



Consultation Plan

Revised Draft Charging Schedule

Community Infrastructure Levy

No.	Title
	Section 106 SPD addendum:
Appendix A	Addendum to the adopted Section 106 and Community Infrastructure Levy Supplementary Planning Document (2015) (for adoption) (available with the report)
Appendix B	Consultation Plan for Section 106 SPD Addendum
Appendix C	SEA screening assessment (required for SPD addendum only) (available on the website)
Appendix D	Habitat Regulations Assessment (required for SPD addendum only) (available on the website)
	Community infrastructure levy:
Appendix E	Community infrastructure levy (CIL) draft charging schedule (available with the report)
Appendix F	Infrastructure Plan (available on the website)
Appendix G	Equalities Analysis (available on the website)
Appendix H	Consultation Plan for CIL (available on the website)
	Regulation 123 list:
Appendix I	Regulation 123 list (for adoption) (available with the report)
Appendix J	Draft Regulation 123 list (to be adopted at the point we adopt the revised) (available with the report)

December 2016

1. Introduction

- 1.1. The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding strategic local infrastructure that the council, local community and neighbourhoods want. The benefits are increased certainty for the funding and delivery of infrastructure, increased certainty for developers and increased transparency for local people.
- 1.2. Under the Community Infrastructure Levy Regulations (CIL) (2010) (as amended) the amount of CIL to be paid needs to be explained in a formal document called a Charging Schedule. Under the regulations, the Council has to carry out two rounds of public consultation on its proposed Charging Schedule – the Preliminary Draft Charging Schedule and the Draft Charging Schedule, prior to submission of the Draft Charging Schedule to the examiner.
- 1.3. This is the second stage of consultation on the revised charging schedule. We consulted on the first stage, the Preliminary Draft Charging Schedule, from 17 June until 4 November 2016 alongside the Preferred Option version of the Old Kent Road Area Action Plan, a revised draft Regulation 123 List and a draft section 106 SPD addendum. Charging authorities are encouraged to consult for at least six weeks on their Draft Charging Schedule in order to ensure that local communities and delivery partners have sufficient opportunity to make their views known.
- 1.4. A summary of the responses received at the first stage of consultation and officer comments on these is included on Appendix C.

2. How we are consulting on the draft CIL charging schedule

- 2.1. This consultation plan sets out the consultation that will be carried out on the Revised Draft CIL Charging Schedule. This is in accordance with our adopted Statement of Community Involvement, which explains how we will consult the community in the preparation of planning policy documents and the Community Infrastructure Levy Regulations 2010 (as amended). The following section sets out how we plan to meet the minimum statutory consultation requirements.
- 2.2. Once we have finished consulting on the Draft Charging Schedule we will collate all the responses we receive and see whether we need to make any further modifications to the Draft Charging Schedule. Where any modifications are proposed, the CIL Regulations (19) and (21) (as amended) requires us to produce a ‘Statement of Modifications’ and allow a period of four weeks for consultees to submit a request to be heard by the examiner in relation to those modifications, beginning on the day which the Draft Charging Schedule is submitted to the Examiner. We will submit the draft CIL Charging Schedule to the CIL Examiner along with a

consultation statement which will set out our officer comments on all the responses we received and our evidence base.

2.3. This consultation plan should be read alongside the following documents:

- **Draft CIL charging schedule**
To charge CIL the Council must produce and adopt a Charging Schedule setting out the levy rates.
- **Draft Regulation 123 list**
Sets out proposed changes to the regulation 123 list specifying what types of infrastructure will be funded via CIL.
- **Draft infrastructure plan**
This sets out the strategic infrastructure required to support growth over the period of the council's local plan. It has been updated to include the infrastructure required to support growth in the Old Kent Road Opportunity Area.
- **Equalities analysis of the charging schedule and SPD addendum**
This assesses the likely impact of the documents on the nine protected characteristics groups, as identified in the Equality Act 2010 (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). Broadly, it looks at the impact in relation to equality, diversity and social cohesion.
- **The CIL viability study**
Explains the development viability evidence on which the CIL rates are based.

2.4. All of these documents can be found on our website at:
<http://www.southwark.gov.uk/oldkentrodaap>

3. The timetable and methods of consultation

Consultation timeframe

- 3.1. We have already consulted on the Preliminary Draft Charging Schedule. We will be consulting on the Draft CIL Charging Schedule for a total of six weeks in accordance with the NPPG which states that it is good practice to allow at least six weeks (the minimum is four weeks).
- 3.2. The document will be:
 - Available to the public from late January 2017
 - Taken to Cabinet for agreement for public consultation on 24 January 2017
 - Available for formal consultation from Monday 30th January for six weeks until Monday 13th March

3.3. **All responses must be received by 5pm on Monday 13th March 2017.**

Consultation methods

3.4. The tables below sets out the different consultation methods we will undertake. We have set out the statutory minimum required to meet the Community Infrastructure Levy Regulation (16) (2010) (as amended) and the further methods additional to the statutory requirements that we propose to carry out. As well as making the document available on the web and in local libraries, the council will write to consultees in the Planning Policy team’s database.

Table 1: Statutory consultation

Method of Consultation – Draft CIL Charging Schedule	Consultee	Date	Comments
Regulation 16 (a) Make a copy of the Draft CIL Charging Schedule, the evidence and supporting documents and a ‘statement of the representations procedure’ available for inspection at the council’s principal office, all libraries, one-stop shops and area housing offices.	All	By Monday 30 th January	
Regulation (16 (b) Publish the Draft CIL Charging Schedule, the evidence and supporting documents, a ‘statement of the representations procedure’ and details of where the documents can be inspected, on the Southwark Council website.	All	By Monday 30 th January	Our website will continually be updated.

Method of Consultation – Draft CIL Charging Schedule	Consultee	Date	Comments
Regulation 16 (c) Letter sent to each of the consultee bodies setting out the 'statement of the representations procedure' and a copy of the Draft CIL Charging Schedule.	All consultees defined as statutory consultees in the Statement of Community Involvement (SCI) and all the prescribed bodies and neighbouring boroughs referred to in the duty to co-operate. (A list of the consultation bodies is shown in Appendix B)	By Monday 30 th January	This includes the bodies identified as statutory consultees in the SCI, all the prescribed bodies as set out in the Localism Act that we are required to consult with as part of the duty to co-operate, and all our neighbouring boroughs. This will be through our planning policy consultation database which includes those listed within the 2008 SCI (or any superseded bodies to any defunct organisations specified within the SCI).
Regulation 16 (d) Place a press notice in the local newspaper which sets out the 'statement of the representations procedure' and details of where the documents can be inspected.	All	By Monday 30 th January	Southwark News

Table 2: Additional consultation

Method of Consultation	Consultee	Date	Comments
Letter sent to all non-statutory consultees setting out the 'statement of the representations procedure' details of where the documents can be inspected	All on planning policy consultation database	By Monday 30 th January	

Table 3: Consultation on proposed modifications

NB: If we decide to propose further modifications to the Draft Charging Schedule following the consultation period undertaken in accordance with CIL Regulations (16) (see Table 1), any person may request to be heard by the CIL Examiner in relation to those modifications. We must undertake the following statutory consultation for a period of four weeks, beginning on the day which the Draft Charging Schedule is submitted to the CIL Examiner, to allow consultees to submit a request to be heard by the CIL Examiner.

Method of Consultation	Consultee	Date	Comments
Regulation (19) (4) (a) Letter/email sent to all consultees with a copy of the 'statement of modifications'	All consultees defined as statutory consultees in the SCI and all the prescribed bodies and neighbouring boroughs referred to in the duty to co-operate. (A list of the consultation bodies is shown in Appendix B)	tbc	This includes the bodies identified as statutory consultees in the SCI, all the prescribed bodies as set out in the Localism Act that we are required to consult with as part of the duty to co-operate, and all our neighbouring boroughs. This will be through our planning policy consultation database which includes those listed within the 2008 SCI (or any superseded bodies to any defunct organisations specified within the SCI).
Regulation 19 (4) (b) Publish the 'statement of modifications' on the Southwark Council website	All	tbc	

4.

How to comment on the draft CIL charging schedule

- 4.1. We welcome your comments on the draft CIL charging schedule, the evidence base and the supporting documents. Please contact us if you would like to know more about CIL or to find out more about our consultation.
- 4.2. **All comments must be received by 5pm on Monday 13th March 2017.** Comments received after this date will not be taken into consideration.
- 4.3. Representations can be made by:

- Sending an email to planningpolicy@southwark.gov.uk
- Alternatively you can send your response to:

Planning Policy
Chief Executive's Department
FREEPOST SE1919/14
London SE1P 5LX

Tel: 0207 525 5741
Fax: 0207 084 0347

APPENDIX A

List of locations where documents can be viewed

Libraries

All Southwark libraries
(Monday to Friday 9am-8pm, Saturday 9-5pm, Sunday 12-4pm)

Area Housing Offices

Peckham - 122 Peckham Hill Street, SE15 5JR
Monday - Friday, 9am to 5pm. Saturday, 9am to 1pm.

Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS
Monday – Friday 9am to 5pm. Except Wed: 9am to 1pm.

Council offices

Council offices
Open Monday-Friday 9am-5pm

160 Tooley Street, SE1 2QH

APPENDIX B

LIST OF CONSULTEES

* Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur.

