Bermondsey Streetscape Scheme: Strategic transport imp. Alscot and Neckinger	22/09/2008	£45,646	This project is ongoing
Archaeology officer: Crampton Street	21/04/2008	£5,000	Officer currently in post delivering the assigned work
Walworth Road Castle House: Construction employment & training at Castle House	18/02/2009	£50,000	Dec 2010: This project is ongoing and will be completed in March 2010
Peckham Rye: Replacement street trees in the vicinity of site	29/01/2009	£19,290	This project is ongoing.
Bermondsey Streetscape Scheme: Butlers Wharf recreation & play facilities	22/09/2008	£259,048	Project now at tender and procurement stage for the St John's Churchyard project.
Tooley Street: Business Responsibility & Southwark Students	07/01/2006	£90,000	Commenced on 01/10/2006. Completed March 2009 - payments running through to March 2010 following project evaluation.
Tooley Street: SMASH project manager	07/01/2006	£90,000	Project commenced on 01/10/2006 - funding allocations are running through to March 2010 to coincide with date when evaluation is completed.

Bermondsey Streetscape Scheme: CPZ Zone G	22/09/2008	£67,616	This project is ongoing
Bermondsey Streetscape Scheme: Drummond Road disabled off street parking	22/09/2008	£15,947	Project is now at design stage
Bermondsey Streetscape Scheme: Playground imp. Southwark Park Rd. & Jamaica Road.	22/09/2008	£34,552	Project brief developed in consultation with the local community at New Place Square. Works commenced in 2009
Bermondsey Streetscape Scheme: St. James Road Tunnel works	22/09/2008	£55,816	Project brief has been completed and cost estimates have been received. On hold pending sourcing of additional funding to meet latest estimate.
Archaeology officer: Tooley Street:	21/04/2008	£5,000	Officer currently in post delivering the assigned work
Bermondsey Streetscape Scheme: St James Churchyard - open space & public realm works	22/09/2008	£76,109	Currently at planning and design stage - Forecast project completion in 2010
Bermondsey Streetscape Scheme: Millwall Football club signage	22/09/2008	£2,795	Design brief has been developed. Estimated completion date March 2010.
Bermondsey streetscape scheme: Artwork at Dunton Road area	22/09/2008	£16,146	Project in design and planning stage. Estimated start date March 2010.
Bermondsey streetscape scheme: CPZ Zone GR	22/09/2008	£50,000	Currently at preparation stage for public consultation
Bermondsey streetscape scheme: Parking provisions on Galleywall Road	22/09/2008	£30,000	This project is ongoing
Bermondsey streetscape scheme: Gateway to Patterson Park	22/09/2008	£10,000	Project commenced March 2009-Ongoing
Bermondsey streetscape scheme: Lighting improvements on Lynton Road	22/09/2008	£22,500	This project is ongoing
Bermondsey streetscape scheme: Marlborough Road improvements	22/09/2008	£62,780	Forecast completion date is April/June 2010

Bermondsey streetscape scheme: Eveline Lowe School sports & recreational facility	22/09/2008	£67,853	This project is ongoing
Bermondsey Streetscape Scheme: Public realm improvements - Lynton Road	22/09/2008	£72,970	This project is ongoing
Bermondsey Streetscape Scheme: Zebra Crossing Lynton Road and other works	22/09/2008	£100,000	This project is ongoing
Bermondsey Streetscape Scheme: Rolls Road Tunnel - TFL Joint Scheme	22/09/2008	£43,990	This project is ongoing
Bermondsey Streetscape Scheme: Burgess Park entrance from Glengall Terrace	22/09/2008	£12,788	Transport has secured match funding for this project and will deliver the Section 106 funding as part of a wider programme of cycle and access improvements to Burgess Park. Currently at design stage.
Rye Lane: Pedestrian & public realm improvements at junction Heaton Road/Copeland Rd	28/01/2009	£80,730	This project is currently at detailed design stage. Implementation of works is planned for early 2010.

SECTION 106: Live projects

Design development for Dickens Square

The Dickens Square development site occupies 1.2 hectares of Borough Open land located in a diverse and densely populated area of Southwark. It comprises Dickens Square, Dickens Square Park and Butterfly Walk. Section 106 funding has been allocated to Dickens Square to provide a costed design with planning permission to redevelop, integrate and improve the functionality of the facilities in this space.



