

Item No. 8	Classification: Open	Date: 7 October 2014	Meeting Name: Planning Committee
Report title:		Report to Release £1,041,331.65 of Section 106 Funds to a Programme of 13 environmental and transport related improvements in Rotherhithe and Surrey Docks	
Ward(s) or groups affected:		Rotherhithe and Surrey Docks	
From:		Chief Executive	

RECOMMENDATION

1. That planning committee agree that funds totalling £1,041,331.65 are released from a series of legal agreements associated with developments in the Rotherhithe and Surrey Docks wards for a programme of 13 public realm and transport improvements.

BACKGROUND INFORMATION

2. Planning obligations are used to address the impacts caused by a development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agrees to provide planning contributions. These contributions can cover a range of facilities and services including affordable homes, investment in open spaces, transport improvements and provision of employment training schemes.
3. This release of funds has been prepared following the positive response to the previous section 106 investment programmes in other areas of the borough. Such programmes respond to requests from the local community, councillors and local partnerships to seek a strategic way to bring a number of separate section 106 legal agreements together and to deliver a programme of streetscape projects.
4. The programme of works is intended to act as a precursor to expend monies from historical section 106 agreements, before the Community Infrastructure Levy is introduced.
5. The Rotherhithe section 106 programme has been developed to deliver a series of public realm, open space, and transport improvements across the Rotherhithe and Surrey Docks wards. The programme is primarily funded through capital section 106 receipts paid to the council by developers in recent years, which has been used to attract match funding from a variety of other sources, such as Transport for London, and the council's Cleaner Greener Safer programme has added further value to projects. Due to the nature of section 106 expenditure, the programme is targeted at providing projects that are in the vicinity of new developments, which have been or are partially implemented across the community council area.
6. The programme proposes projects which have been promoted during a variety of consultation exercises including, with local councillors, divisions across the council including the planning, parks and public realm divisions and the local

implementation plan (LIP) to align council policies. The projects must also meet the stipulations of the legal agreements, which in many cases have been quite specific as to how the funds may be spent or utilised.

7. This proposed programme of works builds on a series of successful capital projects delivered in the area by the council including the investment in parks and open spaces (e.g. Russia Dock Woodland, Durands Wharf outdoor gym, Southwark Park) and new public piazzas (e.g. Canada Water Library and square).

KEY ISSUES FOR CONSIDERATION

8. In order to ascertain what projects could be delivered from the available section 106 monies, a mapping exercise was carried out to understand the distribution of unspent section 106 monies by "purpose" (environmental improvements / traffic and transport / open space). See appendices 1 and 2.
9. Having mapped the existing monies, a list of project proposals were drawn up in partnership with officers from each relevant council department. This took in to account information from the previous consultation exercises including the Local Implementation Plan, Community Infrastructure Project List, and CGS project list 2013/14 as well as local and departmental strategies and business plans.
10. The programme of investment will compliment local strategies and assist with their delivery. This includes the Canada Water Area Action Plan 2012 which has been developed by consulting and working closely with local communities and other key stakeholders in order to produce a vision for the area. The plan also sets out strategies and policies for uses such as open space and design.
11. As such, the profile of projects listed in this report are either existing schemes which have match funding from another source; are projects which are listed in the section 106 agreements themselves; or have been proposed as part of a member or community request.
12. In addition to the mapping back ground research, consultation has taken place with play services, sports development team, parking, streetcare, parks, property and transport teams within the council, initial consultations with ward members and Dockland Settlement, and Friends of Southwark Park and Friends of Russia Dock Woodland.
13. Further consultation will be undertaken with all relevant stakeholders on a project by project basis in developing them for delivery as is appropriate.

Community infrastructure project list (CIPL) consideration

14. CIPL for each of the community council areas were approved at their respective community council meetings in April and June 2013. The CIPL shows the local priorities for the expenditure of relevant section 106 and future local Southwark Community Infrastructure Levy (CIL). These identified projects should be carefully considered in the case of releasing monies from any section 106 agreement.
15. This programme of projects responds to the CIPL for the area. Six projects on the CIPL have been recommended for funding in this report or are supported by

the projects contained within the report. These projects are Lower Road; Russia Dock Woodland; Old Fish Farm Nursery Link to Southwark Park, St Olav's Square; Southwark Park Athletics track and Greenland Dock Improvements.

16. The most recent CIPL for Peckham and Nunhead Community Council is in Appendix 4 of this report and available at:
http://www.southwark.gov.uk/info/200152/section_106/796/current_project_bank_ideas

S106 investment programme proposals

17. The list of projects is shown below with an identified section 106 budget in each instance. These in many instances are the total sum of a number of agreements. A breakdown summary by project can be found in Appendix 3.
18. The total cost of the scheme is £1,041,331.65 which is drawn from a variety of agreements, as detailed in the project breakdown below.