Statutory

We must consult the following specific consultation bodies in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

- British Telecommunications
- Bromley Council
- Corporation of London
- English Heritage (London Region)
- Environment Agency
- Government Office for London
- Greater London Authority
- Lambeth Council
- Lewisham Council
- LFEDA
- London Development Agency
- Natural England
- Secretary of State
- Secretary of State for Transport
- Thames Water Property Services
- The Coal Authority
- Southwark Primary Care Trust
- Any of the bodies from the following list who are exercising functions or a function in the borough:
 1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 2. Sewage undertakers
 3. Water undertakers.
- Any person to whom the electronic communalisation code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the borough,

Local consultees

All Councillors

- Liberal
- Labour
- Conservatives
- Green Party

Voluntary organisations and community groups

- Aaina Women's Group
- Abbeyfield Society

- ABC Southwark Housing Co-op
- Aborigine
- ACAPS
- Access London
- Action Southwark
- ADDACTION - Maya Project
- Adult Education
- Advice UK London Region
- AFFORD
- Agenda for Community Development
- Albert Academy Alumni Association
- Albert Association
- Albrighton Cricket Club
- Alcohol Counselling & Prevention Services - 1
- Alcohol Counselling & Prevention Services - 2
- Alcohol Recovery Project
- Alcohol Recovery Project
- Alleyn Community Centre Association
- Alone in London
- Anada Fund
- Anchor Sheltered Housing
- Apex Charitable Trust Ltd
- Art in the Park
- ARTLAT
- Artsline
- Artstree / Oneworks
- Ashbourne Centre
- Association of Waterloo Groups
- ATD Fourth World
- Aubyn Graham (The John Graham Group)
- Aylesbury Academic Grassroots
- Aylesbury Day Centre
- Aylesbury Everywomen's Group
- Aylesbury Food and Health Project
- Aylesbury Healthy Living Network
- Aylesbury Learning Centre
- Aylesbury NDC
- Aylesbury Nutrition Project
- Aylesbury Plus SRB
- Aylesbury Plus Young Parent Project
- Aylesbury Sure Start
- BAKOC
- Beacon Project
- Bede Café Training
- Bede House Association and Education Centre
- Bede House Community Development Womens Project
- Bells Garden Community Centre
- Beormund Community Centre
- Bermondsey and Rotherhithe Development Partnership
- Bermondsey Artists Group
- Bermondsey Citizens Advice Bureau
- Bermondsey St Area Partnership
- Bermondsey St Community Association
- Bermondsey Street Area Partnership
- Bermondsey Street Association
- Blackfriars Advice Centre
- Blackfriars Settlement (Community Care Team)

- Blackfriars Work Centre
- Blue Beat Community Centre
- Blue Beat Police Centre
- Blue Elephant Theatre Company
- Book-Aid International
- Borough Community Centre
- Borough Music School
- Borough Partnership Team, Southwark Police Station
- Bosco Centre
- Bradfield Club in Peckham
- Breast Cancer Campaign
- Breedinghurst (day and residential)
- British Film Institute
- Brook Advisory Centre
- Bubble Youth Theatre & Adult Drama
- Burgess Park (Colts) Cricket Club
- Camberwell Advocacy Office
- Camberwell Arts Week
- Camberwell Community Forum
- Camberwell Credit Union
- Camberwell Green Magistrates Court
- Camberwell Grove
- Camberwell ME Support Group
- Camberwell Police Station 212a
- Camberwell Rehabilitation Association
- Camberwell Society
- Camberwell Supported Flats
- Camberwell Working Party
- Cambridge House & Talbot
- Cambridge House Advocacy Team
- Cambridge House Legal Centre
- Canada Water Campaign
- Canada Water Consultation Forum
- Carers Support Group
- Cares of Life
- Carnival Del Pueblo
- Castle Day Centre
- CDS Co-operatives
- Centre Point (40)
- Chair - Dulwich Sector Working Group
- Charterhouse - in- Southwark
- Cheshire House(Dulwich)
- Cheshire House(Southwark)
- Childcare First
- Childcare Support
- Childminding Project
- Children's Rights Society
- Choice Support Southwark
- Choices
- Chrysalis
- Citizen Advice Bureau - Peckham
- Clublands
- Coin Street Community Builders
- Coin Street Festival and Thames Festival
- Colby Road Daycare Project
- Colombo Street Sports and Community Centre
- Committee Against Drug Abuse
- Communicate User Group
- Community Alcohol Service
- Community Care Choices
- Community Drug Project
- Community Metamorphosis
- Community Music Ltd
- Community of DIDA in the UK
- Community Radio Station
- Community Regeneration
- Community Support Group
- Community TV Trust
- Confederation of Passenger Transport UK
- Connect
- Consumers Against Nuclear Energy
- Contact A Family In Southwark
- Cooltan Arts
- Corazon Latino
- Cornerstone Community Project
- Council of Igbo Communities
- CRISP / LSE / Balance for Life
- Crooke Green Centre Association
- Crossways Centre
- Crossways Housing
- CWS Southeast Co-op
- Delfina Studios Trust
- Detainee Support & Help Unit
- Diamond Project
- Divine Outreach Community Care Group
- Dockland Settlement
- Dominica Progressive Charitable Association
- Drugs Apogee
- Drum
- Dulwich Credit Union
- Dulwich Festival
- Dulwich Hamlet Supporters Trust
- Dulwich Helpline
- Dulwich Orchestra
- Dulwich Society
- East Dulwich Society
- East Dulwich Womens Action
- ECRRG
- Education 2000 Project
- Education Action Zone
- Education Links
- Education Support Centre
- Elephant Enterprises
- Elephants Links Project Team
- Elibariki Centre
- Employing People Responsibly
- Empowerment Projects Trust
- Encore Club
- Environmental Computer Communications
- Equinox
- ESOL Project
- Evelina Children's Hospital Appeal
- Evelyn Coyle Day Centre
- EYE (Ethio Youth England)
- Faces in Focus (TIN)
- Fair Community Housing Services
- Fairbridge in London

- Fairbridge South London
- Families Experiencing Drug Abuse
- Fast Forward
- First Place Children and Parents Centre
- First Tuesday Club
- Five Bridges Centre
- Five Steps Community Centre
- Flex-Ability
- Fortress Charitable Trust
- Foundation for Human Development/ Free Press Europe
- Friends of East Dulwich Station
- Friends of Fast Forward
- Funding Advice Consultancy & Training Service
- Garden House Project
- Gateway Project
- Gateway Training Centre
- GEMCE
- Globe Education Centre
- Gloucester Grove Community Association
- Goose Green Centre
- Goose Green Lunch Club
- Grange Rd Carers Support Group
- Greenhouse Trust
- Gye Nyame for Performing Arts
- Habitat for Humanity Southwark
- Herne Hill Society
- Holmhurst Day Centre (Social Services)
- HOURBank
- Ideas 2 Vision
- ILETO
- In Tolo Theatre
- Independent Adoption Service
- Independent Advocacy Service
- Inner City Link
- Inspire
- Integratus
- International Family Welfare Agency
- International Shakespeare Globe Centre Ltd
- Isigi Dance Theatre Company
- JAA
- Jennifer Cairney Fundraiser
- John Paul Association
- Joshua Foundation Superkid
- Jubilee Renewal Projects
- Jump
- Juniper House Co-op
- Kairos Community Trust
- Kaizen Initiative
- Keyworth
- Kick Start
- Kite
- Lady of Southwark
- Lambeth Crime Prevention Trust
- Lambeth MIND
- Laura Orsini (New Group)
- Levvel Ltd
- Lewisham & Southwark Jobshare Project
- Liberty Club
- Life Builders
- Lighthours Informal Learning & Support Project
- Lighthouse Developments Ltd.
- Linden Grove Community Centre
- Links Community Hall
- Living in Harmony
- Local Accountancy Project (LAP)
- London Roses Community Services
- London Thames Gateway Forum
- London Voluntary Service Council
- Lorels Broadcasting Service
- Lorrimore Drop - In
- M. Hipro Words
- Magdalen Tenants Hall
- Manna Group
- Manna Society and Day Centre
- Marsha Phoenix Memorial Trust
- Mecower
- Media Action
- Meeting Point
- Members of Elephant Links
- Milewalk Project
- Millennium Reachout
- Mine Watch
- Morena
- Moses Basket Charity Care Organisation
- Multiskills Training & Recruitment
- MultisoSoc
- Myasthenia Gravis Association
- NAS International Charity
- New Generation Drug Agency
- New Peckham Varieties @ Magic Eye Theatre
- New Unity Centre Association (NUCA)
- Next Step Project
- North Lambeth Day Centre (BEDS)
- North Peckham Project
- North Southwark Community Care Support Project
- North Southwark Community Development Group
- North Southwark EAZ
- North-West Quadrant Community Development Network
- Nouvel Act
- Nunhead Community Forum
- Oasis Mentoring
- Oasis Trust
- OFFERS
- Old Kent Road Community Training Centre
- Omolara Sanyaolu Open Arms Foundation
- Only Connect
- Opendoor
- Opendoor Community Support Team
- OTDOGS
- Outset
- Outset Jobsearch Project
- Oval House Workshop
- Oxford and Bermondsey Club Forum
- Pachamama
- Panda London

