

SECTION 106 ANNUAL REPORT

2010/11



Contents

1. **INTRODUCTION**
2. **SECTION 106 POLICY UPDATE**
3. **COMMUNITY PROJECT BANK**
4. **SECTION 106 SYSTEMS AND PROCESS**
 - 4.1 Section 106 systems overview
 - 4.2 Section 106 funding release process
 - 4.3 Future changes to S106 funding release process
5. **SECTION 106 NEGOTIATION OUTCOMES**
 - 5.1 Total sums negotiated during 2010/1 by purpose
 - 5.2 Total sums negotiated during 2010/11 by community council area
 - 5.3 Agreements signed during 2010/11
 - 5.4 Affordable Housing secured during 2010/11
6. **SECTION 106 RECEIPTS**
 - 6.1 Total Section 106 payments received during 2010/11
 - 6.2 Total balance of Section 106 payments at end of 2010/11
7. **SECTION 106 PROJECT DELIVERY**
 - 7.1 Completed projects 2010/2011
 - 7.2 Employment and trainin
 - 7.3 Case Study
 - 7.4 Clink Street tunnel lighting improvements completed October 2010
 - 7.5 Rothsay Streetscape improvements
8. **SUMMARY**

What is 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 new open space to funding school places or employment training schemes. See www.southwark.gov.uk/s106

Forward

Dear all

I am pleased to present Southwark Council's Section 106 Annual Report 2010/2011.

In 2010/11 Southwark has negotiated over £15 million worth of contributions and committed over £8m to projects such as the new library at Canada Water, new lighting and highways schemes as well as affordable housing units.

I am proud that through these hard economic times we are continuing to attract new development and investment to Southwark. Planning obligations support the council in ensuring Southwark is a borough of opportunity and that the benefits from new developments are extended to everyone who lives in our borough. Planning obligations have secured employment for 138 residents at major construction sites including Canada Water and the Shard.

This Annual Report is an important asset in providing residents with information about what planning mitigation have been secured, where and how to find more details, giving greater clarity about the positive benefits that can come with new developments.

As the austerity measures continue to reduce public sector funding, S106 agreements provide a vital source of funding 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 fourth Section 106 Annual Report which summarises the current S106 balances and key delivered improvements secured through S106 in the financial year from 1st of April 2010 to 31st of March 2011. The report includes information on the 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 funding has been paid to the council by 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 2010/11 year are:

	Contributions 2010/11	(2009/10)
Total Section 106 negotiated	£15,504,721	(£7,405,828)
Total S106 collected	£7,656,420	(£7,188,086)
Total S106 expenditure (committed to projects)	£8,700,231	(£4,054,330)
Total at March 2011 of uncommitted sums c/fwd	£10,295,478	(£8,074,834)

Other important updates from the 2010/2011 reporting year include

- The council's Core Strategy Examination in Public
- The appointment of a new S106 Manager.

2. Section 106 policy updates

2.1 Section 106 policy update

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. An examination in public has been recently completed on the Canada Water Area Action Plan, and the Peckham and Nunhead Area Action Plan has recently been through public consultation. These further support seeking S106 funds and highlight infrastructure needed to support growth in these areas.

The Council is currently consulting upon an Elephant and Castle Opportunity Area Planning Framework Supplementary Document (E and C OAPF SPD). This document highlights potential for growth in the area and the appropriate infrastructure that is required to support this growth and looks to introduce a S106 supplement to the toolkit to capture funding to provide required transport infrastructure.

The Community Infrastructure Levy (CIL) Regulations 2010 are now law and in future annual reports will cover Southwark's CIL as required under 62.a of the Act and including 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.

3. Community project bank

3.1 Community project bank background

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 councillors and project officers to identify specific area based projects that are known to have community and the relevant community council support.

Project prioritisation was completed in 2009/10 and involved looking at the existing approved community project bank listings and incorporating other projects for consideration. Community councils were consulted through the S106 ambassadors and included input from members. As such, the priorities were set out by community council area. It was intended that the priorities 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.

In 2009/10 the consultation and application process was combined with the Council's Cleaner Green Safer (CGS) programme in an effort to make the process easier for the community. All viable ideas that met project bank criteria and were not fully funded by CGS were automatically added to the community project bank.

Within the next year 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 bank.