Project		Section 106 (£k)
1.	Lower Road Transport Scheme	488303.65
2.	Bus Service Contribution to TFL	90000
3.	Car Club Bay on Rotherhithe Street	5851
4.	Green Travel Plan for Dockland Settlement Site	3000
5.	Traffic Order Amendments for Permit Free Developments	10750
6.	Contribution to Rotherhithe CPZ	82750
7.	Public Realm Improvements -Expand remit of block paving replacement project funded through CGS	21000
8.	Southwark Park Athletics Track	26700
9.	Southwark park	30000
10.	Russia Dock Woodland	49000
11.	Dockland Settlement	15000
12.	Trident St Adventure Playground	50394
13.	St Olavs Square Improvements	168583
Total		£1,041,331.65

Project 1: Lower Road scheme

(See Appendix 3 for summary allocations for lower road scheme)

19. Removal of the Lower Road gyratory and reversion of all key roads to two-way operation was identified within the Rotherhithe Multi-Modal Transport Study and has been included in the Mayor's Better Junctions programme, designed to target improvements at high priority locations across the capital.
20. The programme was subsequently included in the Canada Water Area Action Plan, with the objective of reducing traffic on Rotherhithe Old Road, simplifying the road network, improving the environment for pedestrians and cyclists, and improving efficiency, capacity and safety for all users.

21. Over the last 18 months officers have been working with TfL to develop a workable scheme that will deliver the council's objectives expressed through the CWAAP, support the delivery of Cycle Superhighway Route 4 (CS4) and deliver acceptable outcomes in terms of network performance. A number of scenarios have been tested as part of this process and the results of traffic modelling suggest that a viable scheme is achievable. TfL are currently reviewing the submitted models and once these are approved consultation proposals can then be developed. It is anticipated that consultation will take place in autumn 2014 with delivery of the scheme during 2015/16 alongside CS4.
22. The AAP objectives for the Lower Road programme are summarised below, with one of the key objectives being to improve access on / off the peninsula e.g. East West movements:
 - a. Re-introduce 2 way traffic movement on Lower Road
 - b. Better access between Plough Way and Rotherhithe New Road
 - c. Removal of the bus-only restriction on the right turn movement at the Lower Road / Surrey Quays Road junction
 - d. Simplification of the local road network to provide better access to the peninsula and an improved local environment.
 - e. Improved walking and cycling links.
23. It is estimated that the Lower Road programme will cost in the region of £9m. To date section 106 has been allocated from strategic transport allocations, see below, and the scheme has been allocated £400k TfL local Implementation Plan funding for 14/15 for ongoing development.
24. A planning committee report in September 2012 agreed a framework to support four strategic transport schemes in the borough. This included the Lower Road Scheme and the directing of all Strategic Transport section 106 from the Bermondsey and Rotherhithe Community Council to this scheme. The report also made the first allocation of this nature to the value of £266,535.

Project 2: Bus service contribution to TfL

Site A Canada Water	S106/137053	Acc 452	TRA3	£90000
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25. This funding is payable to TfL for provisions of bus services for capital improvements. Whilst there is a strong desire to see an increase in frequency of two particular bus services, this would constitute a revenue commitment and an ongoing commitment that would exceed the funding available. As such a result this is not a project that can be delivered with this particular funding stream.
26. Since contacting TfL with regards to this matter, they have undertaken a monitoring survey of bus demand and capacity and as a result have introduced one additional journey on the C10 route as of 1 March 2014 to increase frequency to a bus every 8 minutes (instead of every 10 minutes) towards Victoria during the busiest time in the morning. Further survey work will be carried out by TfL in the Canada Water and Surrey Quays area to ascertain if any further capacity increases of service are required at the current time due to the growth of population in the area.

27. The recommendation is therefore that £90,000 is allocated towards delivering bus service improvements as part of the Lower Road scheme, and as such will include the provision of bus stops bus lanes and related improvements that will help increase the efficiency of services in the area.

Project 3: Car club bay on Rotherhithe Street

Ship York 375 Rotherhithe Street	UU271-375	Acc 522	TRCC	£5851
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28. As per the legal agreement to install one new car club bay on Rotherhithe Street. Zipcar is the provider in this area.

Project 4: Green travel plan for Dockland Settlement site

Dockland Settlement	S106/63226	Acc 641	TRGT	£3000
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29. To commission a green travel plan for Dockland Settlement to be approved by Southwark Council.

Project 5: Traffic order amendments for permit free developments

Land at Canada Water Sites A&B	S106/115990	Acc 324	TRAO	£2500
23 Rotherhithe Old Rd	S106/RP	Acc 671	TRAO	£2750
130 Rotherhithe New Rd	S106/UU/6315	Acc 623	TRAO	£2750
21-43 Bush Rd		Acc 648	TRAO	£2750

30. To amend the traffic management order for the following developments to reflect the details contained within the planning agreement which prevent future occupiers of the development from purchasing a highway parking permit, except blue badge holders:

- Canada Water Sites A&B
- 23 Rotherhithe Old Road
- 130 Rotherhithe New Road
- 21-43 Bush Road.

31. The funding will be used to carry out the statutory process for the making of a series of amendment traffic management orders to ensure that the planning obligations are fulfilled under the Road Traffic Regulation Act. Where required, the traffic orders will also be consolidated. The funding will also be used to ensure that all other interconnected databases and maps are updated to reflect the exact details contained within each planning condition.

Project 6: Contribution to a CPZ

Site A Canada Water	S106/137053	Acc 452	TROA	£80000
Dockland Settlement	S106/63226	Acc 641	TCPZ	£2750

32. To undertake and feasibility study and consultation on delivery of a CPZ for the Rotherhithe and Surrey Quays area. A CPZ has not as yet been programmed for the area and this funding could help prioritise other council resources to enable the appropriate consultation and feasibility study.

