

SECTION 106

ANNUAL REPORT

2009/10



Contents

- 1. INTRODUCTION**
- 2. SECTION 106 POLICY UPDATES**
 - 2.1 Section 106 Supplementary Planning Document review
- 3. COMMUNITY PROJECT BANK**
 - 3.1 Community project bank background
 - 3.2 Community project bank guidance and prioritisation
 - 3.3 Community Project Bank priority projects example
- 4. SECTION 106 SYSTEMS AND PROCESSES**
 - 4.1 Section 106 systems overview
 - 4.2 Section 106 release process
- 5. SECTION 106 NEGOTIATION OUTCOMES**
 - 5.1 Total sums negotiated during 2009/10 by purpose
 - 5.2 Total sums negotiated during 2009/10 by community council area
 - 5.3 Agreements signed during 2009/10
 - 5.4 Affordable Housing secured during 2009/10
- 6. SECTION 106 RECEIPTS**
 - 6.1 Total Section 106 payments received during 2009/10
 - 6.2 Total balance of Section 106 payments at end of 2009/10
- 7. SECTION 106 PROJECT DELIVERY**
 - 7.1 Projects completed during 2009/10
 - 7.2 Affordable Housing completed during 2009/10
 - 7.3 Summary of all live Section 106 projects
 - 7.4 Active project profiles 2009/10
- 8. ANNUAL REPORT SUMMARY**

What is Section 106?

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

Forward



Dear all

I am pleased to present Southwark Council's Section 106 Annual Report 2009/2010.

Southwark is successfully continuing to attract new and exciting developments to the borough, including Strata and The Shard. Whilst we are in a middle of a global economic recession, it is a notable achievement that we are still attracting significant business and investment.

Whilst developments require careful and well planned management, they also present some real opportunities for the residents of Southwark. The S106 agreement (also known as planning obligation), is one in which developers agree to make a contribution for a number of funding purposes. This agreement helps to mitigate the impact of the development and presents real benefits for our community. This is particularly important at a time when the council is seeing unprecedented cuts in its own funding.

Described in detail in this report are new projects such as affordable housing, improved or new open spaces, employment and training initiatives. These are all funded at least in part by developers from Section 106 agreements. These range from small landscaping projects valued at £25,000 to employment projects valued at over £500,000.

New developments have an impact on our communities and it is right that there should be openness about what is received and how the money is spent. In commitment to this transparency, this report describes how the council prioritises and agrees which projects should be supported with consultation and approval at community level through the community councils.

I am very proud that this council is working with developers and our residents to agree funding for a range of initiatives that bring true and lasting benefit to the people of Southwark.

Councillor Fiona Colley
Cabinet member for regeneration & corporate strategy

1. Introduction

This document is the third Section 106 Annual Report which summarises any new policy or processes and details the delivery outcomes related to Section 106. This annual report documents transactions during the financial year from 1 April 2009 to 31 March 2010. The report includes information on the funds negotiated, funds received from developers, funds committed to new projects and details of all live projects. To illustrate the tangible outcomes that are achieved through Section 106 completed projects for the 2009/10 period are also presented in the report.

Since the adoption of a robust 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 has won praise from around the country.

The key figures regarding Section 106 for the 2009/10 year are:

	Sum
Total Section 106 negotiated	£7,405,828.00
Total Developer payments received	£7,188,086.00
Sums committed to new projects	£4,054,330.00
Total at March 2010 of uncommitted sums c/fwd	£8,074,834.00

Other important updates from the 2009/2010 reporting year include

- The second round of community project bank ideas have been approved across all community council areas within the Borough. The complete project bank lists are available online at www.southwark.gov.uk/section106 Section 3 provides more information on the Community Project Bank
- A review of the Section 106 Supplementary Planning Document has started and an outline of the process is provided in chapter two.

2. Section 106 policy updates

2.1 Section 106 Supplementary Planning Document review

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 include 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 planning applications.

The council is now well advanced with the preparation of its Local Development Framework (LDF). The Core Strategy, Aylesbury Area Action Plan (AAP), Canada Water Area Action Plan, Peckham Area Action Plan and Bankside, Borough and London Bridge SPD will replace large parts of the Southwark Plan. The Aylesbury, Peckham and Canada Water AAPs set out new area-specific standard charges, and the Core Strategy provides a new strategic policy on S106.

The Council is now preparing an updated S106 SPD. This is to ensure that:

- The charges remain relevant and proportionate to needed infrastructure
- The Council can continue to demonstrate a strong link between the charge and the infrastructure to be provided
- The standard charges are consistent with Core Strategy policies and priorities
- The SPD incorporates the tariffs set out in the Aylesbury and Canada Water AAPs
- The need for other area-specific infrastructure is reviewed, for example at Elephant and Castle, Bankside, Borough and London Bridge and Peckham
- The SPD reflects changes in legislation and emerging policy.

The need to update the SPD is identified in the Council's 2010 Local Development Scheme (LDS), which sets out the timetable for the preparation of new planning documents. The timetable for preparing the S106 SPD is available on the planning policy website. www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance

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. The community project bank is a list community generated project ideas which are approved by the relevant community council.

The community project bank arose out of consultation on the first draft of the Section 106 SPD 2007 through the desire and need to increase involvement for Southwark's community in the planning process. Community participation is particularly important to identify ways to mitigate the impact of new developments that meet local people's needs. The list is now being used by planners and officers negotiating S106 and delivering projects.

The function of the project bank is to capture ideas for viable projects that improve the local environment and could be implemented through S106 or other funding sources as they become available. The list can be used by development management officers, councillors and project officers to identify specific area based projects that are known to have community and community council support. The list can also provide developers with project ideas that they may wish to contribute towards as part of a planning obligation.

This year the consultation and application process was combined with the Council's Cleaner Greener Safer (CGS) programme in an effort to make the process easier for the community. It also ensures community ideas across capital programmes are linked and helps to make processes within the council more efficient and effective. All viable ideas that met project bank criteria and were not fully funded by CGS were automatically added to the community project bank recommendations.



The local community gets involved in deciding how S106 is spent for "Abundant Amelia".

The following number of projects are currently listed for each area

Borough and Bankside	67
Bermondsey	94
Rotherhithe	57
Walworth	42
Camberwell	44
Nunhead and Peckham Rye	44
Peckham	41
Dulwich	33

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

3.2 Community Project Bank policy guidance and prioritisation

In July 2009 the Council's Executive (now Cabinet) agreed additional policy guidance for the community project bank to apply a weighting measure and prioritise projects for funding. This provides:

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. Guidance for officers in developing and delivering capital projects funded through Section 106 and other capital resources.
3. Guidance for those approving allocation of Section 106 funds.

The project prioritisation was completed simultaneously with the policy development 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. The priorities are listed on www.southwark.gov.uk/section106 in the community project bank section and an example is shown below. It is 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.

As mentioned above the council undertook consultation on the Community Project Bank in 2009/10 in conjunction with the CGS process. This has resulted in protocols being set out for implementation, reporting requirements and guidance for decision making in relation to the community bank's project.

The project priorities will be revisited and revised in 2010/11 alongside the next Cleaner Greener Safer process which is anticipated to take place in the fourth quarter. The community councils will consider new projects for the community project bank and then decide the priority of projects under the agreed headings.

In terms of monitoring, community councils will be required to report back their project bank priorities to cabinet on an annual basis.

