Open Agenda

Executive

Tuesday 13 October 2026
11.00 am
Ground Floor Meeting Rooms, 160 Tooley Street, London SE1 2QH

Membership	Portfolio
Councillor James McAsh (Chair)	Leader of the Council
Councillor Victor Chamberlain (Vice-Chair)	Deputy Leader and Executive Member for Neighbourhoods, Strategic Planning, and Wellbeing
Councillor Alexandra Austin	Executive Member for Public Works and New Homes
Councillor Rachel Bentley	Executive Member for Inclusive Economy, Equalities and Democracy
Councillor Rebecca Corn	Executive Member for Education and Care
Councillor Sam Foster	Executive Member for Finance & General Purposes
Councillor Reginald Popoola	Executive Member for Council Homes
Councillor Vanessa Threadgold	Executive Member for Parks and Recreation
Councillor Eloise Waldon-Day	Executive Member for Council Coordination and Climate
Councillor David Watson	Executive Member for Community Safety and Engagement

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Contact
Maria Lugangira on email: maria.lugangira@southwark.gov.uk

Members of the committee are summoned to attend this meeting
Althea Loderick
Chief Executive
Date: 5 October 2026

Item No.	Title	Page No.

PRINTED ON RECYCLED PAPER

Executive

Tuesday 13 October 2026
11.00 am
Ground Floor Meeting Rooms, 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
1.	**APOLOGIES** To receive apologies for absence.	
2.	**NOTIFICATION OF ANY ITEMS WHICH THE CHAIR DEEMS URGENT** In special circumstances, an item of business may be added to an agenda within five clear working days of the meeting.	
3.	**NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED** To note the items specified which will be considered in a closed meeting.	1
4.	**DISCLOSURE OF INTERESTS AND DISPENSATIONS** Members to declare any interests and dispensations in respect of any item of business to be considered at this meeting.	

Item No.	Title	Page No.
5.	**MINUTES**	2 - 11
	To approve as a correct record the minutes of the open section of the meeting held on 15 September 2026	
6.	**PUBLIC QUESTION TIME**	
	To receive any questions from members of the public which have been submitted in advance of the meeting in accordance with the executive procedure rules. The deadline for the receipt of public questions is 11:29 Wednesday 7 October 2026	
7.	**DEPUTATION REQUESTS**	
	To consider any deputation requests. To consider any deputation requests. The deadline for the receipt of deputation requests is 11:29 Wednesday 7 October 2026.	
8.	**BEORMUND SCHOOL EXPANSION AND RELOCATION**	12 - 53
	To agree to the proposals to relocate and expand the Beormund Special Primary School.	
9.	**GATEWAY 1 - HIGHWAY WORKS CONTRACT**	54 - 92
	To approve the procurement strategy and use of a Competitive Flexible Procedure.	
10.	**CLIMATE CHANGE STRATEGY & ACTION PLAN UPDATE AND ANNUAL REPORT**	93 - 160
	To note the Climate Change Strategy & Action Plan Update and Annual Report and agree the allocation of the actions.	
11.	**LEDBURY ESTATE PHASE 2 - APPROPRIATION FOR PLANNING PURPOSES**	161 - 176
	To approve the appropriation of land for planning purposes.	
12.	**PHASE 2B OF THE TUSTIN ESTATE RENEWAL AND PHASE 2 APPROPRIATION**	177 - 194
	To approve an updated delivery strategy for Phase 2b and appropriation of land.	

Item No.	Title	Page No.
13.	**GATEWAY 1 - KEYWORKER HOUSING PIPELINE SITES AT ROTHERHITHE NEW ROAD, SE16, AND CHERRY GARDENS STREET, SE16** Approval to progress two further Keyworker Housing developments at Rotherhithe New Road and Cherry Gardens Street.	195 - 285
14.	**RESPONSE TO THE REPORT OF THE HOUSING SCRUTINY COMMISSION:THE COUNCIL'S WORK WITH SOCIAL LANDLORD PARTNERS; THE FAIR STREET/DEVON MANSIONS, CANADA AND KIRBY ESTATES QHIP MAJOR WORKS PROJECTS; THE REVISED RESIDENT ENGAGEMENT STRATEGY; AND TEMPORARY ACCOMMODATION IN PROPERTIES AWAITING DEMOLITION** To note the accepted recommendations from the Housing Scrutiny Commission.	286 - 296
	EXCLUSION OF THE PRESS AND PUBLIC The following items are included on the closed section of the agenda. The Proper Officer has decided that the papers should not be circulated to the press and public since they reveal confidential or exempt information as specified in paragraphs 1-7, Access to Information Procedure Rules of the Constitution. The specific paragraph is indicated in the case of exempt information. The following motion should be moved, seconded and approved if the cabinet wishes to exclude the press and public to deal with reports revealing exempt information: "That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure Rules of the Constitution. "	
	PART B - CLOSED BUSINESS	
15.	**LEDBURY ESTATE PHASE 2 - APPROPRIATION FOR PLANNING PURPOSES**	
16.	**PHASE 2B OF THE TUSTIN ESTATE RENEWAL AND PHASE 2 APPROPRIATION**	

Item No.	Title	Page No.

17. GATEWAY 1 - KEYWORKER HOUSING PIPELINE SITES AT ROTHERHITHE NEW ROAD, SE16, AND CHERRY GARDENS STREET, SE16

Date: 5 October 2026

Agenda Item 3

Notice of Intention to conduct business in a closed meeting and any representations received

Executive Meeting – 13 October 2026

The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 require that the council give a 28 notice period for items to be considered in private/closed session. This has been implemented through the publication of the council's forward plan.

The council is also required under these arrangements to give a further five days notice of its intention to hold the meeting or part of the meeting in private/closed session and give details of any representations received in respect of the private meeting.

This notice issued in accordance with The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 is to confirm that the Executive meeting to be held on 15 September 2026 at the Council Offices, 160 Tooley Street, London SE1 2QH will be held partly in closed session for consideration of the following items listed on the agenda:

Item 11: Ledbury Estate Phase 2 - Appropriation for Planning Purposes
Item 12: Phase 2b of the Tustin Estate Renewal and Phase 2 Appropriation
Item 13: Gateway 1 - Keyworker Housing pipeline sites at Rotherhithe New Road, SE16, and Cherry Gardens Street, SE16

The Proper Constitutional Officer has decided that the agenda papers should not be made available to the press and public on the grounds that they involve the likely disclosure of confidential or exempt information as specified in categories 1 -7, of the Access to Information Procedure Rules of the Constitution. The reason is that the report contain information falling within category 3: information relating to the financial affairs of any particular person (including the authority holding that information).

In most cases an open version of a closed report is produced and included on the agenda.

No representations have been received in respect of the items listed for consideration in closed session. Any representations received after the issuing of this notice will be reported at the meeting.

Maria Lugangira
For Proper Constitutional Officer
Dated: 5 October 2026

Agenda Item 5

Executive

MINUTES of the OPEN section of the Executive held on Tuesday 15 September 2026 at 11:00am at the Council Offices, 160 Tooley Street, London SE1 2QH

PRESENT:

Councillor James McAsh (Chair)
Councillor Victor Chamberlain (Vice-Chair)
Councillor Alexandra Austin
Councillor Rachel Bentley
Councillor Rebecca Corn
Councillor Sam Foster
Councillor Reginald Popoola
Councillor Vanessa Threadgold
Councillor David Watson

1. APOLOGIES

Apologies for absence were received from;

- Councillor Eloise Walden-Day, Executive Member for Council Coordination and Climate
- Althea Loderick, Chief Executive
- John Scarborough, Director of Law and Governance

2. NOTIFICATION OF ANY ITEMS WHICH THE CHAIR DEEMS URGENT

There were none

3. NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED

No representations were received.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Corn declared an interest in relation to Item 12, *Housing Allocations Scheme Review*, as she lives in council housing. Councillor Corn left the room during the discussion of this item.

5. MINUTES

RESOLVED:

The minutes of the Executive meeting held on 20 July 2026 be approved.

6. PUBLIC QUESTION TIME

Question from Jeremy Harrington

Updated Equality and Human Rights Commission (EHRC) Code of Practice (2026)

How will the Council expect its gym centre staff to respond if a female encounters a person she believes to be a trans woman in a female-designated area and politely requests the person to leave? What legal advice has been requested/received in this regard?

I understand the Council is developing plans to meet its legal requirements in this regard as sensitively and compassionately as possible. I wish to address the above question to the Executive Committee member responsible for the development and implementation of these plans.

Response from Councillor Vanessa Threadgold, Executive Member for Parks and Recreation

The Council is committed to complying with the law as it develops and to implementing any updated statutory guidance applicable to the provision of its leisure services. The Council also remains committed to providing welcoming, respectful and inclusive leisure facilities for all Southwark residents. These objectives are not mutually exclusive, and the Council's approach is to balance the rights, needs and legitimate interests of all service users in a lawful, proportionate and fair manner.

The Council would encourage any service user with concerns about the presence of an individual in the female changing spaces to raise that concern with a member of staff in the first instance.

The Council's expectation is that its staff will respond to any concerns raised by service users in a calm, respectful and lawful manner, seeking support from a manager as required, and taking steps to ensure all users can access services safely and with dignity.

In relation to legal advice, the Council has sought, and will continue to seek where necessary, appropriate legal advice to ensure that its policies, procedures and operational practices comply with current legislation and authoritative guidance. As is standard practice, the Council does not generally disclose the content of privileged legal advice. However, the Council's policies and staff guidance will be

informed by that advice and by its duty to act consistently with the law.

The Council will keep its arrangements under review, and make any amendments as and if required, to ensure that staff are equipped to respond appropriately, lawfully and sensitively to any concerns raised by users of its leisure facilities.

Supplementary question from Jeremy Harrington

Part of the problem implementing the guidelines is that if a woman believes a person in the female changing room to be a trans woman and challenges that person, they may actually be a trans man with a perfect right to be there. This could cause offence and potentially lead to some upset.

Could I therefore request Vanessa's team find a form of words for staff to sensitively and compassionately remind those concerned that only biological females are allowed in the women's changing room.

The Executive member indicated that they had nothing further to add and invited Mr Harrington to submit any follow-ups he may have by email.

7. DEPUTATION REQUESTS

RESOLVED:

St James Estate

1. That the deputation request from Sophia McAllister, Gary Danks and Mary Knight residents of St Jame's Estate, South Bermondsey, be heard.

2. The above resident addressed the Executive and raised their concerns regarding the long term residents being displaced as the consequence of the sale of the of their homes by Notting Hill Genesis (NHG) to BMR.

3. Councillor Reginald Popoola, Executive Member for Council Homes responded to the deputation.

Working Housing Group, of the Southwark Disabled People's Action Forum

4. That the deputation request from Laura Jane Light Southwark Disabled People's Action Forum, be heard.
   Laura Jane was supported by Rita Quinn an advocate.

5. Laura Jane raised concerns regarding issues identified by the Working Housing Group in relation to the council's Housing Allocation Scheme's consultation process.

6. Councillor Reginald Popoola, Executive Member for Council Homes responded to the deputation.

8. GATEWAY 1 – PROCUREMENT STRATEGY APPROVAL -THE NEST

Councillor Corn moved the following amendment, that the following text set out in recommendation 1 be deleted;

'….and subsequent contract award to….'

1. That the Executive approves the procurement strategy for The Nest (Open Access Mental Health Service for Children and Young People), involving single supplier negotiation with, ~~**and subsequent contract award to**~~, Groundwork London in the sum of £479,000 per annum for a period of three years, plus a one-year extension option, with a maximum lifetime contract value of £1,916,000, commencing on 1 November 2026.

   The amendment is to clarify that the decision to award the contract will be taken at the Gateway 2 stage. The Executive delegates this decision to the Strategic Director of Children's and Adults in consultation with the Executive Member for Education and Care as set out in recommendation 2.

   The Executive member confirmed that the amendment does not impact the provision of the service.

RESOLVED:

That the following recommendations as amended be approved;

That the Executive:

1. Approves the procurement strategy for The Nest (Open Access Mental Health Service for Children and Young People), involving single supplier negotiation with Groundwork London in the sum of £479,000 per annum for a period of three years, plus a one-year extension option, with a maximum lifetime contract value of £1,916,000, commencing on 1 November 2026.

2. Delegates the award decision to the Strategic Director of Children and Adult Services, in consultation with the Executive Member for Education and Care.

9. GATEWAY 3 – VARIATION DECISION PARKING AND TRAFFIC ENFORCEMENT AND ASSOCIATED SERVICES CONTRACT

RESOLVED:

That the following recommendations be approved;

That the Executive;

1. Approves the activation of the final contract extension within the 'parking and traffic and associated services' contract with APCOA Parking UK Ltd, under which the term of the contract will be extended for a period of three years

from 1 June 2027 to 31 May 2030 in the sum of £10,500,000 p.a. and £31,500,000 across the three-year extension period.

2. Delegates authority to the Head of Parking Services and Network Management to approve variations related to the contract with APCOA Parking UK Ltd for the provision of Parking Enforcement and Associated Services, in relation to the deployment of additional Civil Enforcement Officer resources during evenings, weekends, on housing estates, or in support of the Council's Streets for People Strategy as detailed in paragraph 22 of this report. Any such variations shall be subject to a demonstrated business case and must be delivered within Parking Services' approved budget, including where additional enforcement activity is funded through income generated from Penalty Charge Notices (PCN)

10. COMMUNITY SAFTEY PARTNERSHIP STRATEGY 2025 – 2030

RESOLVED:

That the following recommendation be noted;

That the Executive;

1. Notes the adoption of the Southwark Community Safety Partnership Strategy 2025-2030 by the Southwark Community Safety Partnership Executive, attached as Appendix 1 to the report, and support its implementation across relevant council services and partnership structures.

11. GATEWAY 3: LEDBURY ESTATE RENEWAL SECTION 8-12 APPROVAL (PHASE 2)

RESOLVED:

That the following recommendations be approved:

That the Executive;

1. Approves the variation of the Ledbury Estate Regeneration Contract with Higgins Partnerships 1961 PLC (Higgins) by a total of £35,375,849, from a current contract value of £179,960,999, to a revised contract sum of £215,336,848 (see paragraphs 90 to 106 for details) in order to meet both contractually required inflationary uplifts and comply with legal requirements as mandated by the Building Safety Act 2022.

2. Approves the use of £36,950,000 time-limited Right to Buy receipts to fund the works costs for the 65 originally designated private sale homes (20 in Phase 1 and 45 in Phase 2) to become council homes for social rent (see paragraphs 90 to 106 of the report for details).

3. Approves several additional variations, including changes in sequencing, changes required to meet building safety regulations and updates to

drawing and tenure schedules underpinning the contract as outlined in paragraphs 42 to 42.5 of the report.

4. Approves, subject to approval of Recommendation 2, a minor revision to the approved Local Lettings Plan to account for the additional 65 council homes for social rent that will be allocated in accordance with the other council homes for social rent (see paragraphs 120 to 122 of the report).

That the following recommendations be noted:

That the Executive;

5. Notes that by Approving Recommendation 2, the overall impact on debt to the HRA is reduced as outlined within the closed report as well as delivering a range of financial and non-financial benefits as outlined between paragraphs 98.1 to 98.5.

6. Notes the increased grant from the Greater London Authority for all of the originally designated council homes for social rent delivered in Phase 2, being 215, by an additional grant allocation of up to £27,875,000, comprising £26,875,000 from the enhanced grant rate for 215 Phase 2 social rented homes and £1,000,000 already approved for four phase 1 homes converted from shared equity to social rent as set out in paragraphs 108 to 115 of the report.

7. Notes that by approving Recommendation 1, the Executive is approving the start of the main construction works for Phase 2 of the Ledbury Estate Renewal by choosing not to enact the second and final unilateral break clause contained within the Ledbury Estate Regeneration Contract with Higgins.

8. Notes the anticipated Start on Site date of October 2026 for Phase 2 and associated benefits as outlined in paragraphs 35 to 37 of the report.

9. Notes that variation to contract will be undertaken via a Deed of Variation which will vary the Ledbury Estate Regeneration Contract in line with Recommendations 1 and 3.

12. HOUSING ALLOCATIONS SCHEME REVIEW

Councillor Corn left the meeting for the discussion and consideration of this item

RESOLVED

That the following recommendations be approved:

That the Executive:

1. approves the new Southwark Housing Allocations Scheme 2026 for implementation, including the following key changes:
2. removing “working in the borough” as an automatic qualification criterion;
3. introducing a five-band structure, with homeless households without additional preference placed in Band D and a new Band E created for households with low housing need;
4. allowing Band E applicants to bid for advertised accommodation, while recognising their lower priority;
5. Removing additional priority within bands via the priority stars system;
6. confirming the levels of overcrowding that apply within each priority band;
7. increasing priority for Southwark care leavers;
8. raising the ceiling age for same-sex siblings sharing a bedroom to 20 years; and
9. confirming the use of Local Lettings Plans and an Annual Lettings Plan alongside priority banding to support the fair and effective allocation of social housing.
10. the implementation of the new Management Transfer Policy, as set out at Appendix C, to operate alongside the revised Housing Allocations Scheme. The policy will provide a clear and consistent framework for managing urgent and essential management moves, supporting tenant safety, effective housing management, and the best use of available stock.
11. agree that a review of the new Scheme be carried out after 12 months of operation and reported to the Lead Member

That the following recommendation be noted:

That the Executive:

12. notes the associated resource implications and costs of implementing the new scheme.

13. REVISED COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE (STUDENT CIL RATE) – FOR ADOPTION

RESOLVED:

That the following recommendations be approved:

That the Executive;

1. Accept the recommendations of the Regulation 23 Inspector's report for a revised student CIL rate for purpose-built student accommodation (PBSA) following the Examination in Public.

2. Adopt the updated CIL Charging Schedule which includes the increased student CIL rate for purpose-built student accommodation for CIL zones 1 and 2 with immediate effect. The CIL Charging Schedule is in Appendix 1.

14. POLICY AND RESOURCES: REVENUE MONITORING REPORT MONTH 4, 2026-27

RESOLVED:

That the following recommendations be noted:

1. The adverse variance of £40.8m forecast for the General Fund (GF) in 2026-27 subject to the application of reserves (paragraphs 14-81)

2. The key adverse General Fund variations and budget pressures and mitigating actions underlying the position (paragraphs 14-16)

3. The Housing Revenue Account (HRA) forecast of an adverse variance of £0.5m. (Paragraphs 82-103)

4. The Dedicated Schools Grant (DSG) in-year adverse variance of £5.9m (paragraphs 41-43)

15. POLICY AND RESOURCES: CAPITAL MONITORING REPORT MONTH 4, 2026-27

RESOLVED:

That the following recommendations be noted:

1. The Month 4 2026-27 forecast spend and financing for the General Fund and the Housing Investment Programme (HIP), together with the ten-year capital programme forecasts.

2. The borrowing requirement of £479.7m for the HIP to be fully delivered over the remaining term of the programme as detailed in Table 1 of this report.

3. The borrowing requirement of £221m for the General Fund to be fully delivered over the remaining term of the programme, as detailed in Table 2 and Appendix 1a of this report

4. The revised HRA financing approach, including the redirection of £19.2m CERA to strengthen the provision for potential historic Temporary Accommodation rent liabilities and the corresponding increase in HRA borrowing to maintain a fully funded Housing Investment Programme

16. REPORT OF THE EDUCATION AND LOCAL ECONOMY SCRUTINY COMMISSION: PUPIL PLACE PLANNING, YOUTH SERVICES, SEND AND SOUTHWARK SAFEGUARDING CHILDREN PARTNERSHIP (SSCP) - 2025-26

RESOLVED:

That the following recommendations be noted:

1. That the Executive notes the recommendations from the Education and Local Economy Scrutiny Commission arising from its 2025–26 scrutiny work on education (pupil place planning), youth services, Southwark Safeguarding Children Partnership (SSCP), Special Education Needs and Disabilities (SEND) transport and school organisation, as set out in the report.
2. That the Executive considers the recommendations from the education and local economy scrutiny commission and request that the relevant Executive member reports back to Executive within eight weeks.

17. REPORT OF THE EDUCATION AND LOCAL ECONOMY SCRUTINY COMMISSION: EAST STREET MARKET, COMMERCIAL PROPERTY MANAGEMENT, CONNECT TO WORK (CTW), SUPPORT FOR BUSINESSES AND APPRENTICESHIPS

RESOLVED:

That the following recommendations be noted:

1. That the Executive notes the recommendations from the Education and Local Economy Scrutiny Commission arising from its 2025–26 scrutiny work on East Street Market, Commercial Property Management, CTW, Support for Businesses and Apprenticeships, as set in the report.

2. That the Executive considers the recommendations from the education and local economy scrutiny commission and request that the relevant Executive member reports back to Executive within eight weeks.

MOTION TO EXCLUDE THE PRESS AND PUBLIC

That the press and public be excluded from the meeting for the following item of business on the grounds that they involve the likely disclosure of exempt information as defined in category 3 of paragraph 10.4 of the access to information procedure rules of the Southwark Constitution.

The following is a summary of the decisions taken in the closed part of the meeting.

18. GATEWAY 3: LEDBURY ESTATE RENEWAL SECTION 8-12 APPROVAL (PHASE 2)

The Executive considered the closed information relating to this item. Please see item 11 for the decision.

The meeting ended at 12.35pm.

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS 11:59PM, THURSDAY 24 SEPTEMBER 2026.

THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE EXECUTIVE BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.

Agenda Item 8

Meeting Name:	Executive
Date:	13 October 2026
Report title:	Relocation of Beormund Special School
Executive Member:	Councillor Rebecca Corn, Executive Member for Education and Care
Wards or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD - COUNCILLOR REBECCA CORN, EXECUTIVE MEMBER FOR EDUCATION AND CARE

I am pleased to bring forward this report on the proposed relocation and expansion of Beormund Special School.

Over recent years there has been a much greater recognition of the importance of children and young people's social, emotional and mental health. Many of our schools are supporting children who are facing challenges that would once have gone unseen or been poorly understood. Our growing understanding of their support needs, and the positive impacts which are possible when we meet these needs early, must be matched by investment in high-quality specialist provision.

Beormund is an outstanding school which changes lives. The impact of this kind of learning environment goes far beyond educational outcomes. When children receive the right support at the right time, that is something which is felt by the children themselves, their families, and in their relationships over a lifetime. Ultimately, supporting our young people well is something felt much more broadly, and which positively impacts the wider community, for generations.

This proposal will expand specialist provision at a time of growing demand. It also ensures that children learn in an environment that reflects the quality of the work already taking place within the school.

I have visited the new site twice and am excited to see what is being created there. As Headteacher Lisa Noel says, the new school has been designed so that “the classrooms foster a sense of identity and belonging” - and for children with SEMH needs, that’s incredibly important. The children have been genuinely involved in co-designing their new environment, and there is a clear understanding from everyone involved of the connection between the physical environment and what that enables for these children.

A school like this provides space to build confidence, to develop relationships and feel safe, whilst being supported, whilst learning.

This represents a significant investment in children in need of specialist support, and in a school with an established record of helping those children in significant and impactful ways.

I am very pleased to commend this report to the Executive.

RECOMMENDATION

Recommendation for the Executive

1. The Executive agree to the proposals to relocate and expand the Beormund Special Primary School.

REASONS FOR RECOMMENDATIONS

2. The number of pupils requiring special school places in Southwark is greater than the number of available places. This means some of our primary aged children are in education provision that is not necessarily the best place to meet their needs and they have to wait for availability in local special schools. For some children this also means attending school in other boroughs, often involving long daily travel times that are not in the best interests of the child.

3. The current Beormund School building structure has exceeded its designed for lifespan, and no longer meets revised national guidance on expected space and condition standards for pupils with special educational needs and disabilities (SEND) and in particular those with social, emotional and mental health (SEMH) needs that the school supports. The premise is not thermally efficient, regularly suffering from under and overheating.

4. Beormund Primary School is an outstanding special primary school. In 2021 a procurement exercise was completed to appoint lead architects to undertake works pursuant to the redevelopment of the former Bellenden School site in Peckham as a new build SEMH Special School, with capacity for 56 pupils.

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

5. The Council has assessed the following possible options for the school going forward:

Option	Appraisal
Status quo	Not taking action would result in a number of pupils continuing to be educated in less than ideal provision, and continued increased costs in needing to provide independent special school placements for our pupils.
Expansion and adaptation of the existing site	The current school buildings are not suitable for adaption to achieve a meaningful expansion and are not suitable for cost-effective adaptation to provide a modernised facility for the pupils. Any amendments to the existing site would lead to significant and long-term disruption to current pupils through works on site, with no mitigating provision available

Option	Appraisal
	elsewhere in the borough to provide places during works.

POST DECISION IMPLEMENTATION

6. If agreed the council's Children's Services will work with the school, pupil and parent carer community to plan for and achieve relocation.

Key Activity	Target completion date
New school open to pupils	January 2027

BACKGROUND INFORMATION

7. The council has a statutory duty under the Education Act 1996 (The Act) (amended by the Education and Inspections Act 2006) to *secure that sufficient schools for providing— (a) primary education, and (b) [secondary] education are available for their area as well as to secure diversity and increase opportunities for parental choice when planning the provision of school places in the borough.*

8. Under section 14 sub-section 6(b) of The Act this includes the requirement on the local authority to give regard to *the need for securing that special educational provision is made for pupils who have special educational needs.*

9. Beormund Primary School is an outstanding special primary school. The school is currently commissioned to support 35 pupils, and currently has 38 pupils on roll.