Project 7: Public realm improvements

Dockland Settlement	S106/63226	Acc 641	PRI	£21000
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33. The Rotherhithe peninsular is largely residential with a retail centre at Canada Water. The public realm treatment across the area has largely been with concrete brick paving and street trees that serve to extend the influence of a strong network of open spaces that have been created. The result of this combination of elements is that the peninsula emulates a strong suburban feel, which is highly valued to both new and existing residents. In order to retain the strong identity of the peninsula for future generations, it is important to ensure the continued presence of street trees within the public realm in a safe, maintainable streetscape.
34. The block paving which is so valued is slowly are being lifted by tree roots or dropping due to subsidence issues in the area. The specific problem with brick paviers is that when they are lifted, each pavior has the potential to cause a trip hazard. As a temporary action, the council have filled uplifted areas with tarmac which has been unsatisfactory to the local residents. Brick paviers are a key element in Rotherhithe's streetscape, residents are keen to have the paviers reinstalled.
35. A project to replace block paving in the area was awarded CGS in 2012. The aim was to ensure that the distinctive block paving use in footpaths in the Rotherhithe and Surrey Quays area were conserved and replaced as opposed to introducing asphalt when highways improvements are carried out or commonly in the shifting of tree roots.
36. The project funded a report undertaken in 2012 and highlighted the extent and remit of works. The priority areas set out as being those around Greenland Dock, namely Greenland Quay, Brunswick Quay.
37. The allocation of section 106 from this report will focus on these two areas looking at replacing tarmac with the block paving, and allowing the remaining CGS funding to expand the scope of works to other areas in the peninsular and for subsidence issues.

Project 8: Southwark Park athletics track refurbishment

23 Rotherhithe Old Rd	S106/RP	Acc 671	PCSD	£13612
Land at Downtown	S106/128156	Acc 400	PPOS	£13088

38. Southwark Park Athletics track facility has been little used and in a state of disrepair since 2010 following an unexpected aircraft landing on the site. A series of options have been developed in the past four years, but the development of a borough wide Physical Activity and Sport Strategy which relates to improving and increasing facilities across the borough, has helped shape how the site should be developed with now a much reduced, requirement or need to generate income to cover the sites running costs. This falls in line with the Administrations' pledge to provide free swimming and gym use for Southwark residents. As such the council is now in a position to take forward a scheme for full public consultation with a greater focus on developing talent, and providing access to athletics sports.

39. The project will be delivered in two phases. The first phase is fully funded and will focus around the athletics track, delivering a 6 lane track with seating and a grass pitch for a full programme of athletics activities. The funding package includes funding from the councils Olympic Legacy fund, Sport England, Marathon Trust and the GLA. Section 106 of £160k has also been allocated to this phase of the refurbishment. Phase one is anticipated to be on site by the end of 2014.
40. The second phase is to refurbish and remodel the existing changing facilities building to provide changing facilities that meet DDA and child protection standards, a small gym, club room, a servery and toilets facilities the latter which will be accessible for both track and park users.
41. The estimated £2m scheme, informed through a previous options appraisal is anticipated to be delivered during 2015. In so far this phase of the project has received funding from the Capital BID of £2.6m towards both the track and facilities refurbishment and £20k section 106 from a report approved in February 2014.
42. This report recommends a further section 106 allocation of £30,000 towards the development of phase 2 of the athletics track as a contingency sum. This allocation will allow for a much desired improvement to Southwark Park to progress to completion.

Project 9: Southwark Park

Land at Downtown	S106/128156	Acc 400	PPOS	£30,000
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43. Southwark Parks division is undertaking a review of provisions across all its parks and services including Southwark Park. Following on from the Athletics track Refurbishment there is a development plan to update facilities in the park and a longer term strategy to provide a new entrance from Lower Road.
44. Phase one includes the rearrangement of the existing cafe and staff offices plus provision of new toilets to increase park space. There is some underused land, known as the Old Nursery Site, where it may be possible to open the park up more to the eastern side of the peninsular.
45. As part of phase one there are proposals for more general improvements to the park including renewing paving, upgrading signage and a new water feature.
46. This report recommends that £30,000 is allocated towards the phase one works in Southwark Park to be delivered alongside the council's capital bid.

Project 10: Russia Dock woodland

Land at Downtown	S106/128156	Acc 400	PPOS	£49,000
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47. Following the closure of the Rotherhithe docks in the 1970s, the Rotherhithe Peninsula was redeveloped by the London Docklands Development Corporation (LDDC). In 1980 Russia Dock, originally a dock used for importing timber from Norway, Russia and Sweden, was in filled and planted as native grass areas for recreational activities, and a series of water channels and ponds providing habitats for kingfishers and herons.

48. The park still contains surviving dock features including the retaining wall capstones and mooring chains. In 1985 the LDDC added an artificial hill, Stave Hill, to the west edge of the park, using waste material and rubble. A relief map of the former docks in cast bronze by Michael Rizzello stands at the top of the hill.
49. Russia Dock woodland has been the recipient of a number of Green Flag Awards, a scheme which recognises and awards the best parks and open spaces in England and Wales.
50. A management plan produced in 2014 has highlighted a number of ongoing improvements to the Woodland to ensure that the highest standards are maintained for its users. This includes planting of a wild flower meadow; an enhanced natural play area and replacement and updating of the interpretation panels throughout the site.
51. The implementation of the works will be managed by the Parks Division and the Friends of RDW trust.