3.3 Community Project Bank priority projects example

Peckham Community Council - Priority projects

Priority/ Theme	Transport	Public realm	Open space/ play and sports	Community facilities	Economic development	Education
1	1 Road safety improvements at the junction of Willowbrook Rod and Peckham Hill Street £150K	2 Peckham Town Centre community safety £250k	Renew and upgrade Jowett Street park £100k	4 Peckham Square improvement including Canopy and Peckham Space £150k	Commercial Way 1 ILRE £250k	5 Peckham Park School: environmental improvements to enhance extended school & community use £50k
2	Commercial Way road safety improvements £150k	3 Improve landscape and entrance at rear of Shards Terrace £50k CGS	Outside gym at Brimington park £25k	Landsacping and improvements at Lister Health Centre £25k	Peckham Park Road ILRE £150k	Peckham Park School: environmental improvements to enhance extended school and community use £250k

Other Peckham Priority projects

Priority/ Theme	Transport	Public realm	Open space/ play and sports	Community facilities	Economic development	Education
3	Peckham Hill Street south speed reduction and road safety improvements £250K	Major improvements to Sumner passage £150k	Consort park improvements £100k	Improve facilities and access to Damilola Taylor Centre £100k CGS	Meeting House Lane ILRE £150k	Gloucester Grove Primary Play facilities £50k
2	St Georges Way improvement £150k+	To design and install an art feature on the Peckham Peaks cooling towers £50k CPB	Refurbishment of Friary Estate play area £25k CPB CGS	Major improvements to Bradfield youth club, Commercial Way £100k	Commercial Way 2 ILRE £150k	Camelot School Play facilities £50k
5	Peckham Hill Street and Bird in Bush Road, road safety improvements £100k	Upgrade fencing at rear of library by Eagle wharf site £50k	FlaxYard - Sumner Gardens improvements £100k	Leyton Square youth provision £250k	Shop front improvements and walk way improvements between Sumner Road, Melon Road and Peckham High Street £250k	St James the Great Primary Play facilities £50k

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 that now includes hotel developments and Cross Rail contributions
- 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.

Detailed information outlining this process can be obtained on The Source, the council's intranet service.

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.

5. Section 106 negotiation outcomes

5.1 Total sums negotiated during 2009/10 by purpose

From 1 April 2009 to 31 March 2010, 45 Section 106 legal agreements were signed totalling £7,405,826. Table 1 gives a breakdown of the purposes for which the £7.4m funding was received, such as community development and facilities, parks and public open space and affordable housing.

The sums show a £16,310,981 drop in Section 106 negotiations compared to the 2008/2009 year. This is due to a lower number of major applications and reflects the general trend of the economic downturn. However, it should be noted that the 2008/2009 year was a very strong year for negotiations with an increase from the 2007/2008 year by £8,433,976.

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. This process has been streamlined through the requirement for all applicants to issue a "planning obligation statement" as part of their application submission
- Timing of the larger S106 payments by developers are usually linked to stages of development which triggers the contribution payments. Indexation adjustments to allow for inflation are now built into the S106 agreements to compensate for these staged payments
- 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).



Around 90 Car club bays are available within Southwark. With help from S106, the programme is extending making Southwark less congested and providing another transport option.

Total Sums negotiated by purpose 2009/2010					
TIME PERIOD from: 01 April 2009 ending: 31 March 2010					
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
	49	£7,405,826			
			Administration costs	ADM	£81,430
			Archaeology	ARCH	£13,321
			Bankside Open Spaces Trust Projects	BOST	£120,000
			Community development & facilities	CDEV	£1,288,415
			Employment during construction	EDMC	£172,942
			Education dept pooled payments	EDPP	£658,657
			Education - training schemes	EDTS	£86,000
			Employment in the development	EMDE	£60,256
			Employment opportunities	EMPO	£203,468
			Tree Planting	ENTP	£2,500
			Environmental improvements	ENV	£60,868
			Green funds contribution	GFC	£18,800
			Local Economic Delivery Contributions	LEDC	£64,419
			Public open space, childrens play, sports development	PCSD	£564,324
			Parks & public open space	PPOS	£138,430
			Primary care trust payments	PRCT	£298,179
			Public realm improvements	PRI	£450,613
			Sport & recreation facilities	SPT	£22,919
			Traffic - controlled parking zones	TCPZ	£10,750
			Transport strategic contribution	TRA1	£268,519
			Transport site specific contribution	TRA2	£104,346
			Transport strategic contribution TFL appr.	TRA3	£1,904,000
			Traffic - Car club	TRCC	£30,000
			Traffic - Car sharing schemes	TRCS	£5,000
			Traffic - Green Travel Plans	TRGT	£6,000
			Traffic Order Amendments	TROA	£143,750
			Traffic - Other Schemes	TROS	£579,000
			TOTAL		£7,405,828

Table 1: Negotiated sums in 2009/10
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.

5.2 Total sums negotiated during 2009/10 by community council area

Table 2 shows the £7.4m Section 106 negotiated in 2009/10 for each community council area. The table illustrates that the highest Section 106 sums are secured in the major regeneration and development areas of Rotherhithe, Bankside, Bermondsey and Walworth. Rotherhithe has secured approximately £1 million more in Section 106 than the 2008/09 year and Nunhead and Peckham Rye has also seen an increase in Section 106 revenue over the past 12 months.

Community Council	No. of agreements signed	Total sum negotiated during 2008/09
Borough and Bankside	14	£810, 459
Bermondsey	13	£574, 836
Camberwell	6	£353, 092
Dulwich	2	£8, 600
Nunhead and Peckham Rye	6	£418, 759
Peckham	0	£0
Rotherhithe	3	£4, 630, 032
Walworth	5	£610, 050
TOTAL	49	£7, 405, 828

Table 2: Negotiated sums in 2009/10 by community council area

5.3 Agreements signed during 2009/10

Table 3 details the 45 legal agreements signed during 2009/10 into three contribution brackets: £100,000 plus, £50,000 to £100,000, and £0 to 50,000. The following key observations can be made:

- Canada Water: Site A Section 106 was renegotiated due to significant changes from the original scheme agreed in 2005
- Old Kent Road Integrated Waste Management facility has generated £2,322,187 including £1.5 million to TfLN improvements
- A number of housing sites are coming on stream in Walworth and Camberwell

Corporate Reference	Reg No.	Date Signed	Address	Total Negotiated
Total negotiated: £100,001+				
S106/130281	08-AP-0813	08/06/2009	153 - 157 Tower Bridge Road	178, 127
S106/132004	09-AP-0039	15/05/2009	Tate Modern, Bankside, London SE1	178, 200
S106/132288	09-AP-0068	27/04/2009	38 St Marys Road, London, SE15	120, 073
S106/132462	08-AP-1744	16/07/2009	41 - 47 Blue Anchor Lane, 9 - 13 Bombay Street	106, 676
S106/132493	09-AP-0489	02/07/2009	Octovia House, 235 - 241 Union Street	102, 491
S106/133771	09-AP-1749	09/11/2009	46 - 49 Blackfriars Road, London SE1	256, 785
S106/134816	09-AP-1874	24/11/2009	150 Spa Road (Bermondey Spa)	261, 048
S106/134922	09-AP-1769	25/11/2009	Land to rear of 1-27 Brabourn Grove	143, 272
S106/135193	09-AP-0717	29/11/2009	316 - 322 Camberwell New Road	169, 171
S106/137053	09-AP-1870	17/02/2010	Site A Canada Water, Surrey Quays	2, 276, 709
S106/Temp 0009	07-AP-2801	18/09/2009	Newington South, Land at Bolton Crescent	361, 606
S106/Temp 0010	08-AP-2209	16/02/2010	763 Old Kent Road, London, SE15	2, 322, 187
S106/Temp 0014	02-AP-1799	02/02/2010	4 - 8 Emerson Street	200, 000
S106/Temp 005	08-AP-2440	12/01/2010	Brandon Street, Larcom Street	164, 938

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

Total negotiated: £50,000 - £100,000

S106/130435	06-AP-2188	24/04/2009	43 - 47 Southwark Bridge Road	53, 348
S106/132102	08-AP-3078	23/04/2009	Land at Chesterfield Way & Culmore Road	83, 914
S106/133041	06-AP-0796	05/02/2010	South City Court, Peckham Grove	80, 341
S106/134531	09-AP-1342	22/10/2009	Site adjacent to 19 Rosenthorpe Road	65, 889
S106/135060	08-AP-1480	02/11/2009	134 New Kent Road, London, SE1	78, 150
S106/135077	09-AP-0841	30/11/2009	67 Crawford Road, London, SE5	89, 615