- Papa Mandela London Project
- Parent Talk
- Parents Association
- Patchwork HA
- Pathways Trust
- Peckham Area
- Peckham Befrienders
- Peckham CAB
- Peckham Day Centre
- Peckham Open Learning Centre
- Peckham Pop-In
- Peckham Society
- Peckham Vision
- People Care Association
- People to People
- Peoples Association in Southwark
- Phoenix House
- Pierres Vivantes Charity
- Pitt Street Association
- Plunge Club
- Pneumonia Community Link
- Pool of London Partnership
- Positive Education Learning Centre
- Premier Self Defence
- Prisoners Families & Friends Service
- Psychosynthesis and Education Trust
- Publication
- Pumphouse Educational Museum
- Queens Road Parents & Carers Support Group
- Queensborough Community Centre
- Radiant Idea
- RAP Academy
- Realise IT Network
- Redriff Community Association
- Right Lines
- Riman Welfare Charity Association
- Rise and Shine
- Rockingham Community Association
- Rockingham Community Centre
- Rockingham Management Committee
- Rockingham Women's Project
- Rolston Roy Art Foundation
- Rotela Tech Ltd
- RPS Rainer Housing
- RSPCA
- Ruban Educational Trust
- S.E. Lions Football Club
- Saffron Blue Promotions
- Sarcoidosis & Interstitial Lung Association
- SASS Theatre Company
- SAVO
- SCA Renew
- Scoglio Arts @ Community Centre
- SCOPE
- SCREEN
- SE5 Alive
- SELAH Social Action Network
- Selcops
- SETAA, Aylesbury Learning Centre
- Seven Islands Leisure Centre
- Seven Islands Swimming Club
- SGI-UK
- Shaka
- Shakespeare's Globe
- Shep-Su Ancestral Design
- Sicklenemia
- Silwood Family Centre
- Sirewa Project
- SITRA
- SKILL
- South Bank Employers' Group
- South Bermondsey Partnership
- Southside Rehabilitation Association
- Southwark Adult Education
- Southwark Alarm Scheme
- Southwark Alliance Partnership Team
- Southwark Arts Forum
- Southwark CABX (Citizens Advice Bureaux) Service
- Southwark Carers
- Southwark Cares Incorporated
- Southwark Caring Housing Trust
- Southwark Community Care Forum
- Southwark Community Development Agency
- Southwark Community Drugs Project
- Southwark Community Team
- Southwark Community Youth Centre & Arts Club
- Southwark Congolese Centre
- Southwark Consortium
- Southwark Co-op Party
- Southwark Co-operative Development Agency
- Southwark Council Benefits Campaign
- Southwark Dial-a-Ride
- Southwark Domestic Violence Forum
- Southwark Education & Training Advice for Adults (SETAA)
- Southwark Education and Cultural Development
- Southwark Education Business Alliance
- Southwark Habitat for Humanity
- Southwark Heritage Association
- Southwark Law Centre
- Southwark Libraries
- Southwark LSP/Alliance
- Southwark Mediation Centre
- Southwark Mind
- Southwark Model Railway Club
- Southwark Mysteries Drama Project
- Southwark Park Day Centre
- Southwark Park Group
- Southwark Playhouse
- Southwark Police & Community Consultative Group
- Southwark Social Services
- Southwark Trade Union Council
- Southwark Trade Union Support Unit
- Southwark Unity
- Southwark User Group
- Southwark Victim Support

- Southwark Women's Support Group
- SPAM
- Speaker Box
- Speaking Up
- Sports Action Zone
- Sports Out Music In
- Spreading Vine
- Springboard Southwark Trust
- Springboard UK
- Springfield Lodge
- St Clements Monday Club
- St Georges Circus Group
- St Jude's Community Centre
- St Matthew's Community Centre
- St. Martins Property Investment Ltd.
- Starlight Music Project
- STC Working Party
- Stepping Stones
- Surrey Docks Carers Group
- Sustainable Energy Group
- Swanmead
- Tabard Community Committee
- Tai Chi UK
- TGWU Retired
- Thames Reach
- The Black-Eyed Peas Project
- The British Motorcyclists Federation
- The Livesey Museum
- The Prince's Trust
- The Shaftesbury Society
- The Southwark Mysteries
- Three R's Social Club
- Thresholds
- Tideway Sailability
- Tokei Martial Arts Centre
- Tomorrow's Peoples Trust
- Tower Bridge Magistrates Court
- Trees for cities
- Trios Childcare Services
- Turning Point
- Unite
- United Colour & Naylor House Crew
- Urban Research Lab
- URBED
- Vauxhall St Peters Heritage Centre
- Victim Support Southwark
- Voice of Art
- Voluntary Sector Support Services
- Volunteer Centre Southwark
- Volunteers in Action
- Volunteers in Action Southwark
- Wakefield Trust
- Walworth Triangle Forum
- Waterloo Breakaway
- Waterloo Community Counselling Project
- Waterloo Community Regeneration Trust
- Waterloo Sports and Football Club
- Waterloo Time Bank
- Way Forward

- WCDG
- Welcare Mothers Group
- West Bermondsey '98
- West Bermondsey Community Forum
- Wickway Community Association
- Wild Angels
- Willowbrook Centre
- Windsor Walk Housing
- Woman of Peace Counselling Group
- Women Development Programme
- Women in Harmony
- Women's Ivory Tower Association
- Women's Self-Development Project
- Womens Worker
- Woodcraft Folk
- Workers Educational Ass.
- Working with Men
- XL Project
- Young Carers Project
- Young Womens Group AAINA

Major landowners and development partners in the borough

Businesses

- 7 Star Dry Cleaners
- A & J Cars
- A J Pain
- A R London Builders
- ABA (International) Ltd
- Abbey Rose Co Ltd
- Abbey Self Storage
- Abbeyfield Rotherhithe Society Ltd
- ABS Consulting
- Academy Costumes Ltd
- Accountancy Business Centre
- Ace
- Ace Food
- Addendum Ltd
- Albany Garage
- Alex Kennedy
- Alfa Office Supplies
- Alpha Employment Services
- Alpha Estates
- Alpha Logistics & Securities Ltd
- AM Arts
- AMF Bowling Lewisham
- Anchor at Bankside
- Andrews & Robertson
- Angie's Hair Centre
- Anthony Gold, Lerman & Muirhead
- Archer Cleaners
- Architype Ltd
- Archival Record Management plc
- Argent Environmental Services
- Argos Distributors Ltd
- Arts Express
- ARUP - Engineering Consultants
- ATAC Computing
- Auditel

- Austins
- Australia and New Zealand Banking Group Ltd
- Azhar Architecture
- Bankside Business Partnership
- Bankside Theatre
- Bankside Traders Association
- Barclays Bank PLC
- Barratt East London
- Barrie Howard Shoes
- Barton Willmore
- Baxhor Travel Ltd
- BBI
- BBW Solicitors
- Beaumont Beds Ltd
- Bedford Hill Gallery & Workshops Ltd
- Bells Builders Merchants (Dulwich) Ltd
- Bells Play Group
- Bellway Homes
- Bermondsey Goode Foods
- Bert's Fish Bar
- Big Box Productions Ltd
- Big Metal
- Bims African Foods
- Black Business Initiative
- Blackfriars Wine Bar/Warehouse
- Blakes Menswear
- Bloy's Business Caterers
- Boots the Chemist
- Boyson Car Service
- Bramah Museum
- Brian O'Connor & Co
- Britain at War Experience
- Brixton Online Ltd
- Brockwell Art Services
- Brook Advisory Centre
- Brook Street Bureau
- Brunel Engine House Exhibition
- BTA
- BTCV Enterprises Ltd
- Bubbles
- Burnet, Ware & Graves
- Bursand Enterprises
- C Demiris Laboratory Services Ltd
- C Hartnell
- C S M L (Computer Systems & Network Solutions)
- Caitlin Wilkinson MLIA (Dip)
- Calafield Ltd
- Camberwell Arts
- Camberwell Traders Association
- Cap UK, Confederation of African People
- Capital Careers
- Capital Carers
- Cascade Too Florist
- CB Richard Ellis Ltd
- CD Plumbers
- CGMS Consulting
- Charterhouse in Southwark
- Childsplay
- Choice Support
- Chris Thomas Ltd
- Cicely Northcote Trust
- Citiside Plc
- City Central Parking
- City Cruises PLC
- City Link
- Claybrook Group Ltd
- Clean Up Services
- Cleaning Services (South London) Ltd
- Clearaprint
- Club Copying Co Ltd
- Cluttons
- Colliers CRE
- Colorama Processing Laboratories Limited
- Colworth House Ltd
- Community Radio Broadcasting
- Consultants at Work
- Consumers Food and Wine
- Continental
- Continental Café
- Copy Copy
- Copyprints Ltd
- Cosmic Training & Information Services
- CTS Ltd (Communication & Technical Services Ltd)
- Cuke Bar
- Cyclists Touring Club
- Cynth-Sinclair Music Venue
- Cyril Silver & Partners LLP Surveyors
- D E Cleaning Service
- David Trevor- Jones Associates
- Davis Harvey & Murrell Ltd
- Davy's of London (WM) Ltd
- Delta Security UK Limited
- Development Planning Partnership
- Dickens Developments
- District Maintenance Ltd
- Doble, Monk, Butler
- Dolland and Aitchison
- Dolphin Bay Fish Restaurant
- Donaldsons
- Donaldson's Planning
- Douglas Jackson Group
- DPDS Consulting Group
- Dr J Hodges
- Dransfield Owens De Silva
- Driscoll House Hotel
- Drivers Jonas
- Drivers Jonas
- Dulwich Books
- Dulwich Chiropody Surgery
- Dulwich Hamlet Football Club
- Dulwich Sports Club
- Dulwich Village Traders Association
- Duncan Vaughan Arbuckle
- Duraty Radio Ltd
- Dynes Self-Drive Cars
- Eagle Speed Car Services