10. The schools is a mixed gender community special school located off Crosby Row, in the London Bridge & West Bermondsey ward. The school is registered with the Department for Education (DfE) to support children with Social, Emotional and Mental Health (SEMH) needs.

11. The school is currently over capacity and with demand for primary special school places forecast to continue to increase over coming years.

12. In addition, despite the outstanding offer from the school leadership and team, the quality of the school buildings and school environment is not commensurate with delivering the best education and outcomes for the pupils at the school.

13. The building structure has exceeded its designed for lifespan, and no longer meets revised national guidance on expected space and condition standards for pupils with SEN and in particular those with SEMH needs. The premises is not thermally inefficient, regularly suffering from under and overheating.

14. In December 2020 a decision was made to procure contractors for the demolition of the former Bellenden School site in Peckham. In 2021 a procurement exercise was completed to appoint the lead architects to

undertake works pursuant to the redevelopment of that site for a new build fit for purpose and net carbon zero school for the Beormund Special School, with an increased capacity of 56.

15. The proposed expansion of the school is a 'prescribed alternation' under the *Statutory guidance for proposers and decision makers: Making significant changes to maintained schools* (Aug 25).

KEY ISSUES FOR CONSIDERATION

16. The council is committed to supporting our existing high-quality special schools to support more children locally. Building on existing strong relationships of our schools with the authority and the community. With all of Southwark's special primary schools rated good or outstanding by Ofsted and consistently identified as having strong and committed leadership, the council is committed to securing the best possible accommodation for its children and young people.

Approach to special pupil place planning

17. Southwark's pupil place planning is based on Greater London Authority (GLA) projections which are commissioned by Southwark and most London boroughs. These are informed mainly by current school rolls, birth rates, underlying population projections, migration, and new housing developments.

18. The DfE requires local authorities to complete the School Capacity Survey (SCAP) on an annual basis. The SCAP takes place each year in June and July and collects information on:

- Primary and secondary, capacity for the current academic year
- mainstream primary pupil number forecasts for the next 5 academic years
- mainstream secondary pupil number forecasts for the next 7 academic years
- plans for changes to the number of primary and secondary mainstream places for the next 3 academic years

19. In May 2023 the DfE amended the SCAP to include details on specialist provision for the first time. Under the new guidance local authorities have been required to report additionally on:

- specialist provision capacity for the current academic year
- pupil number forecasts for primary specialist placements for the next 5 academic years
- pupil number forecasts for secondary specialist placements for the next 7 academic years
- Special school forecasts are broken down by the type of provision pupils

are expected to attend across four categories:

- SEN units & resourced provision in mainstream schools
- State-funded special schools (LA-maintained schools, special academies, non-maintained special schools1)
- Independent schools (independent schools and independent special schools)
- Alternative provision (PRUs, AP academies and any other AP)

20. The methodology and expectations for special provision planning from the DfE recognises the significant complexities in forecasting demand and provision for SEND pupils. In particular the interrelationship with wider programmes and activity to promote inclusion of pupils in mainstream schools; the impact of opening new local specialist provision on the proportion of pupils educated through independent provision; and local measures focussed on earlier intervention to prevent escalations in need.

21. In Spring 2026 the Department for Education published the schools white paper, *Every Child Achieving and Thriving*, and consultation on SEND reform, *Putting Children and Young People First.* The proposed reforms are predicated on supporting a greater proportion of children with special needs and disabilities to be supported in mainstream and inclusive education settings. Notwithstanding those aims, the overall level and complexity of pupils with special educational needs and disabilities continues to increase locally and nationally, necessitating expansion of specialist provision at the same time as improving rates of inclusion in mainstream schools overall.

Special place capacity - primary

22. At the current time all of our four primary special schools have more pupils than capacity. With the overall deficit being approximately 23 places, this includes the increase in primary capacity created for September 2025 through the expansion of Cherry Garden Special School to a satellite site within vacant space at the Bellenden Primary School.

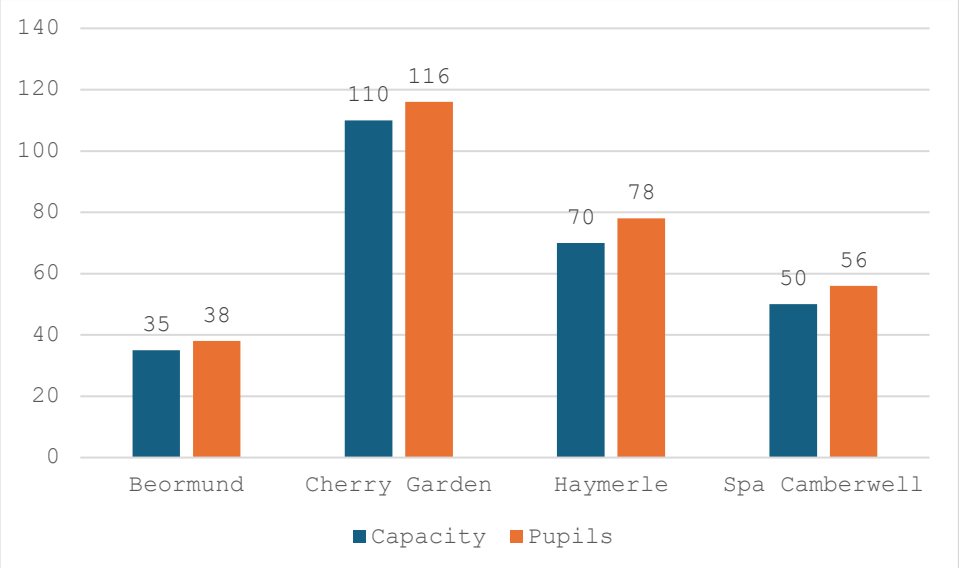


Figure 1: current capacity and pupils on roll – local primary special schools

23. Pupil modelling anticipates continuing increased demand for primary special schools over the next 3-5 years. With an anticipated 22% deficit in local places by 2031 (58 places).

24. It is recognised that there will always be a smaller cohort of children with additional needs who require very specific support that can only be provided for in independent specialist provision. However, the strategic intention of the council is to ensure, where in their best interests, there is a sufficiency of high-quality local provision to meet all our pupils needs locally and without the need for out of borough independent placements.

25. Investment in early intervention and mobilisation of more support for mainstream schools to support inclusive provision is underway through the Local Area SEND Reform Programme. These improvements are likely to achieve our strategic aims of reducing or at least levelling the growth rate in need for primary special places over the next 3–5-year period. However, absolute numbers of places required necessitate continued investment in local specialist provision.

26. To address this need it is proposed that the Beormund Special School is relocated to the expanded new build premises.

Policy framework implications

27. Southwark Council's has a long-term commitment to ensuring our schools are high quality and inclusive. Supporting our 'Good' and 'Outstanding' special schools to thrive in the best quality accommodation is a strong example of delivering on those aims.

28. The Council has an ambition to reduce inequality and ensure that our most vulnerable children and young people are given the best opportunity of a good start in life. Ensuring more of our children are educated locally and in the highest quality environment is a significant step towards delivering on our commitment.

29. Due to the proposed increase of 21 pupils to the schools overall numbers exceeding the 10% increase change limit; and the proposed relocation being greater than the 2-mile door-to-door limit, this proposal constitutes a prescribed change and as such will need to follow the statutory process.

30. The statutory process to undertake 'prescribed alterations' to a maintained school is set out in the DfE's statutory guidance document *making significant changes ('prescribed alterations') to maintained schools* – August 2025. The process includes five stages as follows:

    - *Stage one – Publication (statutory proposal/notice)*
    - *Stage two – Representation (formal consultation) minimum 4 weeks*
    - *Stage three – Decision*
    - *Stage four – Referral (if applicable)*

- *Stage five – Implementation*

31. Stage one was completed with the publication of statutory proposals on 3rd September.

32. Stage two, statutory representation period, was conducted between 3rd September and 1st October 2026. The outcome and details of the formal consultation are set out in the consultation section below.

33. Stage three of the statutory process, and the council's constitution, reserves the final decision making on this proposal to the council's Executive.

34. In line with statutory guidance, if the Executive does not make a decision on the proposals within 2 months of the expiry of the representation period (1st December 2026), the matter would then be referred to the Office of the Schools Adjudicator (OSA) for a final decision.

35. The following bodies have the right to have the decision referred to the OSA independent of the local authority after the executive decision is taken

    - The Diocesan Board of Education of any C of E Diocese in the relevant area.
    - The Bishop of any Roman Catholic Church in the relevant area.

    This would be stage four if any referral is made within 4 weeks of the Executive decision.

36. Stage five is implementation, whilst there is no prescribed timescale for implementation, the statutory notice provides the estimated timescale for delivery.

Community, equalities (including socio-economic) and health impacts

Community impact statement

37. The Public Sector Equality Duty, Section 149 of the Equality Act 2010, requires public bodies to consider all individuals when carrying out their day-to-day work - in shaping policy, delivering services and as an employer. Public bodies need to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between people with protected characteristics and those with none when carrying out their activities.

38. An Equality Impact and Needs Assessment (EINA) has been completed and is attached at Appendix 4. The statutory guidance requires the Executive to consider the impact of this proposal on local integration and community cohesion objectives when they are taking a decision.

Equalities (including socio-economic) impact statement

39. The council is committed to ensuring equality is an integral part of our daily business. "Protected characteristics" are the grounds upon which discrimination is unlawful - these are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

40. As noted above, an EINA has been completed informed by the consultation activity and is attached to this report.

Health impact statement

41. Ensuring a sufficiency of provision for children with special educational needs and disabilities in the local area will have a positive impact on the health of our pupils, with reductions in travel times for some pupils and ensuring that more pupils are able to access provision that is able to meet their health and care needs as well as their education needs.

42. Relocation to a modern and net-zero facility will support existing and future pupils to have a better educational experience and be protected from the impacts of climate change on the school environment.

Climate change implications

43. The Council has committed to considering the climate change implications of any decisions made. As a part of the proposals to adapt and invest capital funds into the new premises for the school this includes the construction of a net zero new facility.

Resource implications

44. Insufficient local special school capacity leads to pressure on the dedicated schools grant due to the reliance on high cost out of borough independent specialist placements for children who could otherwise be educated in local provision.

45. The proposals are to relocate and expand the schools pupil numbers in a purpose built new facility.

Legal implications

46. The Council's general duty in relation to securing sufficient school places in its area, and its functions in relation to making alterations to its existing maintained schools, is described in the body of the report.

Financial implications

47. There are no direct financial implications in relation to the decision relating to the move.

48. Plans for the vacated building should be in place promptly to avoid any undue cost relating to ongoing maintenance of the old site from vacancy.

Consultation

49. The council undertook stage one of the statutory process as outlined in paragraph 31.

50. It is a statutory requirement for the council to consult any parties they think appropriate in consideration of its proposals. The formal representation period took place across the required 4-week period. The consultation was undertaken by:

- Placing the statutory notice and proposal documentation on the school and council websites
- Publication of the statutory notice in a local newspaper alongside press coverage of the proposals
- Publication in the school's weekly email newsletter
- A direct email to all parents of children currently attending the school
- An email to required stakeholder groups, including
  - All Southwark school heads
  - The Directors of Children's Services of all neighbouring local authorities and all peer authorities with children attending the school
  - The Southwark Diocesan Board of Education and the Catholic Diocese
- An online consultation hosted on the council's consultation hub
- A publicised email and postal address for comments
- Two online events
- An in-person event held at Beormund School

51. The consultation documents made publicly available and distributed directly to all stakeholders listed above are attached in appendix 1 – 3.

52. 19 individuals participated in the consultation across the online survey and hosted events. Of those, 17, 89% fully supported the expansion and relocation of the school, 1 (5.5%) was unsure, and 1 (5.5%) chose not to express any opinion on supporting or not supporting the expansion and relocation of the school.

53. Several comments were raised as part of the consultation. These have been summarised below and the council's response to each is given.

Issues raised	Council response comment
Strong support for the relocation and expansion proposals, including the benefits of a modern, purpose-built school, improved facilities, increased capacity, sustainability measures and enhanced learning environments.	The council welcomes the strong level of support expressed through the consultation. The proposals will provide a modern, net-zero facility and increase local specialist provision for children with SEMH needs.
Questions were raised about transport arrangements and support for families whose journey to school may change.	A phased transition programme will be delivered, including opportunities for pupils to visit and become familiar with the new environment prior to relocation.

Questions were raised regarding site security, safeguarding, fencing, gates and CCTV arrangements.	The new school has been designed with secure access arrangements, specialist fencing and safeguarding measures appropriate to the needs of pupils. CCTV arrangements will be consistent with current provision.
Questions were raised about staffing arrangements and whether the expanded school would have sufficient staff capacity.	Staffing will increase in line with the growth in pupil numbers and recruitment activity will be undertaken following final approval of the proposals.
Concerns were raised about the impact of relocation on existing activities and services, including swimming provision.	The school and council are exploring alternative arrangements where existing activities may not be practical to continue from the new location.
Questions were raised about parking, access arrangements and the potential effect on neighbouring residential streets.	The site has been designed with dedicated drop-off and pick-up arrangements within the school grounds. Staff will be encouraged to use sustainable transport options and the council will continue to manage the site to minimise impacts on the local area.
Suggestions were made regarding landscaping, the appearance of the development, community use of facilities and wider public realm improvements.	The council is committed to maintaining a high-quality school environment and will consider opportunities for wider community benefit where this is compatible with safeguarding, operational and school requirements.
A small number of respondents questioned whether the existing school should instead be refurbished or whether relocation was the most appropriate option.	The council considered alternative options. The existing building has reached the end of its useful lifespan and refurbishment or rebuilding on the existing site would not provide a viable solution without significant disruption to pupils.
Comments highlighted the need for additional specialist school places and the positive impact that Beormund School has on pupils who require specialist provision.	The proposed expansion directly responds to increasing demand for local specialist school places and will help more children access appropriate provision within Southwark.

54. Based on the consultation responses provided it is recommended that the planned expansion and relocation proceeds.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance (20261001SB)

55. This report seeks approval to relocate and expand the Beormund Special Primary School, for the reasons summarised in paragraph 3.

56. The proposed relocation and expansion of the school is consistent with the council's statutory duty to secure sufficient schools for the provision of primary and secondary education, and to give regard to the need for securing that special educational provision is made for pupils who have special educational needs.

57. The report also notes the statutory five stage process to undertake 'prescribed alterations' to a maintained school, as prescribed by the DfE's statutory guidance published in August 2025, and confirms from paragraph 31 how each of those stages has been/will be followed and completed

58. The community and equalities impact statements contained in paragraphs 37 to 40 note that an Equality Impact and Needs Assessment has been completed for the purpose of considering the effect and impact of the proposed relocation and expansion of the school on local integration and community cohesion objectives. This Assessment has been informed by consultation undertaken to date (as described from paragraph 50) and its production assists the council to demonstrate compliance with the Public Sector Equality Duty imposed by section 149 of the Equality Act 2010.

59. The decision on this matter is one which is reserved to the Executive under Part 3B of the council Constitution.

Strategic Director of Resources (CAS26-25EDU)

60. The Strategic Director notes the contents of this report, particularly the items contained in the Financial Implications section. The contents of this report does not require any additional funding from the Council.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Making significant changes ('prescribed alterations') to maintained schools - Statutory guidance for proposers and decision-makers, DfE August 2025	Children Services Directorate, Children and Adult Services, 4th Floor, 160 Tooley Street, London, SE1 2QH	Michael Crowe 02075255000

APPENDICES

No.	Title
Appendix 1	Statutory Notice
Appendix 2	Full Proposal
Appendix 3	Consultation Document (Presentation)
Appendix 4	Equality Impact and Needs Analysis

AUDIT TRAIL

This section must be included in all reports.

Executive Member	Councillor Rebecca Corn, Executive Member for Education and Care
Lead Officer	David Quirke-Thornton, Strategic Director of Children and Adult Services
Report Author	Michael Crowe, Assistant Director Strategy, Transformation & Business Intelligence (Children's Services)
Version	Final
Dated	2 October 2026
Key Decision?	Yes

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Director of Law and Governance	Yes	Yes
Strategic Director of Resources	Yes	Yes
Executive Member	Yes	Yes
Date final report sent to Constitutional Team		2 October 2026

Statutory Notice

Proposal to relocate and expand the Beormund Special School.

Southwark Council publishes these proposals under section 19(1) of the Education and Inspections Act 2006 and having regard to the DfE guidance 'Making significant changes ('prescribed alterations') to maintained schools - Statutory guidance for proposers and decision makers August 2025.

The proposal in this notice is to relocate and expand the Beormund Special School to a new site in the Peckham area of the London Borough of Southwark from January 2027.

These proposals would see:

- The relocation of the Beormund Special School to a new purpose-built site in the Peckham area.
- The expansion of the Beormund Special School through the creation of 21 new places.
- More local specialist places meaning more parental choice.

The proposals to relocate and expand Beormund Special School was published on 3rd September 2026.

Within four weeks from the date of publication of this proposal, any person may object to or make comments on the proposal by visiting https://engage.southwark.gov.uk/en-GB/projects/beormund-special-school. or by writing to: Education Capital Team, Hub 1, 4th Floor, Southwark Council, 160 Tooley Street, SE1 2TZ.

The closing date for receipt of responses to the representation period is 1st October 2026 at 5pm. The Council's Executive will meet after the end of the representation period, in October 2026, to take the final decision on the proposal in this notice.

This notice is an extract from the complete proposal. Copies of the complete proposal can be viewed at https://engage.southwark.gov.uk/en-GB/projects/beormund-special-school. If you require a paper copy of this, please contact us via email at schoolcapitalprojects@southwark.gov.uk or by writing to: Education Capital Team, Hub 1, 4th Floor, Southwark Council, 160 Tooley Street, SE1 2TZ

Michael Crowe

Assistant Director – Strategy, Transformation & Business Intelligence

Publication Date: 3 September 2026

Appendix 2

Full Proposal

Full proposal to relocated and expand the Beormund Special School to a new purpose-built premises in Peckham.

1. Contact details (name and address of the proposer):

Southwark Council
160 Tooley Street
London
SE1 2TZ
Tel: 0207 525 5000
Email: schoolcapitalprojects@southwark.gov.uk

1a. Name, address and category of school proposed for relocation and expansion

Beormund Special School (Community special school)
Crosby Row,
London
SE1 3PS
Tel: 0207 525 9027
Email: office@beormund.southwark.sch.uk

1b. Address of the proposed relocation site

Former Bellenden Primary School Site
Reedham Street
London
SE15 4PQ
Tel: 0207 525 9027
Email: office@beormund.southwark.sch.uk

2. The proposal

Date on which it is proposed to relocate and expand the school: 4th January 2027

It is proposed to relocate and expand the Beormund Special School to a new purpose-built premises in the Peckham area of the London Borough of Southwark, from the date of 4th January 2027.

These proposals would see:

- The relocation of the Beormund Special School to a new purpose-built site in the Peckham area.

- The expansion of the Beormund Special School through the creation of 21 new places.
- More local specialist places meaning more parental choice.

3. Rationale

The council is committed to supporting, where possible, expansions and development of our existing high-quality specialist provision where viable rather than the creation of new schools. Building on existing strong relationships of our schools with the authority and the community. Beormund is an 'outstanding' special primary school.

Beormund Primary School is an outstanding special primary school. The school is currently commissioned to support 35 pupils, and currently has 38 pupils on roll.

The schools is a mixed gender community special school located off Crosby Row, in the London Bridge & West Bermondsey ward. The school is registered with the Department for Education (DfE) to support children with Social, Emotional and Mental Health (SEMH) needs.

The school is currently over capacity, with demand for primary special school places forecast to continue to increase over coming years.

In addition, despite the outstanding offer from the school leadership and team, the quality of the school buildings and school environment is not commensurate with delivering the best education and outcomes for the pupils at the school.

The building structure has exceeded its designed for lifespan, and no longer meets revised national guidance on expected space and condition standards for pupils with SEN, and in particular those with SEMH needs. The premises is not thermally efficient, regularly suffering from under and overheating.

In December 2020 a decision was made to procure contractors for the demolition of the former Bellenden School site in Peckham. In 2021 a procurement exercise was completed to appoint the lead architects to undertake works pursuant to the redevelopment of that site for a new build fit for purpose and net carbon zero school for the Beormund Special School, with an increased capacity of 56.

Special place capacity

At the current time all of our four primary special schools have more pupils than capacity. With the overall deficit being approximately 23 places, this includes the increase in primary capacity created for September 2025 through the expansion of Cherry Garden Special School to a satellite site within vacant space at the Bellenden Primary School.

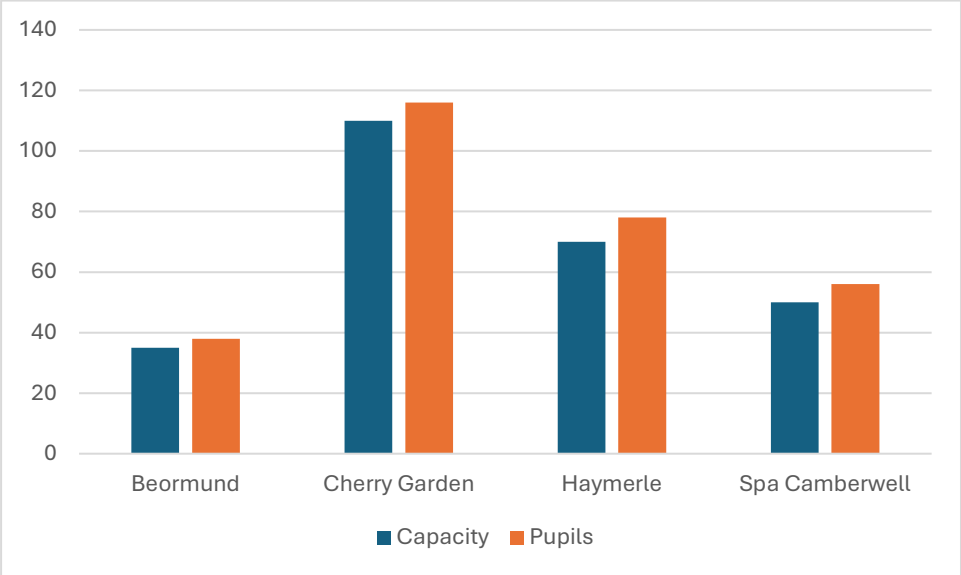


Figure 1: current capacity and pupils on roll – local primary special schools

Pupil modelling anticipates continuing increased demand for primary special schools over the next 3-5 years. With an anticipated 22% deficit in local places by 2031 (58 places).

It is recognised that there will always be a smaller cohort of children with additional needs who require very specific support that can only be provided for in independent specialist provision. However, the strategic intention of the council is to ensure, where in their best interests, there is a sufficiency of high-quality local provision to meet all our pupils needs locally and without the need for out of borough independent placements.

Investment in early intervention and mobilisation of more support for mainstream schools to support inclusive provision is underway through the Local Area SEND Reform Programme. These improvements are likely to achieve our strategic aims of reducing or at least levelling the growth rate in need for primary special places over the next 3-5 year period. However, absolute numbers of places required necessitate continued investment in local specialist provision.

To address this need it is proposed that the Beormund Special School is relocated to the expanded new build premises.

4. Impact on other educational institutions within the area

Due to the existing gap in available provision locally the council does not consider that these proposals will have a negative impact on any other local educational institutions within the area, and will positively support local pupils.

5. Implementation Plan

This consultation will be open for 4-weeks until the 1st October 2026.

A proposal will be presented to the Council's Executive on 13th October 2026 for a final decision.

If agreed the council and school will work in partnership with the local community to finalise the relocation plan to the new premises.

It is proposed that the school would relocate and open at its new site at the beginning of the Spring Term on 4th January 2027.

6. Procedure for making representations (support, objections and comments)

Within four weeks from the date of publication of this proposal, any person may object to or make comments on the proposal by visiting https://engage.southwark.gov.uk/en-GB/projects/beormund-special-school or by writing to: Education Capital Team, Hub 1, 4th Floor, Southwark Council, 160 Tooley Street, SE1 2TZ.

The closing date for receipt of responses to the representation period is 1st October 2026 at 5pm.

If you require this document in a different format, please email schoolcapitalprojects@southwark.gov.uk

Consultation Document:

Relocation of Beormund Special School

September 2026

BEORMUND Primary School

Southwark Council

Contents of this document

- What is this consultation about? Page 3
- A word from the Headteacher Page 4
- Beormund context Page 5
- Special needs in Southwark Page 6
- The plan to relocate and expand Beormund Primary school Page 7
- What will happen next Page 8

What is the consultation about?

Beormund Primary School is an outstanding special primary school, supporting children with Social, Emotional and Mental Health (SEMH) needs.

The school is currently supporting more pupils than it was originally designed to, and the school buildings have reached the end of their life. Meaning there is an opportunity to build a better learning environment for pupils.

A brand-new, purpose built and future proof school building has been constructed and the plan is to relocate Beormund to the new building, with an increased number of places for local children.

We want to know what you think about these plans, if you support them, if you have any concerns, and what we can do to work together to get the right schools for all pupils in Southwark.





A word from the Headteacher

Beormund Primary school is a small, nurturing trauma informed setting that provides a safe, secure and aspirational space for children with complex SEMH needs. Children often express how they think and feel through their behaviours and they require emotionally available adults to co-regulate and support them when they are at their most vulnerable.

