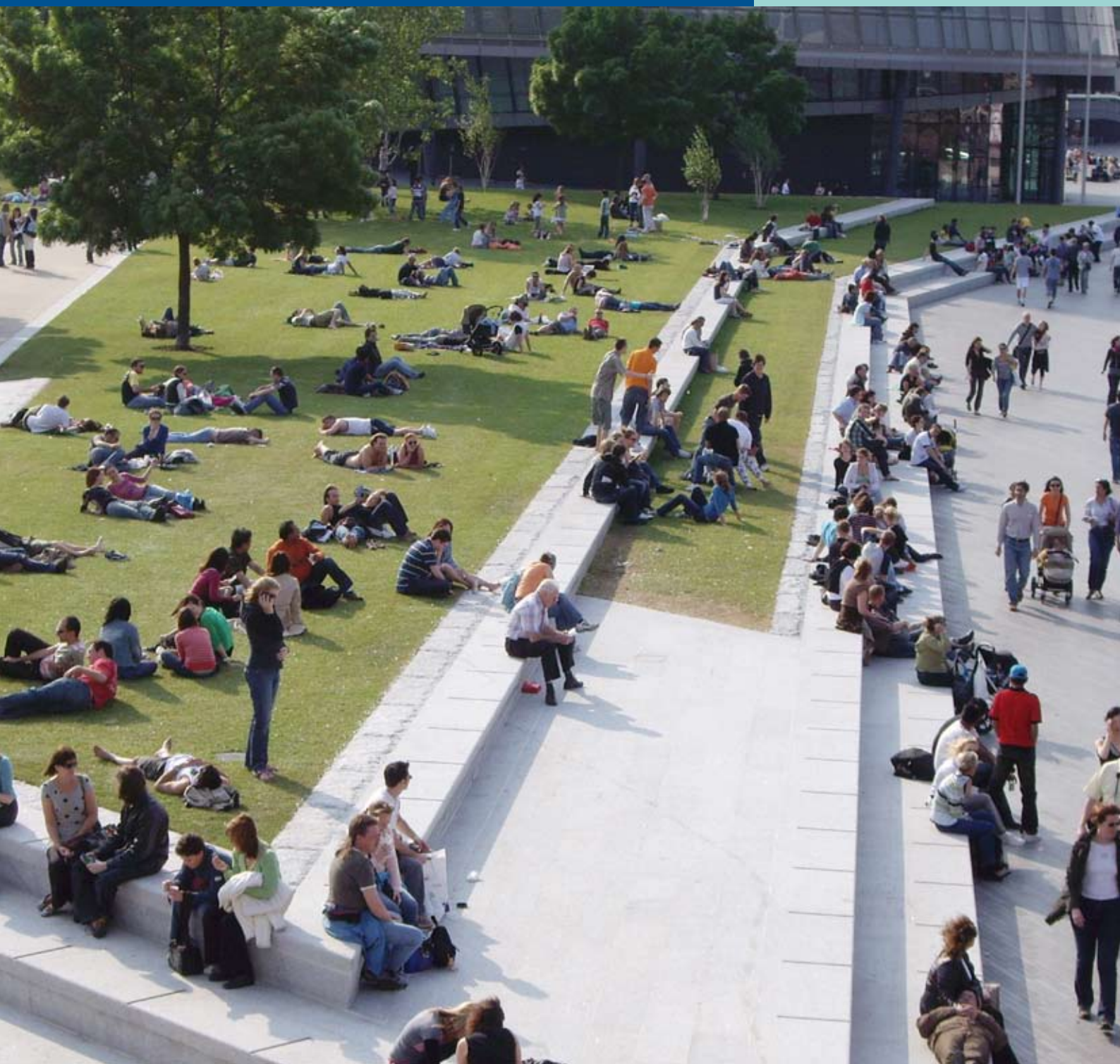


SECTION 106 ANNUAL REPORT

2007/08

www.southwark.gov.uk



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What is Section 106?

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

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1. Introduction

The Director of Regeneration and Neighbourhoods set up a task group in October 2007 to review the mechanics of the section 106 system, highlight best practice from around the country, and make recommendations for the development of a robust section 106 monitoring system which is open, accessible and transparent, and able to cope with the anticipated growth in future section 106 monies paid to the council.