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

Total negotiated: £0 - £50,000

S106/121151	08-AP-3022	22/11/2009	Former Red Cow, 48 Grange Walk	2, 555
S106/126465	07-AP-2299	09/07/2009	142 Bermondsey Street, London	2, 805
S106/127728	07-AP-2375	19/08/2009	4-28 Varcoe Road, LONDON, SE16	31, 136
S106/129459	08-AP-1409	05/05/2009	16 Ondine Road, LONDON, SE15 4EB	3, 000
S106/129510	08-AP-2697	30/09/2009	12/12A Rye Lane, LONDON, SE15	2, 805
S106/129567	08-AP-0224	23/07/2009	1-3 Silex Street, LONDON, SE1 0DW	2, 805
S106/129671	08-AP-2965	12/10/2009	247 Long Lane/Bermondsey Street	2, 805
S106/130238	08-AP-2432	14/04/2009	182 Overhill Road, LONDON, SE22	5, 100
S106/130246	08-AP-0726	05/06/2009	Bricklayers Arms Public House	8, 160
S106/130392	06-AP-1605	26/10/2009	UNITS 4, 4A & 4B, 24-28 Wilds Rents	2, 805
S106/130444	08-AP-1534	14/04/2009	129 Camberwell Road	2, 550
S106/130568	08-AP-1646	30/09/2009	Railway Arches 6-11, Crucifix Lane	2, 805
S106/130643	07-AP-2346	16/06/2009	Prince of Wales 51-57 St George's Road	2, 805
S106/132305	09-AP-0078	24/04/2009	Dockhead Fire Station	7, 905
S106/134921	08-AP-2804	17/03/2010	218-224 Borough High Street	2, 805
S106/135116	09-AP-0577	23/12/2009	Blows Yard, 15 Winchester Walk	2, 805
S106/135117	08-AP-2845	11/09/2009	2 Bermondsey Square, LONDON,	2, 805
S106/135119	08-AP-3062	08/12/2009	54 Southwark Bridge Road	2, 805
S106/135295	09-AP-0765	02/11/2009	249-253 Long Lane, LONDON, SE1	2, 805
S106/137106	09-AP-1796	02/02/2010	3 Harmsworth Street, London	2, 805

Corporate Reference	Reg No.	Date Signed	Address	Total Negotiated
Total negotiated: £0 - £50,000 (continued)				
S106/137760	09-AP-1049	25/03/2010	Manor Tavern, 78 Galleywall Road	7, 000
S106/Temp 0011	09-AP-2915	12/03/2010	24-26 Denmark Hill, London, SE5	2, 805
S106/Temp 0012	09-AP-2874	24/02/2010	66B Fenwick Road, London, SE15	2, 805
S106/Temp 0013	04-AP-0125	02/02/2010	2A-4 Jamaica Road, SE1	2, 805
UU/09-0722	09-AP-0722	09/12/2009	103 Overhill Road, LONDON, SE22	3, 500

Table 3: Negotiated sums in 2009/10 by individual agreement

5.4 Affordable Housing secured during 2009/10

A total of 63 affordable housing units were granted planning consent in 2009/2010 including

- 45 social rented
- 10 intermediate rented
- 8 shared ownership

6. Section 106 accounts update

6.1 Total Section 106 payments received during 2009/10

Table 4 illustrates the volume of payments made and sums committed to new projects during the financial year 2009/10. A total of £7.2M was received from developers during 2009/10 payable on agreements signed prior to 2008/09. £37,378 was received from interest payments which are not committed to particular projects or purposes unless so stated in the relevant legal agreement. These additional funds must still be applied to one or more of the agreement purposes set out in the particular agreement. A total of £4M was committed to new Section 106 projects.

Projects being funded through S106 in 2009/10 include £636,000 for the Amelia Street improvements, £892,854 toward a number of employment and training programmes, £287,400 for the Rotherhithe Multi Model Transport study and many other smaller projects.

The increase in developer payments from previous reporting years (2008/09 - £2,903,493; 2007/08 £3,491,055.90) is largely attributed to the Section 106 SPD coming into force. The policy is achieving greater consistency in S106 negotiations which is now generating income and benefits as schemes come on site or complete. Payments from large schemes like The Shard and Canada Water have started to come in alongside the Bankside Industrial Estate, Newington South housing development and final St Christopher's House payments.

Transactions for 2009-10	Sum
Total Developers Payments received	£7,188,086.00
Interest received	£37,377.74
Payments made for projects	£2,028,347.78
Transfers to housing	£913,248.00
Projects committed in 2009-10	£4,054,330.00

Table 4: Section 106 payments and transactions during 2009/10



S106 payments for the Shard have started to be received by Southwark Council

6.2 Total balance of Section 106 payments at end of 2009/10

In order to explain the cumulative balance of available funds existing in the Section 106 accounts, 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 £8,074,834. The following key observations should be made in relation to these funds:

- Several large payments were received during 2009/10 totalling £7.2M, and there is a time lag between receiving payment of obligations and the approvals process to release the money and commit to projects. In some cases funds have to be consolidated to make a cost effective scheme.
- 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.

Ward and Community Council	Total Negotiated	Amount Received	Outstanding Sum	Spent & Committed	Interest & Indexation	Balances Available
Grange Ward	13,079,377	4,149,014	8,930,364	3,395,575	233,968	987,406
Riverside Ward	7,075,451	5,575,177	1,500,274	5,000,428	86,363	661,112
South Bermondsey Ward	690,878	466,374	224,504	460,448	15,651	21,577
Bermondsey CC Sub-total	20,845,706	10,190,565	10,655,142	8,856,451	335,982	1,670,095
Cathedrals Ward	32,172,106	10,568,233	21,603,873	8,620,719	613,728	2,561,242
Chaucer Ward	2,245,103	1,254,819	990,285	1,084,691	107,624	277,752
Borough & Bankside CC Sub-total	34,417,209	11,823,052	22,594,158	9,705,410	721,352	2,838,994
Brunswick Park Ward	459,621	374,735	84,886	91,000	0	283,735
Camberwell Green Ward	1,350,343	165,762	1,184,581	13,801	3,628	155,590
South Camberwell Ward	514,804	140,000	374,804	16,144	9,756	133,612
Camberwell CC Sub-total	2,324,768	680,497	1,644,271	120,945	13,384	572,937
College Ward	159,600	159,500	100	122,750	2,825	39,575
East Dulwich Ward	143,180		143,180	0	0	0
Village Ward	30,000	0	30,000	0	0	0
Dulwich CC Sub-total	332,780	159,500	173,280	122,750	2,825	39,575
Nunhead Ward	547,034	286,498	260,536	134,999	3,419	154,918
Peckham Rye Ward	116,506	65,889	50,617	0	0	65,889
The Lane Ward	900,072	90,289	809,783	28,670	6,649	68,269
Nunhead & Peckham Rye CC Sub-total	1,563,612	442,676	1,120,936	163,669	10,068	289,076

Livesey Ward	69,526	61,000	8,526	45,000	15,837	31,837
Peckham Ward	570,220	27,357	542,863	7,500	115	19,972
Peckham CC Sub-total	639,746	88,357	551,3897	52,500	15,952	51,809
Livesey Ward	2,475,531	67,656	2,407,875	26,000	0	41,656
Rotherhithe Ward	3,872,884	1,579,613	2,293,271	15,000	0	1,564,613
Surrey Docks Ward	5,689,324	1,800,776	3,888,548	1,987,399	342,864	156,241
Rotherhithe CC Sub-total	12,037,739	3,448,045	8,589,694	2,028,399	342,864	1,762,510
East Walworth Ward	3,042,055	625,863	2,406,192	261,560	18,164	392,468
Faraday Ward	55,155	5,100	50,055	0	0	5,100
Newington Ward	3,272,879	1,414,717	1,858,162	997,648	35,204	452,273
Walworth CC Sub-total	6,379,089	2,055,680	4,314,409	1,259,208	53,368	849,841
Totals all	78,531,649	28,888,372	49,643,279	22,309,332	1,495,795	8,074,837
GRAND TOTALS per Acolaid Report	78,531,649	28,888,372	49,643,279	22,309,332	1,495,795	8,074,837

Table 5: Section 106 accounts 31/3/10

7. Section 106 project delivery

7.1 Completed project profiles 2009/2010

Every year more great projects are completed spending Section 106 income that help improve Southwark and make a real difference to our communities. The following pages highlight a number of projects completed in 2009/10.