All children who attend our school make significant progress relative to their starting point – socially, emotionally and academically. We have an amazing team of professionals working within a current school building which is not fit for purpose.

A new school has conscientiously been designed to support children with social, emotional and mental health needs. The classrooms foster a sense of identity and belonging. Additional rooms are designed to calm a child's nervous system or activate their dopamine levels. We will be afforded bespoke therapy spaces where children can address their trauma as well as additional fun, engaging curriculum learning spaces.

The staff team are excited by the prospect of a new school building and how the space and resources will further enhance our high quality SEND provision.



Lisa Noel
Headteacher – Beormund School

Beormund context

“Where past experiences do not define our future potential”

Beormund Primary School is a mixed gender community special school registered with the Department for Education (DfE) to support children with **Social, Emotional** and **Mental Health** (SEMH) needs. All children have an EHCP stating their complex needs.

Beormund is currently **commissioned** to support **35** pupils, but every year they exceed this number e.g. 2025/26 = 38 pupils

The school has earned many accreditations including:

- last inspected by **Ofsted** in June 2024 and found to be **‘outstanding’** in all areas.
- able to demonstrate that they have fully embedded Trauma Informed Practice across their setting and earned **Trauma and Mental Health Informed Schools Award** from **TISUK**
- awarded **Trauma-Informed Attachment Aware Schools** (TIAAS) **Gold accreditation** due to their relational practice.



“Beormund Primary School gives pupils the confidence and skills to overcome the challenges that they face every day. To say that pupils get an excellent education is an understatement. Their achievements in the subjects that they are taught are particularly strong, especially given that they have often previously found attending school a challenging experience. However, it is the way that the school helps pupils to be successful in the round that makes the difference.

The school sees pupils’ academic and personal learning as two sides of the same coin. One leads to the other. Pupils learn well because they are taught how to manage their emotions. They behave well because they are motivated by an aspirational and broad curriculum. This prepares pupils most effectively for secondary school.

Pupils enjoy school and feel that it is helping them to manage their emotions and learn with confidence. They talked perceptively about how they can now control their behaviour and know what to do when things get difficult for them. Pupils appreciate that staff will always treat them fairly and that they can turn to an adult if they have a problem. They trust staff to sort out any instances of bullying, although they said these are rare. This is one of the reasons why they feel safe and have such positive attitudes about school.” **- Ofsted 2024**

Special needs in Southwark

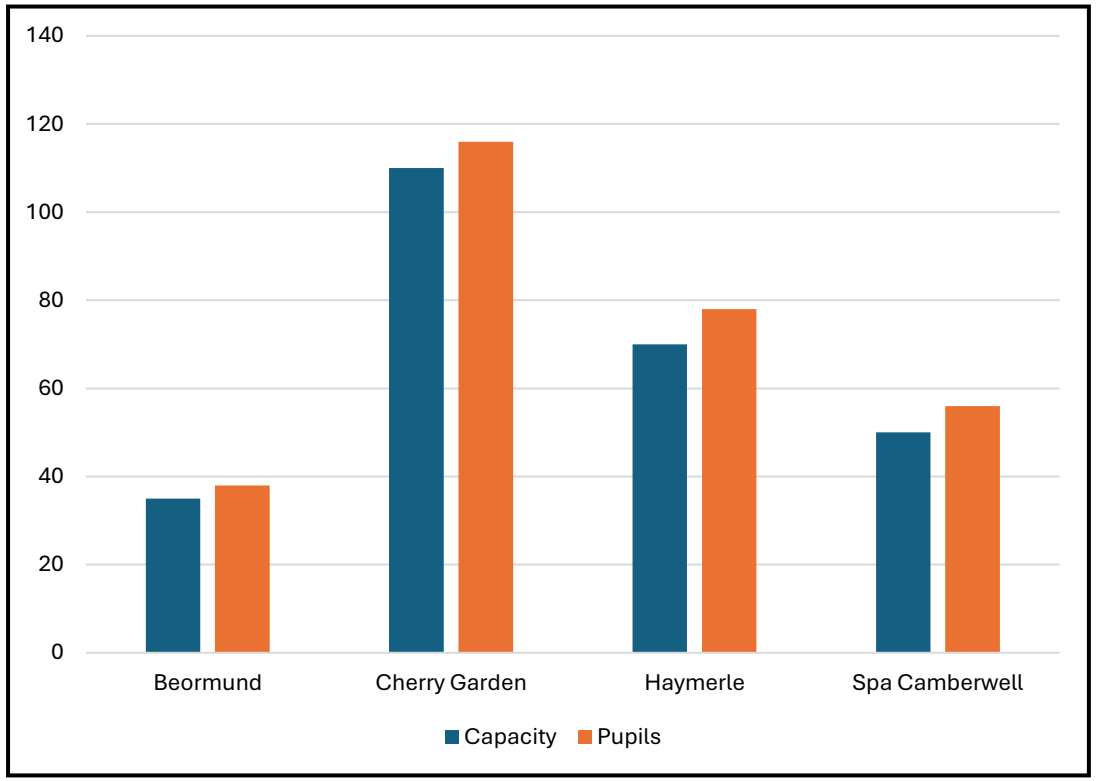
The council has a legal duty to make sure that there are sufficient schools available in the area for those who need them. Including that special educational provision is made for pupils who have special educational needs.

Like everywhere in the country, Southwark has more and more pupils with special needs. There has been a 156% increase in pupils with education, health and care plans in the last 10 years.

At the moment we have about 265 special school places in our local primary special schools. There are about 288 of our children in those special primary schools. We expect that number to keep increasing over the next few years, meaning the number of pupils will still be higher than the available local places.

Because of this we think creating more spaces in our local special schools is the right thing to do. Helping more of our children to stay local, get the right educational experience for them, and so that parents can be given more choice about where their children go to school.

We also want those schools to be the best they can be, and we want to invest in the right buildings and environment to give our pupils the best education experience that they deserve.



The plan to relocate Beormund School

Beormund is a specialist primary school. The school is located off Crosby Row, in the London Bridge & West Bermondsey ward.

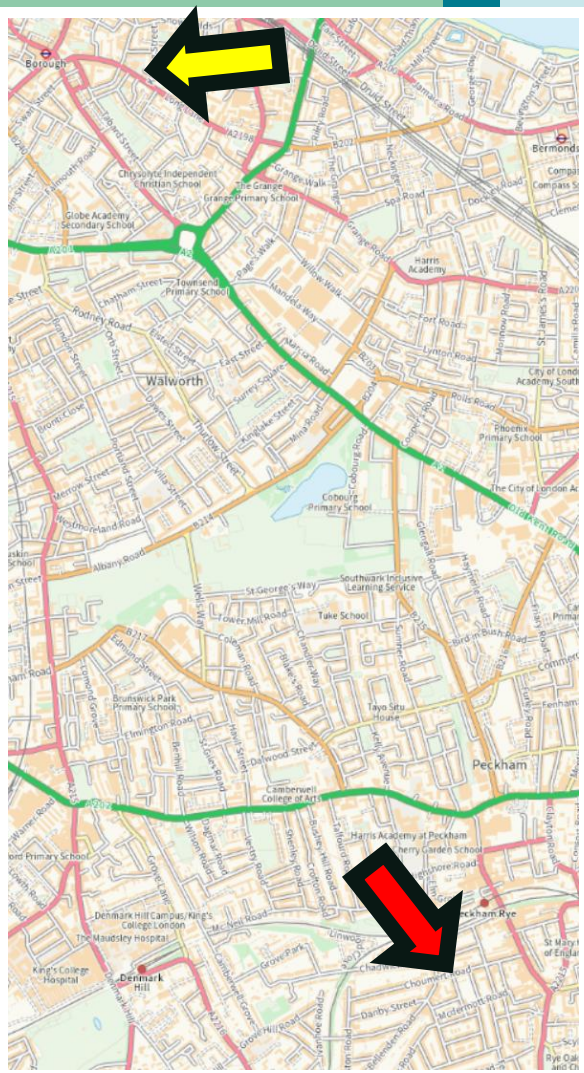
In December 2020 a decision was made to procure contractors for the demolition of the former Bellenden School site in Peckham. In 2021 a procurement exercise was completed to appoint the lead architects to undertake works pursuant to the redevelopment of that site for a new build fit for purpose and net carbon zero school for the Beormund Special School, with an increased capacity of 56.

The former Bellenden School site is located on Reedham Street in Peckham.

A new purpose build school has been constructed that is a net zero premises and provides the ideal modern environment for the pupils at the school.

The plan is to relocate the school at the start of the Spring Term in January 2027.

The new school will be slightly bigger than the current school. With places at the school increasing from 35 to 56 pupils.



Map of Beormund School (yellow) and the new site (red)

What will happen next

1. This consultation will be open for 4-weeks until 1st October.

2. Once everyone's feedback has been gathered a report will be written and presented to the council's Executive on the 13th October. The Executive meeting will make the final decision on whether to relocate and expand the school.

3. If the final decision is approved, work will keep going between parents, pupils the school community and the council to finalise the move plans.

4. If everything goes as expected, the new school will be ready to welcome new pupils to the school for the start of the Spring term on 4th January 2027.

Appendix 4

Equality Impact and Needs Analysis for the expansion and relocation of Beormund Special School

Guidance notes

Things to remember:

Under the Public Sector Equality Duty (PSED) public authorities are required to have due regard to the aims of the general equality duty when making decisions and when setting policies. Understanding the affect of the council's policies and practices on people with different protected characteristics is an important part of complying with the general equality duty. Under the PSED the council must ensure that:

- Decision-makers are aware of the general equality duty's requirements.
- The general equality duty is complied with before and at the time a particular policy is under consideration and when a decision is taken.
- They consciously consider the need to do the things set out in the aims of the general equality duty as an integral part of the decision-making process.
- They have sufficient information to understand the effects of the policy, or the way a function is carried out, on the aims set out in the general equality duty.
- They review policies or decisions, for example, if the make-up of service users changes, as the general equality duty is a continuing duty.
- They take responsibility for complying with the general equality duty in relation to all their relevant functions. Responsibility cannot be delegated to external organisations that are carrying out public functions on their behalf.
- They consciously consider the need to do the things set out in the aims of the general equality duty not only when a policy is developed and decided upon, but when it is being implemented.

Best practice guidance from the Equality and Human Rights Commission recommends that public bodies:

- Consider all the protected characteristics and all aims of the general equality duty (apart from in relation to marriage and civil partnership, where only the discrimination aim applies).
- Use equality analysis to inform policy as it develops to avoid unnecessary additional activity.
- Focus on the understanding the effects of a policy on equality and any actions needed as a result, not the production of a document.
- Consider how the time and effort involved should relate to the importance of the policy to equality.
- Think about steps to advance equality and good relations as well as eliminate discrimination.
- Use good evidence. Where it isn't available, take steps to gather it (where practical and proportionate).
- Use insights from engagement with employees, service users and others can help provide evidence for equality analysis.

Equality analysis should be referenced in community impact statements in Council reports. Community impact statements are a corporate requirement in all reports to the following meetings: the cabinet, individual decision makers, scrutiny, regulatory committees and community councils. Community impact statements enable decision makers to identify more easily how a decision might affect different communities in Southwark and to consider any implications for equality and diversity.

The public will be able to view and scrutinise any equality analysis undertaken. Equality analysis should therefore be written in a clear and transparent way using plain English. Equality analysis may be published under the council's publishing of equality information, or be present with divisional/departmental/service business plans. These will be placed on the

website for public view under the council's Publications Scheme. All Cabinet reports will also publish related

Equality analysis should be reviewed after a sensible period of time to see if business needs have changed and/or if the effects that were expected have occurred. If not then you will need to consider amending your policy accordingly. This does not mean repeating the equality analysis, but using the experience gained through implementation to check the findings and to make any necessary adjustments.

Engagement with the community is recommended as part of the development of equality analysis. The council's Community Engagement Division and critical friend, the Forum for Equality and Human Rights in Southwark can assist with this (see section below on community engagement and www.southwarkadvice.org.uk).

Whilst the equality analysis is being considered, Southwark Council recommends considering Socio-Economic implications, as socio-economic inequalities have a strong influence on the environment we live and work in. As a major provider of services to Southwark residents, the council has a legal duty to reduce socio-economic inequalities and this is reflected in its values and aims. For this reason, the council recommends considering socio-economic impacts in all equality analyses, not forgetting to include identified potential mitigating actions.

Section 1: Equality impact and needs analysis details

Proposed policy/decision/business plan area to which this equality analysis relates	Relocation of Beormund Special School

Equality analysis author		Michael Crowe, Assistant Director – Strategy, Transformation & Business Intelligence			
Strategic Director:		David Quirke-Thornton, Strategic Director			
Department		Children & Adults Services	**Division**	Children's Services	
Period analysis undertaken **Please note that the equality analysis informs all stages of the budget setting process up to final decision making. It can be built upon at all stages.** **It can be further built upon and reviewed at implementation stage.**		September - October 2026			
Indicative date of implementation of the proposal		January 2027			
Sign-off	Alasdair Smith	**Position**	Director of Children's Services	**Date**	1st October 2026

Section 2: Description of proposal

Please provide full details of the proposal
The proposal is to relocate and expand the Beormund Special School to a new build school site in the Peckham area of the London Borough of Southwark from January 2027. The school is currently located on Crosby Row, in the London Bridge and West Bermondsey ward. The school is commissioned to support 35 pupils but currently has 38 pupils on its roll. The school is currently over capacity and with demand for primary special school places forecast to continue to increase over coming years. The current building structure has exceeded its designed for lifespan, and no longer meets revised national guidance on expected space and condition standards for pupils with special educational needs and disabilities (SEND) and in particular those with social, emotional and mental health (SEMH) needs that the school supports. The premises is not thermally efficient, regularly suffering from under and overheating. Despite the outstanding offer from the school leadership and team, the quality of the school buildings and school environment is not commensurate with delivering the best education and outcomes for the pupils at the school. It is proposed that the school relocate to a new build fit for purpose and net carbon zero premises, with an increased capacity of 56, which is located in the Peckham area.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	Primary age pupils with special educational needs and disabilities Parents of primary age children with special educational needs and disabilities
Key stakeholders were/are involved in this policy/decision/business plan	Members of the local community Schools leaders, governors and staff Local authority children's services leaders and staff All Southwark school leaders The Directors of Children's Services of all neighbouring local authorities and all peer authorities with children attending the school The Southwark Diocesan Board of Education and the Catholic Diocese

Section 4: Pre-implementation equality impact and needs analysis

This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken, including improvement actions to promote equality and tackle inequalities. An equality analysis also presents as an opportunity to improve services to meet diverse needs, promote equality, tackle inequalities and promote good community relations. It is not just about addressing negative impacts.

The columns include societal issues (discrimination, exclusion, needs etc.) and socio-economic issues (levels of poverty, employment, income). As the two aspects are heavily interrelated it may not be practical to fill out both columns on all protected characteristics. The aim is, however, to ensure that socio-economic issues are given special consideration, as it is the council's intention to reduce socio-economic inequalities in the borough. Key is also the link between protected characteristics and socio-economic disadvantage, including experiences of multiple disadvantage.

Socio-economic disadvantage may arise from a range of factors, including:

- poverty
- health
- education
- limited social mobility
- housing
- a lack of expectations
- discrimination
- multiple disadvantage

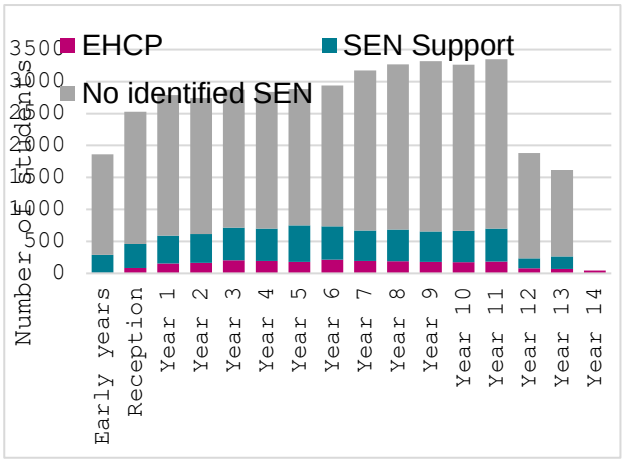
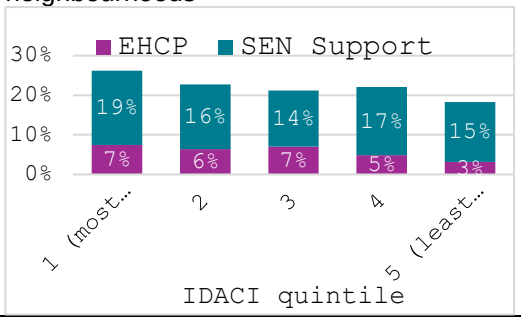
The public sector equality duty (PSED) requires us to find out about and give due consideration to the needs of different protected characteristics in relation to the three parts of the duty:

1. Eliminating discrimination, harassment and victimisation
2. Advancing equality of opportunity, including finding out about and meeting diverse needs of our local communities, addressing disadvantage and barriers to equal access; enabling all voices to be heard in our engagement and consultation undertaken; increasing the participation of underrepresented groups
3. Fostering good community relations; promoting good relations; to be a borough where all feel welcome, included, valued, safe and respected.

The PSED is now also further reinforced in the two additional Fairer Future For All values: that we will

- Always work to make Southwark more equal and just
- Stand against all forms of discrimination and racism

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

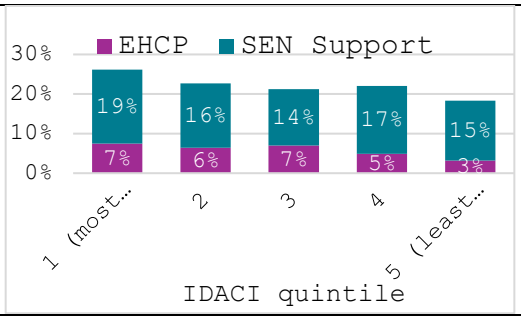
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential Socio-Economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The expansion of the school will positively increase the availability of provision for children and young people aged 5 – 11 with social, emotional and mental health needs. The new provision will increase overall capacity for pupils with those needs, and deliver a modern and fit for purpose education environment that will strengthen the schools offer and improve educational experience and outcomes. The expanded provision allows for more parental choice for in borough specialist provision.	Southwark pupils with special educational needs are more likely to be within families experiencing economic disadvantage. These proposals will positively impact those pupils and families by lessening the need for children to travel out of the borough for education, and reducing extraneous demands on parent capacity and resources.
Equality information on which above analysis is based	**Socio-Economic data on which above analysis is based**
The target school pupil population for Beormund School. The proportion of pupils with SEN in Southwark peaks at primary ages groups, specifically Year 4 and Year 5. Currently all special primary schools in Southwark are operating over capacity. Overall SEND prevalence rises from around 15% in Early Years to a peak of 26% in Year 5, before decreasing to 21% by Year 11 EHCP initiation is concentrated in early childhood, peaking at age 5. This correlates with the increase in EHCP prevalence between Reception (3%) and Year 1 (6%). EHCP initiation then declines with age with only a small increase in later primary school years (to around 7%), with very limited initiation post 19yrs. 	Nationally, 36% of pupils with special educational needs are eligible for free school meals compared to 20% of pupils without special educational needs. In Southwark, pupils with EHC plans are more likely to be eligible for free school meals than pupils on SEN support (52% compared to 43%). SEND prevalence and socioeconomic disadvantage are closely linked in Southwark, with local data showing a clear gradient in which children living in the most economically disadvantaged areas have the highest rates of both SEN Support and EHCPs. Economic disadvantage is measured using the Income Deprivation Affecting Children Index (IDACI), a national indicator of the proportion of children living in low-income households. SEND prevalence falls consistently across each IDACI quintile from most to least economically disadvantaged neighbourhoods 
Mitigating and/or improvement actions to be taken	
None	None

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Please note that under the PSED due regard includes:

Giving due consideration in all relevant areas to ''the steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.'' This also includes the need to understand and focus on different needs/impacts arising from different disabilities**.**

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The proposals will increase the availability and quality of education accommodation for pupils with special educational needs and disabilities, and the level of available provision to those pupils.	As above due to the disproportional rate of pupils with SEND experiencing socio-economic disadvantage these proposals are likely to have a positive impact.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
All pupils attending the school will meet this protected characteristic. At the beginning of 2026 there were 3,633 children and young people with an education, health and care plan, and approximately 7,000 children receiving SEND support in school. This represents a 156% growth in children and young people with an EHCP in the last 10 years. These proposals will support the work to meet the increasing demand and need for specialist provisions in the borough. These proposals will increase capacity for the school by over 50% allowing more pupils to benefit from the specialist expertise and offer of the school.	Nationally, 36% of pupils with special educational needs are eligible for free school meals compared to 20% of pupils without special educational needs. In Southwark, pupils with EHC plans are more likely to be eligible for free school meals than pupils on SEN support (52% compared to 43%). SEND prevalence and socioeconomic disadvantage are closely linked in Southwark, with local data showing a clear gradient in which children living in the most economically disadvantaged areas have the highest rates of both SEN Support and EHCPs. Economic disadvantage is measured using the Income Deprivation Affecting Children Index (IDACI), a national indicator of the proportion of children living in low-income households. SEND prevalence falls consistently across each IDACI quintile from most to least economically disadvantaged neighbourhoods

	
Mitigating and/or improvement actions to be taken	
None	None

Gender reassignment:
- The process of transitioning from one gender to another.

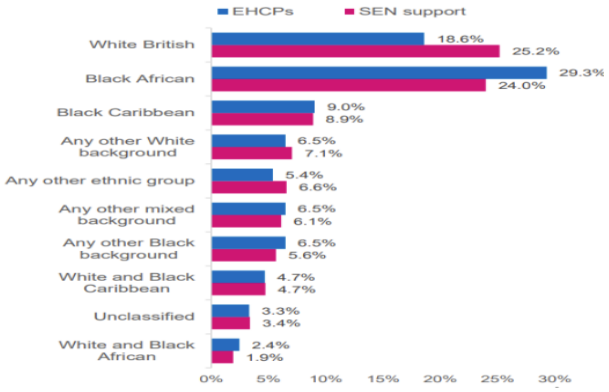
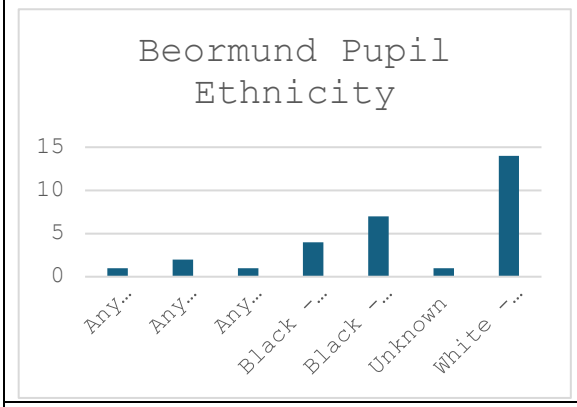
Gender Identity: Gender identity is the personal sense of one's own gender. Gender identity can correlate with a person's assigned sex or can differ from it.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Whilst no data is collected locally, and importantly there is no causal or implied link, some peer reviewed research has identified an increased prevalence amongst individuals diagnosed with SEN, in particular autistic spectrum disorder, who's gender identity does not correlate with sex assigned at birth. Ensuring more pupils are able to be supported in a high quality, caring local education provision will ensure that those pupils needs are well met and they are supported holistically. There is a likelihood that this proposal will positively impact on this protected characteristic.	There are no identified issues from these proposals which are considered could disadvantage residents with this characteristic on socio-economic grounds.
Equality information on which above analysis is based.	**Socio-economic data on which above analysis is based**
Warrier, V, Greenberg, D, M, Weir, E, Buckingham, C, Smith, P, Lai, M, C, Allison, C, Baron-Cohen, S, (2020) Elevated rates of autism, other neurodevelopmental and psychiatric diagnoses, and autistic traits in transgender and gender-diverse individuals. Nature Communications, **11**, 3959.	
Mitigating and/or improvement actions to be taken	
None	None

Marriage and civil partnership – In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couples. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples and must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.)**	
Potential impacts (positive and negative) of proposed policy/decision/business plan	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Marriage or civil partnership would not directly involve children of school age, although they may be the children of married or unmarried parents or civil partners. The marital status of the parents or carers of school pupils forms no part of the admissions process for schools. As such the impact of these proposals on this protected characteristic is likely to be neutral.	There are no identified issues from these proposals which are considered could disadvantage residents with this characteristic on socio-economic grounds.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
No data is collected on the marital or civil partnership status of the parents of school pupils	
Mitigating and/or improvement actions to be taken	
None	None

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Pregnancy and maternity would not directly involve children of school age. Parents with young children in primary school are more likely than those with older children to meet this protected characteristic. Increasing local provision supports reduced disruption to families lives and planning, which has the potential to reduce families stress and increase resilience through more local support as such the impact of these proposals on this protected characteristic is likely to be neutral or potentially positive.	There are no identified issues from these proposals which are considered could disadvantage residents with this characteristic on socio-economic grounds.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
No data is collected on this protected characteristic for the target population	
Mitigating and/or improvement actions to be taken	
None	None

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins. N.B. Gypsy, Roma and Traveller are recognised racial groups and their needs should be considered alongside all others	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Pupils from black backgrounds are more likely to have an education, health and care plan and attend special schools than other groups locally. These proposals will have a positive impact on those pupils by increasing the availability of local provision.	There are no identified issues from these proposals which are considered could disadvantage residents with this characteristic on socio-economic grounds.