Responsibility for the implementation of the section 106 review was managed by a "section 106 project board." Since October 2007, a number of recommendations highlighted by the review have been completed, and this annual report represents the culmination of a number of systems improvements, including:

- The publication of a section 106 balances report on the council's website which gives clear and open information about funds committed and available.
- The development of a progress report which summarises the total amount of section 106 negotiated since the new policy was adopted.
- The introduction of a system of community project banks to collect project ideas which was approved by the Council Executive in February 2008.
- The development of an online toolkit to assist developers calculate section 106 costs.
- Successful release of "historic" section 106 monies from a number of old planning agreements to deliver projects in Borough and Bankside.
- Carried out training for officers and members in the negotiation process and created a procedure note to improve best practise.
- The creation of a panel of "section 106 ambassadors" from service departments responsible for delivering section 106 projects to accelerate information sharing and decision making across the council.



PROJECT COMPLETE 2007/08

Tate to Tube Lighting

An artistic lighting project has been delivered to reinforce the route from Tate to Tube. The words 'Tate' and 'Tube' have been mounted on opposite sides of the central bridge in LED lights with a slow moving chevron effect motioning towards the direction of the Tate or the Tube. Project complete, section 106 spent.

2. Section 106 policy performance



PROJECT COMPLETE 2007/08 Bermondsey Abbey

Section 106 paid for the excavation of a post-medieval burial ground that has subsequently been built over by 18th century housing - the brick walls of the cellars are visible behind the archaeologists. These remains were excavated prior to the construction of the hotel on Bermondsey Square.

2.1 Total sums negotiated during 2007/08 by purpose

From 1 April 2007 to 31 March 2008 45 section 106 legal agreements were signed totalling £15,282,831. Table 1 gives a breakdown of the purposes for which the £15m can be applied, such as the amounts to be expended on open space, transport, and health facilities. The sums illustrates a strong performance of the planning department since the adoption of the section 106 policy in July 2007 in securing vital infrastructure payments to deliver sustainable growth in Southwark. The figures illustrated in table 1 should be treated with care, and in order to understand the figures, the following key observations should be noted:

- 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 long lag time between issue of planning permission and payment of monies, thus service departments responsible for spending section 106 monies should keep a close eye on when developments become implemented, and download the regularly updated section 106 balances report (www.southwark.gov.uk/s106) to check to see if negotiated funds have been paid to the council.
- There has also historically been a lag time between granting of planning permission and signature of the final section 106 agreement. Of the 45 agreements signed during 2007/8, many refer to planning permissions granted during the previous year 2006/7. This process is now accelerating since the adoption of the section 106 policy, and the requirement for all applicants to issue a "planning obligation statement" as part of the application submission. The streamlining of the section 106 negotiations has increased the speed of legal agreement preparation.
- More information about the performance of section 106 policy in relation to London Plan and Southwark Plan targets is detailed in the Annual Monitoring Report (AMR)¹.

¹ www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/annualmonitoringreport.html

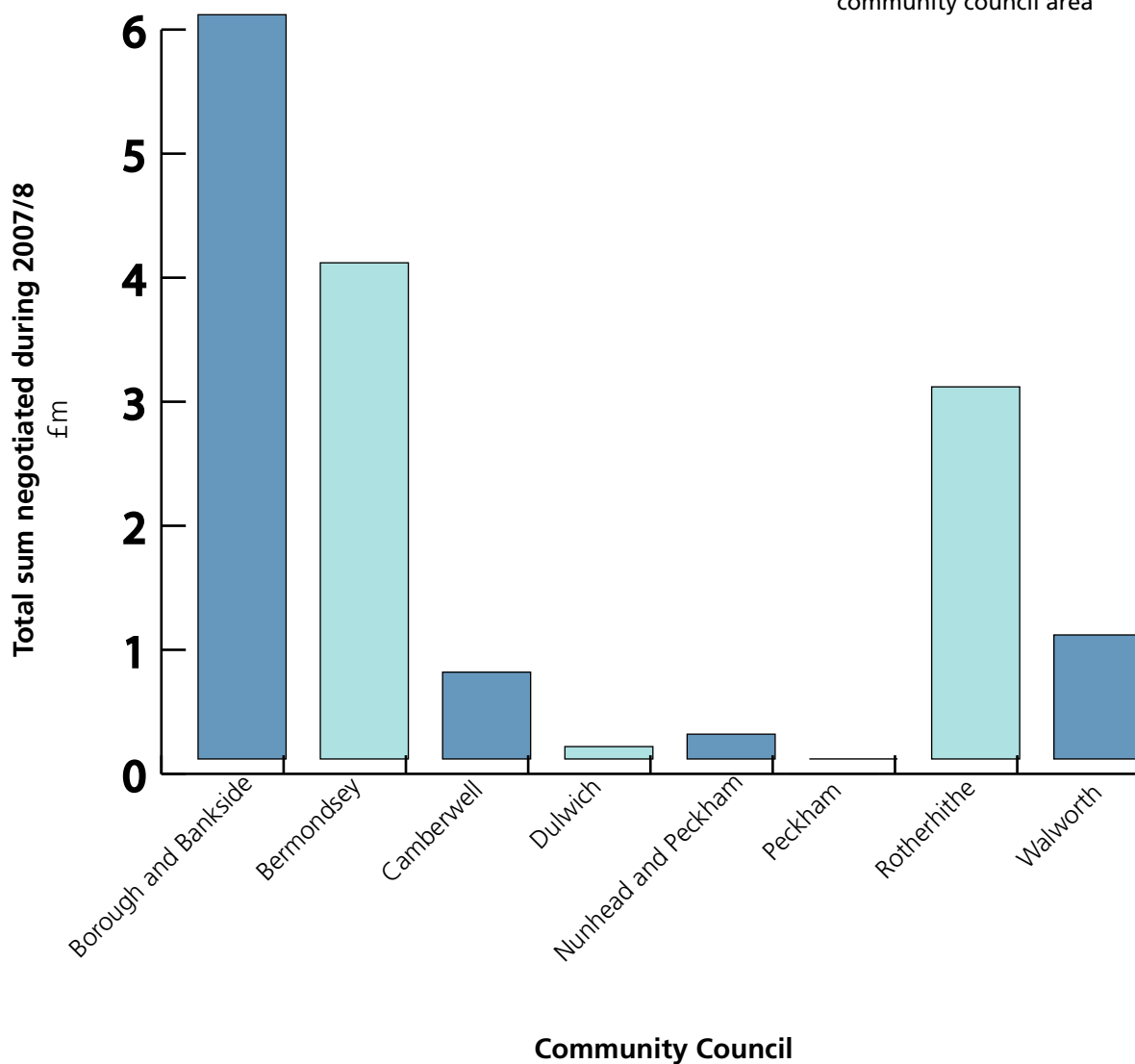
Table 1: Negotiated sums in 2007/8 by purpose