More detail on these projects is available by contacting the Frameworks and Implementation team on 020 7525 5576.

Employment and training

The Strata SE1 Workplace Co-ordinator (WPC) scheme completed in March 2010, utilising funding from the Strata S106 (£50,000) and neighbouring Crompton Street (£30,000). This enabled the Workplace Co-ordinator, based with the contractor on-site, to support nearly 100 Southwark residents (97) with employment support, advice and guidance. 10 Southwark residents gained jobs on site, and 42 benefited from CSCS and NVQ-level training. The WPC also worked with START, the council's arts and culture employment programme, to source candidates for ongoing jobs as concierges at the development.

Project complete, Section 106 spent.



Residents are moving into the 408 apartments in Strata SE1. The tallest residential building in central London and a landmark for Elephant and Castle regeneration.



Mary Frobisher Park as works commence

Mary Frobisher Park transformed with local community involvement

Mary Frobisher Park: Peckham

The park has been completely refurbished to incorporate natural play elements, new paths, seating, fencing and shrub beds. Play elements include a large bespoke climbing frame, basket swing, a mosaic river path with boulders and a Sleeping Giant sculpture made from wood. The park provides high intensity active play as well as seating areas to relax away from the main play space.

The park also includes a rocky mountain area with raised planters which can be used by the local community for growing herbs and other edible plants. The park has changed from an overgrown and unwelcoming green space into a real asset to the local community. Funding was also contributed through the Play Builder scheme.

Project complete, Section 106 spent.



Mint Street Park Lighting: The Borough

New lighting in Mint Street Park has made the park brighter at night to help deter anti social behaviour. Complementary feature lighting has also been installed in some of the large trees along the Marshalsea Road park boundary. This also helps change the feel of the area in the evening and provides night time interest.

Project complete, Section 106 spent.

Mint Street Park lighting through the centre of the park





Previously a dismal and forbidding route for people



Bermondsey Street tunnel during the works



Now the Bermondsey Street tunnel encourages movement with its cleaner, brighter, more interesting environment.



Bermondsey Street Bridge refurbishment works: London Bridge

Improvements worth over £500,000 have dramatically changed this vital connection between the River and Bermondsey Village.

- Pedestrian safety within the tunnel has increased by improving general light levels and transforming a notoriously dark thoroughfare
- Legibility of the link between the London Bridge area and Bermondsey Village is improved for local people and visitors
- Creative lighting provides interest along the route and highlights the importance of this connection in the evenings
- Walking is promoted as a mode of transport by creating desirable, safe and accessible walking routes
- North south pedestrian movement is encouraged to Bermondsey Village from the London Bridge area helping regenerate the area south of City Hall
- The project has received the Local Government Network (LGN) Award for best lighting project 2010.

Project complete, Section 106 spent.

Whites Grounds Skatepark: Bermondsey

As part of the Bermondsey streetscape improvement programme, Section 106 funding was secured to provide additional facilities to the successful Whites Grounds skate park. Local firm Forge Architects, were appointed on a pro-bono basis and developed a scheme including a new mini skate ramp and the installation of a WC, kitchenette and manager's den. Project managed and co-ordinated by Southwark Council and Forge Architects, this now means that the skate park supervisor has onsite facilities to operate from more efficiently and the skaters have onsite conveniences.

Project complete, Section 106 spent.



Whites Grounds Skatepark

Celebrating the latest works at
Whites Grounds Skatepark



Rockingham and Meadow Row junction improvements: Elephant and Castle

Section 106 funding was allocated to improve the Elephant and Castle cycle bypass at the junction of Meadow Row and Rockingham St.

The junction had been identified as a potential collision site due to both vehicle and cyclist movement patterns. To change the way traffic approaches the junction parking bays were repositioned allowing a wider turning area.

The project also rejuvenated the pocket park at the junction removing sub standard trees and replacing them with new trees, levelling and repaving the site. The recycling bins were repositioned and cycle stands installed.

Project complete, Section 106 spent.



Meadow Row and Rockingham junction before



Meadow Row and Rockingham junction after the improvements

Great Suffolk St, Southwark Bridge Road and Webber St junction: The Borough

The £600,000 Great Suffolk Street regeneration project was completed in March 2010. The project brought together a variety of partners and objectives to promote a local node in the heart of Southwark on a key movement route linking Bankside and Elephant and Castle regeneration areas. It is also part of the council's Southwark wide programme to improve retail parades.

Firstly, the project reconfigured a major junction of three roads, Southwark Bridge Road, Webber Street and Great Suffolk Street, and simultaneously created a new public space. Resurfaced footpaths and carriage ways, a large raised table, new lighting, street planting and street furniture all contribute to the nodes transformation.

The project scope extended to refurbish a local retail parade which links into the junction. Extensive consultation was carried out with the local traders association and a design was worked up to improve the streetscape along Great Suffolk Street. Working in partnership with the traders resulted in improvements to the shop frontages, with new signage, refurbished facades, and new awnings. The scheme has been successful in winning the RTPI Regeneration network award.

Project complete, Section 106 spent.



Working with traders allowed improvements to shop frontages to complement the public realm works



Great Suffolk Street junction with Webber Street before works



A new road configuration makes for safer movement and a new public open space



Redcross Way before



Redcross Way streetscape after the improvements

Redcross Way: Borough and Bankside

Phase 1 of the Redcross Way improvement works were completed in early 2010. The project combined Transport for London Local Area Improvement Funding with Section 106 to create a safer walking environment, strengthen the green link between Redcross Gardens, local schools and Little Dorrit Park and contribute to the aims of the Bankside Urban Forest, a strategic framework for the area.

There are many competing activities on a generally quiet local street, with shops, schools, residents and a busy timber yard within one block. Officers worked with designers and the local community through a comprehensive community engagement programme to develop a design solution.

Residents have long aspired to see the street improved and expand the appearance of local green spaces. They now have a safer, greener pedestrian friendly place on their doorstep. The project has encouraged residents to make applications for funding to improve the adjacent estate planting and nearby Disney Street.

Project complete, Section 106 spent.



Setchell Estate and Webb Estate: Bermondsey

A grassed area previously underused and dog fouled, is now somewhere Setchell Estate residents can sit, relax and enjoy their surroundings. The space has been transformed with raised planters, new drainage and paving repairs. This area backs onto the local primary school and students had a great experience getting involved in the planting of the raised planters.

Project complete, Section 106 spent.

Glengall Road entrance to Burgess Park

The work involved resurfacing and widening existing paths, and creating a cycle-friendly access from Glengall Road. The project included some Connect2 funding, as well as CGS funds from Peckham Community Council. A total of £30k has been spent on the wider scheme.

Project complete, Section 106 spent.



New Place Square: Bermondsey

Section 106 funding was put together with Cleaner Greener Safer funding so that playground improvements could extend to benefit all residents.