Equality information on which above analysis is based	Socio-economic data on which above analysis is based
Whilst those children from a Black African ethnic background account for nearly a quarter of children with SEN, they account for almost a third of those with an EHC plan. Conversely, children from a White British ethnic background account for just over a quarter of those with SEN, but account for 19% of those with an EHC plan. Within other ethnic groups, the proportion of children with SEN who have an EHC plan varies. 1 in 4 children with SEN from a Black African ethnic background have an EHC plan, compared to nearly than 1 in 6 children with SEN from a White British ethnic background.  The largest group in the existing Beormund School pupil population is White – British, with the second largest population group being from a Black – Caribbean background.  	
Mitigating and/or improvement actions to be taken	
Continue to monitor parent and pupil satisfaction with the school, in particular on those families from specific ethnic backgrounds.	None

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
No local data is collected on the religion and belief of pupils in special schools or their parents and carers. Special school admissions are not based on religious or belief characteristics as such these proposals are likely to be neutral.	There are no identified issues from these proposals which are considered could disadvantage residents with this characteristic on socio-economic grounds.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
No data is collected on this protected characteristic	
Mitigating and/or improvement actions to be taken	
None	None

Sex - A man or a woman.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
More children in Southwark with an education, health and care plan, and attending special schools are male. The current pupils at Beormund school are male by a significant majority. Whilst increased provision is therefore likely to impact male pupils more than female pupils, as admissions to special schools are based on need not any other criteria, these proposals will likely be positive for all.	There are no identified issues from these proposals which are considered could disadvantage residents with this characteristic on socio-economic grounds.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
The majority (72.3%) of children with an EHC plan in Southwark schools are male. Pupils at the current school are 87% male and 13% female.	

Mitigating and/or improvement actions to be taken	
Female children are significantly less likely to be diagnosed with Special Educational Needs (SEN) at an early age compared to boys, frequently leading to their needs being identified much later in childhood or adolescence. Our work to continual improve the identification, and earlier identification of children with special educational needs and disabilities will support better awareness of needs amongst female pupils. We will continue to track and monitor the balance of identified needs to ensure that no children are prevented from accessing the right provision and support based on delays in identification of their needs.	None

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
No local data is collected on the sexual orientation of pupils in special schools or their parents and carers. There is no likelihood of negative impact on this special characteristic from these proposals.	There are no identified issues from these proposals which are considered could disadvantage residents with this characteristic on socio-economic grounds.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
No data is collected on this protected characteristic amongst the target cohort	
Mitigating and/or improvement actions to be taken	
None	

Human Rights There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol
Potential impacts (positive and negative) of proposed policy/decision/business plan
These proposals are likely to have a positive impact on the human rights of the pupils attending the expanded school due to more opportunity being available to meet their needs and support them to thrive in their onward education journey.
Information on which above analysis is based
Increased numbers of school places for pupils in need.
Mitigating and/or improvement actions to be taken
None

Conclusions

Summarise main findings and conclusions of the overall equality impact and needs analysis for this area:

The proposals are likely to a have a broad positive effect on the protected characteristics of age, disability and notably where those characteristics intersect with key groups facing socio-economic disadvantage.

There is no anticipated negative effect on any protected characteristic, with those not listed above likely to experience a neutral impact.

Have any potential significant concerns amongst service users or the wider community been identified?

No

Have any potential negative, disproportionate or adverse impacts on particular protected characteristics been identified?

No

Have you identified any negative or positive impacts re: the promotion of good community relations ?

Yes, positive – consultation has been undertaken with the majority of respondents supporting the proposals, including support for increased public amenity in the area of the new school site.

Are there any specific implications for groups experiencing socio-economic disadvantage ?

Yes, positive – the key service user groups are more likely to face socio-economic disadvantage. The proposals will increase opportunity for those groups and the quality of their education experience.

Are there any specific implications for groups experiencing socio-economic disadvantage and protected characteristics ?

Yes, positive – the key service user groups are more likely to face socio-economic disadvantage. The proposals will increase opportunity for those groups and the quality of their education experience.

Are there any specific implications for Borough Plan priorities or commitments ?

No

Section 5: Further equality actions and objectives

5. Further actions			
Based on the initial analysis above, please detail the key mitigating and/or improvement actions to promote equality and tackle inequalities; and any areas identified as requiring more detailed analysis.			
Number	**Description of issue**	**Action**	**Timeframe**
1	Improve early identification of additional needs in female pupils	Investment in evidence based assessment tools	Complete

5. Equality and socio-economic objectives (for business plans)				
Based on the initial analysis above, please detail any of the equality objectives outlined above that you will set for your division/department/service. Under the objective and measure column please state whether this objective is an existing objective or a suggested addition to the Council Plan.				
Objective and measure	**Lead officer**	**Current performance (baseline)**	**Targets**	
			Year 1	**Year 2**
Not applicable				

6. Review of implementation of the equality objectives and actions
Not applicable at this time.

Agenda Item 9

Meeting name:	Executive
Date:	13 October 2026
Report title:	Gateway 1 – Highway works contract
Executive Member:	Councillor James McAsh, Leader of The Council
Ward(s) or groups affected:	All
Classification:	Open
From:	Head of Highways and Sustainable Transport Policy

FOREWORD – COUNCILLOR JAMES MCASH – LEADER OF THE COUNCIL

1. The Joint Administration is hugely ambitious in its desire to deliver its Streets for People Strategy, through improved walking, cycling and micromobility projects, together with changes that will improve public transport, such as through our Better Bus Southwark programme.

2. Key to the delivery of this vision are long term Highways partners whose commitment to quality and value for money match ours.

3. This report, which sets out the procurement strategy for the new Highway Works contract, is central to the delivery of our ambitions, and will underpin the delivery of lasting and transformational change across Southwark in the decade ahead.

RECOMMENDATION (S)

4. That the Executive approves the procurement strategy outlined in this report for the provision of Highways Works, comprising:

    - Lot A (Maintenance), covering routine maintenance, winter services and reactive repairs, with an estimated annual value of £3.925 million. The contract is anticipated to commence on 01 April 2028 for an initial term of seven years, with the option to extend for up to a further three years, giving a total potential contract value of £39.25 million.

    - Lot B (Projects), covering planned renewal and improvement projects, with an estimated annual value of £12.755million. The contract is anticipated to commence on 01 April 2028 for the initial term of seven years, with the option to extend for up to three further years, giving a total potential contract value of £127.55 million.

5. That the Executive approves the use of a Competitive Flexible Procedure for the procurement (as detailed in this report), comprising two lots, with suppliers permitted to bid for one or both lots.

REASONS FOR RECOMMENDATIONS

6. The reasons for the recommended procurement approach are detailed in paragraphs [16-19] of this report.

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

7. The alternative options considered for this procurement are set out in paragraphs [23-26] of this report.

POST DECISION IMPLEMENTATION

8. Once the recommendation(s) within this report have been approved:

   i. A Gateway 2 report will be presented to Executive for consideration in Summer 2027 following the conclusion of the procurement process.
   ii. Details of the planned contract management and monitoring regime are set out in paragraphs [85-86] of this report.
   iii. The implementation timeline is set out in paragraph [37] of this report.

BACKGROUND INFORMATION

9. This Gateway 1 procurement strategy follows the Gateway 0 strategic procurement strategy options assessment approved by the Cabinet Member for Climate Emergency, Jobs & Transport on 11 March 2026.

10. The Gateway 0 decision approved that the following services currently delivered externally will continue to be delivered externally;
    - Reactive maintenance (2 & 24 hr response services)
    - Planned maintenance (7 & 28 day response services)
    - Winter maintenance and carriageway gritting
    - Major maintenance (Non-Principal Road and Principal Road)
    - Capital Project delivery

11. The Gateway 0 required officers to prepare a Gateway 1 report for further consideration of the procurement strategy for the outsourced works.

12. These works are currently being provided by FM Conway Ltd under the Southwark Highways Works Contracts (SHWC). The provision of services are divided into the following lots:

- Lot A – Maintenance (routine maintenance, winter services and small scale reactive repairs)
- Lot B – Projects (planned renewal and improvement projects)

13. The contracts commenced on 1 July 2020 for a period of five years and nine months each, giving an initial expiry date of 31 March 2026. Each contract included an option to extend for up to two years subject to written notice being provided at least three months in advance. On 24 September 2025, the Cabinet Member for Clean Air, Streets and Waste approved a 12-month extension extending the expiry dates to 31 March 2027.

14. A Gateway 3 report will be presented to the relevant Executive Member in November 2026 seeking approval to take up the further 12-month extension available, taking the contracts' expiry date to 31 March 2028.

15. The average revenue budget for highways maintenance (Lot A) over the past three financial years (2023-24 to 2025-26) has been £4.5m per year, while the average capital budget (Lot B), including external funding (2023-23 to 2025-26) has been £15m per year.

Summary of the business case/justification for the procurement

16. Under the Highways Act 1980, Southwark Council, as the Highway Authority for the majority of public roads and pavements within the borough, has a statutory responsibility to maintain the highway network in a safe condition. This covers activities ranging from a standard pothole repair to gritting the roads and pavements deemed necessary during freezing conditions and snowfall.

17. In addition to its statutory duties, the council seeks to improve the highway network wherever feasible. This is carried out through the council's capital programme and external funding sources including TfL, or through developers' S106 / NCIL funds. Future contractual arrangements must therefore be sufficiently flexible to accommodate uncertainty over future budget levels, particular where these funds derive from external sources. Schedule of Rates will be fixed but will be adjusted annually in line with inflation.

18. Under the Council's procurement policies, there are a number of commitments which improvements to the highway network will help to achieve. Improvements to footways and cycleways will encourage residents and visitors to adopt more sustainable modes of transport supporting the council's ambition to create a healthy environment. In addition, highway improvement schemes are implemented alongside other initiatives to help revitalise neighbourhoods and communities which will help make Southwark a safer place to live, work and visit.

19. The services in scope can be summarised as follows:
    - Reactive maintenance (2-hour & 24-hour response services)
    - Planned maintenance (7-day & 28-day response services)
    - Winter maintenance and carriageway gritting
    - Major maintenance works on principal and non-principal roads
    - Capital project delivery

Market considerations

20. There are a high number of contractors capable of delivering highways maintenance and improvements projects for Southwark Council ranging from small family run businesses to multi-national and multi-disciplined contractors. Whilst Lot A is potentially suitable for delivery by both SMEs and larger contractors, Lot B is likely to attract bids primarily from larger contractors due to its value, scale and complexity. The council has incorporated feedback from SMEs as part of the pre-market engagement exercise to encourage participation in the procurement process. This is in line with the council's statutory duty to consider SMEs in design of procurement, as set out under The Procurement Act 2023.

21. The pre-market engagement showed that there are several potential suppliers that would be interested in the Southwark Highways Works contracts. All suppliers who took part in the process recommended the use of an NEC4 contract and advised that a minimum contract term of five years would be necessary to achieve competitive rates and support effective future planning of works.

22. All 34 Highway Authorities across London were contacted and asked to provide an update on their current highway service delivery arrangements, with 12 authorities responding. One authority is operating under an existing PFI contact while the remainder use a mixture of single supplier and multi-supplier delivery models. All responding authorities deliver most, if not all, of their services through external providers. This indicates that the council's approach is consistent with highway service delivery models operating elsewhere across London.

KEY ISSUES FOR CONSIDERATION

Options for procurement route including procurement approach

Do nothing

23. This is not an option as the council has a responsibility to ensure the highway network is maintained in a safe condition under the Highways Act 1980. Improvements to the network, and in particular the cycle routes and footways, will also help the council to meet some of its long term strategic goal. The current SHWC can only be extended for a maximum of a further 12 months up to 31 March 2028. If no action is taken, Southwark Council will be left with no ability to carry out their statutory duty to ensure the highway is maintained in a safe condition. This would leave the highway slowly degrading, resulting in a potentially hazardous network for the public and possible disruption to those travelling on the highway network. This would leave the council in a vulnerable position in relation to insurance claims and possible litigation.

In-Source

24. The Gateway 0 report, approved by The Cabinet Member for Climate Emergency, Clean Air & Transport in March 2026, set out the reasons why it is not viable to bring in house the services listed in paragraph 19 which are currently outsourced. These included the significant capital outlay that insourcing would require, both in terms of heavy-duty machinery and depots, and the high cost of operating in-house services that are infrequently required, which made insourcing these services an economically unviable option.

Framework

25. The London Highway Maintenance and Project Framework (LHMPF) was established by Transport for London (TfL) to provide highways maintenance and project delivery services across the TfL Road Network. The LHMPF enables London boroughs to enter into call-off contracts for the full service or specific service elements within its scope. Whilst the framework was considered as a procurement option, it was not considered suitable for the council's requirements as it would limit the council's ability to develop contractual arrangements tailored to its specific operational, performance and sustainability objectives, including ambitious carbon reduction targets and long-term service delivery outcomes. Undertaking a dedicated procurement exercise will enable the council to develop bespoke contract requirements, promote greater market competition, secure best value and establish a long-term strategic partnership with the successful contractor.

Tender

26. On expiry of the current contracts, a supplier or suppliers would be appointed to provide the relevant services following award through a competitive tender process. The following benefits can be achieved through carrying out a new competitive tender;
    - Opportunity to conduct thorough market testing.
    - Align new contracts with the council’s transport strategy.
    - Revise specifications and promote innovation through delivery.
    - Drive environmental and climate change objectives.
    - Implement new social value objectives.
    - Introduce a new performance monitoring regime.
    - Consideration of barriers to small and medium-sized enterprises (SMEs).
    - Encourage local growth etc through design of procurement model and lotting strategy as consistent with National Procurement Policy Statement (NPPS) and the Procurement Act 2023 (PA 2023).

Proposed procurement route

27. The proposed procurement route is a Competitive Flexible Procedure, undertaken in accordance with the Procurement Act 2023, to procure a supplier or suppliers for the new Highways Works Contracts.

28. Under this approach, the Highway Works Contracts would be procured in two Lots, with suppliers having the option to tender for either one or both lots:
    - Lot A – Maintenance (routine maintenance, winter services and small scale reactive repairs)
    - Lot B – Projects (planned renewal and improvement projects)

29. The contract has been divided into two lots to ensure that specialist expertise is applied to distinct service areas. Separating the lots also increases competition, reduces delivery risk, and provides greater flexibility for the council to achieve value for money across both service areas. This approach also improves the likelihood for SMEs to be interested in the tender.

30. Suppliers may submit a referential discount to be applied in the event they are awarded both Lots. Any such discount will be considered when determining the contract award arrangement that offers the best value for money to the council.

31. Should separate suppliers be appointed to Lots A and B, the council will retain the ability, subject to contractual provisions, to instruct the Lot A contractor to undertake a defined volume of Lot B works where necessary to maintain service delivery and mitigate performance risks.

32. It is proposed that this works contract would be procured so that the start date immediately follows the expiry of the current Southwark Highways Works Contract Lots A and B, to ensure continuity of these essential services. It is anticipated that – subject to the approval of the procurement strategy laid out in this report - the contract would be tendered in early 2027 with a contract start date of April 2028. The contract would have an initial duration of seven years with an option for the council to extend for up to three additional years.

33. An initial term of seven years is proposed based on feedback from both suppliers and local authorities. Across the industry ambitious carbon reduction targets are being adopted and it is deemed beneficial to provide suppliers with a longer contract term to mobilise effectively and deliver against the required standards.

34. The current contract is due to expire on 31 March 2027. There is an option to extend for up to a further 12 months. A separate Gateway 3 report will be presented to the Leader of the Council in November 2026 for a further extension of the current Southwark Highways Works Contract for a period of 12 months extending the contract to 31 March 2028.

Identified risks for the procurement

35.

No	Risk	Risk rating	Mitigation
1	A limited number of tender submissions received from suppliers	Low	A preliminary market engagement and scoping exercise was carried out to assess the market (including a review of potential barriers for SMEs). This demonstrated sufficient interest.
2	Funding/ budget limitations	Low	There is a suitable level of funding currently in place to deliver service through Highways Capital and Revenue budgets. If contract rates increase considerably then alternative funding sources will be explored. There will be no guaranteed volume under the proposed contracts which provides flexibility to commission works in line with operational priorities and available funding. There will be ongoing monitoring of contract expenditure and workload demands.
3	Market conditions	Low	Pre-market engagement process highlighted there are very few Local Authorities within London retendering at the same time. This reduces the risk of supplier capacity being stretched across multiple procurement exercise and increases the likelihood of attracting competitive level of market interest and good quality submissions.
4	Council resource limitations	Low	Resourcing within Highways department is currently being reviewed and the necessary steps will be taken to ensure adequate cover is in place to successfully complete the procurement process within the timescales indicated in paragraph 37.
5	Delays to procurement timetable	Low	Option to extend existing contract for up to a period of 12 months to

			ensure sufficient time to procure and mobilise new contract(s). A detailed procurement timetable will be established and reviewed regularly throughout the project to monitor progress against key milestones, identify potential slippage at an early stage and implement corrective actions where required.
6	Procurement challenges	Low	Procurement process to be coordinated with colleagues in procurement and legal teams to ensure compliance with PA 2023
7	Supplier(s) delays/failure to mobilise	Low	A transition plan would be put in place to ensure essential services can be delivered at all times throughout the mobilisation period. The incumbent contractor would be contractually obliged to deliver any works issued to the expiry date of the current contract.
8	Financial standing of the contractor	Low	A thorough financial assessment of all tenderers would be carried out as part of the procurement process.
9	Inflation / increasing demand	Low	There is no guaranteed volume of work under the contract. Forecast values have been based on historical demand, current service requirements and anticipated inflationary impacts. Contract expenditure, workload levels and market conditions will be monitored regularly to identify and manage any significant changes in demand or costs.

Key decision

36. This report deals with a key decision.

Policy Framework Implications

37. The services delivered through these contracts will directly contribute to Council wide long term objectives, including a healthy environment and staying well. The procurement of these contracts will adhere with the guidance provided in the council's Procurement policies.

Procurement Project Plan (Key Decisions)

Activity	Complete by:
Enter Gateway 1 decision on the Forward Plan	01/07/2026
Procurement included on Pipeline Notice (if over £2m)	21/05/2026
Publish Preliminary Market Engagement Notice	03/10/2025
DCRB Review Gateway 1	05/08/2026
CCRB Review Gateway 1	13/08/2026
Brief relevant Executive member (over £100k)	01/09/2026
CMT Review Gateway 1	08/09/2026
Notification of forthcoming decision – Executive	28/09/2026
Approval of Gateway 1: Procurement strategy report	13/10/2026
Scrutiny Call-in period and notification of implementation of Gateway 1 decision	23/10/2026
Completion of tender documentation	11/12/2026
Publication of Find a Tender Service Notice	06/01/2027
Closing date for receipt of Procurement Specific Questionnaire	01/02/2027
Completion of short-listing of applicants	14/02/2027
Invitation to tender	15/02/2027
Closing date for return of tenders	11/04/2027
Completion of any clarification	02/05/2027
Completion of evaluation of tenders	16/05/2027
Forward Plan (if Strategic Procurement) Gateway 2	01/04/2027
DCRB Review Gateway 2:	02/06/2027
CCRB Review Gateway 2	10/06/2027
CMT Review	16/06/2027
Notification of forthcoming decision – despatch of Executive agenda papers	01/07/2027
Approval of Gateway 2: Contract Award Report	19/07/2027
End of scrutiny Call-in period and notification of implementation of Gateway 2 decision	30/07/2027
Issue Assessment Summaries to bidders and Publish Contract Award Notice – Commence Standstill Period	11/08/2027
Contract award	25/08/2027
TUPE Consultation period (if applicable)	30/08/2027

Publish Contract Details Notice	06/09/2027
Add to Contract Register	10/09/2027
Publication of Redacted Contract (for contracts over £5m)	17/11/2026
Expiry of current contract	31/03/2028
Contract start	01/04/2028
Initial contract completion date	31/03/2035
Contract completion date – (if extension(s) exercised)	31/03/2038

TUPE/Pensions implications

38. A change in the provider of existing services is likely to amount to a Service Provision Change under the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE). However whether TUPE will apply and the extent to which it may result in the transfer of employees will depend on a number of factors, in particular whether there is change in identity from an incumbent provider to a new provider and, if so, how the existing provider organises its workforce to deliver the services under its current contract or sub-contract.

39. The incumbent contractor has advised that approximately three full-time employees on Lot A and 21 full-time employees on Lot B that could be eligible for transfer under TUPE. Potential bidders will be provided with relevant TUPE information during the procurement process to enable to them to assess and price any associated employment liabilities appropriately. Appropriate mobilisation and transition arrangements will be put in place to support the transfer of employees if applicable. The effect of TUPE on the tender and proposed suppliers will be set out in the Gateway 2 report.

Development of the tender documentation

40. The Highways team will be responsible for ensuring all documentation that is required has been produced and for approving the final tender packs to be issued. Routine meetings have been held between officers from the highways, legal team and procurement team.

41. A consultant has been procured to produce the tender documents and an up-to-date technical specification. These documents will be reviewed by the legal and procurement teams.

42. The council will be using a NEC4 Term Service form of contract, which has been specifically written for term contracts of this nature. The NEC4 was published in June 2017 to replace the NEC3 Term Service contract. The contract is well-suited to construction and maintenance works, with a focus on

promoting collaborative working, effective communication and the early resolution of issues to minimise disputes.

Advertising the contract

43. The contracts will be advertised by way of an official notice that will be published on the Find a Tender service.

Evaluation

44. The Highways Works Contract procurement process will consist of two stages:
    - Stage 1 – Conditions of Participation
    - Stage 2 – Tender

45. Stage 1 will be split into three different parts:
    - Part 1: confirmation of core supplier information – confirmation that the supplier has registered on, submitted and shared their core supplier information via, the Central Digital Platform (CDP) Find a Tender Service.
    - Part 2: additional exclusions information – including:
        - Part 2A – identification of the potential supplier's associated person(s); and confirmation that each associated person's: basic information, connected person(s), and exclusion grounds information has also been shared (via the CDP)
        - Part 2B – confirmation of the potential supplier's intended sub-contractors
    - Part 3 – questions relating to conditions of participation, including:
        - Part 3A – standard questions. Any Conditions of Participation (CoP) set by the Council must be proportionate and designed to assess a Potential Supplier's legal and financial capacity or technical ability to perform the contract.
        - Part 3B – central government-specific questions (relating to PPNs).

46. A preliminary check will be undertaken to verify whether the response to the procurement specific questionnaire (PSQ) appears complete and has been submitted in accordance with the requirements of the procurement process.

47. Potential suppliers who fail any mandatory, compulsory and/or essential questions will be rejected from the procurement process.

48. In order to be shortlisted to proceed to Stage 2 (Tender Stage), a potential supplier's PSQ submission must be complete and compliant with these instructions. In addition, the potential supplier must:
    - Satisfy the Council's requirements in respect of economic and financial standing.

- Meet the minimum acceptable score threshold for the CoP questions.

49. The Southwark Highways Works Contracts tender submissions will be subject to evaluation on price, quality and social value for both Lots.

50. The Council will rank all potential suppliers that satisfy the above requirements according to their scores for the CoP questions.

51. .The five highest-scoring bidders for each Lot will be invited to participate in Stage 2. The Council will reserve the right to invite additional bidders where scores are deemed sufficiently close to that of the fifth-ranked bidder. The criteria and methodology for determining whether additional bidders will be invited will be clearly set out in the procurement documentation.

52. Both Lot A and B will be assessed in accordance with the following ratio:

    - 55% Price
    - 35% Quality
    - 10% Social Value (4% for quantity and 6% for quality)

    Given the complexity of the services being procured and the importance of delivering high-quality outcomes, innovation and effective contract management, the above weighting represents the most advantageous balance between cost and quality, whilst ensuring robust competition and value for money.

53. Each lot will be evaluated separately.

54. Price, quality and social value will all be evaluated separately.

55. An initial review of tendered prices will be undertaken independently of the quality evaluation process to identify any tenders that appear potentially abnormally low or unsustainable. Where concerns are identified, the Council may seek clarification for the relevant tenderer. This review will not form part of the scoring methodology and will be undertaken separately from the quality evaluation process. Appropriate controls will be implemented to ensure that pricing information is not disclosed to, or influences, members of the quality evaluation panel prior to completion of the quality assessment.

56. Following completion of the quality evaluation, each tenderer's price score will be calculated in accordance with the price evaluation methodology set out in the tender documents.

57. Tenderers may submit bids for one of both contract lots and may offer a discount applicable where both Lots A and B are awarded to the same supplier. Price scores will initially be calculated separately for each lot based on the tendered prices submitted. The Council will then assess the overall financial impact of awarding both lots, taking into account any applicable discount, in accordance with the methodology set out in the procurement documents. Contract awards

will be made on the basis of the Most Advantageous Tender(s), representing the best overall value for money for the Council.

58. A set of quality questions will be issued for each lot. Although these will be similar for the two lot's they will be tailored to suit the working methodology of the specific lots. The questions will revolve around how the tenderer intends to deliver the works and the successful tenderer's responses will become contractually binding. It is expected that the questions will be based around:

- Proposed management structure
- Mobilisation plan
- Expected levels of resource
- Contractors' proposed method statements for carrying out the works
- Quality management and quality control of workmanship and materials
- Compliance with traffic management and permit requirements
- Equality and diversity
- Approach to sustainability and achieving carbon reduction
- Innovations to improve the highway network

59. Quality evaluation will be carried out independently by an evaluation panel. Each question will be scored independently by each member of the evaluation panel from 0 to 5. Once each question is scored the appropriate weighting, as identified within the tender documents, will be applied to each score.