Section 106 Agreements signed and funds agreed					
Time period from: 01 April 2007 ending: 31 March 2008					
Borough	No. of Agreements	Total sum Agreed	Breakdown of purposes as stated in the agreements signed in the stipulated period	Amounts negotiated by purpose	
Wide Total				Code	Amount
	45	£15,282,831			
			Administration Costs	ADM	£266,591
			Archeology	ARCH	£55,600
			Community Development & Facilities	CDEV	£1,935,234
			Disabled Access	DISA	£9,250
			Education Department Pooled Payments	EDPP	£2,173,894
			Education - Training Schemes	EDTS	£595,621
			Education	EDUC	£353,101
			Employment Opportunities	EMPO	£1,662,396
			Tree Planting	ENTP	£3,220
			Environmental Improvements	ENV	£1,032,500
			Affordable Housing	HSAH	£2,200,000
			Local Playground Improvements	LPLI	£6,645
			Nursery & Childcare Facilities	NURS	£100,000
			Other	OTH	£249,577
			Parks & Public Open Space	PPOS	£1,216,328
			Other Pooled Projects	PPRO	£67,575
			Primary Care Trust Payments	PRCT	£689,184
			Public Realm Improvements	PRI	£869,187
			Sport & Recreation Facilities	SPT	£235,471
			Traffic - Controlled Parking Zones	TCPZ	£5,000
			Tourism	TOUR	£90,000
			Traffic - Car Club	TRCC	£6,499
			Traffic - Cycle Route	TRCR	£25,000
			Traffic Order Amendments	TROA	£89,499
			Traffic - Other Schemes	TROS	£363,750
			Transport Schemes	TRSC	£1,226,402
			Traffic - Waiting Restrictions	TRWR	£3,000

2.2 Total sums negotiated during 2007/8 by community council area

Table 2 demonstrates how the £15m of section 106 negotiated in 2007/8 is split by community council area. The table illustrates that the highest section 106 sums are secured in the major regeneration and development areas such as Bankside and Bermondsey which are both designated as "opportunity areas" in the London Plan and Southwark Plan

Table 2: Negotiated sums in 2007/8 by community council area



2.3 Affordable Housing secured during 2007/8

- 246 affordable housing units (comprising 128 social rented and 118 shared ownership) were negotiated in 2007-08.

2.4 Key agreements signed during 2007/8

Table 3 details the 45 legal agreements signed during 2007/8 into three separate groups: £0 to 50,000, £50,000 to £100,000, and £100,000 plus. The following key observations can be made:

- The largest single agreement for Canada Water A and B totalling £3,319,900 is unlikely to be paid to the council as the applicants are now submitting a revised scheme which will result in a replacement agreement should planning permission be granted.
- The agreement signed for £2,322,144 at New London Bridge House refers to the building adjacent to the Shard of Glass at London Bridge station.
- The agreement signed with Native Land for Bankside Industrial Estate for a sum of £2,002,946 is currently being implemented and works are on site.