- East Street Traders
- Easyprint 2000 Ltd
- ECRRG
- Edita Estates
- Edwardes of Camberwell Ltd
- Elephant Car Service
- Eminence Promotions
- Emma & Co Chartered Accountants
- EMP plc
- Employment Service
- English Partnerships (London and Thames Gateway)
- Equinox Consulting
- Etc Venues Limited
- Euroclean Services
- Euro-Dollar Rent-a-Car
- Express Newspapers/United Media Group Services Ltd
- Ezekiel Nigh Club
- F & F General Merchants
- F A Albin & Sons Ltd
- F W Woolworth plc
- Feltbrook Ltd
- Field & Sons
- Fillocraft Ltd
- Finishing Touches
- Firstplan
- Flint Hire & Supply Limited
- Florence Off-Licence & Grocery
- Focus Plant Ltd
- Foster-Berry Associates
- Franklin & Andrews
- Friends Corner
- Fruiterers & Florist
- G Baldwin & Co
- G M Imber Ltd
- G Worrall & Son Ltd
- GAAD Support Services
- General Commercial Enterprises
- George Yates Estate Office Ltd
- GHL Commercials
- Gisella Boutique & Design Workshop
- Glaziers Hall Ltd
- Glenn Howells Architects
- Godwin Nede & Co
- Golden Fish Bar
- Gowers Elmes Publishing
- Grace & Mercy Fashion
- Graphic House
- Gregory Signs
- Gretton Ward Electrical Ltd
- Guy's & St Thomas' NHS Foundation Trust
- Haime & Butler
- Hair and Beauty
- Hair Extension Specialist
- Hairports International
- Hall & Dougan Management
- Harvey's Catering & Equipment Hire Ltd
- Hayward Brothers (Wines) Ltd
- HCS Building Contractors
- Heartbeat International
- Hepburns
- Herne Hill Traders Association
- Hollywood Nails
- Home Builders Federation
- Hopfields Auto Repairs
- Hopkins, Williams, Shaw
- HSBC PLC (Southwark Area)
- Hygrade Enterprises
- Hygrade Foods Ltd
- Iceland Frozen Foods Plc
- Icen Projects Ltd
- Imperial War Museum
- Implement Construction Ltd
- Indigo Planning
- IPC Magazines Ltd
- Isaac & Co
- Isambard Environmental
- J K Computers Ltd
- J R Davies Associates
- J Sainsbury plc
- Jade Catering Services
- Jani-King (GB) Ltd
- Jay Opticians
- Jet Reprint
- JETS
- JK Computers
- Jones Yarrell & Co Ltd
- Juliets
- Kalmars
- Kalpna Newsagent
- Kamera Obscura
- Kellaway's Funeral Service
- Ken Creasey Ltd
- King Sturge
- Knight Office Supplies Ltd
- Kumasi Market
- L Tagg Sewing Machines
- Lainco, Lainco
- Lambert Smith Hampton
- Lambrucus Ltd
- Land Securities
- Lane Heywood Davies
- Lanes Butchers Ltd
- Leslie J Sequeira & Co
- Lex Volvo Southwark
- Life Designs
- Light Projects Ltd
- Lloyds Bank plc
- Local Recruitment Brokerage Ltd
- Londis & Jamaica Road Post Office
- London & City Central
- London Bridge Dental Practice
- London Bridge Hospital
- London Builders Merchants
- London Dungeon
- London Self-Storage Centre
- London Tile Warehouse

- London West Training Services
- London's Larder Partnership
- Look Good Design
- Lord Nelson
- Louise Moffatt Communications
- Lovefinders
- Lucy's Hairdressing Salon
- LWTS Ltd
- M & D Joinery Ltd
- M Armour (Contracts) Ltd
- M H Associates
- M H Technical Services
- M V Biro / Bookbiz
- Mackintosh Duncan
- Magreb Arab Press
- Malcolm Judd & Partners
- MARI
- Marks and Spencer Plc
- Marrs & Cross and Wilfred Fairbairns Ltd
- Matthew Hall Ltd
- Mayflower 1620 Ltd
- McCarthy & Stone
- MCQ Entertainments Ltd
- Metrovideo Ltd
- Michael Dillon Architect & Urban Designer
- Minerva PLC
- Ministry of Sound
- Miss Brenda Hughes DMS FHCIMA FBIM Cert. Ed.
- MK1 Ladies Fashion
- Mobile Phone World Ltd
- Mono Consultants Limited
- Montagu Evans
- Motability Operations
- movingspace.com
- Mulcraft Graphics Ltd
- Myrrh Education and Training
- Nabarro Nathanson
- Nandos
- Nathaniel Lichfield & Partners Ltd
- National Provincial Glass Co Ltd
- National Westminster Bank plc
- Neil Choudhury Architects
- Network Rail
- Nevins Meat Market
- New Dome Hotel
- New Future Now
- New Pollard UK
- New Start Up
- Ngomatiya Gospel Record Production
- Nicholas D Stone
- Nichols Employment Agency
- Norman W Hardy Ltd
- Nutec Productions
- & S Builders
- OCR (Quality Meats) Ltd
- Office Angels
- Oliver Ashley Shoes
- Olley's Traditional Fish & Chips
- On Your Bike Ltd
- Over-Sixties Employment Bureau
- P J Accommodation
- Panache Exclusive Footwear
- Patel, K & S (Amin News)
- Paul Dickinson & Associates
- Peabody Pension Trust Ltd
- Peabody Trust
- Peacock & Smith
- PEARL
- Peppermint
- Peterman & Co
- Phil Polglaze
- Philcox Gray & Co
- Pillars of Excellence
- Pizza Hut
- Planning & Environmental Services Ltd
- Planning Potential
- Pocock Brothers Ltd
- Port of London Authority
- Potter & Holmes Architects
- Precision Creative Services
- Premier Cinema
- PricewaterhouseCoopers
- Primavera
- Prodigy Ads
- Prontaprint
- Purser Volkswagen
- Q2 Design
- Quarterman Windscreens Ltd
- Quicksilver
- R B Parekh & Co
- R J Parekh & Co
- R Woodfall, Opticians
- Rajah Tandori and Curry
- Ranmac Employment Agency
- Ranmac Security Ltd
- Rapleys LLP
- Red Kite Learning
- Redder Splash
- Reed Employment
- Richard Harrison Architecture, Trafalgar Studios
- Richard Hartley Partnership
- Rive Estate Agents
- Rizzy Brown
- RK Burt & Co Ltd
- Robert O Clotley & Co
- Rodgers & Johns
- Rodney Radio
- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail
- RPS Planning Transport and Environment
- Rusling, Billing, Jones
- S & S Dry Cleaners

- S C Hall & Son
 - S T & T Publishing Ltd
 - Sainsbury's plc
 - Salon 3A Unisex Hairdressing
 - Samuel Brown
 - Savages Newsagents
 - Savills Commercial Limited
 - SCEMSC
 - Scenic Art
 - SEA / RENUÉ
 - Sea Containers Services Ltd
 - SecondSite Property Holdings
 - Service Point
 - Sesame Institute UK
 - SETAA
 - Shalom Catering Services
 - Shopping Centres Ltd (Surrey Quays)
 - Simpson Millar (incorporating Goslings)
 - Sinclair Robertson & Co Ltd
 - Sitec
 - Skalps
 - Smile Employment Agency
 - Softmetal Web Designer
 - South Bank Employers Group
 - South Bank Technopark
 - South Central Business Advisory Centre
 - South East Cars
 - South Eastern Trains
 - South London Press Ltd
 - Southern Railway
 - Southwark & Kings Employees Credit Union Ltd.
 - Southwark Association of Street Traders
 - Southwark Chamber of Commerce
 - Southwark Credit Union
 - Southwark News
 - Spaces Personal Storage
 - Spacia Ltd
 - St. Michael Associates
 - Stage Services (London) Ltd
 - Start Consulting
 - Stephen Michael Associates
 - Steve Cleary Associates
 - Stitches Marquee Hire
 - Stream Records
 - Stroke Care
 - Studio 45
 - Studio 6
 - Sumner Type
 - Superdrug Stores Plc
 - Supertec Design Ltd
 - TA Property Consultants
 - Tangram Architects & Designers
 - Tate Modern
 - Taxaccount Ltd
 - Terence O'Rourke
 - Tesco Stores Ltd
 - Tetlow King Planning
 - The Bakers Oven
 - The Chapter Group PLC
 - The Clink & Bankside Co Ltd
 - The Clink Prison
 - The Design Museum
 - The Dulwich Estates
 - The Edge Couriers
 - The Financial Times
 - The Hive
 - The Mudlark
 - The New Dome Hotel
 - The Old Operating Theatre
 - The Peckham Experiment
 - The Stage Door
 - The Surgery
 - Thermofrost Cryo plc
 - Thomas & Co Solicitors
 - Thrifty Car Rental/Best Self Drive Ltd
 - Timchart Ltd
 - Tito's
 - TM Marchant Ltd
 - Tola Homes
 - Tom Blau Gallery
 - Toucan Employment
 - Tower Bridge Travel Inn Capital
 - Trade Winds Colour Printers Ltd
 - Trigram Partnership
 - Turning Point - Milestone
 - Two Towers Housing Co-Op
 - United Cinemas International (UCI)
 - United Friendly Insurance PLC
 - Unity Estates
 - Venters Reynolds
 - Victory Stores
 - Vijaya Palal
 - Vinopolis
 - W Uden & Sons Ltd
 - Wallace Windscreens Ltd
 - Walsh (Glazing Contractors) Ltd
 - Walter Menteth Architects
 - Wardle McLean Strategic Research Consultancy Ltd
 - Watson Associates
 - West & Partners
 - Wetton Cleaning Services Ltd
 - WGI Interiors Ltd
 - White Dove Press
 - Whitehall Clothiers (Camb) Ltd
 - Wilkins Kennedy
 - William Bailey, Solicitors
 - Wing Tai Super Market
 - Workspace Group
 - Workspace Ltd (C/o RPS PLC)
 - Xysystems Ltd
 - Yates Estate
 - Yinka Bodyline Ltd
- Environmental**
- Bankside Open Spaces Trust
 - Dawson's Hill Trust
 - Dog Kennel Hill Adventure
 - Dulwich Allotment Association