5.2 Examples of Section 106 projects delivered during 2008/9

Table 7 highlights a number of projects in addition to those above which spent Section 106 funds in 2008/9. More detail on each of these projects can be made available by contacting the Frameworks and Implementation team on 020 7525 4929.

PROJECT COMPLETE 2008/09

Boundary Row and Ufford Street highway improvements

Boundary Row and Ufford Street have undergone a number of highway improvements as part of the Borough and Bankside Streetscape improvement programme which was approved in 2007.

Before the improvements took place, Boundary Row suffered from an extremely narrow footway, cracked unattractive paviers, badly designed drop curbs for loading; and most importantly the location of signage and lighting columns restricted access along the footway. This made the footway unsafe for wheelchairs. This was of particular concern for Chaplin Close sheltered association residents who are located on Boundary Row where many residents are wheel-chair users.

In order to provide a safe environment for pedestrians walking along Boundary Row, as-well as wheel-chair users, the footway along Boundary Row and Ufford Street has been widened and relayed with attractive paviers. Signage columns have been relocated to the back of the kerb to ensure ease of movement for pedestrians and wheelchair users. The carriage-way has also been resurfaced on Boundary Row and Ufford Street to provide a safer and smoother highway surface. Resurfacing the carriage-way has also improved its appearance and created a more uniform surface. Both streets are now completely transformed!

Project complete, Section 106 spent.



Boundary Row before



Boundary Row after

PROJECT COMPLETE 2008/09**Pocock Street Bridge refurbishment works**

Funding from the cross river partnership and Section 106 funding has been used to provide extensive refurbishment works to Pocock Street Bridge.

Before works took place to Pocock Street bridge, the tunnel was in very poor condition. The pavers used for the footway were mismatched and unattractive. The arch itself was unclean due to the insufficient drainage systems. The bridge was also dark and dingy as a result of poor street lighting and was generally uninviting to pedestrians.

Funding has been used to transform the bridge to encourage greater use of the tunnels by the local community. Improvement works included cleaning the bridge throughout with low pressure blasting and cleaning, relaying the footpath with attractive materials, installing new guttering to prevent seepage and the installation of lighting including attractive feature lighting to highlight the unique flat surface of the bridge's roof.

Project complete, Section 106 spent.



Pocock Street before



Pocock Street after

PROJECT COMPLETE 2008/09**Bermondsey Street Antiques Market: Cluny Estate Security**

This project involved the installation of door entry systems to 1-38 Archdale House and 1-30 Mendham House, including security doors fitted to all ground floor properties that are not protected by the door entry system.

Project complete, Section 106 spent.

**PROJECT COMPLETE 2008/09****Blackfriars Road:
Refurbishing Union Street/
Blackfriars Road Junction**

Funded as part of the Borough and Bankside streetscape improvement programme, footway improvements were delivered to the south side of Union Street east of Blackfriars Rd. The works included relaying the footpath on the south side of Union Street to match the footway on the north side of Union Street, and upgrading the vehicle entrances. The project helps to create a more attractive environment around the Cut and Blackfriars Road.

Project complete, Section 106 spent.

PROJECT COMPLETE 2008/09**Vaughan House environs scheme**

Funded as part of the Borough and Bankside streetscape improvement programme, footway improvements were delivered to the south side of Union Street east of Blackfriars Rd. The works included relaying the footpath on the south side of Union Street to match the footway on the north side of Union Street, and upgrading the vehicle entrances. The project helps to create a more attractive environment around the Cut and Blackfriars Road.

Project complete, Section 106 spent.





Environmental improvements at Vaughan House



PROJECT COMPLETE 2008/09

Borough and Bankside 20 mph zone

Following the 20 MPH zone that was successfully implemented in the southern end of Blackfriars Road, a 20 MPH zone was also implemented in the north of Blackfriars Road. The 20 MPH zone included speed humps and traffic calming signage in Paris Gardens, Columbo Street and Meymott Street.

Project complete, Section 106 spent.

PROJECT COMPLETE 2008/09

Brunswick Park: Tennis court refurbishment

Following the 20 MPH zone that was successfully implemented in the southern end of Blackfriars Road, a 20 MPH zone was also implemented in the north of Blackfriars Road. The 20 MPH zone included speed humps and traffic calming signage in Paris Gardens, Columbo Street and Meymott Street.

