

## Appendix 1

<b>Proposed Phase 2 Sites</b>						
Site	Ward	Description	Number of Homes			
			Social Rent	Intermediate	Market	Total
Joseph Lancaster Nursery Annexe, Deverill Street SE1	Chaucer	Disused council building. Single storey building and surrounding land.	14	2	0	16
Canada Estate various SE16	Rotherhithe	Parcels of land on estate.	51	6	0	57
Daniels Road SE15	Nunhead	Strip of land on north side of Daniels Road.	7	1	4	12
Albion Street Civic Centre SE16	Rotherhithe	Former municipal building.	18	2	0	20
Commercial Way SE15	Peckham	Former estate land. Two sites between Pentridge St & East Surrey Grove. Originally earmarked for tram.	34	6	21	61
Castle Resource Centre, Hampton Street SE1	Newington	Council building. Day centre building above garages on estate.	6	0	0	6
Weston St Garages, Kipling Estate, SE1	Grange	Garage site on estate in Leathermarket JMB management	22	3	0	25
Meeting House Lane 95a, SE15	Livesey	Disused council office building. Former Acorn NHO, on edge of Acorn Estate.	7	1	4	12
Welsford Street Garages SE1	South Bermondsey	Garages and car parking. Former E&C site. Consists of 30 garages with large informal car parking space to rear.	15	3	9	27
Colombo Street SE1	Cathedrals	Long lease, LBS freehold - 2 storey GP surgery	18	2	0	20
Causton Hse, Goschen Estate, Bethwin Road SE5	Camberwell Green	Sites adjacent to the railway, adjacent to block, row of sheds and space to rear of sheds.	8	1	5	14
Goschen Estate, ex T&RA Hall SE5	Camberwell Green	Single storey brick building to rear of Causton House.	2	0	0	2
Lugard Rd Garages, SE15	Nunhead	Row of 7 garages & 3 parking bays. Sub station to rear of site.	5	0	0	5
Fenham Rd Garages SE15	Peckham	12 garages on the corner of Fenham Rd and Nutcroft Rd.	6	0	0	6
Tenda Rd Car park SE16	South Bermondsey	Car parking area on Willmington Terrace.	7	1	4	12
35-41 Nunhead Lane SE15	The Lane	Site of former nursery fronting Nunhead Lane	6	1	3	10
Kinglake St. Garages SE17	East Walworth	2 storey garage block at southern edge of (New) Kinglake	7	7	0	14
Pellic Street, SE17	Newington	Former car breaker's yard on edge of park.	8	0	0	8
<b>Total Units</b>			<b>241</b>	<b>36</b>	<b>50</b>	<b>327</b>
		<b>Estimated Development Cost (£m) *</b>	<b>41.0</b>	<b>6.1</b>	<b>8.5</b>	<b>55.6</b>
		<b>Estimated receipts (£m)**</b>	<b>0.0</b>	<b>2.5</b>	<b>14.0</b>	<b>16.5</b>

\* Assuming £170k per unit average cost

\*\* Assuming £280k per unit average sales value and 25% equity share for intermediate