More information about community project banks can be found at www.southwark.gov.uk/section106

4. Section 106 systems and process

4.1 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 communities 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

4.2 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 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.

More detailed information outlining this process can be found on 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) provides quarterly reports on negotiated funds paid to the council and their availability.

4.3 Future changes to Section 106 funding release process

A revised S106 Release Protocol is currently under internal consultation 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 2011

5. Section 106 negotiation outcomes

5.1 Total sums negotiated during 2010/11 by purpose

From 1st April 2010 to 31st March 2011, 93 S106 legal agreements were signed totalling £15,580,332. This is a near doubling of the number of agreements over the previous year, reflecting the upturn in planning application in Southwark. 2010/11 level is more comparable with 2006/07 and 2007/08 as and well up on 2009/10

5.2 Total sums negotiated during 2010/11 by community council area

Table 1 shows the £15.5m S106 negotiated in 2010/11 for each community council area. The table illustrates that the highest S106 sums are secured in the major regeneration and development areas of Rotherhithe, Bankside and Bermondsey. Camberwell has secured approximately £1 million more in S106 than the 2009/10 year and all areas bar Dulwich (decrease of two schemes) have also seen substantial increases in S106 revenue over the past 12 months.

Table 1: Negotiated sums in 2010/11 by community council area

Community Council	No. of agreements signed	Total sum negotiated during 2010/11
Borough and Bankside	36	£4,226,501
Bermondsey	20	£4,617,859
Camberwell	10	£1,639,010
Dulwich	0	£0
Nunhead and Peckham Rye	5	£262,151
Peckham	4	£95,584
Rotherhithe	7	£4,188,580
Walworth	10	£540,036
TOTAL	93	£15,580,332

Total Sums negotiated by purpose 2010/2011					
TIME PERIOD from: 01 April 2010 ending: 31 March 2011					
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
	93	£15,580,332			
			Administration costs	ADM	£217,621
			Archaeology	ARCH	£84,087
			Building Conservation and Improvements	BCON	£50,000
			Community development & facilities	CDEV	£499,878
			Disabled Access	DISA	£28,000
			Employment during construction	EDMC	£1,859,238
			Employment - Construction WPC Mgt. Fee	EDMM	£7,140
			Education dept pooled payments	EDPP	£1,433,461
			Education - training schemes	EDTS	£14,673
			Employment in the development	EMDE	£144,773
			Employment opportunities	EMPO	£60,507
			Tree Planting	ENTP	£11,661
			Environmental improvements	ENV	£25,000
			Green funds contribution	GFC	£42,748
			Affordable housing off site ctd. payment	HSAH	£300,000
			Local Playground Improvement	LPLI	£27,309
			Other	OTH	£1,793,046
			Publ O/Space, Childrens Play, Sport Devt	PCSD	£1,108,677
			Parks & public open space	PPOS	£437,859
			Primary care trust payments	PRCT	£1,467,881
			Public realm improvements	PRI	£1,621,882
			Sport & recreation facilities	SPT	£711,220
			Transport Strategic Contribution	TRA1	£871,498
			Transport Site Specific Contribution	TRA2	£1,259,652
			Transp. Strategic Contribution TFL appr.	TRA3	£616,799

Table 2: Negotiated sums in 2010/11 by purpose

Please note the figures in this table 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.

Transport TFL Crossrail Project	TRA4	£458,077
TFL Payments for Transport Projects	TRA5	£155,000
Traffic - Car Club	TRCC	£20,851
Traffic - Cycle Routes	TRCR	£1,250
Traffic - Green Travel Plans	TRGT	£6,000
Traffic Order Amendments	TROA	£195,250
Traffic - Other Schemes	TROS	£3,900
Transport General Schemes	TRSC	£45,394
TOTAL		£7,405,828

Table 2 gives a breakdown of the purposes for which the £15.5m funding was received, such as education, transportation, public realm and PCT (Primary Care Trusts i.e. 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 resolution to grant 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)

5.3 Agreements signed during 2010/11

Table 3 details the 93 legal agreements signed during 2010/11 into three contribution brackets: those over £100,000, those between £50,000 to £100,000, and those between £0 to 50,000. The following key observations can be made:

- Land at Great Suffolk Street and Bermondsey Spa secured over £1 million of contributions as did a number of other schemes in the borough,
- Phase C5 of the Bermondsey Spa regeneration was completed,
- A large number of Traffic Management Orders (at £2,805 each) were secured to ensure certain developments are car free.