S106 Account Number	Planning Application Reference	Date	Address	S106 Sum
S106/118876	06-AP-1201	27/07/2007	Salmon Youth Centre	7,500
S106/121110	06-AP-1549	29/06/2007	262-266 Old Kent Road	2,550
S106/121131	06-AP-0679	14/05/2007	Soho Wharf, Clink Street	2,550
S106/122275	06-AP-2475	16/11/2007	20 -24 Kings Bench Street	2,550
S106/122745	06-AP-1986	18/06/2007	New Concorde. 96 Webster	2,550
S106/122777	07-AP-0001	03/01/2008	281 Walworth Road, London	2,550
S106/122825	06-AP-2155	23/10/2007	Kings Head, 204 Walworth Road	2,550
S106/123529	07-AP-0768	08/11/2007	Riverside Workshops, 28 Park	2,800
S106/124262	06-AP-2490	30/01/2008	100 Union Street & Adjacent	23,205
S106/124832	07-AP-1715	06/12/2007	36 Valmar Road, SE5 9NG	2,800
S106/125632	07-AP-0422	25/02/2008	1 - 3 Rotherhithe New Road	3,621
S106/125656	07-AP-1867	31/03/2008	31-32 Dolben Street, SE1	2,805
S106/127727	07-AP-2529	18/03/2008	165 Tower Bridge Road	2,805
S106/SP/6	07-CO-0046	11/06/2007	Open Land East of Red Lion Row	2,750

S106 Account Number	Planning Application Reference	Date	Address	S106 Sum
S106/121187	06-AP-1980	02/04/2007	56-58 Bermondsey Street & Land	92,310
S106/115990	05-AP-1201	04/05/2007	Land at Canada Water Sites A &	3,319,900
S106/117876	06-AP-0077	02/04/2007	New London Bridge House, 25	2,322,144
S106/118983	06-AP-0341	31/12/2007	Land at Great Suffolk Street	185,656
S106/120529	05-AP-1333	16/07/2007	Wedge House, 32-40 Blackfriars	386,916
S106/120646	06-AP-1481	19/06/2007	Bankside Industrial Estate	2,002,946
S106/120868	05-AP-2617	13/09/2008	89 Spa Road & Site D Bermondsey	189,088
S106/121576	06-AP-0995	18/04/2007	1-15 Bournemouth Road & 143-147	202,201
S106/122276	05-AP-2478	16/11/2007	20-30 Wilds Rents, London SE1	151,682
S106/122657	06-AP-2183	06/07/2007	Land at 69-91 (odds) Camberwell	379,220
S106/122837	06-AP-2272	25/06/2007	Larnaca Works, Grange Walk	399,285
S106/124186	06-AP-1973	25/09/2007	184-192 Bermondsey Street	260,070
S106/124237	06-AP-1800	25/10/2007	231-241 Blackfriars Road	1,396,482
S106/124438	07-AP-0650	21/12/2007	Land at Amelia Street & Robert	786,555
S106/124522	07-AP-1124	15/08/2007	44-46 Borough Road, London SE1	149,387
S106/124601	07-AP-1304	06/09/2007	Falcon Works, 262-302 Lynton	390,749
S106/125477	07-AP-2516	31/01/2008	18-22 Grove Vale, London SE22	143,180
S106/125489	07-AP-2320	25/01/2008	237 Walworth Road & Land R/O	247,693
S106/125490	04-EQ-0308	01/02/2008	237 Walworth Road, SE17	247,693
S106/125495	07-AP-2332	11/01/2008	Wedge House, 32-40 Blackfriars	828,865
S106/127731	07-AP-2267	31/03/2008	Land bounded by Prices Street	490,649
Total				15,282,831

Table 3: Negotiated sums in 2007/8 by individual agreement



PROJECT COMPLETE 2007/08
Bankside Community Space

Bankside Community Space is open for business. The Space is a resource for the community, residents, businesses and voluntary groups and is available for day time meetings or evening/weekend social events, from Monday to Saturday from 8am-8pm and Sundays until 4pm.

Project complete, section 106 spent



3. Section 106 accounts update

3.1 Total section 106 payments received during 2007/8

Table 4 illustrates the volume of payments paid and sums committed to new projects during 2007/8. A total of £3.3m was received from developers during 2007/8 payable on agreements signed prior to 2007/8. £180k was received on interest payments which is not committed to projects unless clearly stated in the specific legal agreements. A total of £1.5m was committed to new section 106 projects, of which £1.35 was committed to 21 new projects in Borough and Bankside, as outlined in the Borough and Bankside Streetscape report².