Project 11: Dockland Settlement sports development

Land at Downtown	S106/128156	Acc 400	PPOS	£15,000
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52. Docklands Settlement has been supporting communities since 1884 and still remains at the heart of the local community. The centre in Rotherhithe on Rotherhithe Street recently reopened following redeveloped in partnership with Family Mosaic. The Rotherhithe centre now has a large indoor sports hall where the focus will be martial arts. There is also a fitness studio which will host activities such as yoga, pilates, zumba, aerobics and dance. Southwark Youth Department will also have a permanent office at the centre delivering youth activities three nights a week. The centre also boasts a small gym for locals wishing to improve their health and an outdoor astro-turf pitch for football and other sports funded through CGS.
53. Whilst the building has been renewed, there is still a need for equipment to provide the desired array of sports and activities for local people at the Settlement. The funding of £15,000 will be used to purchase sport equipment and enhance existing facilities within the centre.
54. The project is supported by the Friends of Russia Dock Woodland, who are keen to see an extended and enriched programme of activities for young people in the area. There has been some concern around the numbers of young people using the woodland in the evenings, and the friends strongly support the long term sustainability of provisions for youths in a safe and supported environment.

Project 12: Trident Street adventure playground

Land at Downtown	S106/128156	Acc 400	PPOS	£50,394
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55. Trident Street playground is free supervised facility for 5-15year olds open four days a week term time and five days a week in the school holidays. It is one of eleven adventure play sites in the borough.
56. The facility built in the 1970s comprises a wooden cabin with indoor facilities, activity halls and an office area. It has seen some investment in recent years

the most recent addition is the large outdoor landscaped area with wooden play structures, seeing it go from one of the least used youth facilities in the borough to achieving over 10-12,000 visits a year.

57. The provision currently is home to a Youth Project who will be moving to Surrey Dock Adventure Playground later in the year. The facility is therefore seeking a new development partner i.e. a nursery, early years service, playgroup, school breakfast club to help raise income to cover the wider running costs of the centre.
58. The next phase of investment is a CGS funded project to resurface the Multi Sports area (MUGA). This will be delivered in July 2014. An element of this project which has not been funded is fencing to protect both the building situated at the end of the MUGA and the public accessing the building. This cost of this element discreet element of work is £15,394.
59. There is additional fencing replacement required around the perimeter of the site. This is a business critical element of work as it is required in order to provide a safe service for all of its users. Sections of the wooden post fencing have been replaced in recent years but there is a section that is in poor repair and must be prioritised. The cost of the work is estimated at £23,000 with £8,000 having been secured from Youth Service revenue funding. There is therefore a funding gap of £15,000 and this work has been provisionally scheduled for October 2014.
60. Lastly there are some building refurbishments that are required to the building, which will also help in securing a potential new development partner as mentioned above. Repairs are required to the timber panels and asphalt roof tiling, and the timbers require general treatment. The cost of this work has been quoted at £20,000 and the Youth Service will following on from this work undertake a refurbishment of the kitchen area funded through Youth Service capital budget. These refurbishments are programmed for October to allow for a full play provision for local children during the summer holidays.
61. Taking all these elements into account this report recommends an allocation of £50,394 towards trident street adventure playground.

Project 13: Community project bank – St Olav’s Square

Land at Downtown	S106/128156	Acc 400	CDEV	£168583
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62. The St Olav's square project is listed on the Community Project List and is a much desired project for the area. Working with the Norwegian Church Southwark Council are working to create a new square for the area, complimenting investment in local shops on Albion Street.
63. The Square currently comprises of the entrance area to St. Olav's Church, an area of hard standing used for informal and uncontrolled car parking and also a disused public convenience. The public convenience is currently derelict and hoarded off attracting illegal posting, dumping and fly tipping. It is generally an eyesore and a nuisance that continues to raise health and safety concerns to the local community. Also the overgrown nature of current trees and on-going uncontrolled parking continues to impact on the setting of the listed St. Olav's Church.

64. The council's proposal is to demolish the existing toilet and subsequently re-landscape the whole square in order to create a gated square / pocket park that is accessible to all throughout the day and closed at night. This re-landscaped area will improve the setting of the listed building and create a flexible area of public realm that can be used throughout the year along with accommodating seasonal markets.
65. Planning approval has been granted by the council for the demolition of the public toilet and erection of fencing around the perimeter of the site to facilitate the development of a new public space. (application ref: 13/AP/1435).
66. The council has successfully secured ownership of the toilet site through a CPO process and ownership is due to return back to the council by the end of March 2014.
67. The council has undertaken high level design and costing work for the project which has defined the following cost plan:

Site Assembly

Securing ownership of public toilet - £80,000

Demolition of public toilet - £50,000

Relandscaping - £70,000

Civils - £280,000

Total (including 10 per cent contingency): £530,000

68. Commitment from the Norwegian Church to contribute £350,000 towards the project costs subject to LBS securing planning consent for project and assembling the site (which has now been secured)
69. The £168,583 section 106 contribution will help to complete the funding package for the works and demolition.
70. The project is programmed for 2014/15 with completion on site by Christmas 2014 for the annual Christmas fair.