Project complete, Section 106 spent.





PROJECT COMPLETE 2008/09

Lordship Lane: Shopping parade improvements

Section 106 funding has been used to provide environmental improvements to Lordship Lane in Dulwich. To improve the area's appearance, the forecourt has been resurfaced and the footway has been relayed with attractive materials for ease of access to wheelchair users. The environment has also been de-cluttered to remove trip hazards for people with poor visibility.

Project complete, Section 106 spent.

PROJECT COMPLETE 2008/09

Hopton Street Improvements

Following the partial closure of the Thames Path linking the South Bank and Bankside via Blackfriars, public realm enhancements have taken place along Hopton Street which is part of the diversion route. Section 106 funding has been used to widen the footway on Hopton Street to accommodate the increased footfall and to provide new signage for effective way-finding during the diversion.

Project complete, Section 106 spent.





PROJECT COMPLETE 2008/09
Peckham Rye: Peckham Park
café & changing room

A new café is now available in Peckham Rye Common as well as facilities for people to enjoy outdoor sports.

Café on the Rye, completes the collection of Southwark's major parks to have a café and is the result of £480,000 of funding.

Project complete, Section 106 spent.



PROJECT COMPLETE 2008/09**Great Dover Street: Cycling Facilities**

Section 106 funding has been used for speed reduction measures around Trinity Square. The junction around Great Suffolk Street/Trinity Street and Borough High Street is a very busy junction and is also well used by cyclists, in order to create a safer environment for cyclists advance stop boxes for cyclists have been put in place in this location.

Project complete, Section 106 spent.

**PROJECT COMPLETE 2008/09****Gaunt Street improvements**

To reduce accidents on Newington Causeway vehicle traffic has been reduced from two lanes leaving Gaunt St into one. This has improved visibility north and south for drivers turning into the busy Newington Causeway. Cyclists and pedestrians have benefitted from this build out and raised table.

Project complete, Section 106 spent.

Table 7: Section 106 projects spending Section 106 money during 2008/9

5.3 Affordable Housing completed during 2008/9

77 affordable housing units (comprising 34 social rented and 43 shared ownership) were completed in 2008-09

6. Project banks

6.1 Community project banks

Between March 2008 and July 2009 community project banks were implemented across all 8 community councils in Southwark. Community project banks arose out of the consultation of the first draft of the Section 106 SPD 2007. A large number of representations were received which called for greater involvement of the community in identifying potential planning contributions to mitigate the impact of new developments. The process involves the submission of project ideas by the local community, ward members, and council officers to improve the public realm in their community council area. Following rigorous assessment by council officers and councillors on suitable ideas, these ideas are then approved to be placed on a council held list. The list can then be used by development control officers and developers to identify specific area based projects. The list of ideas can be used to inform developers of projects they may wish to contribute towards as part of a planning obligation to offset any negative impacts caused by their development.

There is now a project bank for all 8 community council areas. All ideas have been mapped on the internal GIS system to enable links to be made between community project bank idea and developments in a particular area.

Following a review by councillors and council officers, community project banks has been officially launched for its second round in November 2009 together with cleaner greener safer.

More information about community project banks, can be found at <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/S106/communityprojectbanks.html>



Borough and Bankside community project bank listed idea receives funding.

Borough Road Bridge lighting

To reduce accidents on Newington Causeway vehicle traffic has been reduced from two lanes leaving Gaunt St into one. This has improved visibility north and south for drivers turning into the busy Newington Causeway. Cyclists and pedestrians have benefitted from this build out and raised table.

6.2 Community Project Bank policy guidance and prioritisation

In July 2009 the Council's Executive agreed additional policy guidance for community project banks stating that a weighting measure should be applied to these project banks to provide guidance as

1. a tool for negotiation of Section 106 funds by planners and consideration by the Planning Committee as part of the planning decision-making process.
2. as guidance for officers in developing and delivering capital projects funded through Section 106 and other capital resources
3. as guidance for those approving allocation of Section 106 funds

The prioritisation process involved looking at the existing approved community project bank and incorporating other projects for consideration in the prioritisation process, by consulting all councils through the S106 ambassadors and input from members.