Table 4: Section 106 payments and transactions during 2007/8

Type of payment	Sum
Total Developers payments of obligations	£3,491,055.90
Sums committed to new projects	£1,518,368.48

3.2 Total balance of section 106 payments at end of year

In order to understand the balance of available funds existing in the section 106 accounts at the end of the year, table 5 details total account records at the end of the financial year. The accounts show a total balance available of £8,069,649 at the end of the year. The following key observations should be made in relation to these funds:

- Several large payments were received during 2007/8 totalling £3.3m as outlined in table 4 above, and there is a lag time between payment of obligations and the approvals process to release the money to commit to projects. Any project requiring more than £100,000 must go through a strict approvals process that involves inter-departmental sign off, approval by community council and planning committee.
- In October 2008, two reports were approved for a total expenditure of £2,178,103 on section 106 projects in Bermondsey³.

² <http://www.southwark.gov.uk/YourServices/RegenerationSection/banksideimprovements/boroughandbanksidestreetscape.html>

³ http://www.southwark.gov.uk/uploads/file_38258.pdf and http://www.southwark.gov.uk/uploads/file_38257.pdf

Community Council/ Ward	Total Negotiated	Amounts Received	Outstanding Sum	Spent or Committed	Interest Added	Year End Balance Available
Bermondsey	24,359,270	11,006,441	13,352,829	6,929,837	416,698	4,076,604
Borough and Bankside	21,339,372	10,325,877	11,013,495	9,119,054	764,914	1,206,823
Camberwell	1,608,735	619,781	988,954	16,144	9,756	603,637
Dulwich	324,180	151,000	173,180	122,750	2,825	28,250
Nunhead and Peckham						
Rye	1,636,945	753,768	883,177	243,669	19,054	510,099
Peckham	744,889	193,500	551,389	106,705	20,157	86,795
Rotherhithe	8,194,081	2,496,688	5,697,393	1,781,663	342,864	715,025
Walworth	3,697,595	1,184,776	2,512,819	342,360	37,955	842,416
TOTAL FOR BOROUGH	61,905,067	26,731,831	35,173,236	18,662,182	1,614,223	8,069,649

Table 5: Section 106 statement of account as at 31/3/08

4. Section 106 project delivery

4.1 Summary of all live section 106 projects

Table 6 details all live section 106 projects which have been allocated section 106 monies through the council's approvals process and under-development. The following key observations can be made:

- There are 56 live projects under-development
- Projects are delivered by officers across the council in a number of service departments
- Most projects undergo a detailed consultation process after the commitment of section 106 funds which creates a lag between approval and spend of funds.
- Reasons for delayed delivery relate to third party issues, such as Thames Water mains replacement programme delaying start-dates,

Name of project	Date agreed	Section 106 Amount	Status
Westminster Bridge Road: CPZ	18/01/2008	£14,000	Consultation and detailed design complete. Currently awaiting management decision regarding implementation of works.
Union Street: 2 Disabled Parking Bays	18/01/2008	£7,500	Consultation and detailed design complete. Currently awaiting management decision regarding implementation of works.
Borough Bankside: The Cut lighting Scheme	27/11/2007	£30,000	Project complete
Borough Bankside: Mint Street Park lighting	27/11/2007	£38,079	Scheme to complete April 2009.
Weller Street: CPZ Review	22/11/2007	£7,500	Consultation and detailed design complete. Currently awaiting management decision regarding implementation of works.
Great Guildford Street: TMO Review	22/11/2007	£7,500	Consultation and detailed design complete. Currently awaiting management decision regarding implementation of works.
Borough Bankside: Car Club project	27/11/2007	£18,000	Due to complete 2009.
Borough Bankside: Boundary Row public realm	27/11/2007	£129,264	Project being led by Public Realm officers using CGS match. Currently at design stage. Estimated completion 2009.
Borough Bankside: Blackfriars Road design work	27/11/2007	£30,000	Delay due to discussion with Transport for London regarding joined-up approach to the redesign. Estimated completion of design April 2010.
Borough Bankside: Hopton Street	27/11/2007	£33,638	Early funds have been spent on improving signage, the remainder to be spent once a way forward has been agreed with works to the Thameslink programme.
Borough Bankside: Globe environs	27/11/2007	£55,000	Project being delivered by Public Realm department to improve the road layout adjacent to the Riverwalk and Globe Theatre. Estimated completion during 2009.
Blackfriars Road: Part funding of Archaeology Officer post	29/04/2005	£59,378	Officer currently in post