- Dulwich Society Wildlife Committee
- Friends of Belair Park
- Friends of Burgess Park
- Friends of Geraldine Mary Harmsworth Park
- Friends of Guy Street Park
- Friends of Honor Oak Recreation Ground
- Friends of Nunhead Cemetery
- Friends of Nursery Row Park
- Friends of Peckham Rye
- Friends of Potters Field Park
- Friends of Southwark Park
- Groundwork Southwark
- Lamlash Allotment Association
- Lettsom Garden Association
- London Wildlife Trust
- National Playing Fields Association
- Nature Park
- North Southwark Environmental Network
- One Tree Hill Allotment Society
- Rotherhithe & Bermondsey Allotment Society
- Southwark Biodiversity Partnership
- Southwark Friends of the Earth
- Surrey Docks City Farm
- Victory Community Park Committee
- Walworth Garden Farm

Black and Minority Ethnic groups

- Afiya Trust
- African Research & Information Bureau (ARIB)
- African Child Association
- African Children and Families Support
- African Community Development Foundation
- African Community Link Project
- African Elders Concern
- African Foundation For Development
- African Graduate Centre
- African Heritage Association
- African Inform
- African Root Men's Project (ARMPRO)
- African Regeneration Association
- African Research
- African's People's Association
- African Women's Support Group
- Afro-Asian Advisory Service
- Afro-Caribbean Autistic Foundations
- Ahwazi Community Association
- AKWAABA Women's Group
- Alliance for African Assistance
- Amannagwu Community Association UK
- Anerley French & Swahili Club
- Anti-Racist Alliance
- Anti-Racist Integration Project
- Arab Cultural Community
- Arab Cultural Community
- Asian Society
- Asra Housing Association
- Association of Minority
- Association of Sri Lankans in UK
- Association of Turkish Women
- Aylesbury Turkish Women's Group
- Aylesbury Turkish Women's Project
- Bangladeshi Women's Group
- Bengali Community Association
- Bengali Community Development Project
- Bengali Women's Group
- Bhagini Samaj Women's Group
- Birlik Cemiyet Centre
- Black Awareness Group
- Black Cultural Education
- Black Elderly Group Southwark
- Black Elders Mental Health Project
- Black Organisation for Learning Difficulties
- Black Parents Network
- Black Training Enterprise Group
- Cara Irish Housing Association
- Caribbean Ecology Forum
- Caribbean Women's Network
- Carr-Gomm Society Limited
- Centre for Inter-African Relations
- Centre for Multicultural Development and Integration
- Charter for Non-Racist Benefits
- Chinese/Vietnamese Group
- Confederation of Indian Organisations (U.K.)
- Daryeel Somali Health Project
- Educational Alliance Africa
- Eritrean Community Centre
- Eritrean Education and Publication Trust
- Ethiopian Refugee Education & Careers Centre
- Ethno News
- French Speaking African General Council
- Ghana Refugee Welfare Group
- GHARWEG Advice, Training & Careers Centre
- Great Lakes African Womens Network
- Greek Community of South London
- Gulu Laity Archdiocesan Association
- Here & There - Somali Training Development Project
- Igbo Tutorial School
- Integration Project for the Francophone African Community
- International Ass of African Women
- International Association for Sierra Leoneans Abroad
- Irish Families Project
- Irish in Britain Representation Group
- Istrinsabbha-Sikh Women's Group
- Ivorian Social Aid Society
- Mauritius Association
- Mauritius Association of Women in Southwark
- Mercyline Africa Trust (UK)
- Mitali Asian Women's Project
- Multi- Lingual Community Rights Shop
- RCA/ Southwark Irish Pensioners Project
- Rockingham Somali Support
- Rondalya Phillipino-UK
- Sidama Community in Europe
- Sierra Leone Community Forum

- Sierra Leone Muslim Women Cultural Organisation
- Society of Caribbean Culture
- Somali Community
- Somali Community Association in Southwark
- Somali Counselling Project
- Somali Group
- Somali Health and Education Project
- Somali Mother Tongue & Supplementary Class
- Somali Project
- Somali Women & Children's Project
- South East Asian Elderly
- South London Arab Community Group
- Southwark African Support Services
- Southwark Asian Association
- Southwark Bhagini Samaj
- Southwark Chinese Women's Group
- Southwark Cypriot & Turkish Cultural Society
- Southwark Cypriot Day Centre & Elders Group
- Southwark Cypriot Turkish Association
- Southwark Ethnic Alliance
- Southwark Ethnicare Project
- Southwark Irish Festival
- Southwark Irish Forum
- Southwark Multicultural Link in Education
- Southwark Race and Equalities Forum
- Southwark Somali Advisory Forum c/o CIDU
- Southwark Somali Refugee Council
- Southwark Somali Union
- Southwark Travellers Action Group
- Southwark Turkish & Cypriot Group
- Southwark Turkish Association and Community Centre
- Southwark Turkish Education Group
- Southwark Turkish Perkunlunler Cultural Ass.
- Southwark United Irish Community Group
- Southwark Vietnamese Chinese Community
- Southwark Vietnamese Refugee Association
- Strategic Ethnic Alliance
- Sudanese Welfare Association
- Suubi-Lule African Youth Association
- The Burrow & Carragher Irish Dance Group
- Uganda Refugee Art & Education Development Workshop
- UK Ivorian Space
- Union of Ivorian Women
- Urhobo Ladies Association Ltd
- Vietnamese Women's Group
- Vishvas
- Walworth Bangladeshi Community Association
- West African Community Action on Health & Welfare
- West Indian Standing Conference
- Women of Nigeria International
- Yemeni Community Ass.
- Bethnal Apostolic Ministerial Union
- Brandon Baptist Church
- British Red Cross
- Celestial Church of Christ
- Christ Church (Barry Road)
- Christ Church Southwark
- Christ Intercessor's Network
- Christian Caring Ministries Trust
- Christian Life Church
- Christway Community Centre
- Church of St John the Evangelist
- Churches Community Care Project
- Crossway United Reformed Church
- Daughters of Divine Love Training Centre
- Dulwich Islamic Centre
- Elephant & Castle Mosque
- English Martyrs Church
- Finnish Church in London
- Fountain of Life Ministries
- Gospel Faith Mission
- Grove Chapel
- Herne Hill Methodist Church
- Herne Hill United Reformed Church
- Holy Ghost Temple
- Jamyang Buddhist Centre
- Mary's Association
- Metropolitan Tabernacle
- Muslim Association of Nigeria
- New Peckham Mosque & Muslim Cultural Centre
- Norwegian Church
- Our Lady of La Salette & St Joseph
- Pakistan Muslim Welfare
- Peckham St John with St Andrew
- Pembroke College Mission
- Salvation Army
- Sasana Ramsi Vihara
- Seal of Rastafari
- Single Parents Holistic Ministry
- Sisters Community Delivery Health
- Sisters of the Sacred Heart
- South East Catholic Organisation
- South East London Baptist Homes
- South East Muslim Association
- South London Industrial Mission
- South London Tabernacle Baptist Church
- South London Temple
- Southwark Cathedral
- Southwark Churches Care
- Southwark Diocesan Housing Association
- Southwark Hindu Centre
- Southwark Islam Cultural Trust
- Southwark Multi-Faith Forum c/o CIDU
- Southwark Muslim Council & Dulwich Islamic Centre
- Southwark Muslim Forum
- Southwark Muslim Womens Association
- Southwark Muslim Youth Project
- Southwark Salvation Army

Religious

- Apostolic Faith Mission
- Bermondsey Methodist Central Hall
- Bethel Apostolic Ministerial Union

- St Anne's Church, Bermondsey
- St Anthony's Hall
- St Christopher's Church (Pembroke College Mission)
- St Georges Roman Catholic Cathedral
- St Giles Church
- St Giles Trust
- St Hugh's Church
- St John's Church, Peckham
- St Mary Magdalene Church - Bermondsey
- St Mary's Greek Orthodox Church
- St Matthew's at the Elephant
- St Peter's Church
- St. John's Church, Goose Green
- St. Jude's Community Centre
- St. Matthew's Community Centre
- St. Michael's Vicarage
- Sumner Road Chapel
- Swedish Seaman's Church
- Taifa Community Care Project
- The Church Commissioners
- The Church of the Lord (Aladura)
- The Rectory
- Tibetan Buddhist Centre
- Trinity In Camberwell
- Vineyard Community Church
- Walworth Methodist Church

Residents and resident's groups

- Abbeyfield T&RA
- Acorn T&RA
- Adams Gardens T&RA
- Alberta T&RA
- Alvey T&RA
- Applegarth House T&RA
- Applegarth TMO
- Astbury Road T&RA
- Atwell T&RA
- Aylesbury T&RA
- Baltic Quay Residents and Leaseholders
- Barry Area T&RA
- Bellenden Residents Group
- Bermondsey Street T&RA
- Bermondsey Street TA.
- Bonamy & Bramcote Tenants Association
- Borough and Scovell T&RA
- Brandon T&RA
- Brayards Rd Estate TRA
- Brenchley Gardens T&RA
- Bricklayers Arms T&RA
- Brimtonroy T&RA
- Brook Drive T&RA
- Browning T&RA
- Brunswick Park T&RA
- Buchan T&RA
- Camberwell Grove T&RA
- Canada Estate T&RA
- Caroline Gardens T&RA
- Castlemead T&RA
- Cathedral Area RA