In future community councils will be asked to prioritise their community project banks and include all appropriate minor projects in this consideration including those identified through other processes. Community councils will then also be required to report back their project bank priorities to the Executive on an annual basis. It is also intended that this will 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.

As well as agreeing the priorities for 2009/2010, work has started to consult in conjunction with the CGS process the 2010/2011 community project banks. Protocols have been set out for implementation, reporting requirements and guidance for decision making in relation to the prioritised community project banks. In 2010 mapping will take place and available S106 funding will be checked against the priority projects.

7. Summary

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

Highlights	Sum
Total Section 106 negotiated	£23,716,807
Total Developers payments of obligations	£2,903,493
Sums committed to new projects	£3,919,758
Total at March 2009 of uncommitted sums c/fwd	£6,788,376

Table 8: Key highlights in 2008/9

8. Projects under way for 2009/2010

Table 8, highlights a selection of Section 106 funded projects that are already under way for the next financial year (09/10). Look out for these projects and others in the next annual report. More details on Section 106 funded projects can be made available by contacting the Frameworks and Implementation team and can also be found on the Southwark website⁴.

Behind Whites Grounds Skate Park:
Storage area

Whites Grounds Skatepark

Funded as part of the Bermondsey streetscape improvement programme, this project builds upon the successful RIBA nominated Whites Grounds skate park that was completed in 2007. In partnership with Forge Architects and B and McHughs Ltd, the implementation of this project will result in the development of the storage area behind the skate park.

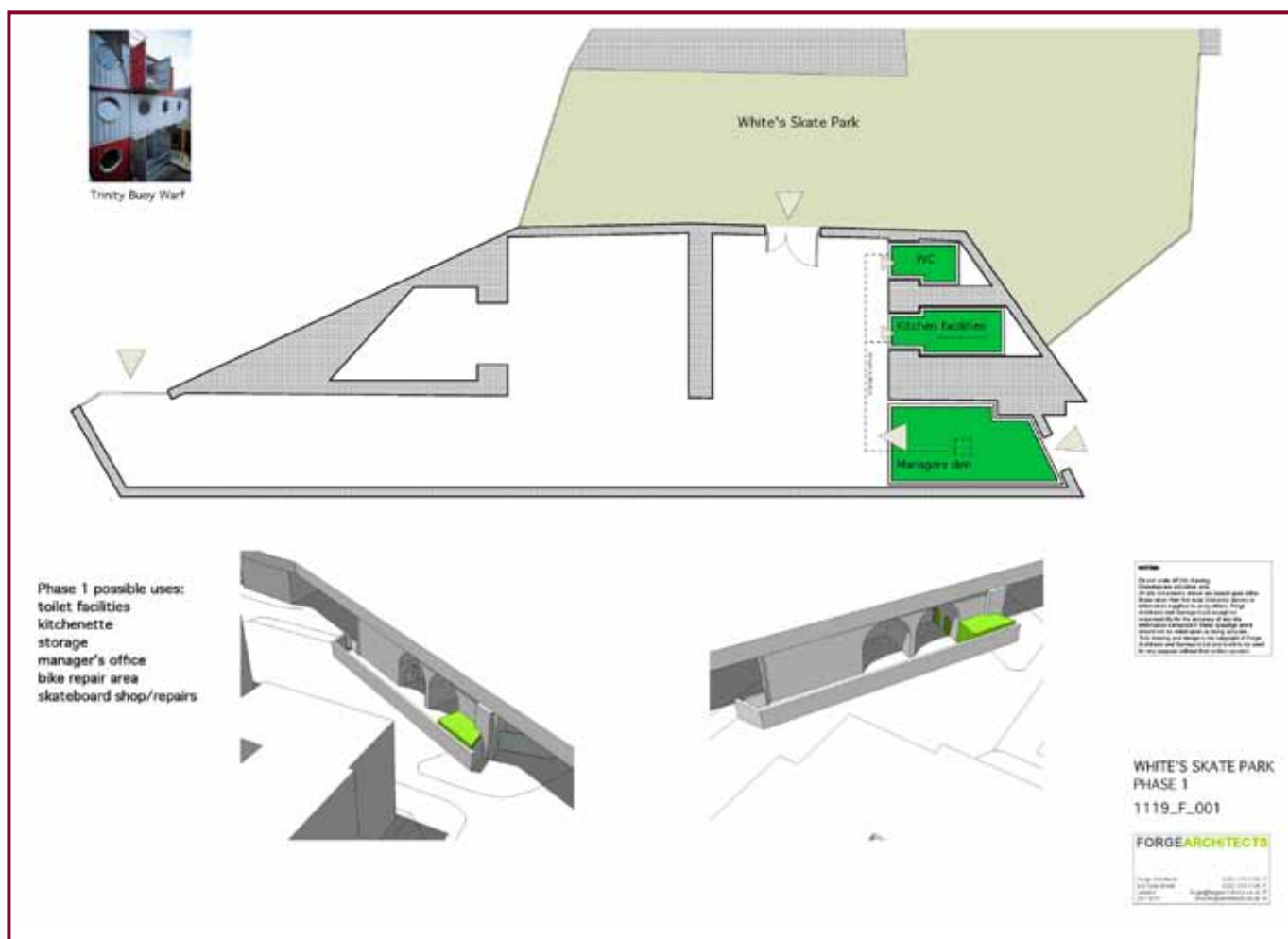
A new skate ramp and improved guttering within the skate park will also be funded as part of this project. The storage area will be improved with addition of a new WC, kitchenette which will be available for users of the skate park to use during supervised sessions. There will also be an improved manager's office where repairs to skateboarding equipment can take place. Works are scheduled to be completed in early 2010.