Borough Bankside: Develop design for Dickens Square Open Space project	27/11/2007	£40,000	Parks department currently preparing design brief to issue to consultants for tender.
Borough Bankside: Borough and Bankside 20 mph zone - cluster A and B	27/11/2007	£50,000	At design stage
Borough Bankside: Stoney Street and Redcross way temporary closures	27/11/2007	£50,000	Bankside Urban Park projects planned start date August 2009. Forecast completion Sept 2010.
Blackfriars Road: Refurbishing Union Street/Blackfriars Road Junction	08/11/2006	£60,000	Project completed
Southwark Street: Councils Monitoring Officer	10/09/2004	£60,000	Ongoing
Southwark Street: Workplace co-ordinator (item C2)	23/03/2006	£50,000	Forecast completion March 2009. This project has profiled £25,000 in S106 monies for 2008/9.
Southwark Bridge Road: Community Space and Training	17/04/2005	£40,000	Expenditure on 56 Southwark Bridge Road project ongoing.
Southwark Street: Pedestrian Signage at Bankside	07/04/2005	£55,000	Phase 1 of pedestrian signage project completed. Remaining funding for ongoing improvements and maintenance.
Southwark Street: 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.
Webber Street: Friars & Charles Dickens Adult Education IT	10/04/2008	£30,000	To be divided equally between Friars and Charles Dickens Primary Schools for capital improvements for upgrading their existing IT suites.
Southwark Street: Bankside Schools Work Experience Programme	01/08/2008	£10,000	Work Experience Programme for local school students to be provided by the occupiers of Bankside 123.
Southwark Street: Learning Skills Support - North Southwark	04/09/2006	£92,210	Start Sept 2006 - completion August 2008
Southwark Street St Christopher: Blackfriars Settlement Community Facilities	22/01/2008	£250,000	To finance Blackfriars Settlement's two year relocation period during the development of their existing site on Rushworth Street.

Bankside Area: Lighting improvements in Bankside	29/09/2005	£400,000	Forecast completion March 2009
Lant Street: Restoration Payment	23/03/2006	£519,719	Ongoing
Paris Gardens: Outdoor Pitches Scheme	22/11/2004	£230,663	Ongoing
Long Lane: Environmental improvements	05/07/2007	£95,000	Environmental Improvements to Tabard Gardens to include a rest stop for cyclists and improved facilities for children and young people.
Long Lane: Environmental Improvements to Hankey Place Community Hall	02/07/2007	£75,000	Ongoing
Borough Bankside: Traffic calming in Decima Street	27/11/2007	£22,000	At design stage
Bermondsey St. Antiques Mkt: Zebra Crossing - Bermondsey St & Long Lane	23/09/2008	£55,000	Ongoing
Bermondsey Street. Antiques Mkt: Cluny Estate Security	27/03/2008	£68,000	Ongoing
Great Dover Street: Cycling Facilities - local	03/07/2008	£30,000	Ongoing
Bermondsey Street: Tyers Estate Courtyard Resurfacing	10/10/2008	£30,000	Ongoing
Bermondsey Street: Brunel Museum Work Placement Coordinator	23/09/2008	£93,000	Support of a Volunteer and Work Place Coordinator at the Brunel Engine House Museum fro three years.
Tooley Street: Public Realm Improvements 160 Tooley St	15/04/2008	£91,000	Awaiting completion of Thames Water works
Tooley Street: SMASH Project Manager	07/01/2006	£90,000	This element of BRASS will develop support for existing school and business partners to improve delivery within the existing framework. Start date 1/10/06 - completion date 31/3/09
Tooley Street: St Olave's Estate Environs	21/10/2006	£40,000	Awaiting final account post-snagging.

Tooley Street: Business Responsibility & Southwark Students	07/01/2006	£90,000	This element of BRASS will develop support for existing school and business partners to improve delivery within the existing framework. Start date 1/10/06 - completion date 31/3/09.
Tooley Street More London: Bermondsey St. Railway Bridge Refurbishment	06/10/2008	£500,000	Awaiting completion of Thames Water works
Brunswick Park: Tennis Court Refurbishment	24/01/2008	£20,000	Works on site
Lordship Lane: Shopping Parade Refurbishment	14/06/2005	£42,750	Ongoing
Lordship Lane: Sydenham Hill Wood Nature Reserve Improvements	10/10/2005	£50,000	Ongoing
Lordship Lane: Lighting improvements to Cox's Walk	05/11/2005	£30,000	Ongoing
Rotherhithe New Road: New community nursery	14/11/2005	£30,000	Additional capital funds towards facilities for the new 25 place nursery in the Rotherhithe New Road to provide special interior lighting.
Southwark Park: Artificial Cricket Strip	16/01/2008	£9302	Works currently on site due to complete April 09
Rotherhithe Street: Improvements to Durrands Wharf Park	22/01/2007	£27,500	Works on site nearing completion, due to end March 2009
Walworth Road: Archaeology Officer	21/04/2008	£1800	Officer in post
Queens Road: Local Environmental Improvements	02/11/2006	£68,000	Project at design stage
Peckham Grove: New Street Trees	22/01/2007	£7,500	On site

