

Planning Committee (Major Applications) A

Wednesday 27 March 2024

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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Item No. 6.	Classification: Open	Date: 27 March 2024	Meeting Name: Planning Committee (Major Applications) A
Report title:		*Supplementary Addendum* Release of £35,862,062.28 from S106 agreements across the borough to support the delivery of affordable housing in the borough	
Ward(s) or groups affected:		Old Kent Road, London Bridge and West Bermondsey, North Bermondsey, Borough and Bankside, Camberwell Green, Chaucer	
From:		Director of Planning and Growth	

1. This supplementary paper sets out the delivery route for each scheme. As noted in paragraph 10 of the main report the council's new homes programme predominately adopts a direct delivery model whereby the council procures and appoints professional services and main contractors to build out schemes on council-owned land.
2. Some schemes are being delivered by development agreement, an additional column has been added to the table below to clarify which of the schemes listed would be considered a development agreement (DA) or direct delivery (DD).
3. S106 monetary contributions for affordable housing are applied across the programme where additional council homes are being delivered and subject to eligibility as per the individual s106 conditions.
4. Development agreements typically involve a developer partner procuring the construction works on behalf of the council for all or part of a site; typically, the council has a land interest as part of the arrangement and may have funded part of the development during the construction phase. Development partners may offer the council the option to acquire additional affordable units towards the end of construction (these would not be eligible for s106 funding). Those schemes with development partnership arrangements in place are indicated by DA below.
5. The majority of schemes are council-led, that is direct delivery and are indicated in the table below as DD. For simplicity, we have extended this definition to include Leathermarket who were funded by the council to deliver new council homes.

Project	Ward	No. of New Council Homes (New + Replacement)	No. of New Council Homes (New Only)	Delivery Route
2 Linden Grove	Peckham Rye	6	6	DD
35-41 Nunhead Lane	Rye Lane	12	12	DD
38 Mary Datchelor Close	Nunhead & Queens Road	13	13	DD
87 Gosvenor Park	Newington	2	2	DD
Aylesbury (FDS Package B)	Faraday	352	352	DD (for this package)
Canada Water (Plot K1)	Rotherhithe and Surrey Dock	60	60	DA
Cator Street Extra Care (Phase 2)	Peckham	58	58	DD
Cherry Gardens School Macks Road	South Bermondsey	26	26	DA
Comber House	Camberwell Green	6	6	DD
Fendall & Maltby	London Bridge & West Bermondsey	40	40	DD
Flaxyard, Sumner Road	Peckham	96	96	DD
Former Rotherhithe Civic Centre, Albion Street and Rear of Albion Primary School (Southern End), Albion Street	Rotherhithe	39	39	DD
Haddonfield Garages	Rotherhithe	14	14	DD
Ledbury Towers	Old Kent Road	260	47	DD
Lomond Grove	Camberwell Green	22	22	DD
Penry Street	South Bermondsey	13	13	DD
Regina & Columbia Point	Rotherhithe	2	2	DD
Rennie Estate	South Bermondsey	49	49	DD
Rye Hill Park Garages	Peckham Rye	23	23	DD

Project	Ward	No. of New Council Homes (New + Replacement)	No. of New Council Homes (New Only)	Delivery Route
Salisbury Est Car Park (Balfour Street)	North Walworth	26	26	DD
Sedgemoor Place (TA)	St Giles	13	13	DD
Manor Place	Newington	30	30	DA
Slippers Estate	North Bermondsey	18	18	DD
TA-Contract 1 (former hostel)	Camberwell Green	12	12	DD
TA-Contract 2 (former hostel)	Camberwell Green	15	15	DD
TA-Contract 3 (former hostel)	Old Kent Road	10	10	DD
Tenda Road	South Bermondsey	12	12	DD
Tissington Silverlock Estate (underground garages)	Rotherhithe	35	35	DD
Tustin Regeneration	Old Kent Road	355	153	DA
Total on Site		1619	1204	DD

*Note all eligibility as checked before s106 receipts are applied.

Project	Ward	No. of New Council Homes (New + Replacement)	No. of New Council Homes (New Only)	
2 Linden Grove	Peckham Rye	6	6	DD

Completed schemes:

Alfred Fagon Apartment Terraces (Copeland Road Car Park)	DD	Completed in May 2022 providing 24 new council homes
Harold Moody Court and Prout House (Goschen Estate)	DD	Completed in July 2022 providing 17 new council homes
John Gorsuch House (Daniels Road)	DD	Completed in September 2022 providing 19 new council homes;
Leathermarket (Joyce Newman House)	DD	Completed in May 2022 providing 40 new council homes

Lilac House (Meeting House Lane)	DD	Completed in March 2022 providing 29 new council homes)
Welsford Street Garages	DD	Completed in October 2021 providing 10 council homes
17-19 Wood Vale	DD	Completed in January 2024 providing 6 homes;
18-19 Crimscott Street	DD	Completed in August 2023 providing 13 homes;
Adrian & Dennis (39-44 Rutley Close)	DD	Completed in November 2023 providing 25 homes;
Aylesbury (First Development Site A)	DD	Completed in July 2023 providing 229 homes;
Bassano Street Garages	DD	Completed in May 2023 providing 4 homes;
Breamore House	DD	Completed in September 2023 providing 1 home;
Commercial Way	DD	Completed in July 2023 providing 74 homes;
Fenham Road	DD	Completed in April 2024 providing 5 homes;
Heaton House	DD	Completed in December 2023 providing 8 homes;
Henslowe Road	DD	Completed in January 2024 providing 3 homes
Underhill Road	DD	Completed in August 2023 providing 3 homes