Corporate Reference	Application	Address	Value
Total negotiated: £0 - £50,000			
S106/095747	06-AP-1290	LAND AT 170-176 GRANGE RD,SE1	21,398
S106/117504A	06-AP-0323	Sites E and H Phase 1 Old Jamaica Rd,Spa Rd	25,000
S106/126038	08-AP-0805	70 Great Suffolk Street, SE1 0BL	2,805
S106/127729	07-AP-2321	14-16 Denmark Hill,SE5 8RZ	2,805
S106/127730	09-AP-0342	3 and 3A Braganza Street, SE17	2,805
S106/129842	08-AP-0484	45 Elm Grove and 63 and 65 Bellenden Rd	2,805
S106/1306	10-AP-0112	44-46 Borough Road, SE1 0AJ	0
S106/132101	09-AP-0174	Felton Hall, George Row, SE16 4UP	22,326
S106/132313	08-AP-1650	Brew Wharf Yard 192-195 Park Street, SE1 9EQ	2,805
S106/132450	09-AP-0185	Thrale House 44-46 Southwark St	2,805
S106/135218	07-AP-2788	Langdale House, 11 Marshalsea Road, SE1 1EN	2,805
S106/136804	09-AP-2880	180 Rye Lane, SE15 4NF	2,805
S106/137249	10-AP-2429	Car Park, Alice Street, SE1	2,805
S106/137256	10-AP-0483	3 Calverts Building, 52 Borough High Street, SE1 1XN	5,055
S106/137285	10-AP-1352	3 Valmar Road, SE5 9NG	2,805
S106/137328	10-AP-1882	10-16 Cole Street, SE1 4YH	2,805
S106/137346	10-AP-1950	1 Walcorde Avenue, SE17 1LS	2,805
S106/137390	10-AP-2963	Soho Wharf, Clink Street SE1	2,805
S106/137520	10-AP-1528	183 Brook Drive, SE11 4TG	2,805
S106/137526	10-AP-0406	161-171 Abbey Street, SE1 3NS	2,805
S106/137552	10-AP-0717	Garages Adjacent to 21-27 Swan Street, SE1 1BY	2,805
S106/137553	10-AP-2187	111-117 Chatham Street, SE17	2,805
S106/137567	10-AP-0513	The Hartley, 64 Tower Bridge Road,SE1 4TR	2,805
S106/137585	09-AP-0537	60 Great Dover Street, SE1 4YF	2,805
S106/137697	09-AP-1515	199 Long Lane SE1	2,805
S106/137705	09-AP-2193	Site E (West) 2 Bermondsey Spa Old Jamaica Road Freatn Street	2,805
S106/137808	09-AP-2591	89 Southwark Street and 1-9 Farnham Place,SE1 0HX	2,805
S106/139559	09-AP-2077	188 CAMBERWELL ROAD, SE5 0ED	2,805
S106/140549	10-AP-2421	161-171 Abbey Street,SE1 3NS	2,805