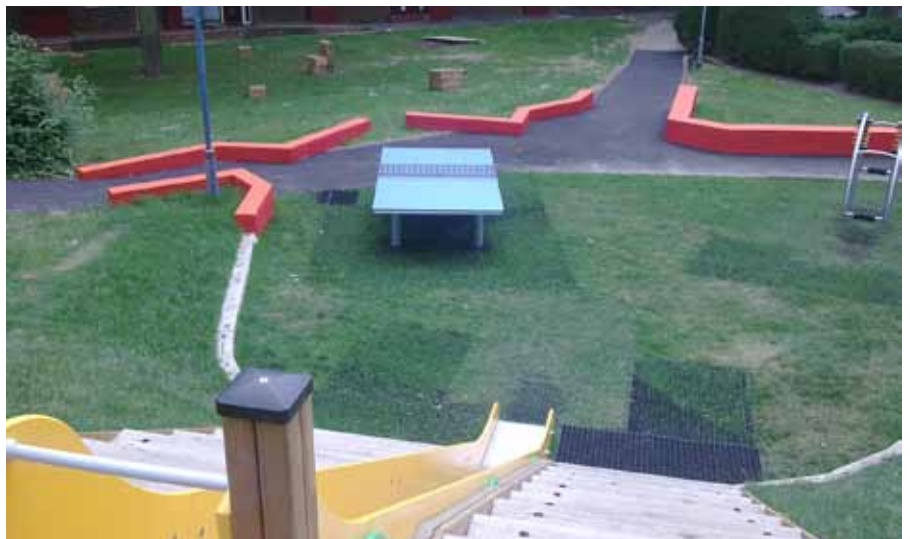
Outdated and worn equipment was removed and a replaced with new equipment and resurfacing.

To meet the requests of residents, the facilities are appropriate for a wider age group and include seating areas for families.

Project complete, Section 106 spent.



New Place Square before with dated and derelict play facilities



New Place Square refurbished



Barons Place before



Barons Place after

Barons Place: Bankside

Through the planning agreement from the adjacent new Travelodge, the public realm along Barons Place was upgraded, re-levelled to provide at grade access to the hotel, include parking and introduce greening into the scheme.

The works have improved the quality of the public realm and pedestrian access through the area.

Local residents and the hotel were consulted on the scheme and the project was delivered to a tight timeframe in order to be ready for the hotels opening.

S106 is contributing to a workplace coordinators and employee training schemes which are still active.

Project complete, Section 106 spent.

Job Fairs

Driven by the need to meet Section 106 obligations in December 2009, the Bankside Logistics Group held its first jobs fair at the Borough and Bankside Community Council meeting. Attended by some 150 Southwark residents, the event at the Rockingham Community Centre provided an opportunity for residents to learn first-hand of employment and training opportunities at major construction firms including Carillion, Mace Group, Skanska, Network Rail and Balfour Beatty, together with customer services roles at Vangent. Training and employment advice was provided by Construction Skills, Summit Skills and Southwark Works.

As a direct result of the jobs fair, 9 residents were placed into construction roles at NEO Bankside and Thameslink Borough Market and many more were signposted towards active employment support through Workplace Co-ordinators and Southwark Works advisers.

Building on the success of this event, a jobs fair was held on 27 September 2010 as part of the Bermondsey Community Council meeting focused on employment. This event provided a chance to meet a wide range of employers and support agencies, and for residents to hear from inspirational and aspirational people in a number of sectors. Nearly 100 people attended the event.



Discussions at the Bankside Community Council jobs fair



Affordable housing completed in Sweeny Crescent Bermondsey

7.2 Affordable Housing completed during 2009/10

A total of 122 affordable housing units were completed in 2009/2010 comprising 108 social rented and 14 shared ownership units. This is an increase of 45 units from 2008/2009.

7.3 Summary of all current Section 106 projects

There are some high quality projects at various stages of planning, design and construction being funded through Section 106 around Southwark. Table 6 details all live Section 106 projects which have been allocated Section 106 monies through the council's approvals process.

- There are 79 projects reported
- Projects are delivered by officers across the council in a number of service departments
- Most projects undergo a detailed consultation and design process after the commitment of Section 106 funds which creates a lag between approvals and spend of funds
- Some projects are funded through multiple Section 106 legal agreements and can also have funding from other sources.

Name of project	Date agreed	Section 106 Amount	Status
-----------------	-------------	--------------------	--------

Bermondsey

Grange Road Lighting Improvements	22/09/2008	£68, 703	Grange Road Lighting improvements will contribute to the ongoing development of a safe evening and night time environment. Lighting in Beacon Grove is to be part of this project. Feasibility commissioned from Lighting Department with implementation programmed 2010-11.
Public realm artwork in the Dunton Road Area	22/09/2008	£16, 146	To provide a public realm feature in the Dunton Road area as part of the Bermondsey Streetscape scheme. Project in design and planning stage. Estimated start date on site late 2010 to coincide with planting season.
St Johns Churchyard recreation & play facilities	22/09/2008	£259, 048	St John's Churchyard selected for improvements as part of the Bermondsey Streetscape Improvement Scheme. Project receiving final comments before tendering and procurement stage. Programmed for completion March 2011.

Bermondsey Spa Gardens Improvements	22/09/2008	£43, 317	Consultation has determined the scope of works to include a sculpture, wild flower meadow, notice boards and additional planting. The project is expected to complete by end of 2010.
Kipling Street Traffic Calming	22/09/2008	£10, 078	Kipling Street Traffic Calming to reduce speeds and "rat" running through calming measures. Project at planning and design stage - Estimate completion March 2011.
Bermondsey display boards	24/11/2009	£94, 000	Project to supply community events display equipment and a three year programme of community engagement events in SE1. Resource will be used by Southwark Council, local community organisations and More London at various locations. The project is in design phase and a programme of events is being developed.
Southwark Bridge Road Performance Arts Training		£15, 000	Grant towards Performance Arts Training community project.
Legible London Visitor Information stations		£50, 000	"Legible London Visitors" project to provide stations in Tooley Street area. A report is being prepared to link in with other section 106 schemes to deliver a holistic legible London signage project.
Southwark Works Programme		£190, 290	Southwark Works economic development project.
Young People & part-time retail training		£77, 640	The project is live and to date 30 young people have been placed in retail jobs in Southwark Businesses. A meeting will be held in 2010 to ensure that this project ties in closely with the original funding source and young people have the opportunity to access retail jobs in the More London estate.
Establishment & Operation of ARC Nursery	27/03/2009	£85, 000	This project is to provide support for the Arc Nursery located in Bermondsey area. A trust was established in 2008 to take over the running of the ARC following the reorganisation of Charterhouse in Southwark. Project in planning phase and expected to be completed in 2010.

More London: Workplace Coordinator - START programme		£107, 812	Funding of the Workplace Coordinator to support local persons into entry level positions in the arts and cultural industries in Central London such as Tate Britain, Tate Modern and the Royal Opera House, Imperial War Museum and the National Theatre all of whom will use the project for recruitment purposes.
Tooley Street: End of Development Refurbishment	08/12/2010	£300, 000	Works to be carried out at the end of the development for general refurbishment within the vicinity of the site. Visioning process for the Tooley St environs has been carried out between the developer, Southwark and other agencies. Detailed projects are currently being developed.
Environmental Imps. to Fair Community Housing	08/12/2010	£105, 000	Environmental improvements to the area of the Fair Community Housing site. Project is being developed in consultation with Fair Community Housing and will relate to works in St Johns Churchyard and the Tooley St improvements.
CPZ Zone G	22/09/2008	£67, 613	Zone G - 2(C) CPZ Combined Scheme being delivered by the parking team as part of the implementation of CPZ improvements in Bermondsey.
Tanner Street Park improvements	22/09/2008	£135, 191	Phase 3 - Various enhancements & improvements to Tanner Street Park. Project commenced March 2009. Currently at detailed design stage including rescoping of works due to cuts in external funding sources. Completion date is March 2011.
Southwark Towers London Bridge: Construction Employment and Training at site	06/10/2009	£600, 000	BLCF scheme for provision of two Workplace Coordinators to support local people into employment and to aid with skills development throughout the construction and commissioning phase of the development and to meet associated management and administration costs. Developer has consented to £600,000 being allocated from the £2,500,000 designated for establishing centres for life long learning and education/training initiatives.
Traffic Management Study - St James's Road		£57, 000	£57K released for study into traffic management around new City academy.