Community impact statement

71. The Rotherhithe programme of projects is designed to enhance and make a series of improvements to make Rotherhithe and Surrey Quays a place in which people thrive and choose to live and work. By implementing this profile of projects, the council is improving the environment and social sustainability of the area, providing high quality public places for use by local residents and workers, and which promote the potential for interaction. Improving interaction between different social groups enhances trust and creates the conditions to forge stronger networked communities.

Resource implications

72. The resource implications are outlined above and summarized in the finance concurrent below. In delivering this programme, the council's costs will be reimbursed from the relevant agreements on a project by project basis.

Sustainable development implications

73. The programme of projects will be delivered in line with the sustainable design and construction SPD, which requires sustainable procurement of materials, and the use of environmental technologies.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

S106 and CIL Manager

74. The Strategic Transport contributions secured as part of the agreements with account numbers 547, 400, 511, 521, 535, 541, 555 558, 572, 621, 627, 629, 641, 646, 661, 667 and 641 has been received by the council. The proposed allocation would be in accordance with the agreements and provide some mitigation towards the strategic transport impacts of the developments.
75. The £2,750 for TMO changes linked to account numbers 324, 623, 648 and £5,851 for a parking bay from 522, along with the £90,000 for Bus Services, and £80,000 for CPZ changes from 452 and the £21,000 public realm, £2,750 TMO and £3,000 for Travel Plans from 641 are all available and have specific uses linked to their proposed allocation.
76. The proposed £13,612 for play and £2,750 for TMO from 671 and the £168,583 (plus interest) from community projects and £157,482 the opens space and sport from 400 are all available and the proposed allocations would provide mitigation to the impacts of the development.

Director of Legal Services

77. Members of the Planning Committee are requested to authorise the release of funds totalling £1,041,332 from a total of 36 section 106 agreements for expenditure on various projects within the Rotherhithe and Surrey Docks area.
78. The section 106 monies must be expended in accordance with:
- i. The terms of the specific section 106's
 - ii. The tests set out in regulation 122(a) of the community infrastructure levy regulations in that they must be:
 1. Necessary to make the development acceptable in planning terms
 2. Directly related to the development
 3. Fairly and reasonably related in scale and kind to the development.
79. The section 106 agreements listed in Appendices 1 and 2 of this report have been carefully checked to ensure that the contributions identified are being spent in accordance with the tests listed above, and they have all been found to be compliant. The final column in the tables at Appendices 1 and 2 illustrates this.
80. The decision to consider and approve section 106 expenditure of strategic importance exceeding £100,000 is reserved to members of the Planning

Committee in accordance with Part 3F, paragraph 2 under the heading “Matters Reserved for a Decision”. Subject to taking account of the above considerations, members are advised to approve the expenditure which would be consistent with the terms of the section 106 and the legal tests relating to validity and expenditure of section 106 contributions.

Strategic Director of Finance and Corporate Services

- 81. This report requests that the Planning Committee authorise the release of £1,041,332 section 106 funds secured from several legal agreements as detailed in Appendix1; towards the aforementioned works at Rotherhithe and Surrey Docks areas.
- 82. All funds from these agreements have been received into the council's bank account and none was previously allocated to other projects. Use of the monies will be monitored as part of the council's capital programme.
- 83. Any staffing and other costs connected with this recommendation will be contained within existing budgets

Community council comments

- 84. The chair and vice-chair of the Bermondsey and Rotherhithe community council were consulted. No further comments were received.

APPENDICES

No.	Title
Appendix 1	Agreement summaries and accounts
Appendix 2	Mapping of section 106 agreements by development
Appendix 3	Financial summary by project
Appendix 4	CIPL project list

AUDIT TRAIL

Lead Officer	Antonia Clarke Team Leader Planning Projects	
Report Author	Antonia Clarke, Team Leader Planning Projects	
Version	Final	
Dated	4 August 2014	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Legal Services	Yes	Yes
S106 and CIL Manager	Yes	Yes
Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	25 September 2014	

APPENDIX 1

Agreement summaries and accounts

Part 1: Lower Road

Agreement Number	Account Number	Site	Available Balance	Purpose Code	Purpose Description	Purpose Balance	Legal Compliance
S106/128157	547	CENTURY HOUSE, 62 RILEY ROAD, LONDON	508,577	TRA1	Transport Strategic Contribution	117,093	Yes
S106/128156	400	LAND AT DOWNTOWN ROAD & SALTER ROAD	821,981	TRA1	Strategic Transport with TFL	83,937	Yes
S106/140503	511	70 ABBEY STREET, LONDON, SE1 3NJ	262,073	TRA1	Transport Strategic Contribution	11,246	Yes
S106/140627	521	FORMER WHITSTABLE DAY NURSERY, STEVENS	205,605	TRA1	Transport Strategic Contribution	12,030	Yes
S106/140716	535	BERMONDSEY SPA SITE C5, GRANGE WALK	1,329,258	TRA1	Transport Strategic Contribution	97,796	Yes
S106/140580	541	SOUTHWARK PARK CLUB, 386 SOUTHWARK PARK	72,213	TRA1	Transport Strategic Contribution	7,791	Yes
S106/137443	555	LAND AT FELTON HALL, GEORGE ROW SE1	26,241	TRA1	Transport Strategic Contribution	10,277	Yes