S106/140555	10-AP-2264	Temple Bar, 284-286 Walworth Road, SE17 2TE	2,805
S106/3069	10-AP-2328	15 Baldwin Crescent, SE5 9LQ	2,805
S106/62855	09-AP-2300	Apostolic Church Mount Zion International, 1A Sumner Rd	3,978
S106/Temp 0006	08-AP-1066	Corner of Green Walk , Alice Street, SE1	2,805
S106/Temp 0010	06-AP-0639	Carinthia Court, 93 Plough Way, SE16 7AF	2,750
S106/Temp 0017	08-AP-1481	31 Blue Anchor Lane, SE16 3UL	3,774
S106/UU 10AP1368	10-AP-1368	31-37 Borough High Street, SE1 1LZ	2,805
S106/UU/Temp 0013	10-AP-2918	1 Rushworth Studios, 63 Webber Street, SE1 0QW	2,805
S106/UU-140603	10-AP-2230	5A-5B Oakley Place, SE1 5AD	2,805
S106/UU-140674	06-AP-0727	UNIT 6, Farrell Court, Elephant Road,SE17 1LB	2,805
S106/UU-140855	10-AP-1088	106 Weston Street, SE1 3QB	2,805
S106/UU-3069	10-AP-1735	221 Rye Lane, SE15 4TP	2,805
S278/137256	05-AP-1949	Samuel Jones Industrial Estate, Peckham Grove, SE15 6ES	11,472
S278/137257	08-AP-1330	Land at Corner of Lavington Street and Great Suffolk Street, SE1	44,750
UU/1048	10-AP-2846	50 Elliotts Row, SE11 4SZ	2,805
UU/1065-335	10-AP-2750	335 Walworth Road, SE17 2TG	2,805
UU/136761	09-AP-0805	Railway Arch 88 and Pavement Site, Blackfriars Road, SE1 0XM	2,805
UU/137327	10-AP-0717	Garages Adjacent to 21-27 Swan Street, SE1 1BY	2,077
UU/137448	07-AP-2931	31 Bear Lane, SE1	2,805
UU/137471	10-AP-3604	Miliki Spot 225 Camberwell New Road, SE5	2,805
UU/137752	09-AP-1512	14 Peckham High Street, SE15 5DT	2,805
UU/13808	10-AP-3392	148 Old Kent Road, SE1 5TY	2,805
UU/138126	10-AP-3569	The Swan, 59 Peckham Park Road, SE15 6TU	2,805
UU/138130	10-AP-3232	585-589 Old Kent Road, SE15 1LA	16,924
UU/140532	10-AP-1165	75-76 Blackfriars Road and 1 Burrows Mews	4,080
UU/140715	10-AP-2682	62 Denmark Hill, SE5 8RZ	2,805
UU/140774	09-AP-1766	The Rose And Thistle, 97 Warner Road,	7,805
UU/271-375	10-AP-1501	Ship York, 375 Rotherhithe Street	5,953
UU/Temp	10-AP-3409	164-180 Union Street, SE1 0Lh	2,805

Corporate Reference	Reg No.	Address	Total Negotiated
Total negotiated: £50,000 - £100,000			
	10-AP-1966	Lindley Estate, Peckham Park Road	68,411
S106/122272	06-AP-1250	286-292 Camberwell Road, SE5 0DI	74,013
S106/137314	10-AP-1831	John Smith House, 144-152 Walworth Rd,	62,094
S106/137519	10-AP-1676	Former Gas Off 709 Old Kent Road SE15	78,386
S106/137696	10-AP-0614	Lynton Rd Neigh' Office 8 Lynton Road	71,622
S106/14050	10-AP-0521	36-38 Penrose Street, SE17	96,753
S106/140580	10-AP-3458	Southwark Park Club, 386 Southwark Park Road SE16	72,272
S106/140584	10-AP-3239	139 Queens Road, SE15 2NB	77,329
S106/140722	10-AP-2897	157-159 New Kent Road, SE1 4AG	91,504
S106/62903	10-AP-3106	Southwark Park Nursing Home, 94-116 Southwark Park Rd, SE16	91,230
S106/Temp 0012	10-AP-1943	246-250 Waterloo Road, SE1	92,469

Corporate Reference	Application	Address	Total Negotiated
Total negotiated: £100,001+			
S106/129965	08-AP-1563	Land at Downtown Road And Salter Road, SE16 6NP	1,012,295
S106/133767	09-AP-1089	Kings College Hall, Champion Hill, SE5 8AN	686,862
S106/135181	09-AP-1999	Surrey Quays Leisure Site, (Surrey Quays Road), SE16 1LI	3,000,000
S106/136663	09-AP-2388	Land at Royal Road, SE17 3NR	361,554
S106/136733	09-AP-2128	200 Great Dover Street, SE1 4YB	829,201
S106/136761	09-AP-2332	St Giles Hospital, St Giles Road, SE5	348,063
S106/136930	10-AP-2754	Capital House, 40-46 Weston Street, SE1	1,146,534
S106/137036	09-AP-1917	Century House, 82-84 Tanner Street And 62 Riley Road, SE1	1,131,573
S106/137357	10-AP-2312	TNACC, Units 7-14 Mandela Way, SE1 5SS	133,930
S106/137522	10-AP-1394	268-282 Waterloo Road, SE1 8RQ	347,071
S106/137659	10-AP-0087	82-86 Peckham Road and 3 Talfourd Road SE15 5NY	250,931
S106/140503	10-AP-1860	70 Abbey Street, SE1 3NJ	257,575
S106/140505	07-AP-0962	102-107 Blackfriars Road, SE1 8HW	224,279
S106/140506	10-AP-2849	Hand In Hand, 37 Arch Street, SE1 6PQ	147,212
S106/140557	10-AP-2081	153-163 Harper Road, (Land At Harper Road 42P), SE1 6AE	203,173
S106/140582	10-AP-2623	South, West, Central and East House, 30-32 and 33-35 Peckham Road, SE5 8PX	341,859
S106/140583	10-AP-2016	65 Southwark Street, SE1 0HR	365,204
S106/140589	10-AP-2600	315-317 Camberwell New Road, SE5	174,187
S106/140627	10-AP-2725	Former Whitstable Day Nursery, Stevens Street, SE1 3BX	198,072
S106/140706	10-AP-2824	63 Alscot Road, Bermondsey, SE1 3AW	109,628
S106/140716	10-AP-3010	Bermondsey Spa Site C5, Grange Walk, SE1 3EL	1,385,562
S106/140751	10-AP-3131	28-30 Trinity Street, SE1 4JE	279,565
S106/62904	10-AP-1255	61-63 Great Suffolk Street, SE1 0BU	1,211,970
S106/Temp 0017	09-AP-2320	Surrey House, 20 Lavington Street, SE1 0NZ	311,258