Ecology Garden at St James Churchyard		£25, 000	Project to provide a new child focussed ecology garden and other environmental improvements in St James' Churchyard. Consulting with Bowley House on project as money was allocated for play area there.
CPZ Zone GR	22/09/2008	£50, 239	Zone GR CPZ Combined Scheme is being delivered by the parking team as part of the implementation of CPZ improvements in Bermondsey.
Parking provisions on Galleywall Road	22/09/2008	£30, 000	To provide both disabled and able bodies parking provision in Galleywall Road.
Lighting Improvements on Lynton Road	22/09/2008	£22, 500	Lighting Improvements in the Lynton Road area to improve public safety - part of the Bermondsey Streetscape Improvement programme. Currently in planning and design phase with forecast completion by March 2011.
Gateway to Patterson Park	22/09/2008	£10, 000	Improvements to the entrance of Patterson Park from Monnow Road including installing a fence moving the existing gates and relaying paving/tarmac. Planning permission is currently being processed. Once permission granted the project will be tendered and a contractor appointed. It is anticipated to be on site by the end of the year, dependant on planning permission.
Bermondsey Spa Road Arch Improvements		£375, 000	S106 contribution of £20,000 for Improvement & Repairs to Spa Road Railway Arches -Joint funded by Railway Heritage £150,000 and the Council Cleaner Greener Safer programme £205,000. Total Project £375,000. Main works completed June 2010 and Arch and Road reopened. History board to be commissioned and installed by October 2010.
St.James Road Tunnel works	22/09/2008	£55, 816	Public Realm & Community safety project for improvements to St. James Road tunnel to improve the key access route between Bermondsey tube station, Southwark Park Road and the Blue Shopping area. Project brief has been completed and cost estimates received. The project is on hold pending additional funding to meet cost estimate.
Drummond Road Disabled Off Street Parking	22/09/2008	£15, 947	Provide off street disabled parking in the Drummond Road area as part of the Bermondsey Streetscape scheme. Project is now at design stage.

Road Safety Scheme Junction of Spa Road & Grange	22/09/2008	£94, 000	To improve the physical environment and community safety by a raised entry treatment at the junction of Spa Road and Grange Road and providing a raised pedestrian crossing on Grange Road. Implementation will be carried out as part of Grange Road / Southwark Park Road Lip scheme in 2010/11 and 2011/12.
Marlborough Road Improvements	22/09/2008	£62, 780	Implementation of traffic calming measures on Marlborough Grove in association with Eveline Lowe Primary School development. The scheme has been delayed due to works at the school and is now likely to be fully delivered end of 2010.
St Mary Magdalen Churchyard Improvements	22/09/2008	£148, 832	A master plan has been designed for phased implementation. The consultation and design phase is completed however the project has been delayed due to planning objections and processing the Faculty permission. The first phase of works is being developed for tender and works are now anticipated to commence April 2011.
Brunel Museum Work Placement Coordinator	23/09/2008	£93, 000	Support of a Volunteer and Work Place Coordinator at the Brunel Engine House Museum for three years. The project will finish in October 2011. The project has achieved over and above the targets set and won the Queens Ward for volunteer services.
St James Churchyard - Open Space & Public Realm	22/09/2008	£76, 109	Project for contribution to the implementation of the design for St James Road Churchyard including play facilities. Forecast project completion in 2010.
Eveline Lowe School Sports & Recreational Facilities	22/09/2008	£67, 853	Contribution towards the new sports and recreation facility on the western side of the traffic calmed road at the Eveline Lowe Primary School as a part of the scheme to extend and modernise the main school. This project is being delivered by the councils property team as part of the wider school project. The scheme has been delayed due to works at the school and is now likely to be fully delivered end of 2010.
Public Realm Improvements - Lynton Road	22/09/2008	£72, 970	Public Realm improvements to Lynton Road - road layout between Camilla Road & Galleywall including greening and tree works. Forecast completion is March 2011.

Rolls Road Tunnel - TFL Joint Scheme	22/09/2008	£43, 990	Strategic Transport Improvements - Rolls Rd Tunnel improvements for cycle access, community safety and pedestrian access by cleaning and providing better lighting as part of the Connect 2 cycle route. Currently at design stage. Forecast completion is March 2011.
Zebra Crossing Lynton Road and other works	22/09/2008	£100, 000	Raised zebra crossing at Lynton Road near Balaclava Road junction and other transport improvements on Lynton Road. In association with the public realm improvements between Camilla Road and Galleywall Road. Currently at design stage. Forecast completion is March 2011.
Strategic Transport Improvements Alscot, Neckinger and Spa Rd	22/09/2008	£45, 646	Implementation will be carried out as part of Grange Road / Southwark Park Road Lip scheme in 2010/11 and 2011/12.
Old Kent Road: Blue Centre Scheme - Employment	17/02/2010	£19, 215	To promote employment opportunities in the Blue Shopping Centre development as part of the larger scheme for the Blue. Planning application submitted and works out for tender. Completion by March 2011.
153-157 Tower Bridge Road: Workplace Coordinator & Employment	06/10/2009	£42, 993	Workplace coordinator to give the contractor outreach support to place locally unemployed residents into jobs at the site In conjunction with the construction industry BLCF partnership.
Blue Anchor Lane: Blue Shopping Centre Scheme	17/02/2010	£63, 618	A scheme to provide several improvements to the Blue Shopping Centre area comprising public realm improvements, lighting upgrades, refurbishment of shop fronts and transport improvements. Funding part of overall budget for the Blue scheme. Planning application submitted and works out for tender. Completion by March 2011.

Borough and Bankside

Blackfriars Road design work	27/11/2007	£30, 000	Delay due to discussions with Transport for London regarding joined-up approach to the redesign.
------------------------------	------------	----------	--

The Globe environs improvements	27/11/2007	£55, 000	Project being delivered by Public Realm department to improve the road layout adjacent to the River walk and Globe Theatre. Design stage completed - implementation works expected to be completed during 2010.
Lambeth Road: CPZ review in the vicinity	18/01/2008	£10, 500	Match funding provided to allow completion of project in Summer/Autumn 2010.
Orbit House, 197 Blackfriars Road: Environmental Improvements around the site	04/08/2009	£40, 000	For environmental improvement works around the vicinity of the site. Project is currently being scoped.
Pedestrian Signage at Bankside	07/04/2005	£55, 000	Phase 1 of pedestrian signage project completed. Remaining funding for ongoing improvements and maintenance.
Lighting improvements in Bankside	29/09/2005	£561, 775	Bankside Lighting improvement projects in line with Bankside Lighting Strategy, 11 projects have been completed, the last project Clink Street is currently on site.
Southwark Street Gateway Art Project	29/09/2005	£280, 000	Bridge refurbishment projects are complete. A maintenance budget of £60,000 remains unspent to date.
Blackfriars Settlement Community Facilities	22/01/2008	£250, 000	For Blackfriars Settlement assistance towards redevelopment of the Rushworth Street site to provide a modern, accessible high quality community facility. This project is ongoing.
Southwark Street: Construction Jobs Workplace Coordinator		£100, 000	Provision of a Construction Jobs Workplace Coordinator to support local trainees and other individuals to access and remain in employment.
Public Realm Works - Bankside 123 Development		£545, 000	Design and implementation of public realm works as part of the strategic Bankside Urban Forest initiative at Great Guilford Street & Somner Street. The scheme is at detailed design D stage and is currently being prepared for tender and commencement on site in late 2010.