Inside Whites Grounds Skate Park



⁴ www.southwark.gov.uk/YourServices/RegenerationSection/banksideimprovements/



Design scheme for new facilities in storage area. New facilities will include a WC, kitchenette and manager's den

St Mary Magdalen Churchyard enhancement project

Funded as part of the Bermondsey streetscape improvement programme, the St Mary Magdalen Churchyard enhancement project seeks to improve the functional and aesthetic attributes of the site. A masterplan for the site has been developed and will be implemented in stand alone phases as funding is secured.

A two phase consultation has been carried out and phase 1 works have been guided through the communities input.

Phase 1 works largely relate to improving the structure of the Churchyard while maintaining its character and connection to St Mary Magdalen Church, a Grade II star listed property.

Works are programmed to be on site late summer and completed by end November 2010.



St Mary Magdalen's Churchyard today



Masterplan for St Mary Magdalen's Churchyard



Canada Water environs as it exists in 2008/9



Design scheme to improve Canada Water environs

Canada Water Plaza

The Frameworks and Implementation team is working with a number of partners to deliver a new civic square in the heart of the Canada Water regeneration area. The new public space will be known as Deal Porter square, in memory of the thousands of workers in the area employed as porters to carry the Deal wood arriving in the old Surrey Quays docks from Canada.

The square is funded through a Section 106 agreement with Barratts at Canada Water site A which will contribute £1.6m to the scheme.