Agreement Number	Account Number	Site	Available Balance	Purpose Code	Purpose Description	Purpose Balance	Legal Compliance
S106/142025	558	144-152 BERMONDSEY STREET, LONDON, SE1	69,758	TRA1	Transport Strategic Contribution	14,340	Yes
S106/140579	572	LAND AT 177-184 GRANGE ROAD, LONDON, SE1 3AA	239,428	TRA1	Transport Strategic Contribution	17,638	Yes
S106/63272	621	126 SPA ROAD, LONDON, SE16 3QT	108,869	TRA1	Transport Strategic Contribution	11817.65	Yes
S106/63358	627	19 SPA ROAD, LONDON, SE16 3SA	644,646	TRA1	Transport Strategic Contribution	19,138	Yes
S106/63337	629	16-20 ROSEBERRY STREET, LONDON, SE16	158,464	TRA1	Transport Strategic Contribution	12,882	Yes
S106/63226	641	DOCKLAND SETTLEMENT AND LAND ADJOINING	203,768	TRA1	Transport Strategic Contribution	14,244	Yes
S106/63388	646	JOLLY GARDENERS, 187 ROTHERHITHE NEW ROAD	15,526	TRA1	Transport Strategic Contribution	2,596	Yes
S106/63418	661	4-10 LAMB WALK AND 7-9 MOROCCO STREET	332,687.30	TRA1	Transport Strategic Contribution	14,188	Yes

Agreement Number	Account Number	Site	Available Balance	Purpose Code	Purpose Description	Purpose Balance	Legal Compliance
S106/63424	667	LAND AT THE CORNER OF COOPERS ROAD AND	151,514	TRA1	Transport Strategic Contribution	26,640	Yes
	641	DOCKLAND SETTLEMENT AND LAND ADJOINING	203,768	TRA2	Lower Road Gyratory	14650	Yes
TOTAL CONTRIBUTION TO LOWER ROAD						<u>488303.65</u>	

Part 2: General Projects 2 to 13

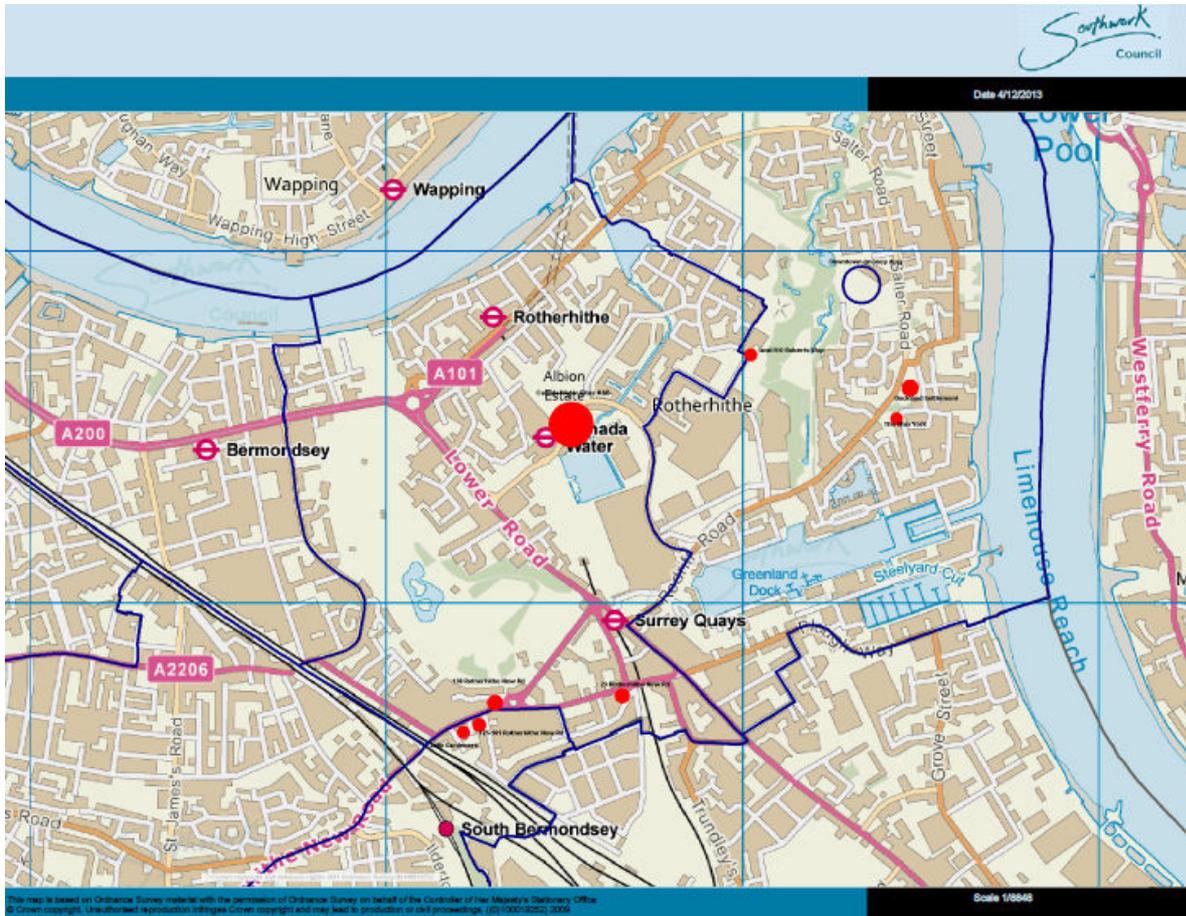
Agreement Number	Account Number	Site	Available Balance	Purpose Code	Purpose Description	Purpose Funds	Legal Compliance
S106/115990	324	LAND AT CANADA WATER SITES A & B SURREY	732,441	TROA	Traffic Order Amendments	2,500	Yes
S106/137053	452	SITE A CANADA WATER, SURREY QUAYS ROAD	2,223,673	TRA3	Bus Service contribution to TFL	90,000	Yes
S106/137053	452	SITE A CANADA WATER, SURREY QUAYS ROAD	2,223,673	TROA	CPZ Zone & Traffic Orders	80,000	Yes
S106/63226	641	DOCKLAND SETTLEMENT AND LAND ADJOINING	203,768	PRI	Public Realm Improvements	21,000	Yes