Table 3: Negotiated sums in 2010/11
by individual agreement

5.4 Affordable housing secured during 2010/11

Over 120 affordable housing units were secured through S106 planning consents in 2010/11, double the number in the previous year. The exact amount and provision will depend upon the future approvals of reserve matter applications as there were a number of outline planning permissions which have not yet defined the exact number of units. Some applications have mechanism to secure further affordable housing, provision or contributions, if profits increase later on (claw back).

A total of 144 affordable housing units secured through S106 were completed in 2010/11, 16 social rented and 128 low cost home ownership units.

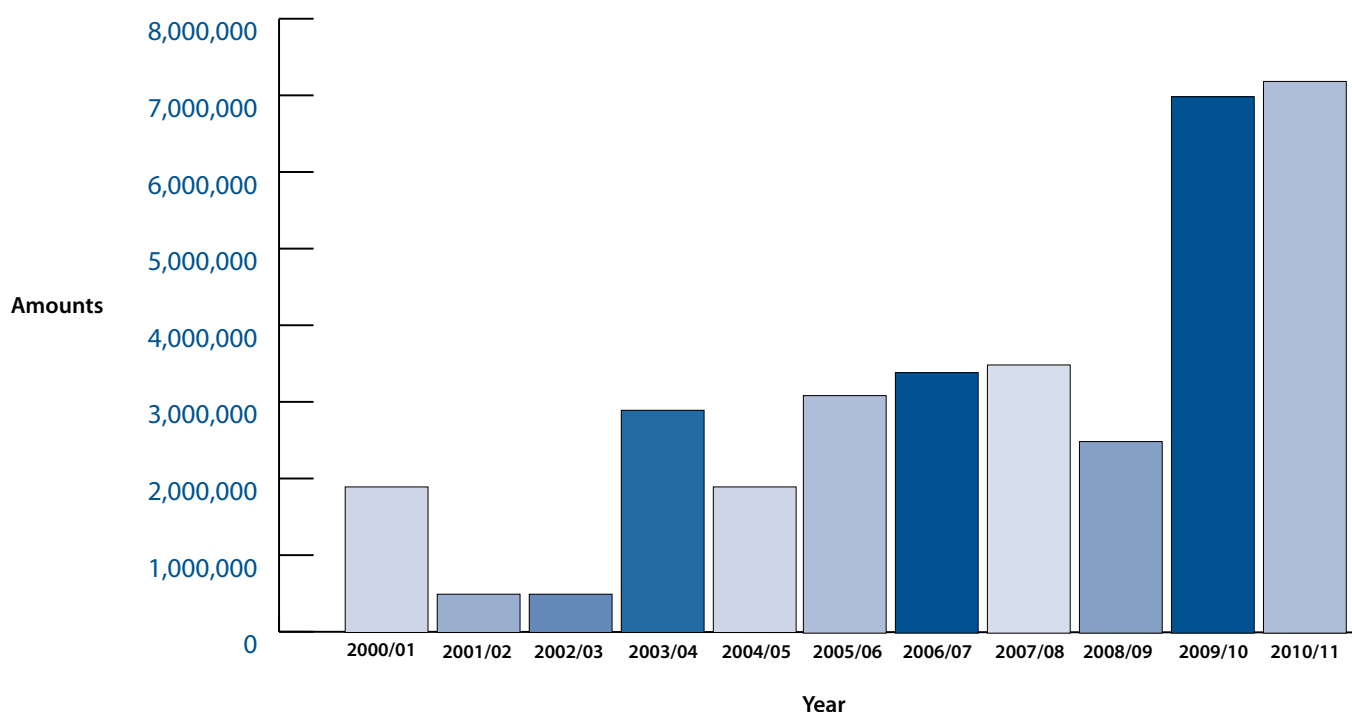


6. Section 106 accounts update

6.1 Total Section 106 payments received during 2010/11

Table 4 (below) illustrates the payments made during the financial year 2010/11. A total of £7.6 million was received from developers during 2010/11, an increase of over £400,000 from the previous year.

S106 Receipts 2000 to 2011



Projects being funded in whole or in part from S106 contributions in 2010/11 include affordable housing schemes, training and employment initiatives, Camberwell Baths, Legible London signs, Snowfield's Primary School Children's Centre and Tooley Street 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.

Table 4: Payments made during the financial year 2010/11.

Transactions for 2010-11	Sum
Total Developers Payments received	£7,656,420.56
Payments made for projects	£1,821,370.00
Transfers to housing	£1,259,456.00
Projects committed	£8,700,231.00

6.2 Total balance of Section 106 payments at end of 2010/11

In order to explain the cumulative balance of available funds existing in the Section 106 accounts, table 5 (in the next 2 pages) details the totals of active account records at the end of the financial year. The accounts show a total uncommitted balance available of £10,295,478 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.