60. A quality moderation meeting will be held. This will be chaired by an officer who has not scored the quality submissions and attended by all officers who have independently scored the quality submissions. At this meeting a consensus score will be agreed to ensure consistency in the scoring methods. The moderated scores will then be weighted in accordance with the tender documents and will be aggregated to produce the final quality score for that tender.

61. As part of tender preparations, officers have completed an assessment of the local community and service needs relevant to the contract. Using these findings, we are considering Social Value measures from the following list:

Southwark goal	**Measure reference**	**Measure**
A good start in life	NT8	Support for students at local educational institutions
A good start in life	NT13	Meaningful work placements

A safer Southwark	SC6	Support for community initiatives to prevent and reduce crime and anti-social behaviour
A safer Southwark	SC7	Support for initiatives to reduce violence and promote safety of women, girls and young people
A strong and fair economy	NT1	Local people employed or retained
A strong and fair economy	SC8	Proportion of local employees who are Black, Asian and minority ethnic
A strong and fair economy	NT10	Employment of new apprentices
A strong and fair economy	NT19	Spend with local SMEs in the supply chain
A strong and fair economy	NT15	Expert support to VCSEs and SMEs
A strong and fair economy	SC11	Accredited London Living Wage employer
Staying well	SC14	Support for initiatives which promote community health and wellbeing
A healthy environment	SC15	Support for biodiversity and ecosystems or development of green spaces
A healthy environment	SC16	Support for initiatives which tackle the climate emergency

62. A score will be provided for both the quantity of social value a tenderer proposes to deliver and the quality of their method statements and delivery plan.

63. The price score, quality score, and social value score will then be added together to produce an overall score for each tender for each lot. This will be repeated for both lots for those tenderers who have had bids for both lots and offered a discount for the award of both lots.

64. The tenderer(s) providing the most advantageous tenders across the pricing, quality and social value to deliver both lots will be awarded the contracts.

Community, equalities (including socio-economic) and health impacts

Community impact statement

65. People in all areas of the borough are affected by the quality of the public highway and its assets.

66. The very young, the disabled and the elderly would benefit most by having a footway network which is well maintained and safe to use.

67. By providing a comprehensive and safe cycling network, the council will encourage the growth in cycling within the borough which in turn will help improve air quality.

68. The impact of the service will affect all communities / groups, residents, businesses, visitors and those that pass through the borough will in turn improve the quality of lite to all. Direct benefits are a well-maintained infrastructure which makes an important contribution to the safety of all. Continued emphasis on maintenance will especially benefit the most vulnerable.

Equalities (including socio-economic) impact statement

69. The Public Sector Equality Duty has been considered and reviewed and the impact has not changed since the current contract was awarded.

Health impact statement

70. Southwark's highways are maintained to ensure the remains in good condition, reducing incidents and providing a safe environment for residents, workers and visitors. By investing in our highway network, we improve and maintain to a high standard infrastructure that encourages active travel for all users. In line with the objectives of the Streets for People strategy, accessibility improvements for vulnerable people, pedestrians and cyclists are prioritised.

Climate change implications

71. The council's Climate Change Strategy and Action Plan (2025) sets out the key actions required to achieve the borough's ambition of being carbon neutral by 2030. Key actions include ensuring 'our streets encourage walking and cycling, reduce emissions from vehicles, and are adapted for the worsening effects of climate change (Action 10), 'reduce the carbon footprint of the goods and services we buy' (Action 28) and to 'Design and maintain our streets and public realm to reduce emissions and improve climate resilience (Action 12)'.

72. Part of meeting the borough's ambition of being carbon neutral by 2030 includes a reduction in vehicle kms travelled and a shift to active and public transport through delivery of the Streets for People Strategy and Delivery Plan; road transport currently accounts for 22% of the borough's emissions. The ongoing maintenance and enhancement of the highway network is essential to enabling this shift.

73. The procurement of a new highways works contracts provides an opportunity to collaboratively set clear expectations of suppliers in support of the council's Climate Change Strategy and overall ambition towards carbon neutrality in 2030. This includes delivering on the key activity under action 12 to ensure 'highway design and construction minimises emissions through low-carbon design, delivery and emissions monitoring'.

74. A just and inclusive transition is at the heart of the council's climate policy. Proposals should prioritise the movement of people first and foremost, while retaining vehicle access for those who require it. Delivering a safer and more equitable highway network is in accordance with the council's approach to addressing the climate emergency. A detailed list of sustainability measures which suppliers would need to demonstrate performance against will be included as part of the tender documentation.

Social Value considerations

75. The Public Services (Social Value) Act 2012 places responsibility on the council to consider how wider economic, community and environmental benefits can be secured as part of purchasing goods, works and services.

76. The Social Value Framework sets out the council's methodology for evaluating and reporting our supply chain's Social Value commitments consistently, robustly and transparently during the procurement and contract management cycle. The methodology contains a set of Social Value measures mapped to the Council's long term vision and goals, which capture outcomes in financial and non-financial terms.

Economic considerations

77. The council's procurement policies and associated economic and social benefits to Southwark will be considered and weighted as part of the procurement process and the criteria for award in line with this contract.

78. The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring, contractors and subcontractors engaged by the council to provide works or services within Southwark pay their staff at a minimum rate equivalent to the LLW rate. It is expected that payment of the LLW for these works will result in quality improvements for the council. These should include a higher calibre of staff that will contribute to the delivery of services on site and it is therefore considered that best value will be achieved by including this requirement. It is therefore considered appropriate for the payment of LLW to be required. LLW has been paid to all staff throughout the duration of the current contract and will continue through the extension period.

79. The council can exclude companies who break the law by blacklisting from public contracts if they are either still blacklisting or have not put into place genuine actions concerning past blacklisting activities. . Where a company has been found to be using blacklisting, the council can require "self cleaning" which enables a potential contractor to show that it has or will take measures to put right its earlier wrongdoing and to prevent them from re-occurring and to provide evidence that the measures taken by the economic operator are sufficient to demonstrate it has:

    (a) "Owned Up": clarified the facts and circumstances in a comprehensive manner by actively collaborating with the investigating authorities;

    (b) "Cleaned Up": taken concrete technical, organisational and personnel measures that are appropriate to prevent further criminal offences or misconduct, and

    (c) "Paid Up": paid or undertaken to pay compensation in respect of any damage caused.

80. Th council will include a request for the necessary information from tenderers (using the council's standard documentation in relation to blacklisting.) The council's contract conditions will include an express condition requiring compliance with the blacklisting regulations and include a provision to allow the contract to be terminated for breach of these requirements.

Social considerations

81. The services delivered through this contract continue to provide social benefits for both the local and wider community. These benefits are outlined and underpinned by the objectives set out in the Streets for People transport strategy.

Environmental/Sustainability considerations

82. The objective of this procurement process is to secure services which will enable the council to deliver highway improvement schemes that align with the Council's long term objectives, such as a healthy environment, by prioritising walking, cycling and wheeling.

83. The retender of this contract provides the council with the opportunity to incorporate carbon reduction into the terms of the contract. Through clearly defined Key Performance Indicator's (KPIs), sustainable ways of working can be embedded into the delivery of this service.

84. As the estimated value of this contract exceeds £5 million, the council will establish suitable KPIs and publish at least three KPIs in accordance with section 52 of PA2023.

Plans for the monitoring and management of the contract

85. The council's contract register publishes the details of all contracts over £5,000 in value to meet the obligations of the Local Government Transparency Code. The Report Author must ensure that all appropriate details of this procurement are added to the contract register via the eProcurement System.

86. Monthly contract meetings and quarterly performance review meetings will be held to monitor contractual performance and to help ensure the contract operates in line with available funding. KPIs used to monitor and incentivise the performance of contractor. Any potential contract extensions would be closely linked to the contractual performance as demonstrated by KPI data.

Staffing/procurement implications

87. Officers from the Highways department will lead the procurement process, while liaising with colleagues in Legal, Finance and Procurement departments.

Financial implications

88. For construction (works) contracts, the council's end user status will be clarified in relation to Domestic Reverse Charge (DRC) in the Gateway 2 report and advice sought from Finance if necessary.

89. The proposed contract does not commit the council to any minimum contract value as the estimate contract values reflected in the report are indicative and will be subject to funding available from revenue and capital budgets.

90. The highways budgets indicated in the table below for future years are indicative only and will require approval through the council's annual budget

setting process for both revenue and capital budgets. Similarly LIP and Development funding will also require confirmation from respective authority.

91. Staffing and any other costs concerned with this report to be contained within existing departmental revenue budgets.

92. The current and proposed highways revenue and capital budgets are detailed in the tables below:

Year	£'000		
	LOT A		
	Revenue	Structure Capital	**Total**
Oct 2027 - March 2028	1,500	300	**1,800**
2028/29	2,800	500	**3,300**
2029/30	2,900	550	**3,450**
2030/31	3,000	550	**3,550**
2031/32	3,150	600	**3,750**
2032/33	3,250	600	**3,850**
2033/34	3,400	650	**4,050**
2034/35	3,550	650	**4,200**
2035/36	3,700	700	**4,400**
2036/37	3,800	700	**4,500**
up Sept 2037	2,000	400	**2,400**
Total	33,050	6,200	
	£39,250		

Year	£'000					
	LOT B					
	LBS Highways Capital	NPR/PR	LBS Highways Capital SfP	TfL LIP (schemes) 3rd Party	TfL LIP (BBS) 3rd Party	**Total**
Oct 2027 - March 2028	500	1,500	2,500	1,500	5,000	**11,000**
2028/29	1,000	3,000	5,000	2,500	7,500	**19,000**
2029/30		3,100	5,000	2,500		**10,600**
2030/31		3,250	5,000	2,500		**10,750**
2031/32		3,400	5,000	2,750		**11,150**
2032/33		3,500	5,000	2,750		**11,250**
2033/34		3,650	5,000	2,750		**11,400**
2034/35		3,800	5,000	3,000		**11,800**
2035/36		4,000	5,000	3,000		**12,000**
2036/37		4,100	5,000	3,000		**12,100**
up Sept 2037		2,500	2,500	1,500		**6,500**
Total	1,500	35,800	50,000	27,750	12,500	
	£127,550					

Investment implications

93. There will be no investment implications.

Legal implications

94. Please see concurrent from the Director of Law and Governance

Consultation

95. Formal consultation with the incumbent contractor and potential suppliers will be undertaken in accordance with the current contract and procurement regulations and guidance.

Other implications or issues

96. None.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Resources (ESL26/056)

97. This report seeks approval of the procurement strategy for the new Highways Works Contracts, with estimated maximum values of £39.25m for Lot A (Maintenance) and £127.55m for Lot B (Projects) over the maximum ten-year contract term.

98. The estimated contract values are indicative and do not represent a commitment to spend. Expenditure under the contracts will be subject to approved revenue and capital budgets and the availability of external funding where applicable.

99. The Strategic Director of Resources notes that funding for the proposed contracts will be met from a combination of approved highways revenue budgets, capital resources and external funding streams, as set out in the report, and that future expenditure will remain subject to the council's annual budget-setting process and confirmation of external funding allocations where required.

100. The Strategic Director of Resources notes the financial risks associated with the proposed procurement strategy, including inflationary pressures and future funding availability, and that these will be managed through ongoing budget monitoring, contract management arrangements within the Council's existing financial governance framework.

101. Staffing, procurement and any associated implementation costs arising from the recommendations contained within this report will be met from existing departmental budgets. The Strategic Director of Resources has considered the financial implications of the proposed procurement strategy, notes the funding arrangements set out in the report and has no further comments to add.

Head of Procurement

102. This report seeks approval of the procurement strategy for the provision of Highways Works as further detailed within paragraph 4. The procurement will follow a Competitive Flexible Procedure[1] (paragraph 5 refers), comprising two lots, with suppliers permitted to bid for one or both lots.

103. The maximum lifetime value of both proposed contracts (lots) is above the minimum threshold for works as covered by The Procurement Act 2023, (TPA 2023) and the report provides summary detail of compliance with salient

[1] Guidance: Competitive Tendering Procedures (HTML) - GOV.UK

aspects, including planned conduct of the procurement process (please refer to paragraphs 27 - 34 and 40 - 64). Notwithstanding, the report is also aligned with the council's Contract Standing Orders (CSO) which dictate that decision must be taken by the Executive, subsequent to review at DCRB and CCRB.

104. Headline risks associated with the recommendation(s) are contained within table below paragraph 35 and acknowledge the potential and specific inflationary and funding concerns vis a vis background to this project (due to external factors).

105. Alignment with the Council's strategic objectives and procurement policies are evidenced at paragraph 37 and succeeding paragraphs 65 - 84 highlight aspirations as consistent with both. Specific Social Value metrics are contained within table below paragraph 61.

106. Proposed methodology for performance/contract monitoring is detailed within paragraphs 85 - 86, via recourse to monthly and quarterly performance and review meetings and also reference provision of annual performance reports in alignment with council CSO.

107. The Community, Equalities and Health Impact Statements are set out in paragraphs 65 - 70.

108. The Climate change, Social Value, Economic and Environmental / Sustainability statements are set out in paragraphs 71 - 84.

Director of Law and Governance (Con/EN/20260903)

109. This report seeks approval from the Executive for the procurement strategy for the provision of Highways Works, divided into Lot A (Maintenance) and Lot B (Projects), as further described at paragraph 4 of this report.

110. The council, as the highway authority for the borough, has statutory duties under the Highways Act 1980 to maintain the highway network in a safe condition. As explained at paragraphs 16 and 17 of this report, the services described support the council in discharging those duties and in delivering its wider strategic transport and public realm objectives.

111. The estimated value of the proposed contracts exceeds the applicable threshold for public works contracts and accordingly the procurement is subject to the requirements of the Procurement Act 2023 ("PA 2023"). As set out at paragraph 27 of the report, the proposed procurement route is a Competitive Flexible Procedure which is permitted under PA 2023.

112. The decision to approve this procurement strategy is a key decision and in accordance with the council's Contract Standing Orders, is reserved to the Executive following consideration by the Departmental Contract Review Board and the Corporate Contract Review Board.

113. In making this decision, the Executive must have due regard to the Public Sector Equality Duty under section 149 of the Equality Act 2010, including the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

114. The Executive's attention is drawn in particular to the Community Impact Statement at paragraphs 65 to 68, the Equalities (including socio-economic) Impact Statement at paragraph 69 and the Health Impact statement at paragraph 70 of this report.

BACKGROUND DOCUMENTS

Background Documents	Held At	Contact
Gateway 0 report for the New Highways Works Contract	Environment, Sustainability & Leisure/Highways & Sustainable Transport Third Floor | 160 Tooley Street |SE1 2QH	Polyvios Polyviou 07561298792
Link: https://moderngov.southwark.gov.uk/documents/s132287/Report%20GW0%20report%20for%20the%20new%20Highways%20Works%20Contract.pdf		
A Social Value Framework for Southwark	Environment, Sustainability & Leisure/Highways & Sustainable Transport Third Floor | 160 Tooley Street |SE1 2QH	Polyvios Polyviou 07561298792
Link: **https://www.southwark.gov.uk/sites/default/files/2025-07/Social-value-framework.pdf**		

APPENDICES

No	Title
Appendix 1	Gateway 1 Highway Works Contract Equality Impact Needs Analysis

AUDIT TRAIL

Executive Member	Councillor James McAsh - Leader of The Council
Lead Officer	Polyvios Polyviou – Head of Highways and Sustainable Transport Policy
Report Author	George Mellish – Transport Projects Group Manager (Acting)
Version	FINAL
Dated	1 October 2026
Key Decision?	Yes

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments included**
Strategic Director of Finance	Yes	Yes
Head of Procurement	Yes	Yes
Director of Governance and Law	Yes	Yes
Contract Review Boards		
Departmental Contract Review Board	Yes	Yes
Corporate Contract Review Board	Yes	Yes
Executive Member	**Yes**	**Yes**
Date final report sent to Constitutional Team		2 October 2026

Appendix 1
Gateway 1 Highway Works Contract
Equality Impact and Needs Analysis

Guidance notes

Things to remember:

Under the Public Sector Equality Duty (PSED) public authorities are required to have due regard to the aims of the general equality duty when making decisions and when setting policies. Understanding the effect of the council's policies and practices on people with different protected characteristics is an important part of complying with the general equality duty. Under the PSED the council must ensure that:

- Decision-makers are aware of the general equality duty's requirements.
- The general equality duty is complied with before and at the time a particular policy is under consideration and when a decision is taken.
- They consciously consider the need to do the things set out in the aims of the general equality duty as an integral part of the decision-making process.
- They have sufficient information to understand the effects of the policy, or the way a function is carried out, on the aims set out in the general equality duty.
- They review policies or decisions, for example, if the make-up of service users changes, as the general equality duty is a continuing duty.
- They take responsibility for complying with the general equality duty in relation to all their relevant functions. Responsibility cannot be delegated to external organisations that are carrying out public functions on their behalf.
- They consciously consider the need to do the things set out in the aims of the general equality duty not only when a policy is developed and decided upon, but when it is being implemented.

Best practice guidance from the Equality and Human Rights Commission recommends that public bodies:

- Consider all the protected characteristics and all aims of the general equality duty (apart from in relation to marriage and civil partnership, where only the discrimination aim applies).
- Use equality analysis to inform policy as it develops to avoid unnecessary additional activity.
- Focus on the understanding the effects of a policy on equality and any actions needed as a result, not the production of a document.
- Consider how the time and effort involved should relate to the importance of the policy to equality.
- Think about steps to advance equality and good relations as well as eliminate discrimination.
- Use good evidence. Where it isn't available, take steps to gather it (where practical and proportionate).
- Use insights from engagement with employees, service users and others can help

provide evidence for equality analysis.

Equality analysis should be referenced in community impact statements in Council reports. Community impact statements are a corporate requirement in all reports to the following meetings: the cabinet, individual decision makers, scrutiny, regulatory committees and community councils. Community impact statements enable decision makers to identify more easily how a decision might affect different communities in Southwark and to consider any implications for equality and diversity.

The public will be able to view and scrutinise any equality analysis undertaken. Equality analysis should therefore be written in a clear and transparent way using plain English. Equality analysis may be published under the council's publishing of equality information, or be present with divisional/departmental/service business plans. These will be placed on the website for public view under the council's Publications Scheme. All Cabinet reports will also publish related

Equality analysis should be reviewed after a sensible period of time to see if business needs have changed and/or if the effects that were expected have occurred. If not then you will need to consider amending your policy accordingly. This does not mean repeating the equality analysis, but using the experience gained through implementation to check the findings and to make any necessary adjustments.

Engagement with the community is recommended as part of the development of equality analysis. The council's Community Engagement Division and critical friend, the Forum for Equality and Human Rights in Southwark can assist with this (see section below on community engagement and www.southwarkadvice.org.uk).

Whilst the equality analysis is being considered, Southwark Council recommends considering implications arising from socio-economic disadvantage, as socio-economic inequalities have a strong influence on the environment we live and work in. As a major provider of services to Southwark residents, the council has a policy commitment to reduce socio-economic inequalities and this is reflected in its values and aims. For this reason, the council recommends considering impacts/needs arising from socio-economic disadvantage in all equality analyses, not forgetting to include identified potential mitigating actions. **The Council has adopted the Socio-Economic Duty as part of its overall equality, diversity and inclusion policy commitments in the Southwark Equality Framework.** This requires us to ensure we do not make any conditions worse for those experiencing socio-economic disadvantage through our policies and practices.

Section 1: Equality impact and needs analysis details

Proposed policy/decision/business plan to which this equality analysis relates	GW1 service provision for Highway Works Contract

Equality analysis author		George Mellish			
Strategic Director:		Aled Richards			
Department		Highways	**Division**		Environment, Sustainability and Leisure
Period analysis undertaken		September 2026			
Date of review (if applicable)		N/a			
Sign-off	Dr Polyvios Polyviou	**Position**	Head of Highways and Sustainable Transport Policy	**Date**	17.09.2026

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan
Under the Highways Act 1980, Southwark Council, as the Highway Authority for the majority of public roads and pavements within the borough, has a statutory responsibility to maintain the highway network in a safe condition. This covers activities ranging from a standard pothole repair to gritting the roads and pavements deemed necessary during freezing conditions and snowfall. In addition to its statutory duties, the council seeks to improve the highway network wherever feasible. This is carried out through the council's capital programme and external funding sources including TfL, or through developers' S106 / NCIL funds. Future contractual arrangements must therefore be sufficiently flexible to accommodate uncertainty over future budget levels, particular where these funds derive from external sources. Schedule of Rates will be fixed but will be adjusted annually in line with inflation.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	The services delivered through this contract ensure that the council is able to maintain and improve its highway network in in line with statutory obligations set under the Highways Act 1980.
Key stakeholders were/are involved in this policy/decision/business plan	Procurement delivery will take into account documentation and specifications provided by the Equalities team and Highway Officers. Highway officers also liaise with colleagues in the social value and sustainable procurement team to ensure the Councils wider strategic objectives can be effectively delivered through the procurement and service delivery as part of this contract. Officers have also incorporated feedback provided as part of preliminary market engagement with other local authorities and potential suppliers, as well as feedback provided by residents on what they would like to see on our highway network

Section 4: Pre-implementation equality impact and needs analysis

This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken, including improvement actions to promote equality and tackle inequalities. An equality analysis also presents as an opportunity to improve services to meet diverse needs, promote equality, tackle inequalities and promote good community relations. It is not just about addressing negative impacts.

The columns include societal issues (discrimination, exclusion, needs etc.) and socio-economic issues (levels of poverty, employment, income). As the two aspects are heavily interrelated it may not be practical to fill out both columns on all protected characteristics. The aim is, however, to ensure that socio-economic issues are given special consideration, as it is the council's intention to reduce socio-economic inequalities in the borough. Key is also the link between protected characteristics and socio-economic disadvantage, including experiences of multiple disadvantage.

Socio-economic disadvantage may arise from a range of factors, including:

- poverty
- health
- education
- limited social mobility
- housing
- a lack of expectations
- discrimination
- multiple disadvantage

The public sector equality duty (PSED) requires us to find out about and give due consideration to the needs of different protected characteristics in relation to the three parts of the duty:

1. Eliminating discrimination, harassment and victimisation
2. Advancing equality of opportunity, including finding out about and meeting diverse needs of our local communities, addressing disadvantage and barriers to equal access; enabling all voices to be heard in our engagement and consultation undertaken; increasing the participation of underrepresented groups
3. Fostering good community relations; promoting good relations; to be a borough where all feel welcome, included, valued, safe and respected.

The PSED is now also further reinforced in the two additional Fairer Future For All values: that we will

- Always work to make Southwark more equal and just
- Stand against all forms of discrimination and racism

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential Socio-Economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**

The Highway Works procurement strategy is deemed to have an overall positive impact on the protected characteristic of age in relation to improvements of the highway network.	The procurement strategy for the Highway Works contract is expected to have a positive impact on the protected characteristic of age, by delivering highway maintenance and improvement schemes across the Borough. These interventions, particularly pedestrian accessibility improvements and public realm improvements, support both young children and older adults, who may be more vulnerable to the impact caused by a lack of active travel. However, the services provided through this contract are not age-specific; they are design to support all residents and commuters within the Borough, aiming to improve road safety and promote active travel to maintain wellbeing. The aim of the services provided through this contract are to provide equal opportunity for the entire community to be able to travel safely and sustainably within our Borough. In addition, works will be designed and coordinated in a way that minimise disruption to the local community. Through the use of effective engagement, sufficient levels of traffic management and selective phasing of works the Council will endeavour to minimise disruption cause to all age groups as part of works, but particularly around schools where young children would be impacted.

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Please note that under the PSED due regard includes:

Giving due consideration in all relevant areas to ‘’the steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.’’ This also includes the need to understand and focus on different needs/impacts arising from different disabilities**.**

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Highway Works procurement strategy is deemed to have an overall positive impact on the protected characteristic of disability in relation to improvements of the highway network.	The procurement of the highway works contract is considered to have a positive impact on the protected characteristic of disability. By facilitating essential maintenance and improvement works to

	the highway network, the Council is able to improve accessibility for all road users, but individuals with mobility issues would greatly benefit from these interventions. Highway officers will use the relevant design guidance for the design of all highway improvement schemes. This will ensure that schemes are inclusive and improve accessibility for all road users. This would include following design guidance for pedestrian dropped kerbs, tactile crossing points and footway crossfalls. The council will take necessary steps to ensure the necessary traffic management is in place during the construction phase of project delivery to minimise the impact felt by people with disabilities.

Gender reassignment:
- The process of transitioning from one gender to another.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Highway Works procurement strategy will have no identifiable impact on the protected characteristic of gender reassignment.	The Highway Works procurement strategy is deemed to have an overall neutral impact on the protected characteristic of gender reassignment in relation to socio-economic issues.

Marriage and civil partnership – In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couples. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples and must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.)**

Potential impacts (positive and negative) of proposed policy/decision/business plan	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Highway Works procurement strategy is deemed to have an overall neutral impact on the protected characteristic of marriage and civil partnership.	The Highway Works procurement strategy is deemed to have an overall neutral impact on the protected characteristic of marriage and civil partnership in relation to socio-economic issues.