- Champion Hill T&RA
- Comus House T&RA
- Conant T&RA
- Congreve and Barlow T&RA
- Consort T&RA
- Cooper Close Co-op T&RA
- Cossall T&RA
- Crawford Road T&RA
- Crosby Lockyer & Hamilton T&RA
- Croxted Road E.D.E.T.R.A
- Delawyk Residents Association
- Delawyk T&RA
- D'Eynsford Estate T&RA
- Dickens T&RA
- Dodson & Amigo T&RA
- Downtown T&RA
- Draper Tenants Association
- East Dulwich Estate T&RA
- East Dulwich Grove Estate T&RA
- Elephant Lane Residents Association
- Elizabeth T&RA
- Elmington T&RA
- Esmeralda T&RA
- Four Squares T&RA
- Gateway T&RA
- Gaywood Estate TA
- Gaywood T&RA
- George Tingle T&RA
- Gilesmead T&RA
- Glebe North and South T&RA
- Gloucester Grove T&RA
- Goschen T&RA
- Grosvenor T&RA
- Grove Lane Residents Association
- Haddonhall Residents TMO
- Haddonhall Tenants Co-op
- Halimore TA
- Harmsworth Mews Residents Association
- Hawkstone T&RA
- Hayles T&RA
- Heygate T&RA
- House Buildings T&RA
- Juniper House T&RA
- Keetons T&RA
- Kennington Park House T&RA
- Kinglake T&RA
- Kipling T&RA
- L T&RA
- Lant T&RA
- Lawson Residents Association
- Lawson T&RA
- Leathermarket JMB
- Ledbury T&RA
- Lettsom T&RA
- Library Street Neighbourhood Forum
- Longfield T&RA
- Lordship Lane & Melford Court T&RA
- Magdalene Tenants & Residents Association
- Magdalen T&RA

- Manchester House T&RA
- Manor T&RA
- Mardyke House T&RA
- Mayflower T&RA
- Meadow Row T&RA
- Metro Central Heights RA
- Millpond T&RA
- Neckinger Estate T&RA
- Nelson Square Gardens T&RA
- Nelson Square Community Association
- New Camden T&RA
- Newington T&RA
- Northfield House T&RA
- Nunhead Residents Association
- Oliver Goldsmith T&RA
- Osprey T&RA
- Parkside T&RA
- Pasley Estate T&RA
- Pedworth T&RA
- Pelier T&RA
- Penrose T&RA
- Plough and Chiltern T&RA
- Puffin T&RA
- Pullens T&RA
- Pullens Tenants Association
- Redriff Tenants Association (Planning)
- Rennie T&RA
- Rochester Estate T&RA
- Rockingham Management Committee
- Rockingham TRA
- Rodney Road T&RA
- Rouel Road Estate T&RA
- Rye Hill T&RA
- Salisbury Estate T&RA
- Sceaux Gardens T&RA
- Setchell Estate T&RA
- SHACCA T&RA
- Silwood T&RA
- Southampton Way T&RA
- Southwark Group of Tenants Association
- Southwark Park Estate T&RA
- St Crispins T&RA
- St James T&RA
- Styles House T&RA
- Sumner Residents T&RA
- Surrey Gardens T&RA
- Swan Road T&RA
- Sydenham Hill T&RA
- Tabard Gardens Management Co-op
- Tappesfield T&RA
- Tarney Road Residents Association
- Tenant Council Forum
- Thorburn Square T&RA
- Thurlow T&RA
- Tooley Street T&RA
- Trinity Newington Residents Association
- Two Towers T&RA
- Unwin & Friary T&RA

- Webber and Quentin T&RA
- Wendover T&RA
- West Square Residents' Association
- Wilsons Road T&RA
- Winchester Estate TA
- Wyndam & Comber T&RA

Housing

- Affinity Sutton
- Central & Cecil Housing Trust
- Dulwich Right to Buy
- Excel Housing Association
- Family Housing Association Development
- Family Mosaic
- Habinteg
- Hexagon - Southwark Women's Hostel
- Hexagon Housing
- Hexagon RSL
- Home-Start
- Housing for Women
- Hyde RSL
- Lambeth & Southwark Housing Society
- London & Quadrant Housing Trust
- Love Walk Hostel
- Metropolitan Housing Trust
- Octavia Hill Housing Trust
- Peabody Estate (Bricklayers)
- Pecan Limited
- Rainer South London Housing Project
- Sojourner Housing Association
- South East London Housing Partnership
- Southern Housing Group
- Southwark & London Diocesan H A
- Southwark Park Housing
- Stopover Emergency & Medium Stay Hostels
- Wandle RSL

Education/young persons

- 8th East Dulwich Brownies
- Active Kids Network
- After School Clubs
- All Nations Community Nursery
- Alliance for African Youth
- Amott Road Playgroup
- Anti-Bullying Campaign
- Aylesbury Early Years Centre
- Aylesbury Plus SRB Detached Project: Youth Club
- Aylesbury Youth Centre
- Aylesbury Youth Club
- Bede Youth Adventure
- Bermondsey Adventure Playground
- Bermondsey Community Nursery
- Bermondsey Scout Group
- Bethwin Road Adventure Playground
- Blackfriars Housing for Young
- Blackfriars Settlement Youth Club
- British Youth Opera
- Camberwell After-School Project

- Camberwell Choir School
- Camberwell Scout Group
- Cambridge House Young People's Project
- Camelot After School Club
- Caribb Supplementary School and Youth Club
- Caribbean Youth & Community Association
- CASP Playground
- Charles Dickens After School Clubs
- Chellow Dene Day Nursery
- Child and Sound
- Children's Day Nursery
- Community Education Football Initiative
- Community Youth Provision Ass.
- Copleston Children's Centre
- Dyason Pre-School
- Early Years Centre
- Early-Birds Pre-School Playgroup
- East Dulwich Adventure Playground Association
- East Dulwich Community Nursery
- Ebony Saturday School
- Emmanuel Youth & Community Centre
- First Steps Montessori Playgroup
- Founder Union of Youth
- Future Generation Youth Club
- Garden Nursery
- Geoffrey Chaucer Youth Club
- Goose Green Homework Club
- Grove Vale Youth Club
- Gumboots Community Nursery
- Guys Evelina Hospital School
- Half Moon Montessori Playgroup
- Happy Faces Playgroup Under 5's
- Hatasu Students Learning Centre
- Heartbeat After School Project
- Heber After School Project
- Hollington Youth Club
- Joseph Lancaster After School Club
- Justdo Youth Network
- Ketra Young Peoples Project
- Kids Are Us Play centre
- Kids Company
- Kinderella Playgroup
- Kingsdale Youth Centre
- Kingswood Elfins
- Lawnside Playgroup
- Linden Playgroup
- Louise Clay Homework Club
- Millwall Community Sports Scheme
- Mint Street Adventure Playground
- Mission Youth Centre
- Mother Goose Nursery
- NCH Action for Children Eye to Eye Meditation
- Nunhead Community Education Service
- Nunhead Green Early Years
- Odessa Street Youth Club
- Peckham Drop in Creche
- Peckham Park After School Club
- Peckham Rye After School Care
- Peckham Settlement Nursery
- Peckham Town Football Club
- Pembroke House Youth Club
- Pickwick Community Centre & Youth Club
- Playshack Playgroup
- Rainbow Playgroup
- Reconcillors Children's Club
- Riverside After School Club
- Rockingham Asian Youth
- Rockingham Community Day Nursery
- Rockingham Estate Play
- Rockingham Playgroup
- Rotherhithe Community Sports Project
- Sacred Heart Pre-School Day Care
- Salmon Youth Centre
- Save the Children Fund
- Scallywags Day Nursery
- Scarecrows Day Nursery
- Sesame Supplementary School
- Sheldon Health Promotion Toddlers Group
- Sixth Bermondsey Scout Group
- Somali Youth Action Forum
- South London Children's Scrap Scheme
- South London Scouts Centre
- Southwark Catholic Youth Service
- Southwark Childminding Association
- Southwark Children's Foundation
- Southwark Community Planning & Education Centre
- Southwark Opportunity Playgroup
- Southwark Schools Support Project
- Southwark Somali Homework Club
- Springboard for Children
- St Faiths Community & Youth Association
- St Giles Youth Centre
- St John's Waterloo YC
- St Marys Pre-School
- St Peters Monkey Park
- St. George's Youth Project
- St. Peter's Youth & Community Centre
- Surrey Docks Play Ass.
- Tabard After School Project
- Tadworth Playgroup
- Tenda Road Early Years Centre
- The Ink Tank Arts and Crafts After School Kids Club
- Trinity Child Care
- Tykes Corner
- Union of Youth
- Upstream Children's Theatre
- Westminster House Youth Club
- YCGN UK (Youth Concern Global Network)
- YHA Rotherhithe
- Youth Concern UK
- Anando Pat Community School
- Archbishop Michael Ramsey Sixth Form Centre
- Beormund School
- Boutcher CoE School
- British School of Osteopathy
- Brunswick Park Primary