- A complete review of S106 outstanding sums is to be carried out this year to determine those balances which will no longer be receivable due to abandoned developments. Past experience suggests that statistically around 30% of the S106 developer balances will not be received due to this cause.
- The monitoring process is also ongoing to determine if any developers are in default with S106 financial obligations.

Community Council	Ward	Total Negotiated	Amount Received	Spent & Committed	Balances Available
Bermondsey	East Walworth Ward (spend in Bermondsey)	2,805	55	0	55
	Grange Ward	19,294,029	5,125,588	7,485,375	1,369,079
	Riverside Ward	9,565,463	8,604,939	7,962,118	812,991
	South Bermondsey Ward	857,504	649,189	460,448	207,261
	Bermondsey CC Sub-total	29,719,801	14,379,771	15,907,941	2,389,386
Borough & Bankside	Cathedrals Ward	34,546,134	11,950,190	9,053,979	3,603,775
	Chaucer Ward	3,175,613	1,732,572	1,074,691	772,727
	Borough & Bankside CC Sub-total	37,721,747	13,682,762	10,128,670	4,376,502
Camberwell	Brunswick Park Ward	1,149,543	382,192	284,000	98,192
	Camberwell Green Ward	1,623,692	385,765	34,157	359,327
	South Camberwell Ward	1,201,666	149,879	16,144	143,491
	Camberwell CC Sub-total	3,974,901	917,836	334,301	601,010
Dulwich	College Ward	190,200	160,100	122,750	39,575
	East Dulwich Ward	143,180		0	0
	Village Ward	30,000	0	0	0
	Dulwich CC Sub-total	363,380	160,100	123,660	39,265
	Nunhead Ward	599,712	407,603	165,790	246,364
	Peckham Rye Ward	116,506	65,889	19,913	46,967
	The Lane Ward	1,158,023	99,479	50,512	55,616
	Nunhead & Peckham Rye CC Sub-total	1,874,241	572,971	236,215	348,947
Peckham	Livesey Ward	149,660	65,267	45,000	36,104
	Peckham Ward	585,670	543,055	268,480	265,690
	Peckham CC Sub-total	735,330	608,322	313,480	301,794