Peckham Rye: Peckham Park Café & Changing Room	13/06/2008	£35,000	Restoration project
East Dulwich Road: Goose Green Playground Improvements	25/02/2008	£30,000	On site
Rye Lane: Funding for part time worker for Peckham Town Centre Management Group	09/04/2007	£12,000	Ongoing

Table 6: Section 106 live projects

4.2 Examples of section 106 projects delivered during 2007/8

Table 7 highlights a number of projects in addition to those above which spent section 106 funds in 2007/8. More detail on each of these projects can be made available by contacting the Frameworks and Implementation team on 020 7525 5450.

PROJECT COMPLETE

Borough and Bankside up in lights

£400,000 was allocated towards lighting improvements through the Land Securities St Christopher's House legal agreement. A number of projects have been implemented in order to deliver the Bankside Lighting Strategy.

PROJECT COMPLETE

Great Suffolk Street in lights

A series of three bridges have been lit as part of the Light at the End of the Tunnel Programme.

Project complete, section 106 spent



**PROJECT COMPLETE****Southwark Street "Smarties"**

The Southwark Street bridges were refurbished in 2006 but there have been continued issues of illegal hoardings at the East bridge near the Hop Exchange. To resolve this ongoing problem a new feature lighting installation has been installed to compliment the Ian Davenport Poured Lines Southwark Street.

PROJECT COMPLETE**Adult Education in IT**

Friars and Charles Dickens primary School received £30,000 in section 106 funding in April 2008 to provide adult education resources to assist in the delivery of IT courses. Section 106 funding was used to purchase computers and upgrade the schools existing IT suites. This project was funded to encourage life long learning and enhance employment opportunities for Southwark residents.

Project complete, section 106 spent



PROJECT COMPLETE 2007/08**Bankside signage scheme**

£55,000 has been spent on a system of 21 new pedestrian signs. The project is now complete and all signs have been installed.

Project complete, section 106 spent

**PROJECT COMPLETE****Better Bankside Work Experience Programme**

An exciting new work experience programme part funded by the s106 agreement for Bankside Mix is under development, which will give local young students the opportunity to gain work-experience with a variety of different companies and industries located at the Bankside development. This programme will consist of two stands, a schools project, which will give young people from local primary schools in Bankside and secondary schools the opportunity to undertake one-day visits to selected Bankside businesses within a particular industry sector.

£1/4 million secured for Blackfriars Settlement

Blackfriars Settlement is a people-centred organisation delivering services to older and young people in the community. Their services include education & training, leisure activities and opportunities for local residents to find advice and socialise with others. The section 106 funding will finance rent and refurbishment costs for Blackfriars Settlement’s temporary relocation. This is to ensure that Blackfriars Settlement’s much valued services continue to be delivered while their current site on Rushworth Street undergo exciting new developments. These improvements include providing 16000 sq ft of accessible, community space over two floors.



PROJECT COMPLETE

Blackfriars Road, Dolben Street, Gambia Street, Treveris Street, Burrell Street Bridges

An opening event to celebrate the refurbishment of a cluster of 5 railway arches was successfully held on 22nd November. The projects include artistic “403 and 406” lighting schemes, and the restoration of the old Railway Heritage Trust officially opened the refurbished station entrance beneath Blackfriars Bridge.

Project complete, section 106 spent.



Business Responsibility and Southwark Students has spent section 106 monies to improve the link between small and medium size employers and local primary and secondary school students. The project aims to assist with student work related learning and interpersonal skills development, as well as developing the skill set of the business professional by placing them into a unique and challenging work environment. Start date 1/10/06 - completion date 31/3/09.



Southwark Movers & Shakers secured £90,000 to fund a full time project manager, over a minimum of an eighteen-month period, and continue with the ongoing delivery of the SMASH. Working with schools and local organisations, the project aims to bring about an informed, knowledgeable and increasingly active, responsible citizen base by tackling issues such as racial hate crime drug abuse, graffiti, etc within the borough. Start date 1/10/06 - completion date 31/3/09.



Druid Street before



Druid Street after

PROJECT COMPLETE**St Olave's Estate transformation**

The implementation team at Southwark Council have worked closely with a number of partners to transform Druid Street North which runs through the St Olave's Estate from a notorious rat-run into a new homezone incorporating pocket park.