- Cathedral School
- Cobourg Primary School
- Crampton Primary
- Crampton School (Parents)
- Dachwyng Supplementary School
- Dulwich College
- Dulwich Hamlet Junior School
- Dulwich Village CE Infants School
- Dulwich Wood School
- Emotan Supplementary School
- English Martyrs RC School
- Eveline Lowe School
- Friars School
- Gabriel Garcia Marquez School
- Geoffrey Chaucer School
- Gharweg Saturday School
- Gloucester Primary
- Goodrich Primary
- Grange Primary
- Institute of Psychiatry
- James Allen's Girls School
- Kingsdale School
- Kintmore Way Nursery School
- Lighthouse Supplementary School
- Little Saints Nursery School Ltd
- London College of Printing
- London School of Law
- London South Bank University
- Morley School
- Mustard Seed Pre-School
- Nell Gwynn School
- Notre Dame RC
- Pui-Kan Community Chinese School
- Robert Browning Primary School
- Sacred Heart School
- South Bank University
- Southwark College (Southampton Way)
- Southwark College (Surrey Docks)
- Southwark College (Waterloo)
- Southwark College Camberwell Centre
- St Anthony's RC
- St Francesca Cabrini RC
- St Francis RC
- St George's Cathedral
- St George's CE
- St John's CE School
- St Josephs Infants School
- St Josephs RC School
- St Judes CE School
- St Olave's & St Saviour's Grammar School Foundation
- St Paul's Primary School
- St Peter's Walworth CE School
- St Saviour's & St Olave's CE
- St. George the Martyr School
- Surrey Square Infant and Junior School
- The Archbishop Michael Ramsey Technology College
- The Charter School

- Townsend Primary School
- Victory Primary School
- Walworth Lower School
- Walworth Upper School
- Waverley Upper School
- Whitefield Pre-school
- Whitstable Early Years Centre

Health

- Alzheimer's Disease Society
- Bermondsey & Rotherhithe Mental Health Support Group
- Community Health South London
- Daryeel Health Project
- Dyslexia Association of London
- Guys and St. Thomas' Hospital Trust
- Health Action Zone
- Health First
- Hospital and Prison Action Network
- London Dyslexia Association
- London Ecumenical Aids Trust
- LSL Health Alliance
- Maudsley Befrienders & Volunteers
- Maudsley Social Work Team
- Maudsley Volunteers
- Mental Health Project
- Oasis Health Centre
- Phoenix Women's Health
- Southwark Health Alliance
- Southwark HIV & Aids Users Group
- Southwark Phoenix Women's Health Organisation
- St Christopher's Hospice
- Terence Higgins Trust
- Aylesbury Health Centre
- Aylesbury Medical Centre
- Bermondsey & Lansdowne Medical Mission
- Blackfriars Medical Centre
- Borough Medical Centre
- Camberwell Green Surgery
- CHSL NHS Trust
- Elm Lodge Surgery
- Falmouth Road Group Practice
- Guy's and St Thomas' NHS Foundation Trust
- Maudsley Hospital
- Old Kent Road
- Parkside Medical Centre
- Princess Street Health Centre
- SHA Strategic Health Authority Southside
- The Diffley Practice
- The Grange Road Practice
- Townley Clinic
- Walworth Clinic
- Walworth Road Health Centre

Transport

- Green Lanes & REPA
- Lambeth and Southwark Community Transport (LASCOT)
- Living Streets

- London Cycling Campaign
- London Transport Users Committee
- Rye Lane Station Action Group (RLSAG)
- Southwark Community Transport
- Southwark Cyclists
- Southwark Living Streets
- Southwark Pedestrian Rights Group
- Southwark Transport Group
- SUSTRANS

Pensioners/older people

- Age Concern Carers Support Group
- Age Concern Southwark Community Support
- Age Concern Southwark Primary Care Project
- Age Concern Southwark: Head Office
- Association of Greater London Older Women (AGLOW)
- Aylesbury Pensioners Group
- Bermondsey Care for the Elderly
- Bermondsey Pensioners Action Group
- East Dulwich Pensioners Action Group
- East Dulwich Pensioners Group
- Fifty+ Activity Club
- Golden Oldies Club
- Golden Oldies Community Care Project
- Golden Oldies Luncheon Club
- Local Authority Elderly Home
- Old Age Directorate
- Over 50's Club
- Pensioners Club
- Pensioners' Forum
- Pensioners Pop-In (Borough Community Centre)
- Rockingham Over 50's
- Rotherhithe Pensioners Action Group
- South Asian Elderly Organisation
- Southwark Black Elderly Group
- Southwark Irish Pensioners
- Southwark Muslim Pensioners Group
- Southwark Pensioners Action Group
- Southwark Pensioners Centre
- Southwark Pensioners Forum
- Southwark Turkish Elderly

Disability

- Action for Blind People
- Action for Blind People (Training Centre)
- Action for Dysphasic Adults
- Age Concern Southwark Black Elders Mentally Frail
- Bede Learning Disabilities Project
- Cambridge House Literacy Project
- Handicapped Playground Ass
- IBA for Children & Adults with Mental & Physical Disabilities
- Keskidee Arts for Disabled People
- Latin American Disabled People's Project
- Organisation of Blind African Caribbeans
- Sainsbury's Centre for Mental Health

- Sherrie Eugene Community Deaf Association
- Southwark Disabilities Forum c/o CIDU
- Southwark Disablement Association
- Southwark Multiple Sclerosis Society
- Southwark Phoenix and Leisure Club for People with Disabilities

Refugee Groups/Recent Immigrants

- Refugee Housing Association
- Refugee Youth
- South London Refugee Youth
- Southwark Day Centre for Asylum Seekers
- Southwark Refugee Artists Network
- Southwark Refugee Communities Forum
- Southwark Refugee Education Project
- Southwark Refugee Project
- The Refugee Council

Lesbian, gay, bisexual and transgender

- Southwark LGBT Network

Other Consultees

- Age Concern
- British Waterways, Canal owners and navigation authorities (Port of London)
- Centre for Ecology and Hydrology
- Southwark Chamber of Commerce
- Church Commissioners
- Commission for Architecture and the Built Environment
- Commission for New Towns and English Partnerships
- Crown Estate Office
- Civil Aviation Authority
- English Partnerships
- Commission for Racial Equality
- Department of the Environment, Food and Rural Affairs
- Southwark Primary Care Trust
- Regional Public Health Group - London
- Diocesan Board of Finance
- Disability Rights Commission
- Disabled Persons Transport Advisory Committee
- H.M Prison Service
- Highways Agency
- Home Office
- Electricity, Gas, Telecommunications Operators
- National Grid
- Council for the Protection of Rural England
- London Wildlife Trust
- Royal Society for the Protection of Birds
- Equal Opportunities Commission
- Fire and Rescue Services
- Friends of the Earth Southwark
- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive

- Help the Aged
- Housing Corporation
- Learning and Skills Council
- Southwark Equalities Council
- Regional Housing Boards
- Railfreight Group
- Road Haulage Association
- House Builders Federation
- Traveller Law Reform Coalition
- London Transport Buses
- London Underground
- National Disability Council Secretariat
- National Grid Company Plc.
- National Playing Fields Association
- Network Rail
- Police/Crime Prevention
- Port of London Authority
- Post Office Property Holdings
- Southern Railway
- Sport England - London Region
- Thameslink Trains
- Transport for London
- Women's National Commission
- Southwark Volunteer Centre

APPENDIX C

Consultation responses and officer comments

The table below provide summaries of the key issues raised in representations made on the Preliminary Draft Charging Schedule and Regulation 123 List, along with an officer response to each representation. Where relevant the response provides details of how representations were taken into account in developing the final version of the SPD Addendum.

Representor	Summary of representation	Council response
<i>Resident</i>	Support the development of transport infrastructure including the Bakerloo Line extension	Noted.
<i>Resident</i>	Support the proposal to seek funding through revisions to CIL and S106 planning obligations from new development to support the development of infrastructure in the OKR area.	Noted
<i>Resident</i>	Disagree with using CIL to make the Old Kent Road into part of 'central London'. It will not be in the interests of existing local residents; the OKR area does not need new tube stations	Noted. However the extension of the Bakerloo Line down the Old Kent Road has received wide support.
<i>Resident</i>	Object to the provision of green spaces and amenity for the benefit of overseas investors speculating on the property market. If the scheme is led by private investors then almost all public realm should be removed and more housing packed in to increase the section 106 contribution that Southwark can go off elsewhere and do some good with.	Noted. Developments will be private sector led but the AAP and wider Development Plan policies will ensure that it delivers a wide range of benefits for local people.
<i>OKR people network</i>	The Council's delivery plan says that developer contributions towards infrastructure costs will bring in £188 million and that this could pay for the new schools, new open space and an electricity network. No funds are allocated for health, sports and play facilities. Even the contributions proposed could be lost as the Council says it has to show developers are contributing to the Bakerloo Line Extension, costed at between £1.25 billion – 2.5 billion.	There is indeed a funding gap identified (i.e. a gap between known commitments and the total cost of infrastructure required) and CIL and section 106 will not be able to fill this alone, as acknowledged in the original cabinet report and background paper. Work is ongoing to identify alternative funding sources (including for Bakerloo Line Extension) and the infrastructure plan, a living document, will be updated to reflect this.
<i>Berkley homes</i>	Key sites may stall on viability grounds through the requirements of CIL and S106 paying for the Bakerloo Line Extension and the delivery of affordable housing and other infrastructure. The Council must therefore take a pragmatic approach to the viability of developments if a comprehensive approach is to be taken to the plan area.	The adopted Development Viability SPD is clear that where viability is a relevant consideration in respect of achieving planning policy compliance, applicants should submit a financial viability appraisal. The process and information requirements are clearly set out in the SPD. Where justified by rigorous viability assessment, formulated in accordance with the SPD, a flexible approach to the application of the Council's affordable housing targets will ensure the viability of developments is not adversely affected over the economic cycle whilst