Rotherhithe	Livesey Ward	2,560,840	398,655	47,873	350,782
	Rotherhithe Ward	3,945,156	2,054,565	2,057,057	18,804
	Surrey Docks Ward	8,698,027	1,809,479	1,987,399	164,944
	Rotherhithe CC Sub-total	15,204,023	4,262,699	4,092,329	534,530
Walworth	Cathedrals Ward (spend in Walworth)	58,650	58,650	0	61,884
	East Walworth Ward	3,136,105	675,876	286,984	418,185
	Faraday Ward	57,960	10,655	0	10,655
	Newington Ward	4,018,893	3,496,853	2,521,664	1,213,321
	Walworth CC Sub-total	7,271,608	4,242,034	2,808,648	1,704,045
Summary tables	Totals all	96,865,031	38,826,495	33,945,244	10,295,479

Table 5: Section 106 accounts 31/3/11

7. Section 106 project delivery

7.1 Completed project 2010/2011

S106 has funded some exceptional projects around the borough, maximising the benefit to residents of the mitigation S106 secures, including linking £1.2 million of S106 to the capital programme to deliver the new library in Canada Water (below).



Other examples are detailed overleaf and more can be found by contacting the Frameworks and Implementation Team and can also be found on the www.southwark.gov.uk/bankside

7.2 Employment and training

The council's S106-funded Construction Workplace Co-ordinator programme has delivered information, advice and guidance for 164 Southwark residents in 2010/11. 138 residents have accessed sustainable employment of 26 weeks' duration or more at major sites in Southwark including Canada Water, Tate Modern, the Integrated Waste Management facility 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.

7.3 Case study

One local resident supported is Connor Dyton, 18, who, through the support of the S106 funded programme at the Shard of Glass secured an apprenticeship with a scaffolding contractor. Connor said

"I have always wanted to be a scaffolder because the physical nature of the job appeals to me. Working for GKR is a great challenge and my work mates support me and encourage me to improve and learn. The support I had from the programme was very useful and gave me an opportunity which I'd never had gotten. I am becoming more confident day by day and I am 100% committed to succeeding at what I do."



7.4 Clink Street tunnel lighting improvements completed October 2010

Located under the arch of the Clink Street tunnel in Bankside, the installation has been programmed to create a subtle firework display effect, running along the brickwork and bridge walls.

The lights change according to the time of day, reflecting the varying numbers pedestrians passing underneath them. The quiet phases will be marked with a twinkling star effect and when the area becomes busier, the firework effect will build up to a momentum reaching its most striking display in times of increased activity.

Clink Street tunnel is located in the heart of historical Bankside next to Clink Prison Museum, Vinopolis and the Golden Hinde, and is a popular route taken by local residents and tourists.

In addition to the sophisticated LED display fitted above pedestrians as they walk through this popular thoroughfare, Halo Lighting has also improved lighting along the footway making it safer and more appealing for the public. The project was funded through Section 106, associated with Bankside Mix Development and the council's own Cleaner Greener Safer funding.





Before improvements



After improvements

7.5 Rothsay Streetscape improvements

Rothsay Street has been transformed through a streetscape improvement project run by the Frameworks and implementation team working with Haddon Hall, Jam Factory and Meakin Estate management and residents.

Narrow footways and road surfacing in a state of disrepair, a poorly lit pedestrian route connecting the street network up to London Bridge and fragmentation between the character of new developments and existing housing estates were identified as issues through consultation with residents and have been addressed through the project.

In addition, local people were keen to see more greening around the street and this has been achieved by reconfiguring the road layout and creating build outs for tree pits along with replanting the pedestrian walkway between Rothsay Street and Weston Street.

Car parking bays have been clarified to help parking management along with general decluttering of street furniture and signage and an upgrade to the street lighting. By pulling together Section 106 funding with Cleaner Greener Safer money and a contribution from the road budget a complete upgrade was possible for the street making a big improvement for local residents and pedestrians.

8. Summary

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

Highlights in 2010/2011	Sum
Total S106 negotiated	£15,504,721.00
Total S106 collected	£7,656,420.56
Total S106 expended (committed to new projects)	£8,700,231.00
Total S106 uncommitted balance as of 31/03/11	£10,295,478.00

Table 6: Key highlights in 2010/11

Contact us

Development management, Regeneration and neighbourhoods, Southwark Council,
PO Box 64529, London, SE1 5LX.

Any enquiries relating to this document email zayd.al-jawad@southwark.gov.uk or
telephone 020 7525 7309.

To view this document online go to: 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 ستأثر على القرارات التي اتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثارك.
إذا أردت 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.