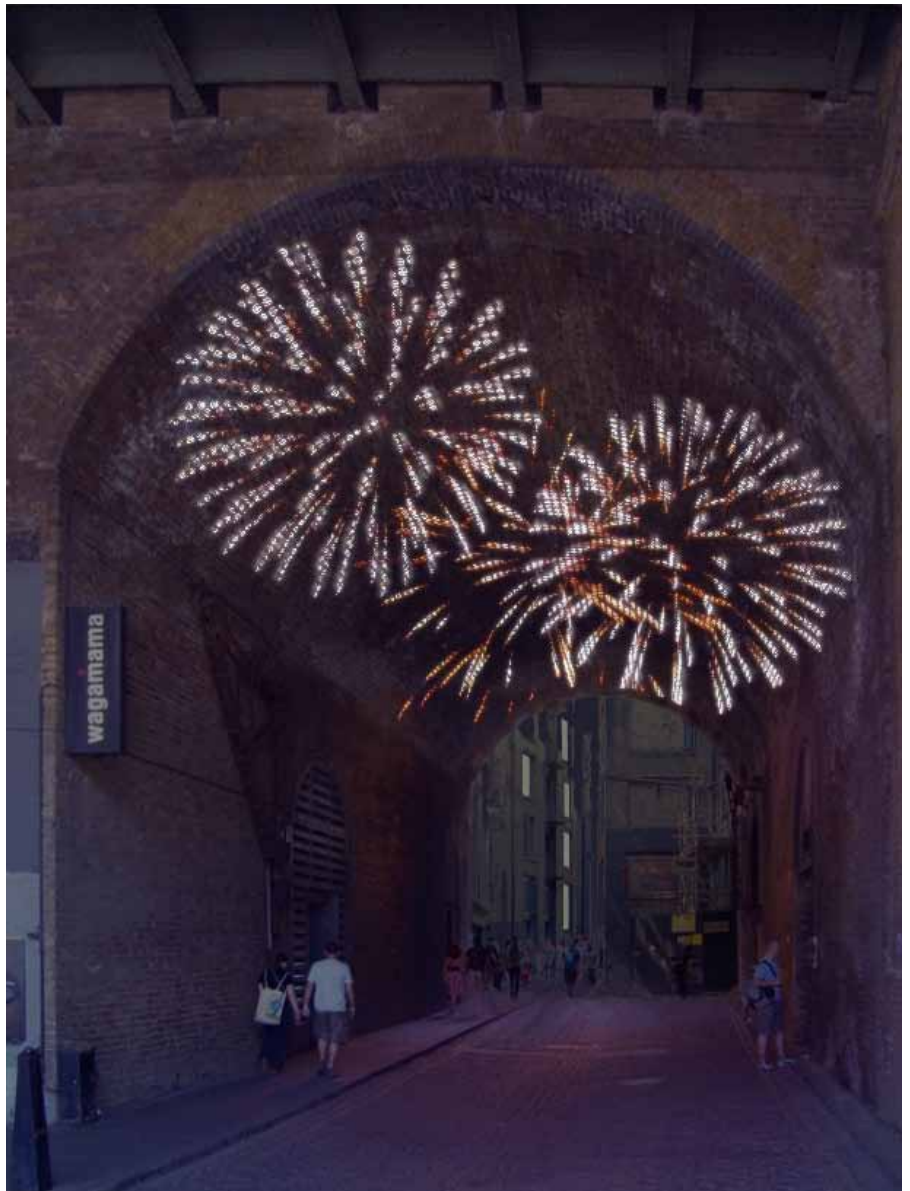
The council appointed British Land Canada Quays (BLCQ) in 2004/5 as the strategic development partner to deliver the physical regeneration of Canada Water. The masterplan created by BL Canada Quays (BLCQ) during 2005, which involved extensive public consultation, is focused on creating a vibrant canal side community of 2,000 new homes around the Canada Water basin and the new Deal Porter square.

Works are due to start on the square in October 2010 to complete in time for the opening of the new library in March 2011.

Clink Street Bridge lighting

The Clink Street lighting project is a permanent feature lighting installation that will display an ad hoc showering and twinkling of lights around the soffit of the bridge, to create interest and a feature of what is currently a dark yet attractive arch that forms part of the Thames Path and part of the industrial heritage of Bankside.

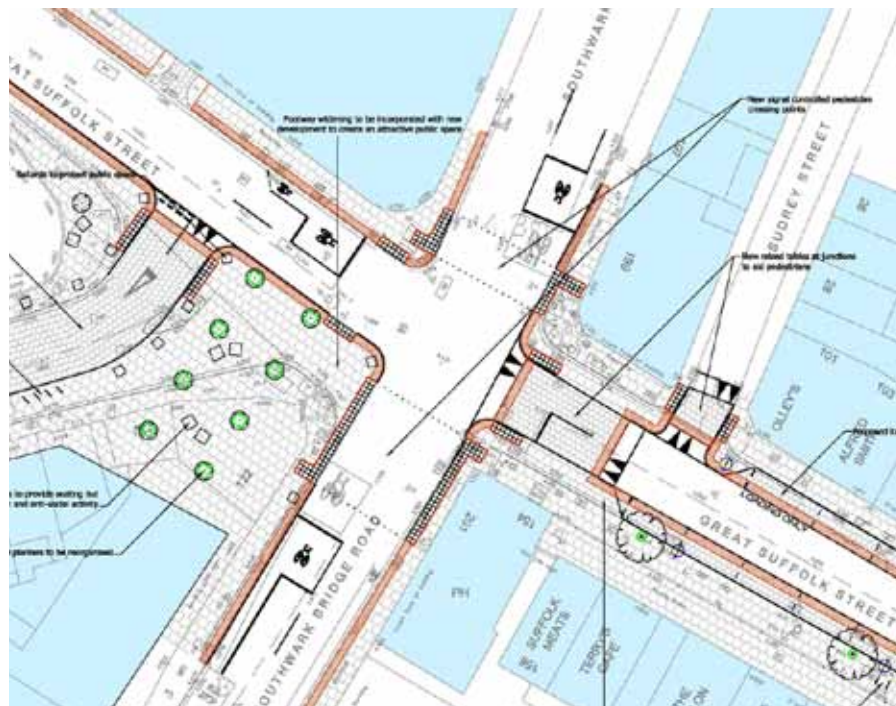
The concept is to frame the shape and scale of the space to best effect and with consideration and appreciation of its location next to the Clink Street conservation area. The design uses subtle moving lights that shower gentle light effects around the structure in the form of stylised fireworks to demonstrate the curvature and scale of the arch.