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Highway Works procurement strategy is deemed to have an overall positive impact on the protected characteristic of pregnancy and maternity. Works delivered through this contract help deliver a highway network which is more accessible. This provides tangible benefits for people using buggies and prams along our highway network.	The Highway Works procurement strategy is deemed to have an overall positive impact on the protected characteristic of pregnancy and maternity in relation to socio-economic issues. The necessary steps will be taken to minimise disruption caused during the construction phase of project delivery. Officers will look to incorporate requests from residents to accommodate needs where safe and practicably possible.

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins. N.B. Gypsy, Roma and Traveller are recognised racial groups and their needs should be considered alongside all others	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Highway Works procurement strategy is deemed to have an overall positive impact on the protected characteristic of race. In line with the objectives set out in the Streets for People transport strategy, the works delivered as part of this contract will help improve public spaces by making it safer to walk, wheel and cycle. As part of these projects, the Council carries out engagement with the local community to ensure feedback is considered and factored into design where feasible. This ensures that our local community are able to contribute towards proposed schemes and the Council can ensure that specific groups of people are not unfairly impacted as a result.	The Highway Works procurement strategy is deemed to have an overall positive impact on the protected characteristic of race in relation to socio-economic impacts. The service provider will be expected to provide a specified amount of apprenticeships, work placements to the local community and a proportion of employees who are Black, Asian and minority ethnic.

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Highway Works procurement strategy is deemed to have an overall neutral impact on the protected characteristic of religion and belief.	The Highway Works procurement strategy is deemed to have an overall neutral impact on the protected characteristic of religion and beliefs in relation to socio-economic issues.

Sex - A man or a woman.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Highway Works procurement strategy is deemed to have an overall neutral impact on the protected characteristic of sex. In line with the objectives set out in the Streets for People transport strategy, the works delivered as part of this contract will help improve public spaces by making it safer to walk, wheel and cycle. Public spaces will also be made safer through improved street lighting As part of these projects, the Council carries out engagement with the local community to ensure feedback is considered and factored into design where feasible. This ensures that our local community are able to contribute towards proposed schemes and the Council can ensure that specific groups of people are not unfairly impacted as a result. This would also include working with specific groups to assess issues like safety for women.	The Highway Works procurement strategy is deemed to have an overall positive impact on the protected characteristic of sex in relation to socio-economic issues.

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Highway Works procurement strategy is deemed to have an overall neutral impact on the protected characteristic of sexual orientation. In line with the objectives set out in the Streets for People transport strategy, the works delivered as part of this contract will help improve public spaces by making it safer to walk, wheel and cycle. As part of these projects, the Council carries out engagement with the local community to ensure feedback is considered and factored into design where feasible. This ensures that our local community are able to contribute towards proposed schemes and the Council can ensure that specific groups of people are not unfairly impacted as a result. This would also include working with specific groups such as LGBT groups in order to assess and consider any specific issues which would relate to this group.	The Highway Works procurement strategy is deemed to have an overall neutral impact on the protected characteristic of sexual orientation in relation to socio-economic issues.

Human Rights

There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol

Potential impacts (positive and negative) of proposed policy/decision/business plan
The procurement strategy for the Highway Works Contract has the potential to deliver significant impacts in relation to health and human rights. By enabling essential maintenance and improvement works to the highway network, the strategy supports all residents, businesses and individuals travelling through our Borough to use sustainable modes of transport safely. This is particularly important in the context of the climate crisis and the need to promote and safely facilitate sustainable modes of transport, as outlined in the Streets for People Transport Strategy. As the highway authority is the council's responsibility to allow safe passage across the network for all. Failure to make such adjustments can negatively impact residents' rights under the Human Rights Act, including the Right to Life and Freedom from Discrimination. A highway network which is inaccessible to all users may contribute to avoidable accidents, deteriorating health and increased reliance on health and specialist care services. Positive impacts include:

- Improved physical and mental health outcomes.
- Reduced risk or accidents or collisions.
- Improved air quality.
- Greater sense of community through improved public spaces.
- Support for early intervention and long-term care needs.

Potential negative impacts or risks include:

- Socio-economic impacts caused as a result of disruption to local community whilst works are being delivered.
- Individuals may not be in support of all highway improvements e.g. reduction in on street parking.

Information on which above analysis is based

The analysis informing this procurement strategy is based on a review of the current highway works contract and feedback received as part of recent consultations relating to highway projects. This collaborative approach helps to identify barriers, assess the effectiveness of existing adaptions and shape future delivery.

Mitigating and/or improvement actions to be taken

Mitigation measures include robust contract management, clear communication with key stakeholders and ongoing monitoring to ensure equitable access and timely delivery of services.

For all planned works which require a change to parking, loading and moving traffic restrictions on the public highway will be subject to public engagement and statutory consultation. For all works which are not reactive or in response to an emergency, advance warning letters are delivered to residents and businesses within the local area a minimum of 2 weeks in advance of works commencing on site.

Where pedestrian crossing points are closed as part of highway improvement works, necessary measures will be put in place to provide pedestrian diversion routes and temporary crossing points. The Council work closely with TfL where suspension of bus stops and diversion of bus routes are required. Where possible, the Council will look to deliver works out of hours to reduce potential impact caused to bus network.

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Conclusions

Summarise main findings and conclusions of the overall equality impact and needs analysis for this area:

The standard clauses relating to fulfilling responsibilities under the Equality Act 2010 and enabling the Council to meet its responsibilities under the Public Sector Equality Duty 2011 through effective partnership working with the Council will be included within the contract specification.

Section 5: Further equality actions and objectives

5. Further actions			
Based on the initial analysis above, please detail the key mitigating and/or improvement actions to promote equality and tackle inequalities; and any areas identified as requiring more detailed analysis.			
Number	**Description of issue**	**Action**	**Timeframe**
1			
2			
3			
4			
5			
6			
7			

5. Equality and socio-economic objectives (for business plans)				
Based on the initial analysis above, please detail any of the equality objectives outlined above that you will set for your division/department/service. Under the objective and measure column please state whether this objective is an existing objective or a suggested addition to the Council Plan.				
Objective and measure	**Lead officer**	**Current performance (baseline)**	**Targets**	
			Year 1	**Year 2**

6. Review of implementation of the equality objectives and actions				

Implementation Equality Impact and Needs Analysis

Agenda Item 10

Meeting Name:	Executive
Date:	13 October 2026
Report title:	Climate Change Strategy & Action Plan Update and Annual Report
Executive Member:	Councillor Waldon-Day, Executive Member for Council Co-ordination and Climate
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD - COUNCILLOR WALDON-DAY, EXECUTIVE MEMBER FOR COUNCIL COORDINATION AND CLIMATE

Southwark Council's annual climate update is an important public document, offering transparency against Southwark's unanimously adopted ambition to do everything we can to make the borough carbon neutral by 2030.

We must be honest that Southwark, and indeed all levels of government in the UK, are far from achieving this ambition. However, inspiring local action across our borough shows that climate action brings people together, saves money and protects our residents from extreme weather, even as the devastating impacts of climate breakdown become clearer each year.

This is why serious action on climate is central to our new Green and Liberal Democrat's administration's ambition for an affordable, safe and green Southwark. We will support the residents and local organisations already leading change in our communities, drive further reductions in the council's own emissions, and invest in long-term adaptation measures. Our work will have a particular focus on climate justice, as those least responsible for the climate crisis are often most affected by it, including high energy bills, poor air quality, overheating, and unequal access to green space.

At a time of significant financial pressure, including a £102 million funding gap over the next three years, we will use our resources strategically and continue to make the case to national government for the funding, powers and national action that councils need to tackle the climate and ecological emergency locally.

The work detailed in this report provides an important foundation for our new Green and Liberal Democrat administration to build on with renewed urgency and ambition. The Climate Action Plan will be renewed in line with the new administration's Borough Action Plan once published.

RECOMMENDATION(S)

Recommendation(s) for the Executive

- Note the contribution of communities, schools, businesses and council services in tackling the climate crisis over the last year in Southwark, while recognising the significant scale of the challenge that remains.
- Note the progress made in reducing the council's operational emissions and supporting community-led climate action during the 2025/26 financial year, as set out in the Climate Change Annual Report 2026.
- Agree the allocation of the 29 actions within the Climate Action Plan to the new executive members who will provide leadership and accountability on the delivery of the plan.
- Note that the Council's climate work over the next twelve months will focus on accelerating emissions reductions, strengthening adaptation and resilience, supporting residents and communities, and ensuring that climate action contributes to an affordable, safe and green Southwark.
- Support the exploration of innovative and collaborative solutions to address funding challenges and maximise opportunities to accelerate climate action across the borough.
- Note that this action plan will be updated and renewed following the publication of the new administration's Borough Action Plan, ensuring that climate action is embedded across the Council's priorities and delivery.

BACKGROUND INFORMATION

1. Southwark's response to the climate emergency began in March 2019, when Council Assembly declared a climate emergency and committed to doing all it could to make the borough carbon neutral by 2030. This was followed by the establishment of a programme to develop the council's climate strategy, including cross-party member involvement, extensive engagement with residents and stakeholders, and dedicated resources to support early action.

2. In July 2020, the previous Cabinet approved a draft Climate Strategy for consultation and commissioned the development of a detailed Climate Action Plan. Following consultation, the previous Cabinet adopted *Tackling the Climate Emergency Together: Our Approach for a Carbon Neutral Southwark by 2030* and its accompanying Climate Action Plan in July 2021, establishing the council's strategic framework and priority actions for responding to climate change.

3. Subsequent annual reviews strengthened and expanded the programme. In 2022, the implementation framework was enhanced through the introduction of a public climate action dashboard, the further integration of climate objectives across council policy, additional community engagement including the Citizens' Jury, and further investment through the Climate Capital Fund. In 2023, alongside continued delivery of the Climate Action Plan, work began on the development of a dedicated Climate Resilience and Adaptation Strategy.

4. The Climate Resilience and Adaptation Strategy was adopted in 2024, broadening the council's approach beyond emissions reduction to include resilience to climate impacts such as overheating, flooding, water security, food security and biodiversity loss. The 2024 annual review therefore reflected both the continued delivery of the Climate Action Plan and the adoption of the resilience strategy, alongside a commitment to develop a single, consolidated strategy.

5. In September 2025, the previous Cabinet adopted that next phase by combining the 2021 Climate Change Strategy and the 2024 Climate Resilience and Adaptation Strategy into a single Climate Change Strategy, supported by an updated Climate Action Plan. The update provides a framework for an integrated approach to decarbonisation, climate adaptation and resilience and the vision through which the council will continue to address the climate challenge, in a way that is socially just, fair and effective. The Climate Action Plan provides the detail of the work required within five key themes:

Theme 1 - Buildings and energy
Buildings and energy are central to creating a resilient, low-carbon borough by reducing carbon emissions, improving energy efficiency, expanding clean and community-owned energy, and adapting buildings to the impacts of climate change. As buildings account for around 78% of local emissions, we will prioritise upgrading homes and other buildings to reduce energy use, address overheating and flood risks, and ensure the borough's infrastructure can support growing demand for clean electricity.

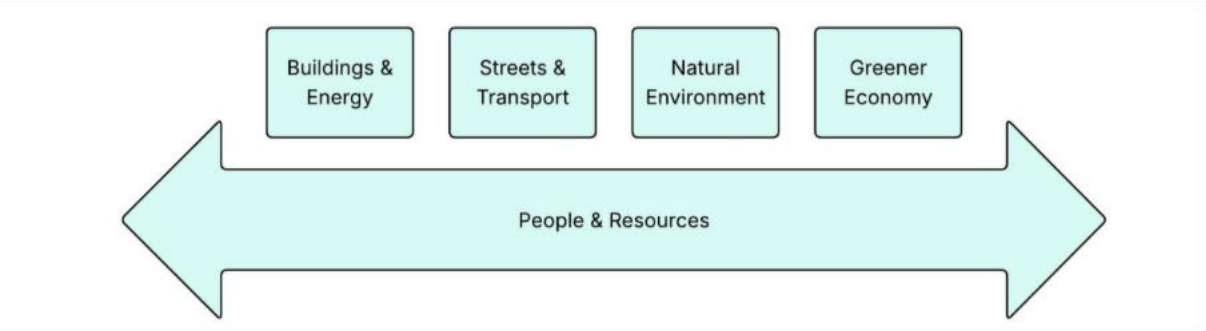
Theme 2 - Streets and transport
Streets and transport play a crucial role in reducing carbon emissions and building climate resilience by creating safer, greener, and more accessible places that encourage walking, cycling, and sustainable travel. Through the Streets for People Strategy, we will reduce transport emissions, improve air quality and road safety, use lower-carbon materials in street improvements, and continue adapting our streets to better withstand heatwaves and surface water flooding.

Theme 3 - Natural Environment
Natural environment plays a vital role in tackling climate change by supporting biodiversity, improving health and wellbeing, and helping communities adapt to increasing climate risks. Through protecting and enhancing parks, trees, and green spaces, we will increase habitats for wildlife, expand the borough's tree canopy, reduce the impacts of heatwaves and flooding, and ensure all residents have access to a greener, more resilient environment.

Theme 4 - Greener Economy
Greener economy focuses on creating a low-carbon, resilient local economy by supporting businesses, developing green jobs and skills, and ensuring residents benefit from the transition to a more sustainable future. By reducing waste, increasing reuse and recycling, promoting sustainable consumption and diets, and improving resource efficiency, we will strengthen the circular economy while reducing emissions and delivering wider social, economic, and health benefits.

Theme 5 - People and resources
People and resources provides the foundations for delivering our climate ambitions by ensuring the council has the skills, funding, partnerships, governance, and tools needed to respond effectively to the climate emergency. By embedding climate considerations into decision-making, strengthening the use of data and climate budgeting, reducing emissions within our supply chains, and securing investment for retrofit and adaptation projects, we will build a climate-ready organisation and empower staff, residents, and partners to lead climate action.

6. Figure 1: Five themes in the Climate Action Plan



7. This report provides the first annual update on delivery of the integrated Climate Change Strategy and Climate Action Plan adopted in September 2025. It summarises progress made during the initial implementation period from September 2025 to March 2026, highlighting key achievements and challenges across emissions reduction, climate adaptation and resilience.

8. Although the strategy and plan primarily focused on the actions that the council could directly take, the council noted that it will only meet its ambitions if it works closely with residents, communities, partners and others to ensure that everyone with a stake in our borough is part of the change that is needed.

9. The council continues to embed its climate ambitions across all council services and align new and emerging council plans and strategies with the themes and policies in the Climate Change Strategy and Climate Action Plan. This ensures that all opportunities to reduce emissions and make the borough more adapted are identified and captured.

KEY ISSUES FOR CONSIDERATION

10. This report includes:

    a. The Climate Change Annual Report (Appendix 1) highlights the progress, opportunities and challenges that have faced the borough between April 2025 and March 2026 and looks ahead to what the council plans to achieve through this financial year to March 2027.
    b. The proposed factual updates to the Climate Action Plan (2025) with the 29 actions in the plan allocated to new executive members who were appointed following the May 2026 local election.

c. Climate Action Plan progress update (Appendix 2) that summarises the council's progress since the adoption of the updated Climate Change Strategy and Climate Action Plan in September 2025. This update covers activity undertaken between September 2025 and March 2026.

Climate Change Annual Report

11. The council publishes an annual report on its progress as part of its commitment to tackling the climate emergency. This provides an easily accessible overview of what has been achieved over the previous year and what still needs to happen to meet the council's emissions and adaptation ambitions.

12. Tackling climate change across Southwark is a shared responsibility and achieving our borough-wide emissions reduction goals will require action far beyond the council's own operations. Throughout this reporting period, we have continued to work closely with a wide range of partners, including residents, businesses, schools, community organisations, housing providers, Business Improvement Districts, universities, transport providers, community energy groups and neighbouring boroughs, to accelerate climate action across the borough.

13. From supporting community energy projects and decarbonising schools, to improving green skills, promoting sustainable travel and building climate resilience, these partnerships are helping to deliver meaningful change. We recognise that reducing emissions across the whole borough remains a long-term challenge and there is still significant work ahead to achieve our ambitions.

14. The progress outlined in this report demonstrates the strength of collective action and our shared commitment to creating a cleaner, greener and more climate-resilient Southwark. As these partnerships continue to mature, future annual reports could adopt a more borough-wide focus, highlighting the contributions of key partners and featuring case studies that showcase how organisations and communities across Southwark are working together towards our shared climate goals.

15. The latest emissions data shows that borough-wide greenhouse gas emissions in Southwark fell slightly between 2023 and 2024. This year, we have adopted a new national dataset produced by the Department for Energy Security and Net Zero (DESNZ), which provides a more comprehensive picture of emissions across the borough. As a result, total emissions are higher than those reported in previous annual reports. However, despite these revised estimates, the latest figures still show a small reduction in overall emissions during the past year.

16. Buildings remain the largest source of emissions in Southwark, accounting for 66% of borough-wide emissions. Industrial and commercial buildings contribute 303 $ktCO_2e$ (37%), while residential buildings account for 242 $ktCO_2e$ (29%). Road transport is the second largest source, responsible for 173 $ktCO_2e$ (21%) of emissions. Public sector activities contribute 77 $ktCO_2e$ (9%), while waste accounts for 23 $ktCO_2e$ (3%) and other sources make up less than 1% of emissions. These figures reinforce the importance of continuing efforts to improve the energy efficiency of homes, workplaces and public buildings, alongside reducing emissions from transport.

17. The challenges Southwark faces are not unique. Local and national governments around the world are working to tackle emissions from buildings and transport, which remain among the largest contributors to greenhouse gas emissions. The latest data highlights the scale of this challenge and the importance of sustained action across all sectors.

18. The council's own emissions form part of the borough-wide total and continue to show progress in areas under our direct control. Emissions from council operations and purchased energy fell from 65 $ktCO_2e$ to 63 $ktCO_2e$ during the year. Included within this is our work to reduce operational emissions from buildings including council offices, leisure centres and libraries, alongside vehicles and streets lighting. These emissions have reduced by 9% since 2021. However, emissions associated with the goods and services we purchase, our supply chain emissions, increased by 10% to 371 $ktCO_2e$.

19. The council estimates supply chain emissions based on council expenditure, providing an indication of the carbon impact of the goods and services we procure. For the third consecutive year, spending has increased due to both higher levels of purchasing and rising costs linked to inflation. This has led to higher estimated supply chain emissions and underlines the importance of our ongoing work to embed sustainability within procurement and commissioning processes.

20. Good progress has been made in establishing the foundations for a more strategic approach to sustainable procurement. A dedicated Sustainable Procurement Manager has now been appointed to lead this work, creating the capacity needed to develop a coordinated programme of activity across the council. Initial work has focused on research, stakeholder engagement and scoping, including collaboration with local authorities through the Local Responsible Procurement Network (LRPN) to understand emerging best practice, identify opportunities and help shape Southwark's future approach. This groundwork is providing a strong evidence base to inform future policy development, supplier engagement and carbon reduction initiatives.

21. Market research was also undertaken with a number of third-party procurement data platform providers to understand available tools for monitoring and reporting sustainable procurement outcomes.

22. Examples of some of the successful climate action projects progressed over the last year are included in Table 1 below:

Table 1: Successful climate projects

	Theme	Example of successful project(s)	Council Team
1	Theme 2. Streets and Transport	• Expanded secure cycle parking, cycle training and bike maintenance programmes, alongside record participation in the Try Before You Bike scheme. • Completed a borough-wide freight baseline study to inform Southwark's emerging Freight Plan. • Completed seven sustainable drainage	Highways; Transport Policy; Parks, Trees & Ecology

		projects and planted 5,985 trees across highways, housing estates and parks during 2025/26.	
2	Theme 1. Buildings and Energy	• Replaced 1,258 ageing gas boilers in council homes with more efficient systems. • Building on a successful £1.28m Warm Homes: Social Housing Fund bid, completed retrofit assessments for 124 council homes ahead of a major energy efficiency upgrade programme in Nunhead. • Working with Veolia, completed phase one of the expansion of the Old Kent Road Heat Network, expected to provide low-carbon heat to around 7,000 homes once fully completed.	Housing Asset Management; Housing Investment; Heat Networks
3	Theme 5. People and Resources	• Published the council's first Climate Budget in February 2026, providing a clear assessment of emissions reduction opportunities across operational buildings, street lighting and fleet. • Ongoing support for 46 community-led clean energy and energy efficiency projects funded through the Southwark Community Energy Fund (SCEF). • Partnered with schools, colleges and training providers including the LSBU Green Skills Hub, contributing to the creation of 2,453 green jobs. • Received external recognition through an LGC Net Zero Award shortlist and a Highly Commended award in the Management Journal Awards.	Climate Change Team; Sustainability; Procurement
4	Theme 1. Buildings and Energy	• Continued support for the Green Homes Advice Centre, providing free retrofit, energy efficiency and fuel poverty advice to 98 residents.	Housing Strategy; Private Sector Housing
5	Theme 1. Buildings and Energy	• Delivered low-carbon energy projects in schools, including a major community solar installation at Harris Girls' Academy East Dulwich, solar panels at Crampton Primary School, and an air source heat pump and energy efficiency improvements at Crawford Primary School. • Supported 12 schools to develop Climate Action Plans and grew the Southwark Climate Action Schools Network to 36 schools.	Education; Sustainable Growth

6	Theme 1. Buildings and Energy	• Continued investment in leisure centres through a retrofit programme across five leisure centres, supported by £9.5m government funding. • Continued decarbonisation works at 160 Tooley Street, the council's largest operational source of emissions. • Helped increase total investment raised through Southwark Green Investment to £3.5 million.	Corporate Facilities Management; Asset Management; Finance
7	Theme 3. Natural Environment	• Received a Leadership Award in Sustain's Good Food Local Report 2026. • Supported recruitment of a Woodland Nature Recovery Officer to deliver habitat improvements and community engagement. • Progressed an Integrated Weed Management Policy to reduce herbicide use across highways, housing and parks.	Parks, Trees & Ecology; Public Health
8	Theme 1. Buildings and Energy	• Progressed the South-East London Energy Partnership (SELEP) and development of Southwark's future Power Plan. • Supported creation of Southwark's new Community Energy Cooperative and community solar projects. • Introduced a pilot Local Listed Building Consent Order making it easier for eligible listed homeowners to install solar panels.	Planning Policy; Sustainable Growth; Climate Change
9	Theme 5. People and Resources	• Reviewed 84 planning and energy applications, helping developments achieve average carbon emission reductions of 48%. • Developed a climate risk dashboard and strengthened climate resilience planning through the Local Plan Review. • Partnered with King's College London on the Hopeful Futures climate adaptation project.	Planning Policy; Climate Change Team
10	Theme 4. Greener Economy	• Appointed Hatch Enterprise and ZeroBees to deliver the Greener Southwark Business Accelerator. • Expanded access to Library of Things, enabling residents to borrow almost 9,000 items, save an estimated £1.28 million, and avoid 186.6 tonnes of carbon emissions. • Supported local businesses through sustainability mentoring and circular economy initiatives.	Economic Development; Climate Change; Procurement

Climate Action Plan - Allocation of actions to new executive members

23. The allocation of actions to executive members is intended to strengthen accountability for delivery. Executive members will act as portfolio leads for their allocated actions, providing strategic oversight, championing delivery within their areas of responsibility, and working with officers to monitor progress, address barriers and ensure climate objectives are reflected in council priorities and decision-making.

24. Executive members will also act as visible political sponsors for their allocated actions, helping to maintain momentum and organisational focus. This may include, promoting collaboration across services, raising actions through relevant management and governance processes, supporting engagement with partners and stakeholders, and advocating for the resources, policy changes and partnerships required to support successful delivery.

25. Following the appointment of the new executive after the local election in May 2025, the council's Climate Action Plan needs to be updated so that plan's 29 actions are allocated to the new executive members.

26. Table 2 below sets out the proposed allocation by executive member based on 'best-fit' with their portfolios. Where an action includes workstreams across multiple executive member portfolios, each executive member is included. This is the approach we previously took with the former cabinet.