		still delivering the maximum quantum of viable affordable housing.
<i>Berkley homes</i>	Berkley query how the benchmark data for residential and mixed used development build costs developed used in the viability study was derived.	Further details of the method used to derive the benchmark build costs have been provided by WT Partnership and included in Appendix D. The council believes the existing viability analysis meets the requirement to use “appropriate available evidence” to inform a draft charging schedule (NPPG).
<i>Berkley homes</i>	They believe the impact of CIL on affordable housing delivery will be far greater than the 5% indicated in the Cabinet Report.	Noted.
<i>Berkley homes</i>	They recommend the Council undertakes further viability testing of the parameters used in the original assessment following the Referendum Vote in late June. They further request that another firm of surveyors be instructed to test the Preliminary Draft Charging Schedule and Draft Section 106 contributions.	Noted. The council believes the existing viability analysis meets the requirement to use “appropriate available evidence” to inform a draft charging schedule (NPPG).
<i>Berkley homes</i>	There is a risk that ‘double dipping’ will occur as it is not clear from the Draft Revised SPD what consideration is given to the direct provision in schemes of infrastructure and what requirements will form additional pooled contributions through Section 106 or potentially future CIL infrastructure contributions.	We are amending our Regulation 123 List to make clear which infrastructure will not be funded by s106 and we will ensure robust monitoring measures are in place to avoid any ‘double dipping’ in practice. The wording of the SPD has been clarified to make it clear that s106 will be used to fund work on the two stations prior to the adoption of CIL; and that on adoption of CIL, a revised regulation 123 list will be adopted making it clear that further work to the stations will be funded through CIL rather than s106. Where infrastructure is provided on a particular site as part of a development, such as open space, clearly it would be unreasonable to seek to secure s106 funding for that same item of infrastructure. Schools (not including land) are on the Regulation 123 List so we would not be able to accept school building via s106. No developers are currently offering to provide a school as part of a development and the initial focus will be on expanding existing schools. The Regulation 123 List will be kept under review.
<i>Aitch group</i>	Support the CIL requirements and the infrastructure projects set out in the Regulation 123 list, including the BLE	Noted.
<i>Aitch group</i>	Wishes it to be acknowledged that viability is extremely challenging and that setting the CIL charging rates at the levels proposed this may result in some policy aspects of the AAP being undeliverable – such as achieving 35% affordable housing. It is assumed that	The adopted Development Viability SPD is clear that where viability is a relevant consideration in respect of achieving planning policy compliance, applicants should submit a financial viability appraisal. The process and information requirements are clearly

	the Council recognise this and will be pragmatic in negotiations on individual schemes to ensure they are deliverable in accordance with national guidance and development plan policy.	set out in the SPD. As stated in the background paper, the Council's flexible approach to the application of its affordable housing targets will ensure the viability of developments is not adversely affected over the economic cycle whilst still delivering the maximum quantum of viable affordable housing.
<i>Barkwest Ltd</i>	The proposed higher CIL rate for the southern part of the opportunity area could prejudice the coming forward of development of sites in the early stages of its transformation, thus a lower rate for the southern portion of OKR would be more appropriate.	See answer immediately above.
<i>Sport England</i>	Pleased to note that sports development appears to be exempt from paying CIL (falling within the 'all other development' category in the Charging Schedule).	Noted.
<i>Sport England</i>	The Draft Regulation 123 List indicating CIL will be used to fund specific open space and sports provision is welcomed. The Infrastructure Plan identifies a number of improvements or provision of sports facilities and the SPD, in table 2, refers to 'sport facilities' and 'play facilities' being funded through CIL. It is not clear whether these are improvements or new provision, along with others that might subsequently be identified, would be wholly or partly funded by S106 or would fall under the generic heading of 'Sports' or park 'improvements' in the Draft Regulation 123 List. This should be clarified.	The Regulation 123 List identifies the "list of infrastructure projects or types of infrastructure that it [the LPA] intends will be, or may be, wholly or partly funded by CIL" (CIL regulations). These projects or types of infrastructure cannot be funded through section 106. The new list includes improvements to district parks and a new leisure centre at Canada Water (not including land). Items of infrastructure not on this list may be funded by CIL or s106. Information on funding sources for projects identified in the Infrastructure Plan is currently being updated; it is important to note that this is a living document which is subject to change. The text in the SPD addendum on sport and play facilities has been clarified - new sport facilities will be funded through CIL where the need arises; offsite play facilities will be funded through s106 in accordance with the s106 SPD.
<i>Sport England</i>	The Regulation 123 List should be clear about what sports projects will be funded via CIL (in order of priority), rather than having generic points referring to improvements to open space and sports. Unless the Council identify specific projects on the Regulation 123 List it may be more effective for sporting contributions to be sought through planning obligations, although this is only in the case where it can be linked to a strategic housing development.	The Regulation 123 List identifies the "list of infrastructure projects or types of infrastructure that it [the LPA] intends will be, or may be, wholly or partly funded by CIL" (CIL regulations). These projects or types of infrastructure cannot be funded through section 106. The new list includes improvements to district parks and a new leisure centre at Canada Water (not including land). There is no requirement to identify all sports projects that will be funded via CIL on this list; moreover the list of sports projects requiring funding will change as new need arises. Items of infrastructure not on this list may be funded by CIL or s106. The

		Infrastructure Plan sets out what strategic infrastructure projects will be funded via what sources. This is a living document and data on sport and leisure projects is currently being updated based on the latest evidence. The Regulation 123 List will be updated in future as required.
<i>Sport England</i>	LAs need an up-to-date and robust evidence base that sets out which facilities require protecting/enhancing and where to provide any new facilities to meet any current or future forecasted demand (NPPF para 73). This should inform the Infrastructure Plan, SPD and Regulation 123 List. Southwark's Playing Pitch Strategy has not yet been completed and Sport England is not aware of an up-to-date built facility strategy. Thus Sport England does not consider that Southwark has a robust evidence and therefore object to the proposed revisions until the Council are clear on what facilities are actually required.	Southwark has commissioned a Playing Pitch Strategy, the latest trajectory of housing development is being used in its preparation and a draft is expected early in 2017. This will inform any required updates to the Infrastructure Plan. In February 2016 Southwark worked with Sport England to understand the supply and demand for swimming pools and sports halls using Sport England's Facilities Planning Model and Sports Facilities Calculator. There is some unmet demand in the south of the borough and increased future demand is expected in the Old Kent Road area. Since then the Castle Leisure Centre has opened. Further new facilities are anticipated in Canada Water, Burgess Park and on Surrey Canal Road in Lewisham will help meet needs. Southwark also encourages shared facilities in school and commercial indoor sports facilities. Progress in delivering this significant pipeline of facilities will be monitored to ensure shortfalls are addressed (the larger part of the need for sports facilities will not arise until 2026+).
<i>GLA</i>	The Mayor welcomes the principle of Southwark seeking to secure appropriate developer contributions in order to support the funding and delivery of improved transport infrastructure, particularly the Bakerloo Line extension. Likewise, the proposed amendments to your S106 SPD support and reinforce this objective. The Mayor welcomes your intentions to deliver a wide range of infrastructure improvements, including social, not just transport, in the OKR area via the changes set out in the Reg 123 List.	Noted.
<i>TfL</i>	Welcomes the principle of Southwark seeking to secure appropriate developer contributions to support the funding and delivery of improved transport infrastructure, particularly the Bakerloo Line extension. There are clearly challenges in securing funding for infrastructure critical to unlocking growth. These include the timing of contributions, the scope of development that should pay, and the impact of such payments on	Noted.

APPENDIX D

Further details of the method used to derive the benchmark build costs

Further details of the method used to derive the benchmark build costs provided by WT Partnership, who undertook the costings in the viability study, are provided below.

The cost data provided by WT Partnership was for a sample of 5 large sites and 5 small sites and by the nature of information on which it was based had to be at a high level cost per m2 basis. WT Partnership used appropriate information from its extensive data base to generate benchmark rates generally in accordance with The RICS guidelines. The cost data used was from published data , from WT Partnership's own projects and from the 200 projects which WT Partnership have reviewed since 2013 which is a mixture of developer's cost, quantity surveyor estimates, tenders and actual costs and in accordance with RICS guidelines and good working practices is confidential.

The cost data was used to produce benchmarks based on GIA and aligned using the BCIS indices for the location and date. The benchmarked rates were based on 1st Quarter 2016 market conditions with no allowance for inflation, single stage design and build procurement. The local authority planning policies for sustainability and the like as at the base date, assumed piled foundations and assumed demolitions would need to be undertaken due to the location. The benchmarks took into account the different development mixes, the indicated parking provision which has been assumed to be under croft / basement, the specification to match values of schemes referenced by BNP Paribas and where a range of heights were indicated an average height used. Without detail being available and due to the range of samples it was felt the most appropriate methodology for costing the External Works and phasing was a percentage basis based on reviewing available data.

The benchmark rates excluded risk and contingency, professional and design fees, VAT, underground obstructions, ground water, contamination and asbestos removal, service diversions and infrastructure upgrades/ reinforcement and the like and it is understood that there may be further site specific criteria which may affect the cost per m2 rates used.