Design scheme to improve Clink Street Bridge



Southwark Bridge Road junction today



Design scheme to improve Southwark Bridge Road junction

Southwark Bridge Road junction redesign

The redesign of Southwark Bridge Road junction is funded as part of the Borough and Bankside streetscape improvement programme. Transport and urban design experts Mayer Brown and Southwark Council have worked together to produce a design scheme to improve this key junction in Borough and Bankside.

The plans have been developed in order to improve pedestrian and cyclist safety and create a new public space on the route between Bankside and the Elephant and Castle.

Rockingham Street redesign

Section 106 funding has been allocated to Rockingham Street to improve the pocket park. As part of the Elephant and Castle cycle bypass, a design scheme has been created which will reposition the parking bays and improve safety for cyclists.

The scheme also includes removing sub standard trees from the site and replacing them with new trees, re-levelling, and repaving.



Rockingham Street as it exists in 2008

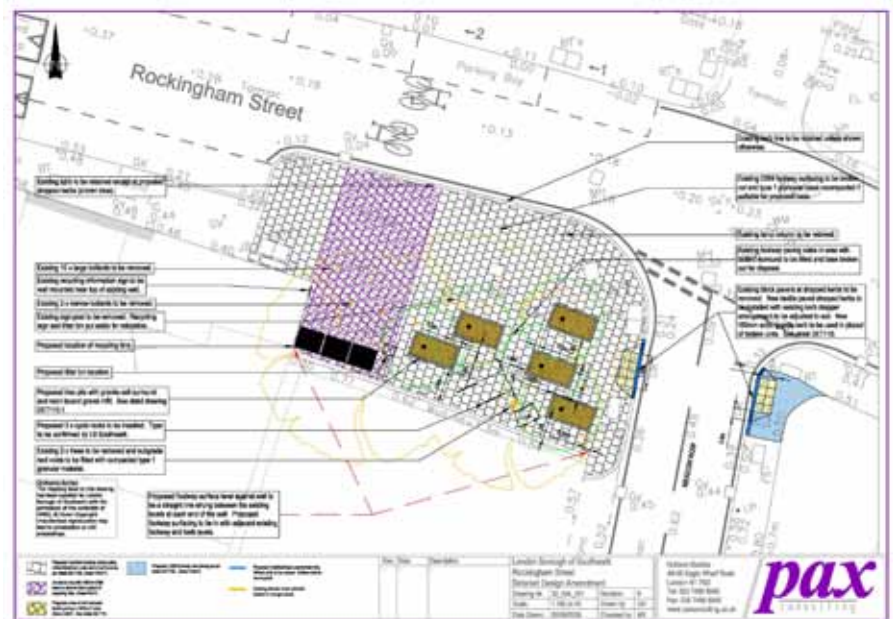


Table 8: Section 106 funded projects under way for 2009/10

Design scheme to improve Rockingham Street

Contact us

Planning policy, Regeneration and neighbourhoods department, Southwark Council,
PO Box 64529, London, SE1 5LX

Any enquiries relating to this document can be directed to planning policy, Southwark Council.
Email planningpolicy@southwark.gov.uk or telephone 020 7525 5471.

To view this document online go to: www.southwark.gov.uk and click on planning and transport.

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 ستأثر على القرارات التي اتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثارك.
إذا اردت أن تطلب المزيد من المعلومات أو من الاستشارة 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. Walworth one stop shop, 151 Walworth Road, SE17 1QY. Southwark Town Hall, 31 Peckham Road, SE5 8UB.