Tabard Street environs project	27/11/2007	£30, 000	Works largely completed on site - snagging and defects being completed.
Short Street: CPZ Review	22/11/2007	£28, 000	Match funding has been provided and will allow the project to complete in Summer/ Autumn 2010.
Lant Street: CPZ Review	22/11/2007	£18, 000	Project completed 31/03/2010
Westminster Bridge Road: CPZ scheme in the vicinity	18/01/2008	£14, 000	Review and implementation of improvements to the CPZ in the vicinity of Lant Street Match funding provided to allow completion of project in Summer/Autumn 2010
Cathedral Square Public Realm Improvements	25/07/2007	£90, 000	Further investigations into the stability of the river wall were requested by the Environmental Protection Agency delaying the projects implementation. Tender documentation is being developed and the project is anticipated to be on site early 2011.
Bankside Urban Park projects	27/11/2007	£100, 000	Flat Iron Square is at detailed design stage and is expected to be onsite late 2010.
Develop design for Dickens Square open space project	27/11/2007	£40, 000	A detailed design scheme has been developed by the parks department and undergone substantial consultation. Funding is now sought to deliver the project.
St Mary Magdalen Churchyard Monument & Tomb restoration	14/07/2010	£10, 000	Monument and tomb restoration project to complement other improvement works in this public open space. Restoration work will be undertaken to a collapsed chest tomb and other listed tombs and monuments in St Mary Magdalen Churchyard. Planning permission and Faculty approval is currently being sort and it is anticipated that works will take place starting in late 2010.
Traffic calming in Decima Street	27/11/2007	£46, 347	Traffic calming and signage implemented in late 2009. Completed 01/12/2009
Union Street: 2 Disabled Parking Bays	18/01/2008	£7, 500	Match funding provided to allow completion of project in Summer/Autumn 2010

Bermondsey St. Antiques Mkt: Zebra Crossing - Bermondsey St & Long Lane	23/09/2008	£122, 000	Detailed design completed and implementation carried out summer 2010
Mint Street Park lighting	27/11/2007	£38, 079	Lighting improvements to Mint St Park were completed in December 2009
Public Open Space - Dodson Amigo Estate	06/08/2009	£55, 000	Public Realm environmental improvements to the Dodson & Amigo Estate under a scheme put forward by the Tenants & Residents Association (TRA). Developer has also approved the scheme and agreed to carry out design and project management.
Public Realm Works in Webber Street	29/12/2008	£82, 000	Due to the implementation of the London cycle hire scheme works were postponed until the cycle station was constructed by Transport for London. The scope of public realm works will then be reassessed.
96 Webber Street: Borough & Bankside 20 MPH speed limit	03/02/2010	£32, 436	Part funded the introduction of 20mph speed limits in Borough and Bankside
Great Suffolk Street Unite Student Hsg: BLCF Construction Workplace Coordinator	03/11/2009	£48, 022	BLCF scheme Construction Workplace Coordinator to place locally unemployed residents into jobs at the site.
Great Suffolk Street Unite Student Hsg: Employment Projects with B1 Space	03/11/2009	£35, 887	Contribution towards Southwark Employment Strategy for local residents for the provision of Training and Employment initiatives through the Economic Development Team. Covering careers information advice and guidance, workplace skills development and childcare support.
St George's Circus Conservation Project	03/11/2009	£20, 000	Contribution to match fund English Heritage grant for conservation schemes in the St George's conservation area or allocated to the Legible London way-finding programme.
Bankside Urban Forest project	03/11/2009	£128, 853	The £128,853 Public Open Space contribution will be applied wholly for the extension and development of Mint Street Park.

195-203 Waterloo Rd - Travelodge: BLCF Construction Workplace Coordinator	06/10/2009	£71, 675	Building London Creating Futures Project (BLCF) for funding a Workplace Coordinator to provide outreach support to place locally unemployed residents into jobs and training and support for employed residents. Project in progress to place locally unemployed people into construction jobs.
195-203 Waterloo Road - Travelodge: Employment Training Schemes	06/10/2009	£29, 820	Post completion employment funding be used within two years to assist in the placement of unemployed jobseekers in the local area to take jobs in the completed development. This project is in progress to deliver a Southwark Works! project to link locally unemployed persons to opportunities in the new hotel.
Jam Factory - 27 Green Walk: Employment & Support Schemes - B1 Space	03/11/2009	£15, 679	Employment projects to provide local residents with access to jobs.
Environmental Improvements along Rothsay St.	03/11/2009	£183, 299	A scheme to improve the Rothsay St streetscape including the pedestrian access from Rothsay St to Webber St. Project is in detailed design phase after full consultation with local community. Works are programmed for late 2010.

Camberwell

Camberwell Swimming Bath Project		£110, 571	Contribution to the capital project for upgrading the Camberwell Baths facilities Phase 1 works totalling £4 million. Project progressing strongly with refurbishments to pool, changing rooms, new reception area, new young peoples facilities and expanded gym. It is anticipated the project will complete in December 2010.
----------------------------------	--	-----------	--

Dulwich

Sydenham Hill Wood Nature Reserve Improvements	10/10/2005	£50, 000	The project was for fencing, interpretation, signage, leaflets, lighting, path works. The fencing work is nearly complete and the remaining funding will improve signage and an invertebrate survey done next year.
--	------------	----------	---

Nunhead and Peckham Rye

Pedestrian & Public Realm Improvements at the junction of Heaton Rd/Copeland Rd	28/01/2009	£80, 730	Development of pedestrian and public realm improvements on Rye Lane near the junction with Heaton Road and Copeland Road. Implementation due to complete summer 2010.
Consort Road: Transport & Environmental Improvements		£87, 000	Released to complement Copeland and Consort Lip scheme for local transport improvements. Traffic modelling complete in July 2010. Implementation planned for 2010/11, but scope and timescale may change.
Replacement Street Trees in the vicinity of Solomon's Passage	29/01/2009	£19, 290	Project expected to complete in 2010/11

Peckham

Public Realm Sumner Road & St Georges Way	19/08/2009	£50, 000	Identified works were implemented using LCN+ funding. Funds to be re-released for nearby Connect2 scheme. Completed 31/03/2010.
---	------------	----------	---

Rotherhithe

Surrey Docks - 20 MPH speed limit		£29, 000	To fund part of the Council's 20mph speed limit programme in the Surrey Docs Ward using terminal and repeater signs and surface roundels and coloured surface. Used to deliver the introduction of 20mph speed limits in Rotherhithe.
Ilderton Road: Connect 2 Walking & Cycling Network		£26, 000	Delivery of elements of the Connect 2 cycling network scheme namely to improve conditions for pedestrians and cyclists at the junction of Verney Road and Ilderton Road and the junction of Ilderton Road and Surrey Canal Road. Project is active.
Rotherhithe - 20 MPH speed limit	02/12/2009	£15, 000	To deliver part of the Council's 20 mph speed limit programme in within the Rotherhithe Ward by means of terminal and repeater signs, surface roundels and coloured surfaces. Active project. Part funded the introduction of 20mph speed limits in Rotherhithe.

Rotherhithe Multi Model Transport Study	28/07/2009	£287, 457	This project was for a multi model transport study associated with the Canada Water area to examine the ability of the local transport systems to handle movement linked to the regeneration initiatives being pursued by the Council. This included particular issues raised locally by the Rotherhithe Community Council. The model is now complete and was used to assess the impact of the development contained within the Canada Water Area Action Plan. It has also been subsequently used by developments to assess the transport impact of their development. Complete
---	------------	-----------	--

Walworth

Crampton Street - Newington Ind Est: Newington Ind Est Env Improvement Scheme	08/09/2009	£202, 000	Environmental Improvements in the vicinity of Amelia Street - Part of the Amelia Street integrated improvements scheme. Progressing through detailed design phase with ongoing community engagement. It is anticipated work will begin on site early 2011 dependant on acquiring the relevant permissions.
Walworth Road: CAZ Local Wardens Scheme		£10, 000	To provide additional security by the deployment of an extra 1 hour per week for 2 Wardens to patrol the Elephant & Castle and Walworth Road areas during 2010 and 2011.
Amelia Street & Robert Dashwood: Amelia Street Parks & Open Spaces	08/09/2009	£163, 088	The following projects are part of the integrated Amelia Street improvement scheme. Work is currently progressing through detailed design phase with ongoing community engagement. It is anticipated work will begin on site early 2011 dependant on acquiring the relevant permissions.
Amelia Street & Robert Dashwood: Amelia Street Public Realm Improvements	08/09/2009	£217, 590	
Amelia Street & Robert Dashwood: Amelia Street Loading Bay	08/09/2009	£ 5, 500	
45 Penton Place: Penton Place Public Open Space	08/09/2009	£14, 374	

7.4 Active project profiles 2009/10

Here are a few project profiles to give you an idea of what is happening within the borough. 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 website www.southwark.gov.uk/bankside

Staff from throughout the council work together providing expertise, project management to get great results for our community. Community engagement is also a key part of many projects to ensure they will really benefit local people, businesses and visitors.