Agreement Number	Account Number	Site	Available Balance	Purpose Code	Purpose Description	Purpose Funds	Legal Compliance
S106/63226	641	DOCKLAND SETTLEMENT AND LAND ADJOINING	203,768	TCPZ	Traffic - Controlled Parking Zones	2,750	Yes
S106/63226	641	DOCKLAND SETTLEMENT AND LAND ADJOINING,	203,768	TRGT	Traffic - Green Travel Plans	3,000	Yes
S106/RP	671	23 ROTHERHITHE OLD ROAD, LONDON, SE16 2PP	37,768	PCSD	Publ O/Space, Childrens Play, Sport Devt	13,612	Yes
S106/RP	671	23 ROTHERHITHE OLD ROAD, LONDON, SE16 2PP	37,768	TROA	Traffic Order Amendments	2,750	Yes
UU/271-375	522	SHIP YORK, 375 ROTHERHITHE STREET	5,953	TRCC	Car Club Parking Bay	5,851	Yes
S106/UU/631 51	623	130 ROTHERHITHE NEW ROAD, LONDON, SE16 2AP	2,805	TROA	Traffic Order Amendments	2,750	Yes
	648	21-43 BUSH ROAD, LONDON, SE8 5AP	2,750	TROA	Traffic Order Amendments	2,750	Yes
S106/128156	400	LAND AT DOWNTOWN ROAD & SALTER ROAD	821,981	CDEV	Project Bank - Community Purposes	168583	Yes

Agreement Number	Account Number	Site	Available Balance	Purpose Code	Purpose Description	Purpose Funds	Legal Compliance
S106/128156	400	LAND AT DOWNTOWN ROAD & SALTER ROAD	821,981	PPOS	Open Space. Sports Development & Children's Play	157,482	Yes

APPENDIX 2

Mapping of S106 agreements by development



APPENDIX 3

Financial summary by project

ROTHERHITHE AND SURREY QUAYS IMPROVEMENT PROGRAMME - PROJECT SCHEDULE

No.	Project	Section 106 Agreement	Agt. No	A/C	Purpose	Section 106 Funding New	
1	LOWER ROAD	CENTURY HOUSE, 62 RILEY ROAD, LONDON		547	TRA1	117093	
		LAND AT DOWNTOWN ROAD & SALTER ROAD	S106/128156	400	TRA1	83937	
		70 ABBEY STREET, LONDON, SE1 3NJ	S106/140503	511	TRA1	11246	
		FORMER WHITSTABLE DAY NURSERY, STEVENS	S106/140627	521	TRA1	12030	
		BERMONDSEY SPA SITE C5, GRANGE WALK	S106/140716	535	TRA1	97796	
		SOUTHWARK PARK CLUB, 386 SOUTHWARK PARK	S106/140580	541	TRA1	7791	
		LAND AT FELTON HALL, GEORGE ROW SE1	S106/137443	555	TRA1	10277	

No.	Project	Section 106 Agreement	Agt. No	A/C	Purpose	Section 106 Funding New
		144-152 BERMONDSEY STREET, LONDON, SE1	S106/142025	558	TRA1	14340
		LAND AT 177-184 GRANGE ROAD, LONDON, SE1 3AA	S106/140579	572	TRA1	17638
		126 SPA ROAD, LONDON, SE16 3QT	S106/63272	621	TRA1	10982.35
		19 SPA ROAD, LONDON, SE16 3SA	S106/63358	627	TRA1	19138
		16-20 ROSEBERRY STREET, LONDON, SE16	S106/63337	629	TRA1	12882
		DOCKLAND SETTLEMENT AND LAND ADJOINING	S106/63226	641	TRA1	14244
		JOLLY GARDENERS, 187 ROTHERHITHE NEW ROAD	S106/63388	646	TRA1	2596.3
		4-10 LAMB WALK AND 7-9 MOROCCO STREET	S106/63418	661	TRA1	14188
		LAND AT THE CORNER OF COOPERS ROAD AND	S106/63424	667	TRA1	26640