27. The Climate Action Plan will be updated with the new allocations and uploaded to the council climate webpages.

Table 2: Allocation of Climate Action Plan actions by Executive Member

Executive Member	Climate Action Plan action	Total
1. Cllr James McAsh	• Action 10: Ensure our streets encourage walking and cycling, reduce emissions from vehicles, and are adapted for the worsening effects of climate change • Action 11: Encourage sustainable transport options to reduce emissions from vehicles • Action 12: Design and maintain our streets and public realm to reduce emissions and improve climate resilience • Action 13: Reduce emissions from council vehicles • Action 14: Plant and maintain more trees • Action 15: Enhance our streets and green spaces to increase biodiversity • Action 20: Promote cleaner freight and supply chains	8

	• Action 24: Collaborate with our communities and partners to take climate action and improve resilience	
2. Cllr Reginald Popoola	• Action 1: Significantly reduce emissions from council homes and ensure they are resilient to the effects of climate change • Action 5: Minimise the environmental impact of our operations • Action 6: Deliver resilient low-carbon heat networks • Action 24: Collaborate with our communities and partners to take climate action and improve resilience	4
3. Cllr Eloise Waldon-Day	• Action 2: Support the retrofit of private homes • Action 4: Reduce emissions from council buildings and ensure they are climate change ready • Action 6: Deliver resilient low-carbon heat networks • Action 7: Ready the borough for electrification and support community energy • Action 8: Generate renewable energy on our buildings • Action 14: Plant and maintain more trees • Action 15: Enhance our streets and green spaces to increase biodiversity • Action 16: Monitor and manage our natural environment in a healthy way • Action 17: Protect people and buildings from flooding • Action 18: Increase green jobs and skills • Action 19: Grow our green economy • Action 20: Promote cleaner freight and supply chains • Action 21: Work with residents, local groups and partners to support climate friendly behaviours • Action 22: Improve recycling rates and reduce waste • Action 24: Collaborate with our communities and partners to take climate action and improve resilience • Action 25: Get the council prepared for the effects of climate change • Action 26: Train all council staff to identify and take climate action • Action 27: Make evidence-led investment decisions and grow the funding available for climate action • Action 28: Reduce the carbon footprint of the goods and services we buy	20

	• Action 29: Ensure the council makes decisions that are climate-informed	
4. Cllr David Watson	• Action 2: Support the retrofit of private homes • Action 24: Collaborate with our communities and partners to take climate action and improve resilience	2
5. Cllr Rebecca Corn	• Action 3: Make our schools sustainable and resilient to climate change • Action 24: Collaborate with our communities and partners to take climate action and improve resilience	2
6. Cllr Sam Foster	• Action 4: Reduce emissions from council buildings and ensure they are climate change ready • Action 5: Minimise the environmental impact of our operations • Action 7: Ready the borough for electrification and support community energy • Action 8: Generate renewable energy on our buildings • Action 24: Collaborate with our communities and partners to take climate action and improve resilience • Action 25: Get the council prepared for the effects of climate change • Action 26: Train all council staff to identify and take climate action • Action 27: Make evidence-led investment decisions and grow the funding available for climate action • Action 28: Reduce the carbon footprint of the goods and services we buy	9
7. Cllr Vanessa Threadgold	• Action 5: Minimise the environmental impact of our operations • Action 15: Enhance our streets and green spaces to increase biodiversity • Action 16: Monitor and manage our natural environment in a healthy way • Action 23: Support access to healthy and sustainable food • Action 24: Collaborate with our communities and partners to take climate action and improve resilience	5
8. Cllr Alexandra Austin	• Action 6: Deliver resilient low-carbon heat networks • Action 7: Ready the borough for electrification and support community energy	4

	• Action 9: Update planning policy so that buildings and places are more sustainable • Action 24: Collaborate with our communities and partners to take climate action and improve resilience	
9. Cllr Victor Chamberlain	• Action 9: Update planning policy so that buildings and places are more sustainable • Action 23: Support access to healthy and sustainable food • Action 24: Collaborate with our communities and partners to take climate action and improve resilience • Action 25: Get the council prepared for the effects of climate change	4
10. Cllr Rachel Bentley	• Action 19: Grow our green economy • Action 24: Collaborate with our communities and partners to take climate action and improve resilience • Action 28: Reduce the carbon footprint of the goods and services we buy	3

28. The council is currently developing new Joint Administration Priorities and a new Borough Action Plan, which will serve as the council's overarching strategic framework. Once adopted, these priorities may provide opportunities to further align and refine the Climate Change Strategy and Climate Action Plan, ensuring climate action continues to support the council's wider objectives and outcomes for residents.

Climate Action Plan Progress Update (Appendix 2)

29. The council's Climate Action Plan (2025) is the council's primary tool for coordinating and driving progress towards our climate goals detailed in our Climate Change Strategy (2025). The plan outlines a schedule of 29 actions across the five themes that clearly reflects the work required to work towards Southwark's current 2030 carbon neutrality goal, while also strengthening the borough's resilience and ability to adapt to the harmful impacts of climate change, particularly on our most vulnerable residents.

30. As a result of the adoption of the new Climate Action Plan in September 2025, the reporting period for this Climate Action Plan update runs from September 2025 to March 2026. Appendix 2 of this report provides an overview of progress made since the adoption of the updated Climate Change Strategy and Climate Action Plan in September 2025.

31. Officers within the Climate Change Team engaged with colleagues across council departments to review progress against agreed actions and gather evidence of delivery. This process has provided a valuable opportunity to strengthen cross-departmental collaboration, improve oversight of climate-related activity, and promote a more coordinated approach to

implementation. It has also helped to embed climate considerations, reinforcing the principle that delivering the council's climate commitments is a shared responsibility across the organisation. Through this engagement, the council has continued to build capacity, strengthen accountability for delivery, and support a more integrated approach to achieving its climate objectives.

Climate action - Next 12 months

32. The council has ambitious plans for the coming year and will continue to deliver the mitigation, adaptation and resilience measures set out in the updated Climate Action Plan. Key priorities for the next 12 months include:

Buildings and energy

- Progress the decarbonisation of council buildings through the delivery of retrofit projects across leisure centres, schools and council housing, including support for the council's housing investment programme, schools decarbonisation pipeline and the reduction of operational emissions.
- Expand support for schools through the Southwark Climate Action Schools Network, helping schools develop Climate Action Plans, improve climate literacy, reduce emissions and build resilience to climate impacts such as overheating.
- Deliver projects funded through all three rounds of the Southwark Community Energy Fund, including community-owned renewable energy, energy efficiency improvements and local energy projects that reduce emissions while supporting community resilience.

Nature and biodiversity

- Continue delivery of projects funded through the Southwark Biodiversity Fund, alongside major habitat enhancement projects, tree planting programmes and opportunities to strengthen biodiversity across the borough.
- Support the development of a coordinated approach to nature recovery, helping to improve biodiversity, strengthen ecological networks and increase resilience to climate change.

Climate adaptation and resilience

- Continue embedding climate adaptation and resilience across council services, policies, projects and decision-making, supported by climate risk assessments, adaptation audits and the development of improved tools and data.
- Deliver priority adaptation projects, including the Hot Homes programme, overheating interventions, flood resilience measures and climate resilience projects focused on vulnerable communities and locations.
- Continue partnership working with London Councils, public health, emergency planning and other stakeholders to strengthen borough-wide resilience and improve preparedness for climate impacts.

People, resources and organisational change

- Develop the second year of climate budgeting, expanding coverage beyond operational emissions to include council housing, schools and transport, helping to direct investment towards the highest-impact emissions reduction opportunities.
- Develop a strategic approach to reducing supply chain (Scope 3) emissions

through improved procurement tools, guidance, reporting and governance arrangements, supporting delivery of the council's Social Value Framework and sustainable procurement objectives.

- Roll out climate literacy training for both officers and elected members, strengthening organisational capability and ensuring climate action is understood as a council-wide responsibility.
- Continue engagement with services across the council to embed climate considerations into business planning, policy development, programme delivery and corporate decision-making, strengthening ownership and accountability for Climate Action Plan delivery.

Funding and external opportunities

- Build on recent funding successes by securing additional external investment for decarbonisation, community energy, climate adaptation and nature recovery projects, while maximising delivery of existing funding programmes.
- Continue delivery of the Southwark Green Investment programme and explore further green finance opportunities to support long-term investment in climate action and resilience projects.

Communications, engagement and behaviour change

- Deliver a coordinated programme of climate communications, campaigns and engagement activities to increase awareness, participation and action across the borough.
- Work with residents, schools, businesses and community organisations to support behaviour change, celebrate local climate action and share learning through initiatives including London Climate Action Week and other community events.
  Continue supporting schemes such as the Library of Things, enabling residents to reduce consumption, save money and lower emissions through access to shared resources.

Strategy and delivery

- Strengthen the delivery, monitoring and reporting of the Climate Action Plan through improved governance, performance management and cross-council engagement, ensuring progress remains focused on achieving the council's emissions reduction and climate resilience ambitions.
- Improve the use of emissions, energy and climate risk data, including development of reporting tools and dashboards, to support evidence-based decision-making and identify opportunities for further carbon reduction and resilience improvements.

Policy framework implications

33. The Climate Change Strategy (2025) and associated Climate Action Plan form part of the council's policy framework for addressing climate change. Delivery of the strategy supports the council's wider ambitions for a more affordable, safe and green borough.

34. The council is currently developing its Joint Administration Priorities and Borough Action Plan. Once adopted, these may present opportunities to further align and refine actions within the Climate Change Strategy and Climate Action Plan to ensure climate action continues to support the

council's broader strategic objectives.

35. The council approach to climate budgeting is now entering its second year of implementation. Following the inclusion of council operational emissions in the council's year one budget that was adopted in February 2026, the focus of year two is on incorporating council housing, schools and transport emissions. Current plans are to extend coverage to Scope 3 emissions and climate adaptation measures in a third stage, further embedding climate considerations into council decision-making and resource allocation.

Community, equalities (including socio-economic) and health impacts

Community impact statement

36. The Climate Action Plan is helping to ensure that the benefits of the transition to a low-carbon borough are shared fairly, particularly for residents most vulnerable to rising energy costs and the impacts of climate change. During 2025/26, 1,258 ageing gas boilers were replaced in council homes, reducing fuel costs and improving thermal comfort for tenants. The Warm Homes: Social Housing Fund retrofit programme is also progressing across 124 council homes, improving energy efficiency, lowering bills and supporting vulnerable households. The programme is being evaluated with Imperial College London and Impact on Urban Health to better understand resident benefits and inform future investment**.**

37. The council continues to support residents at risk of fuel poverty through advice, community engagement and local energy initiatives. The Green Homes Advice Centre provided free tailored advice to 98 residents on energy bills, grants and home energy improvements. Through the Southwark Community Energy Fund (SCEF), 46 community-led projects have been supported across the first two funding rounds, engaging more than 3,000 residents through workshops, events and fuel poverty advice services. Building on this approach, the council continues to invest in community-led climate action through Round 3 of SCEF, the ongoing delivery of the Southwark Biodiversity Fund and Round 4 of the Southwark Green Investment Fund.

38. The council recognises the importance of working closely with local communities on climate mitigation, adaptation and resilience to ensure a fair transition that delivers benefits across the whole borough. Climate action continues to be shaped through engagement with residents, community organisations, businesses, faith groups and wider stakeholders, including the Community Stakeholder Panel. During this period, work with the London School of Economics explored how climate policy can be made more inclusive through engagement with local faith communities, while internal just transition guidance and training have helped embed fairness, equality and social value considerations into climate-related decision making.

39. Climate action is also creating opportunities for local people through green jobs and skills development. During the reporting period, 2,431 green jobs were reported across Southwark, while schools, colleges and the Green Skills Hub continued to promote access to green careers and training. Southwark College's planned Heat Pump Hub will further support the development of local skills needed for the low-carbon economy, helping ensure residents can benefit from

the employment opportunities created by the transition to net zero.

Equalities (including socio-economic) impact statement

40. The council recognises that, while climate change affects all residents, its impacts are not experienced equally across the borough. Certain communities and locations face greater exposure and vulnerability to climate-related risks, including overheating, flooding and poor air quality. These impacts can be particularly significant for residents on lower incomes, those with existing health conditions, older people and some Black, Asian and Minority Ethnic communities. The council therefore remains committed to ensuring that the principle of a just transition is embedded within its approach to climate action, so that the benefits of the transition to a low-carbon and climate-resilient future are shared fairly across the borough.

41. Alongside its Public Sector Equality Duty obligations, the council will continue to strengthen its approach to delivering a just transition. This includes supporting officers to better understand and consider equalities impacts during the design, consultation and implementation of climate-related policies, projects and programmes, and ensuring appropriate mitigations are identified where required. Climate action also delivers a range of wider social benefits, including reducing fuel poverty, improving air quality, supporting public health and wellbeing, and creating healthier neighbourhoods.

Health impact stateemnt

42. The Climate Action Plan is delivering health and wellbeing benefits by improving housing conditions, reducing fuel poverty, supporting active travel, improving air quality and strengthening resilience to extreme weather. During 2025/26, 1,258 ageing boilers were replaced in council homes and the Warm Homes retrofit programme progressed across 124 homes, helping residents stay warmer in winter, cooler in summer and reducing energy costs. The council is also working with Imperial College London and Impact on Urban Health to evaluate the health impacts of retrofit measures on vulnerable households and build evidence for future investment.

43. Investment through the Streets for People programme is supporting healthier lifestyles by making walking, wheeling and cycling safer and more accessible through cycle parking, training and maintenance initiatives. The continued transition to electric vehicles and support for low-carbon transport is also expected to improve air quality and reduce pollution-related health risks, particularly for children, older people and those with existing health conditions.

44. Access to green space and nature continues to provide important physical and mental health benefits for residents. During the reporting period, 5,985 trees planted across highways, housing estates, parks and open spaces. These improvements will help improve air quality, provide shade and cooling during heatwaves, enhance biodiversity and create greener, healthier neighbourhoods. Additional projects, including a new community orchard, green corridors and biodiversity enhancements, are supporting recreation, wellbeing and community connections.

45. The council has also strengthened resilience to climate-related health risks through seven new sustainable drainage projects, flood awareness campaigns, climate risk mapping and enhanced hot weather preparedness planning. This work, delivered in partnership with public health colleagues, is helping to reduce the health impacts of flooding, overheating and severe weather, particularly for vulnerable residents and communities.

Climate change implications

46. This report demonstrates the council's continued progress to take climate action across its activities and decision-making processes. It highlights progress made in delivering climate mitigation, adaptation and resilience measures over the reporting period and sets out the next steps required to strengthen the council's response to the climate challenges already affecting the borough.

Resource implications

47. The Climate Action Plan continues to identify areas where additional investment, capacity and resources are required to deliver the scale and pace of change needed to meet the council's climate ambitions. The most significant challenges relate to securing sufficient funding to decarbonise buildings, neighbourhoods and wider borough infrastructure. Through regular engagement with services responsible for delivering Climate Action Plan commitments, the council continues to identify delivery barriers, resource requirements and future investment opportunities. This process informs the development of project pipelines and the climate budgeting approach, while enabling officers to seek additional funding and support where appropriate. While the Climate Change Team provides strategic leadership and coordination, delivery of the council's climate objectives requires continued ownership and commitment across all council departments.

Legal implications

48. No direct legal implications arise from this report. However, any necessary legal advice will be sought in relation to individual decisions resulting from the ongoing implementation of the Climate Change Strategy and Action Plan (2025).

Financial implications

49. There are no immediate financial implications associated with the implementation of the recommendations of this report.

50. The council continues to invest in its capital programme to deliver positive climate outcomes since it declared a climate emergency in 2019. In 2021, a capital budget of £25m was agreed as part of the council's capital programme to fund and support climate projects that deliver the Climate Change Strategy and Action Plan. This capital budget continues to support a range of climate mitigation and adaptation projects across the council. Of this £25m, £12.5m has been spent on projects to date, with the remaining funds allocated to ongoing and future projects. Additionally, £7.5m has been allocated from the Green Buildings Fund on projects including retrofitting and heat network projects.

51. No additional funding assumptions beyond those already set out in agreed budgets have been made in the Climate Action Plan and Update. The Climate Action Plan sets out core ambitions and our anticipated delivery in achieving those

ambitions, including with partners. Any new funding requirements, if they arise, will be assessed and reviewed as part of the council's normal budget process.

52. The council continues to be successful in securing external funding and investment to support climate action across Southwark. Since the adoption of the updated Climate Action Plan, millions of pounds of funding has been secured or committed from a range of sources, including government grant programmes, Greater London Authority funding, low-interest finance, and locally generated investment. Major funding has been secured through the Public Sector Decarbonisation Scheme, Warm Homes: Social Housing Fund, Heat Network Investment Project, Green Heat Network Fund, and the UK Shared Prosperity Fund, alongside investment raised through Southwark Green Investment and the council's Green Buildings Fund. Securing external funding at this scale is essential to delivering Southwark's climate ambitions, enabling the council and its partners to accelerate delivery, maximise the impact of local resources, and invest in projects that reduce emissions, improve resilience and create wider social and economic benefits for residents.

53. The second year of climate budgeting will strengthen the council's ability to identify emissions reduction opportunities, prioritise investment in high-impact interventions and embed climate considerations within service planning and financial decision-making. Building on the first year of climate budgeting, which focused on council operational emissions, the approach will be expanded to include council housing, schools and transport, providing a more comprehensive understanding of emissions sources and helping to target resources where they can achieve the greatest impact.

54. Work continues on the delivery of major retrofit programmes including the £9.5m of external funding from the central government's Public Sector Decarbonisation Scheme for the leisure centre retrofit programme; and the Warm Homes: Social Housing Fund to council retrofit homes in Nunhead. To date, £3.5m for delivering climate action projects has also been raised via four rounds of Southwark Green Investment.

55. Better Bus Southwark, a £10 million grant over the next four years from Transport for London (TfL) to help improve bus performance and reliability from London Bridge to the south circular, will support the delivery of Streets for People strategy, particularly opportunities to adapt the public realm to be more resilient to heat and surface water flooding.

56. As noted through previous climate annual reports, significant funding pressures remain within the council to deliver large-scale decarbonisation and climate adaptation work, particularly with regards to the increased cost of retrofitting council homes for both, alongside the ongoing asset management of council housing stock. In 2021, the Climate Change Strategy estimated that the cost for the borough to be carbon neutral by 2030 was £3.92bn. It is likely that this cost has now significantly increased due to recent increases in inflation, and this figure does not include the cost of climate adaption measures. While the council will continue to use available resources as efficiently as it can, the scale of funding that the council needs require central government or other private investment.

57. Staffing and any other costs connected with this report are contained within

existing departmental revenue budgets.

Consultation

58. No public consultation has taken place on the factual update to the Climate Action Plan. The general content of the plan remains the same with minor factual updates allocating the 29 actions to the new executive members, and typographical updates to be made subject to Executive approval.

59. The council continues to work closely with residents, community groups and partner organisations through the Community Stakeholder Panel, helping to ensure delivery of the Climate Action Plan is informed by a broad range of perspectives and expertise. Membership includes organisations representing active travel, climate action, biodiversity, health, faith groups, workers and community organisations, including Southwark Cyclists, Living Streets, Southwark Climate Justice Coalition, Southwark Nature Action Volunteers, Extinction Rebellion Southwark, Mums for Lungs, Southwark Law Centre, the LGBTQ+ Centre, Southwark Day Centre for Asylum Seekers, SDA Living, Southwark Diocese and Southwark TUC.

60. These groups provide valuable insight on issues including climate justice, transport, public health, biodiversity, inclusion, community resilience and the impacts of climate change on different communities across the borough. The panel and delivery partners network continue to support engagement, challenge and collaboration as we deliver the Climate Action Plan. A review of membership is currently underway to ensure the group remains representative of Southwark's diverse communities and stakeholders, while identifying opportunities to broaden participation and strengthen partnerships as climate action across the borough continues to develop.

61. The council will continue to undertake engagement with community groups, key stakeholder groups and community as it delivers programmes of work. The Climate Annual Report (Appendix 1) is also part of the council’s commitment to transparency so that residents and others can see the action that is being taken and the progress that is being made.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance (20260813SB)

62. This report requests that the Executive notes and approves various recommendations relating to tackling the climate emergency, including updates and progress made in delivering the council’s Climate Action Plan since its adoption in September 2025, the allocation of the 29 actions within the Climate Action Plan to the new executive members who will provide leadership on the delivery of the plan and future priorities and climate actions.

63. The council has the statutory authority to produce and maintain the Climate Action Plan in accordance with the powers of general competence prescribed by section 1 of the Localism Act 2011. The development of a climate strategy and Action Plan is an executive function of the council which can be considered by Executive in accordance with the

Local Government Act 2000 and Part 3B of the council's Constitution.

64. In approving the recommendations of this report the Executive must be mindful of the Public Sector Equality Duty contained in section 149 of the Equality Act 2010, which requires the council to have due regard to the need to eliminate discrimination, advance equality of opportunity, and to foster good relations between people with a "protected characteristic" and others.

65. Paragraphs 41 and 42 recognise and acknowledge the unequal and potentially disproportionate effects and impact of climate change on those with protected characteristics, and the need and commitment to take appropriate measures to mitigate those effects by ensuring that the principle of a just transition is embedded within the council's approach to climate action.

66. The Executive should also note the current position in relation to consultation, as detailed within paragraphs 59 and 60.

67. There are no other significant legal implications arising from the recommendations in this report. However, any necessary legal advice will be provided to officers in relation to individual decisions resulting from the updated Climate Action Plan.

Strategic Director of Resources (ESL26/044)

68. The report requests Executive to note the three recommendations, agree and support two recommendations of this report.

69. The strategic director of resources notes that there will be no immediate financial implications associated with the implementation of the recommendations of this report.

70. It is noted that no additional funding assumptions beyond those already set out in agreed budgets have been made in the Climate Action Plan and Update. The Climate Action Plan sets out core ambitions and our anticipated delivery in achieving those ambitions, including with partners. Any new funding requirements, if they arise, will be assessed and reviewed as part of the council's normal budget process

71. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Climate Change Strategy (2025)	Climate Change Team, 160 Tooley Street. Accessible on the council's website here: https://www.southwark.gov.uk/sites/default/files/2025-09/Climate%20Change%20Strategy%202025_0.pdf	Tom Sharland tom.sharland@southwark.gov.uk
Climate Action Plan (2025)	Climate Change Team, 160 Tooley Street. Accessible on the council's website here: https://www.southwark.gov.uk/sites/default/files/2025-11/Climate%20Action%20Plan%202025.pdf	Tom Sharland tom.sharland@southwark.gov.uk
Southwark Climate Budget – year 1 (2026)	Climate Change Team, 160 Tooley Street. Accessible on the council's website here: https://www.southwark.gov.uk/sites/default/files/2026-02/Climate-budgeting-report-2026-7.pdf	Tom Sharland tom.sharland@southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Climate Change Annual Report 2026
Appendix 2	Climate Action Plan Progress Update

AUDIT TRAIL

This section must be included in all reports.

Executive Member	Councillor Eloise Waldon-Day - Councillor Waldon-Day**,** Executive Member for Council Co-ordination and Climate

Lead Officer	Tom Sharland – Director of Climate Change and Environment
Report Author	Kasia McBride – Climate Change Project Officer
Version	Final
Dated	11 September 2026
Key Decision?	Yes

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER

Officer Title	Comments Sought	Comments Included
Director of Law and Governance	Yes	Yes
Strategic Director of Resources	Yes	Yes
Director of Climate Change and Environment	Yes	Yes
Head of Climate Change	Yes	Yes
Executive Member	Yes	
Date final report sent to Constitutional Team		1 October 2026

CLIMATE CHANGE ANNUAL REPORT

OCTOBER 2026



TACKLING THE CLIMATE EMERGENCY TOGETHER IN SOUTHWARK

Southwark Council

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FOREWORD

A BROADER CLIMATE AGENDA: FROM EMISSIONS TO ADAPTATION, RESILIENCE AND JUSTICE

The past year has shown both the strength of climate action in Southwark and the scale of the challenge ahead. Communities, schools, businesses, and the council are taking action that protects nature and wildlife, makes our air cleaner, cuts energy bills and helps people prepare for extreme weather.

But we must also be honest that the climate and ecological crisis is accelerating faster than the action needed to address it.

The urgency of this work has become increasingly visible this summer. Extreme heat and drought has affected our residents, homes, streets, parks, and public spaces. Beyond south London, drought, flooding, wildfires, and other impacts are also being felt right across the world.



Posters from local schools used in a staff exhibition.

However, there is also so much action taking place in Southwark to offer hope and a greener path forward. New projects across the borough are being led by community groups, schools and neighbours. Through initiatives such as Southwark Community Energy Fund, Southwark Biodiversity Fund and Southwark Green Investment, we have seen consistently high levels of interest from residents and organisations alike. This inspiring local action is showing that climate action can bring people together, save money and protect us from extreme weather.

Direct council emissions from our buildings and energy use also continue to fall as we upgrade leisure centres, libraries, and offices. Longer-term programmes are also progressing, including our sustainable procurement framework, staff training, and Southwark's innovative climate budget.

As a new councillor, I have been impressed by the commitment of Southwark's staff to environmental protection and action at a local level. Not just the innovative climate team, but the street cleaners, fleet managers, street lighting team, community gardening experts and more.



2026 saw extreme heat and drought across Southwark and London.

This work provides a strong foundation for our new Green and Liberal Democrat administration to build on with renewed urgency and ambition.

Serious climate action is central to our ambition for an affordable, safe, and green Southwark. We will continue to support our neighbours and local organisations already leading change in our communities, and we will look for new ways to accelerate climate action across the borough.

Reducing emissions remains fundamental to our response to the climate emergency. But we must also prepare for the accelerating impacts of a changing climate. We will ensure that our response is rooted in climate justice – we know that climate change does not affect all communities equally, and that those who have contributed least to the problem can often face the greatest impacts. Our approach will therefore be focused on both cutting emissions and preparing for the changes already under way – while making sure the benefits are shared fairly across Southwark.

We also recognise the limits of what councils can achieve alone. At a time of significant financial pressure, including a £102 million funding gap over the next three years, we must use our resources strategically and encourage community action to complement our work. We will also continue to press national government for the funding, powers and national action needed.

This annual report sets out both fantastic examples of what Southwark has achieved in our communities, and the work still ahead. I hope we can be proud of the progress made, but not complacent about the scale of the challenge. Our new administration will build on what works, scale what we can, and keep making the case for the bigger changes needed to secure a safe, green, and affordable future for Southwark. Our futures depend on it.



Cllr Eloise Waldon-Day
Executive Member for Council Coordination and Climate

CARBON EMISSIONS IN SOUTHWARK

How we measure emissions

To end our contribution to climate change we need to get the borough's carbon emissions down to zero. We measure emissions in kilotons of carbon dioxide equivalents. We write this as kt CO_2e. One kiloton is equal to 1,000 tonnes.