Flat Iron Square public realm: Borough and Bankside

With all the different activities happening in and around Flat Iron Square; shops, cafes, a music school, local businesses, cycle contra flows, street drinkers and derelict railway arches, a lot of community engagement and technical expertise has gone into developing a number of projects that will help create a more positive environment.

Section 106 will fund public realm improvements while Spacia have recognised the opportunity to come on board and renovate the arches. This is a good example of how Section 106 can be a catalyst for further regeneration and related benefits.



Brunel Museum workplace coordinator: Rotherhithe

Section 106 funding is supporting a Volunteer and Work Place Coordinator at the Brunel Engine House Museum for three years.

To date the project has achieved above its target with 5 people placed in employment. Additionally, the Brunel Museum has recently received the Queen's Award for Voluntary Service, the MBE for volunteer groups, for restoring a Scheduled Ancient Monument on the site of Brunel's first project.

The museum and gardens also now host a busy programme of community events and school visits.



The group from the Brunel Museum after receiving the Queens award for volunteering

Rothsay St improvements: Bermondsey

Section 106 from the Jam Factory residential development is going to help upgrade Rothsay St and the pedestrian walkway through to Weston St. The paving is currently very narrow and uneven and there is a big slump at the beginning of the walkway entrance.

Plans have been drawn up for the length of the street to make materials consistent, emphasise the residential nature of the street and improve functionality of the public realm. Residents from the Jam Factory, Haddon Hall and the Meakin Estate have all had input into the design. Works are programmed for the 2010/2011 financial year.



The walkway through to Weston Street - a convenient pedestrian link to London Bridge Station

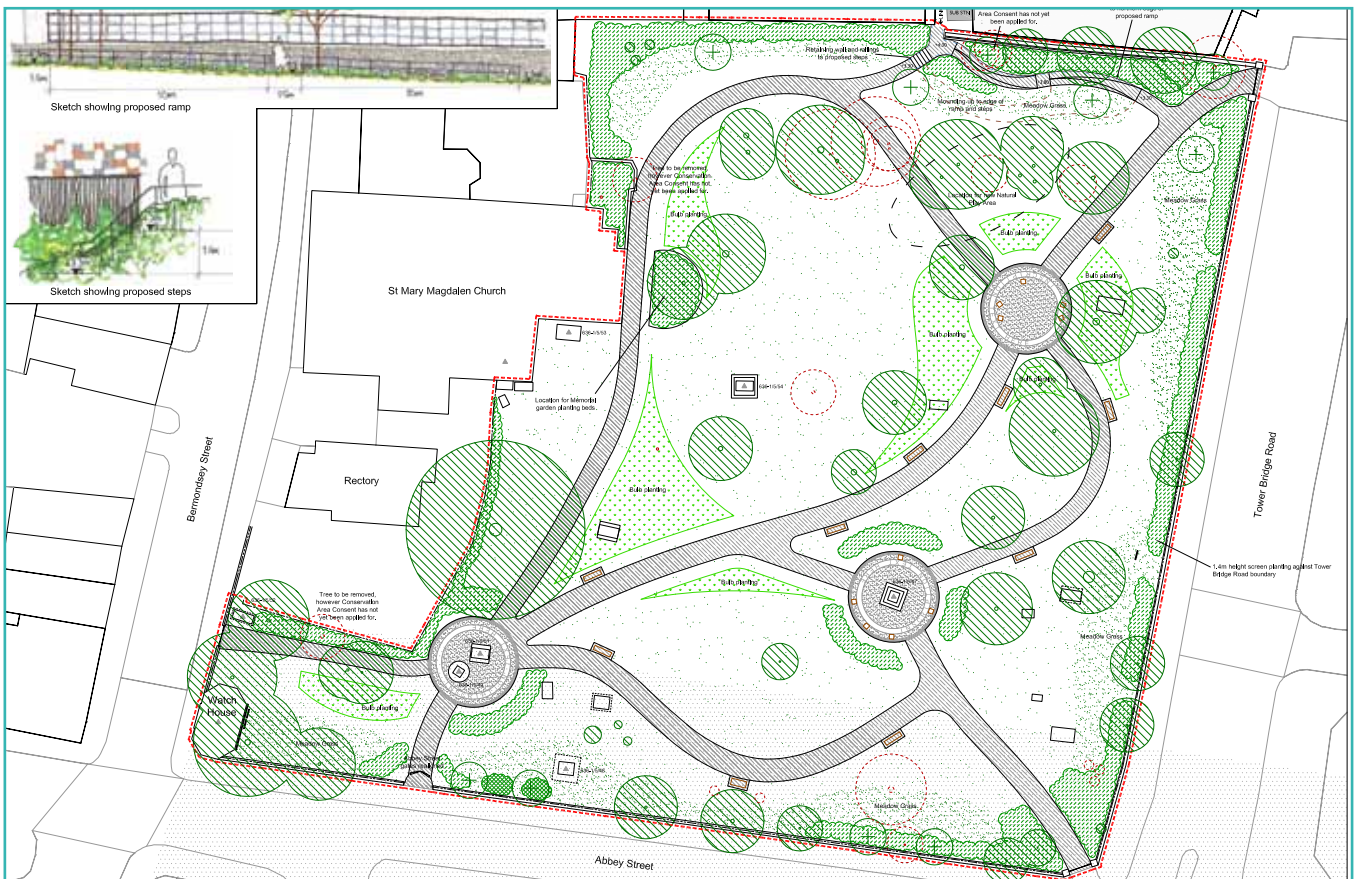


St Mary Magdalen Churchyard stonework restoration: Bermondsey

Aside from the main improvements to the churchyard through the St Mary Magdalen Churchyard masterplan (Phase 1 programmed for 2011) section 106 will cover restoration of a collapsed tomb and other listed tombs and monuments in the churchyard.

The restoration will precede the infrastructural improvements in the churchyard occurring in 2011.

The collapsed tomb ready for reconstruction



The masterplan for St Mary Magdalen Churchyard. The works will be constructed in phases.



Amelia Street: Walworth

After a high profile competition landscape architects Dallas pierce-quintero are set to turn their 'Abundant Amelia' concept into reality. After a number of community engagement events to scope the works and determine local priorities detailed designs are being developed. A number of Section 106 agreements will contribute to this project. The scheme is programmed for development in early 2011.

The locations included in consultation for the "Abundant Amelia" consultation



An artist impression of improvements to Crompton Street, prioritising pedestrians and creating open space



St Johns Churchyard: London Bridge

The local community have given their views and designs are being developed to enhance St Johns Churchyard. Although the churchyard underwent a number of improvements in 2004, such as planting and seating, some elements of the park still require upgrading.

As part of the Bermondsey Streetscape Improvement programme the St John's Churchyard project will look to improve pathways within the park and play facilities. The project will also look to improve connectivity to Potters Field Park.

Works are scheduled to begin in 2011.

8. Summary

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

Highlights	Sum
Total Section 106 negotiated	£7,405,828.00
Total Developers payments of obligations	£7,188,086.00
Sums committed to new projects	£4,054,330.00
Total at March 2010 of uncommitted sums c/fwd	£8,074,834.00

Table 8: Key highlights in 2009/10

Contact us

Frameworks and implementation, Regeneration and neighbourhoods, Southwark Council, PO Box 64529, London, SE1 5LX.

Any enquiries relating to this document email regen.info@southwark.gov.uk or telephone 020 7525 5576.

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

Bengali

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

French

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

Somali

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

Spanish

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

Tigrinya

እዚ ሰነድ (ጽሑፍ) ብሳዕድክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ጉጅለ ዝተባለዎ እዩ ። እዚ ሰነድኪ ኣብ ሳዕድክ ናይ መሬት ኣጠቓቕማ መደብን ስብዮትን ኣብ ዝግበሩ ውሳኔታት ለውጢ ከምጽእ ይኽእል ኢዩ ። ተወሳኺ ሓበሬታን ምኽርን ብቋንቋኹም እንተደለኹም 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.