No.	Project	Section 106 Agreement	Agt. No	A/C	Purpose	Section 106 Funding New
		DOCKLAND SETTLEMENT	S106/63226	641	TRA2	14650
2	BUS SERVICE CONTRIBUTION TO TFL	LAND AT CANADA WATER SITES A&B	S106/115990	324	TRAO	90,000
3	CAR CLUB	SHIP YORK 375 ROTHERHITHE STREET	UU271-375	522	TRCC	5851
4	GREEN TRAVEL PLAN	DOCKLAND SETTLEMENT AND LAND ADJOINING		641	TRGT	3000
5	TRAFFIC ORDER AMENDMENTS FOR PERMIT FREE DEVELOPMENTS	21-43 BUSH RD	S106/63226	648	TRAO	2750
		23 ROTHERHITHE OLD RD		671	TRAO	2750
		SITE A CANADA WATER		324	TRAO	2500
		130 ROTHERHITHE NEW ROAD		623	TRAO	2750
		DOCKLAND SETTLEMENT		641	TRGT	3000
6	ROTHERHITHE CPZ	SITE A CANADA WATER	S106/63226	324	TROA	80000
		DOCKLAND SETTLEMENT		641	TCPZ	2750
7	PUBLIC REALM IMPROVEMENTS -EXPAND REMIT OF BLOCK PAVING REPLACEMENT PROJECT FUNDED THROUGH CGS	DOCKLAND SETTLEMENT	S106/63226	641	PRI	21000
8	SOUTHWARK PARK ATHLETICS TRACK	LAND AT DOWNTOWN	S106/128156	400	PPOS	13088
		23 ROTHERHITHE OLD ROAD		671	PPOS	13612
9	SOUTHWARK PARK	LAND AT DOWNTOWN	S106/128156	400	PPOS	30000

No.	Project	Section 106 Agreement	Agt. No	A/C	Purpose	Section 106 Funding New
10	RUSSIA DOCK WOODLAND	LAND AT DOWNTOWN	S106/128156	400	PPOS	49000
11	DOCKLAND SETTLEMENT SPORTS FACILITIES	LAND AT DOWNTOWN	S106/128156	400	PPOS	15000
12	TRIDENT ST ADVENTURE PLAYGROUND	LAND AT DOWNTOWN	S106/128156	400	PPOS	50,394
13	PROJECT BANK - ST OLAV'S SQUARE	LAND AT DOWNTOWN	S106/128156	400	CDEV	168583

APPENDIX 4

CIPL Project List

Community Council	Bermondsey & Rotherhithe		Apr-13
Project suggestions for approval	S106	CIL	Notes / contacts
St Olav's Square - public realm	Yes - public realm	Yes	T Holt The Norwegian Church in London
Secure community space for Rotherhithe Picture library	Yes -community facilities	Yes	
Expansion of space for Sands community cinema club	Yes -community facilities	Yes	
Green links between Russia Dock Woodland and Southwark Park	Yes - open space	Yes	
The old Fish Farm nursery, create a 'green' walkway through to Southwark Park from the old Fish Farm nursery. Improved public security	Yes - open space	Yes	
Renforth Street, Create a link between the tube and Albion Street	Yes- public realm	Yes	
New community facilities on Surrey Docks Farm	Yes -community facilities	Yes	
Lower Road improvements	Yes- Transport	Yes	
Public areas outside John Kennedy House, new brick wall / faced planters for greening to Rotherhithe Old Road, widened pavement, 4 entrances and gates, new trees, new fencing and CCTV.	Yes - Public realm	Yes	Jerry Hewitt
Expansion, renewal and replacement of the under 5's play area that is open to the public near John Kennedy House	Yes - Play	Yes	Jerry Hewitt

Community Council	Bermondsey & Rotherhithe		Apr-13
Project suggestions for approval	S106	CIL	Notes / contacts
Renewal and replacement of the football area that is open to the public near John Kennedy House	Yes - Sports and Play	Yes	Jerry Hewitt
Convert the Shaft on Railway Avenue into an underground Visitor Attraction	No	Yes	Brunel Museum
Improvements to Surrey Quays Road	Yes- Transport	Yes	AAP
Surrey Square improvement	Yes - open space	Yes	AAP
Improvements to Albion Street, Greenland Dock, South Dock Marina	Yes - open space	Yes	AAP
Refurbished athletics track at Southwark Park	Yes - Sports and Play	Yes	AAP

Project suggestions not for approval	Reason	CGS referral	Notes / contacts
Install railings to protect the existing planting bed at Burton House, Cherry Garden Street	Not mitigation (S106) or infrastructure to support growth (CIL)	Yes	
Reverdy Road, improve the two previously bombed houses and their gardens	Not mitigation (S106) or infrastructure to support growth (CIL)	No	Jan Rogers
Local Traffic studies	Not mitigation (S106) or infrastructure to support growth (CIL)	Yes	
Retrofit ventilation air filter systems	Not mitigation (S106) or infrastructure to support growth (CIL)	Yes	Jerry Hewitt
Place and air quality monitoring station at a location in Rotherhithe Old Road to continuously monitor pollution levels	Not mitigation (S106) or infrastructure to support growth (CIL)	Yes	Jerry Hewitt