Funding of the scheme was split over the two phases, and this project is an excellent example of how section 106 monies from the adjacent More London and Great Portland Estates developments can be used to attract additional funding to deliver wider environmental improvement in an area.

The scheme was officially opened by Councillor Nick Stanton and Simon Hughes MP at a community event organised by Fair Community Housing Services on Saturday 28th July.

Project complete, section 106 spent.

PROJECT COMPLETE**Potter Fields Park**

Southwark Council has worked with developers More London and the London Development Agency to create a world class park along the Thames and adjacent to Tower Bridge and City Hall. The council, developer, and investment agency formed a successful joint client team which secured funding for the project and commissioned internationally renowned designers Gross Max landscape architects to complete the design.

The design needed to respect the World Heritage status of the Tower of London and Tower Bridge, and required integration with the transforming area around the park. An extensive consultation exercise was carried out to ensure that the project served three major users of the space: local residents, existing workers and occupiers, and the throng of tourists flowing along the riverwalk. Funding for the project was secured via a section 106 agreement between Southwark Council and More London, and a grant from the London Development Agency.

The £4m refurbishment project took 12 months to complete on site from April 2006 to April 2007.

Project complete, section 106 spent.



**PROJECT COMPLETE****Building London Creating Futures**

Section 106 funding has been successfully spent on a construction employment project at the Mary Datchelor development site in Camberwell. So far 28 local residents have been enrolled into the project, 14 of which have obtained construction site certification scheme cards (CSCS). The project is ongoing, and aims to place 12 local residents into full time construction jobs by the end of the build period.

PROJECT COMPLETE**Whites Grounds Skatepark**

Section 106 was used to match-fund an innovative new plaza-style skate park beneath a run-down railway arch in SE1. The project aims to tackle anti-social behaviour by providing a vital new resource for 11-16 year olds in the Bermondsey area, and contributes to the physical improvement and perception of the condition of spaces underneath the huge railway viaduct.

The park was opened by Leader of the Council, Councillor Nick Stanton, and Simon Hughes MP. Cllr Stanton has long advocated the provision of additional youth facilities in the area said "this is an example of how Southwark Council can creatively use existing spaces to create new open space and sports facilities in a Borough which is undergoing widespread change."

The design work was carried out by a local start-up firm of architects, DIVE, who worked closely with the local community through a series of workshops in six different local schools and colleges, public events, and questionnaires, all of which pointed to a unanimous vote for the road to be converted into a play space. Once this vote had been made, the firm employed a skate expert to work up the designs to provide a "plaza" which reflects the spaces in the city, which youth enjoy skating in, but aren't always allowed to.



Whites Grounds before



Whites Grounds after

Table 7: Section 106 projects spending section 106 money during 2007/8

5. Summary

Since the adoption of the section 106 policy on July 2007, the profile of section 106 has increased dramatically. The council has received some positive publicity including (key highlights can be summarised for 2007/8 in table 8):

- Shortlisted for a London Planning Award by the Mayor of London and Royal Town Planning Institute (RTPI)
- Cited in a recent developer study "Planning Comparables" that Southwark is collecting the 5th highest amount of section 106 in London.
- Publicity in local press around the successful use of historic section 106 monies to invest £1.3m in the Bankside area to deliver 21 projects (through the recently approved Borough and Bankside Streetscape Improvement Programme)
- Recognition of best practise achieved by Southwark in a review by the British Urban Regeneration Association (BURA), including reference to our innovative online toolkit, and the use of our website to publish section 106 accounts with easy access for the public.
- Publicity in local press around the recent launch of project banks in the Borough and Bankside

Highlights	Sum
Total section 106 negotiated	£15,282,831
Total Developers payments of obligations	£3,310,469
Sums committed to new projects	£1,518,368
Total balance available 31/3/08	£8,069,649

Table 8: Key highlights in 2007/8

Contact us

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

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

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

Arabic

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

Bengali

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

French

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

Somali

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

Spanish

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

Tigrinya

እዚ ሰነድ (ጽሑፍ) ብሳዕርክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ጉድለ ዝተዳለወ እዩ ። እዚ ሰነድ እብ ሳዕርክ ናይ መሬት ኣጠቓቕማ መደብን ስብዮትን ኣብ ዝገበሩ ውሳኔታት ለውጢ ከምጽእ ይኸእል ኢዩ ። ተወሳኺ ሓበሬታን ምኽርን ብድንድኹም እንተደሊኹም ናብ ዋን ስቶፕ ሾፕ (one stop shop) ብምኻድ ንትረኽቡዎ ሰራሕተኛ ትደልይዎ ድንደ 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.