ONE kiloton = 1,000 tonnes

Emissions are sorted into three groups, which we call scopes. These are:

- direct emissions from things we own or control
- indirect emissions from energy that we have bought
- emissions in our supply chain from all the things we buy

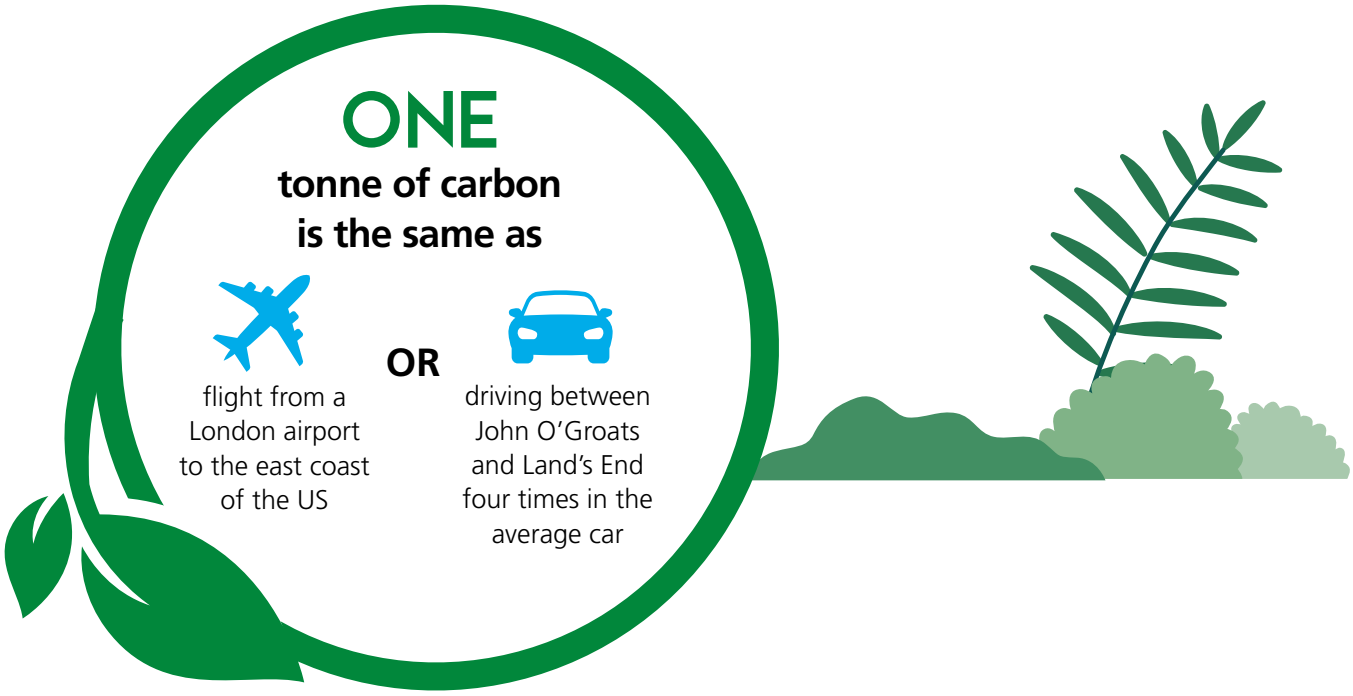
We also monitor these emissions from the borough as a whole. This includes all homes, businesses and journeys in the borough, as well as emissions that are within the control of the council from our own buildings, vehicles and what we buy.

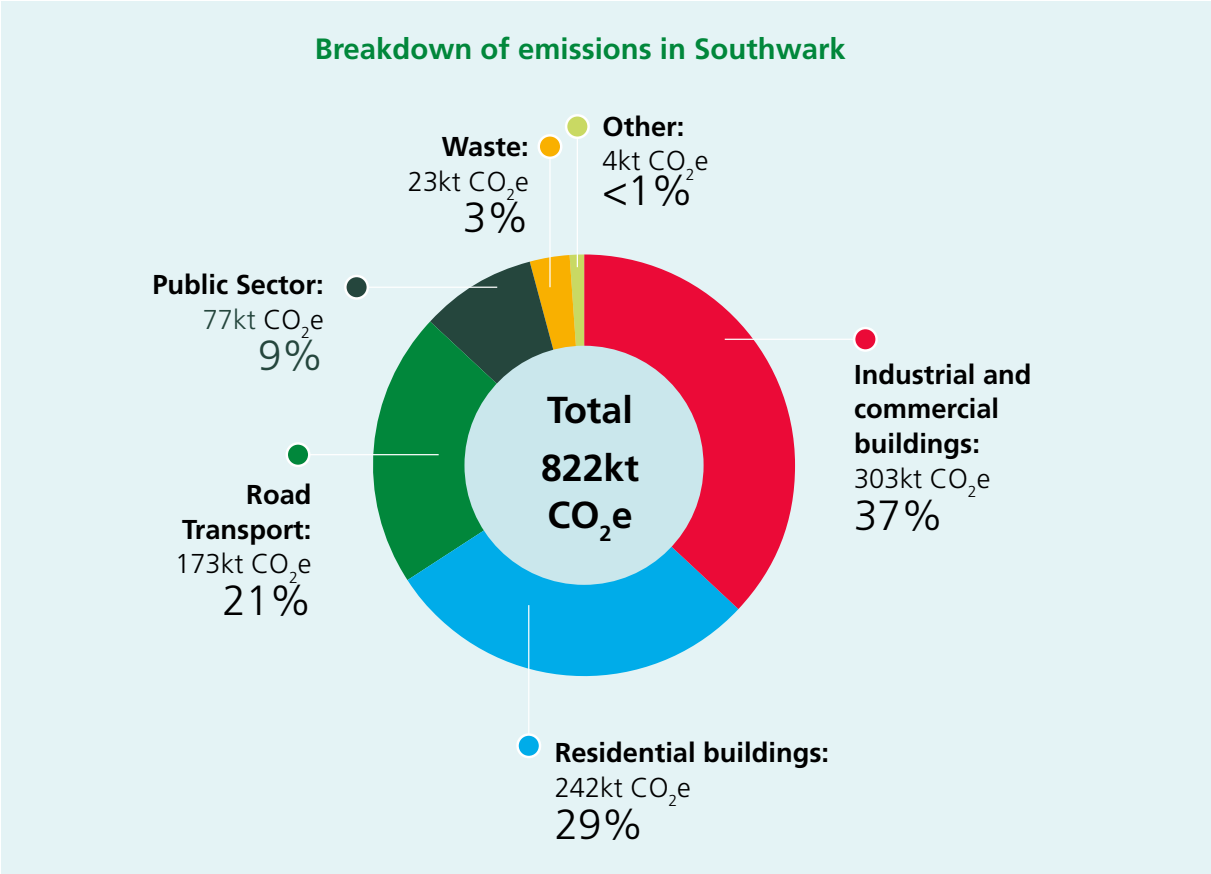
What the latest information shows

This year we have adopted a new national dataset which provides a more complete picture of emissions across the borough. It shows overall emissions to be historically higher than those published in previous annual reports but the latest data shows a small reduction over the past year.

Emissions from buildings remain the largest source of emissions across the borough, accounting for 66% of emissions. This highlights the continued importance of focusing on improving how we heat and power our homes, workplaces and public buildings. Road transport remains a significant source of emissions, accounting for 21% of borough-wide emissions.

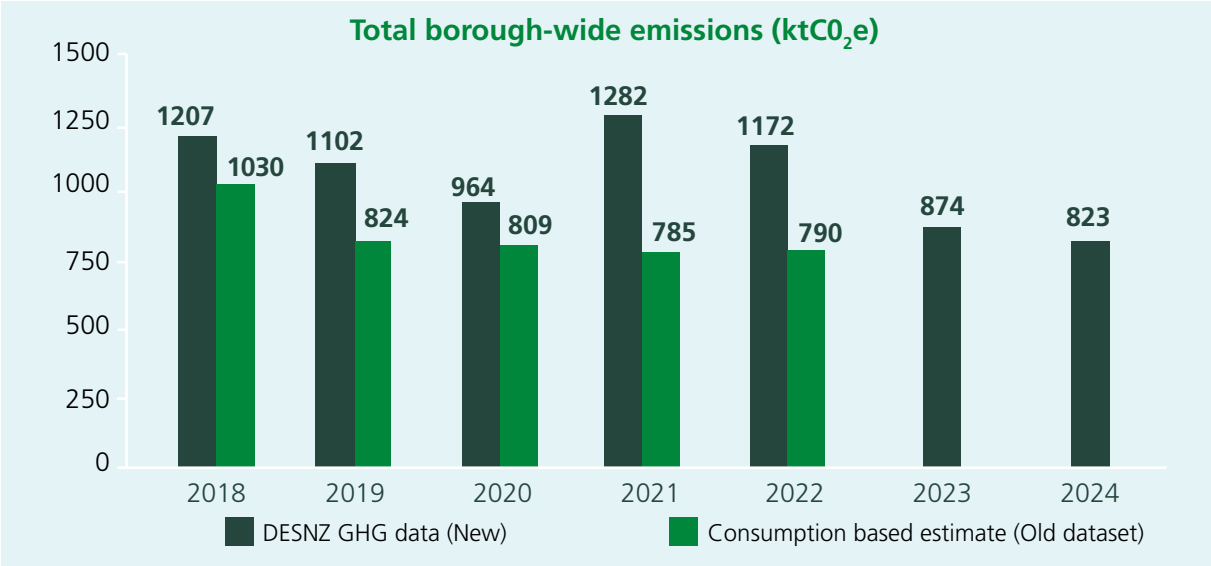
This isn't a problem that is unique to Southwark. Local and national governments across the world are grappling with how to reduce emissions from buildings and transport, which remain among the largest sources of greenhouse gas emissions.





Borough-wide emissions in Southwark

For this information, we use data published by the Department for Energy Security and Net Zero (DESNZ). We now use DESNZ's Local Authority Greenhouse Gas Emissions Statistics to report borough-wide emissions, rather than estimates based on sub-national energy consumption data. This provides a more complete and up-to-date picture of emissions across the borough. DESNZ regularly updates and revises historical emissions data as improved methods and source data become available. As a result, all boroughwide emissions figures in this report have been updated using the latest DESNZ dataset (2024), including revised estimates for previous years and new data up to 2024. The column chart below shows this new dataset alongside the dataset used historically for comparison.



Emissions from the council

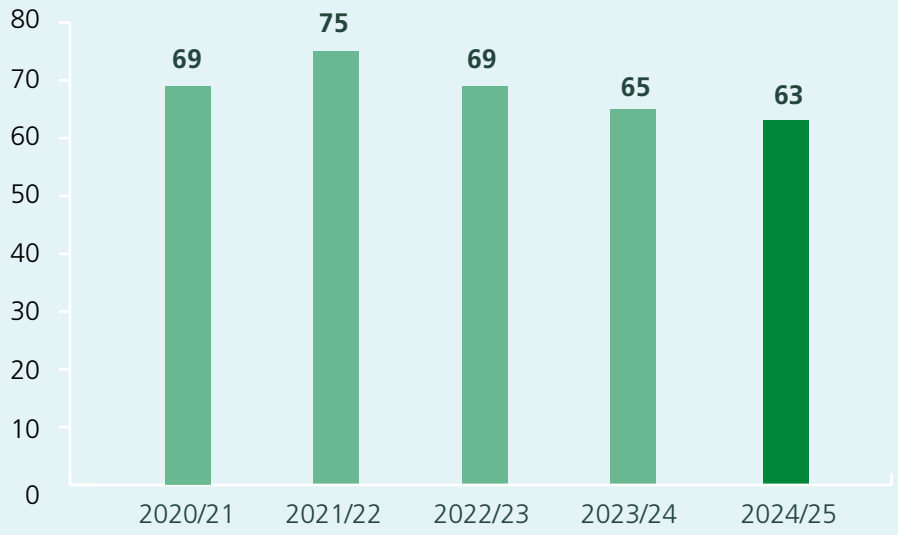
We're also focussing in detail on emissions from the council, which form part of the borough wide figures set out above. We have continued to reduce emissions from things we directly control and energy that we buy. Compared to last year these decreased from 65 to 63 kt CO_2e. However, after increased spending, our emissions from the things we buy have risen by 10% to 371 kt CO_2e.

This highlights both the progress we have made and the scale of the challenge ahead. While the council is making progress in reducing the emissions it directly controls, our supply chain emissions are far greater and have increased this year. Meeting our 2030 climate ambition will require us to tackle this wider footprint much more systematically.

We calculate emissions from the things we buy by looking at how much we spend. This gives us a simple understanding of emissions from our supply chain. For the third year in a row this spending has increased in terms of the number of goods and services we bought. Spending has also increased due to cost of those items rising due to inflation. Both things have led to an increase in our supply chain emissions, and highlights why our sustainable procurement work is so vital.

The appointment of a Sustainable Procurement Manager has strengthened our capacity in this area, and will support the integration of environmental considerations into tendering, supplier engagement and contract management. Although the benefits of this work are not yet reflected in the spend-based emissions data, it provides an important foundation for reducing the carbon impact of our supply chain over the longer term.

Council emissions from the things we directly control and energy ($ktCO_2e$)

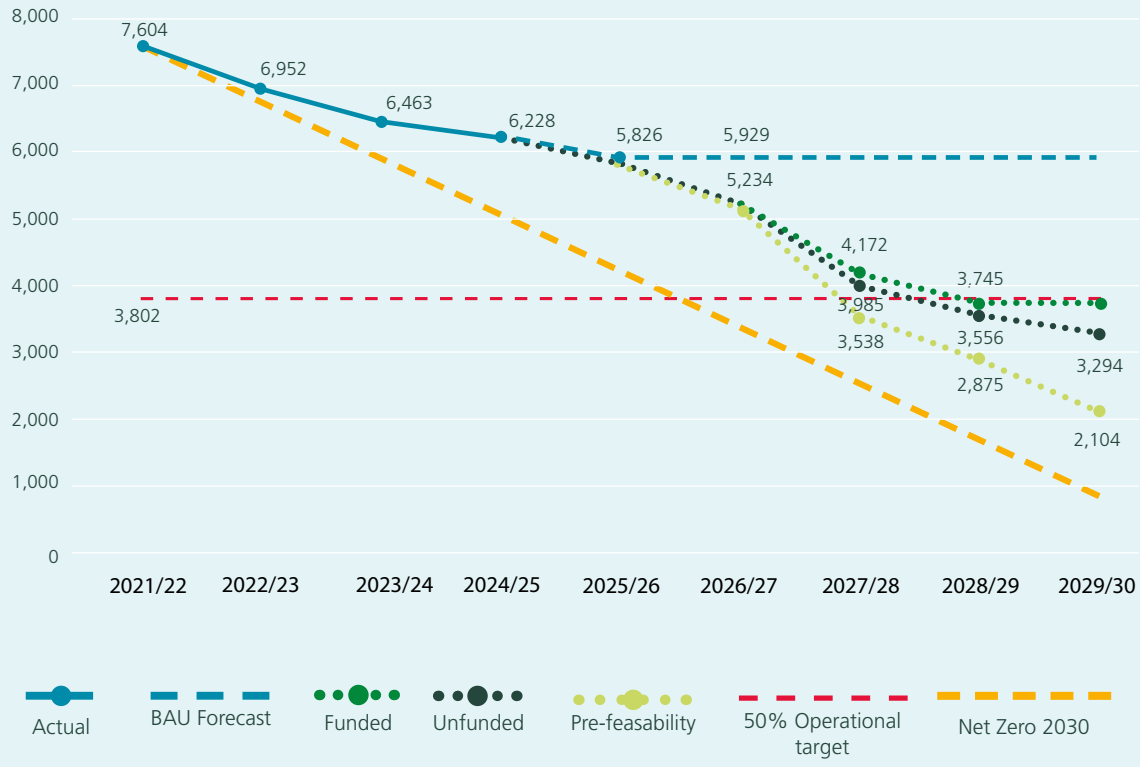


Bringing climate action into our budget

As part of the budget setting process at Council Assembly, we adopted our first climate budget. This is a new way of putting climate action alongside financial decision-making. This means that, for the first time, we can see not only what different investments cost, but what they can deliver in terms of emissions reductions.

This was the first stage, which focussed on emissions from our operational buildings, street lighting and vehicles. These are known as 'operational emissions' and are the areas we have the most direct influence over. Future climate budgets will aim to capture the wider climate impact of the council's activities, including emissions associated with procurement and our supply chain.

Actual and forecasted carbon emissions (tCO_2e) from operational buildings, streetlighting and fleet



THE LAST YEAR IN ACTION

Our climate action plan details how we are working to reduce emissions in the borough and respond to the effects of climate change. This includes key activities for each theme and action, and the outcomes we are aiming to achieve to support our residents and communities. This section highlights some of our progress over the past year.

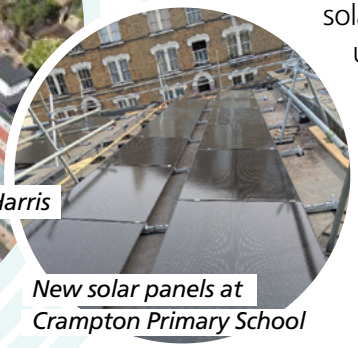
BUILDINGS AND ENERGY

Our built environment, both residential and industrial, is our largest source of emissions. It is also increasingly clear that we must adapt buildings to be resilient to the effects of a changing climate and make our neighbourhoods cooler.

The following projects demonstrate the difference targeted investment can make: cutting emissions, reducing bills, improving air quality and making buildings more resilient. But they are only a part of the much bigger transition Southwark needs. The scale of the challenge means we need to accelerate this work across homes, schools and other buildings throughout Southwark, alongside much greater investment from national government and other partners.



Aerial photo of the roof of Harris Girls Academy East Dulwich, including new solar panels.



New solar panels at Crampton Primary School

Clean, green and healthy schools

More and more clean energy is being delivered across Southwark's schools thanks to the council's community energy fund, communities and local groups.

New community solar for Harris Girls Academy East Dulwich

Harris Girls Academy East Dulwich recently completed a major solar installation on the roof of its school buildings. The project has been a showcase for how Southwark's growing community energy sector is helping schools and community buildings shift to clean energy that can save money and cut pollution.

It was delivered through a partnership with local community energy group SE24 and funded through community shares as well as direct funding from the council. Now its completed, the school estimates it will save £400,000 during the 25-year life of the new panels.

Solar panels for Crampton Primary School

Crampton Primary School now has its own solar panels to complement the full building upgrades and heat pumps which we installed last year. This second round of investment means that the school now has its own clean energy to power its pollution-free heating. The upgrades will cut bills and improve air quality for pupils and neighbours.

Crawford Primary School

Crawford Primary School now has a new air source heat pump system. This has replaced a gas fired system which was very expensive to hire and run. The works included new draught proofing to windows and circulating pipework. The scheme is expected to reduce emissions and inform future heat pumps for schools.

Training school leaders to take climate action

We aren't just supporting direct building upgrades, we're also helping to build expertise in our schools. We have been working with climate organisations Retrofit Action for Tomorrow (RAFT) and Let's Go Zero to deliver a programme of training for school leaders. This will help them develop and deliver their own building upgrades and climate action plans. So far, we've run 4 sessions, supporting 17 schools.

Training for school leaders

4 SESSIONS
SUPPORTING
17 SCHOOLS



School leaders attend one of the climate action training sessions

Homes

Expanding Southwark's sustainable district heat network

Working with our partner, Veolia, we have completed phase one of the expansion of a major heat network in the Old Kent Road area and completed our agreement for phase two. Once phase two is completed, approximately 7,000 homes will benefit from clean, locally-sourced heat that will improve air quality and reduce bills.

Council homes

We have continued to improve the energy efficiency of our housing stock through a range of programmes. Last year, 1,258 older gas boilers were replaced with more efficient models, helping to reduce energy consumption and improve heating performance for residents.

Our Warm Homes: Social Housing Fund project is also progressing. We have completed retrofit assessments for all 124 properties included in the funding bid, and resident engagement is underway. The project remains on track to start work in late 2026, with delivery continuing through 2026/27 and 2027/28.

Hot homes

We have completed a detailed analysis of overheating risk across our housing stock and an appraisal of passive cooling measures to inform the development a 'Hot Homes' programme and future investment decisions. This work will also help shape the new Council Homes Investment Strategy, which is due to be completed by the end of 2026 and will set out the council's long-term approach to improving energy efficiency, reducing carbon emissions and addressing overheating within council homes.



Energy adviser at the Energy Advice Centre at London Southbank University

Cutting the council's emissions

Our head office

We are nearing the end of a major programme of green upgrades at our head office, 160 Tooley Street. The office is our largest emitting building, so moving it on to clean heating has been a key priority for us to cut our own emissions. The works are projected to save 234 tonnes of carbon per year when they finish this autumn.

Green and healthy leisure centres

Leisure centres are some of our largest energy consumers, needing lots of power to keep the pools and gyms running. We're investing in making these centres fit for the future, with a detailed programme underway, for green energy, better air quality and temperature control.

Energy advice centre

We have continued to support the Energy Advice Centre at London Southbank University. This provides a free green homes advice service for residents. Over the past year, the service delivered bespoke advice to 98 residents, including 70 homeowners and 28 tenants and private renters. The highest demand was for support on energy bills, energy-saving measures and grants. It also provides advice to residents to stay cooler in the summer, without increasing bills.

Green updates at our head office are projected to save

234 TONNES
OF CARBON PER YEAR

COMMUNITY ENERGY

Community energy puts residents, community organisations and local groups at the heart of producing, managing and using energy locally.

Launched in late 2023, Southwark Community Energy Fund (SCEF) has helped residents, community groups, schools and Tenant Resident Association (TRAs) to take control of their energy bills and cut pollution.

In total, the fund has granted over £800,000 to 46 community projects through two rounds. This has included solar panels, clean heat and building upgrades, feasibility studies, and energy efficiency training. We also invited applications for a third round of £400,000 funding in spring 2026, with successful applicants announced in September.

In total we have:

Granted over

£800,000

through two rounds

Supported

46 PROJECTS

around the borough

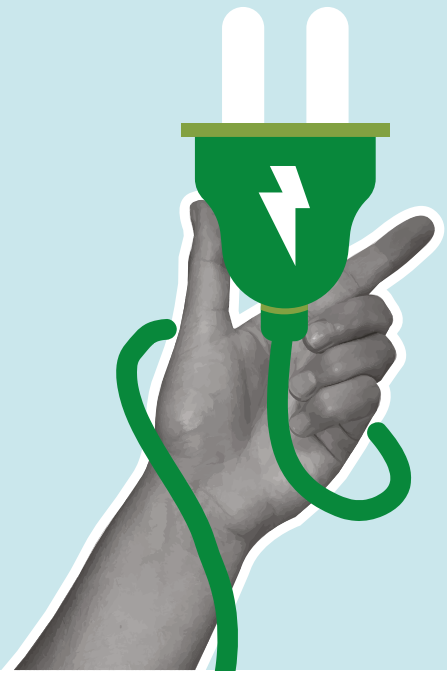
Green upgrades have been funded at:

7 PLACES OF WORSHIP

13 SCHOOLS

4 HOUSING ESTATES

7 COMMUNITY CENTRES, INCLUDING A YOUTH CLUB



Completed projects have led to:

6

completed community solar sites and

2 LED

full-building replacements

Over

3000

residents reached through workshops, events and advice sessions delivered through community groups

Case studies

St George the Martyr

St George the Martyr church replaced lighting with LEDs in their crypt to save energy and improve safety. Any money savings are going to be re-invested back into services run by the Borough Food Cooperative which provides affordable, quality, healthy food options through food donations.



New LED lighting at St George the Martyr

DIY solar panels for boat owners

South-East London Community Energy (SELCE) provided a 3-day DIY solar training course for boat owners. 23 boat owners took part in the training course, which has now led to 13 of them installing solar panels on their boats. It is estimated that his could save boat owners over £4,000 a year.

Targeted energy advice in the community

Flashy Wings ministry hosted energy advice workshops in partnership with Citizen Advice Southwark focussing support on Black, Asian and Minority Ethnic women in Southwark. This reached 260 people through workshops and a further 670 people through street outreach, and 118 through the online platform.

Workshop Attendee: "My life has been plagued by a significant problem: managing my finances. I have attended two debt advice sessions, which... has given me a great deal of empowerment"

Cutting energy bills in Nunhead

Westminster House Youth Club installed infrared heating, battery storage and electric water heating to replace their gas boiler and make use of existing solar panels. Thanks to this, their energy bills have gone from £10,000 to less than £2,000.



What's next?

We will continue to support community climate action with our community energy partners, helping residents and local organisations reduce energy costs, improve buildings and cut emissions. We will also explore how we can support new models of community energy and innovation across the borough.



STREETS AND TRANSPORT

Over the past year, our Streets for People programme has continued to make it easier and safer for people to walk, wheel and cycle around Southwark, while helping to reduce emissions from transport.

More cycle parking

We have expanded secure cycle parking by installing

36 NEW CYCLE HANGARS

taking the borough-wide total to more than

1,000 HANGARS

and around

3,000 SECURE CYCLE PARKING SPACES.



A free cycling pop-up event funded by the council

Supporting cycling confidence

We delivered training and support to help residents cycle more confidently, including

140 CHILDREN

74 ADULTS

receiving cycle training in June alone.

Improving our bus routes

We have been working with Transport for London through Better Bus Southwark to improve bus reliability and sustainable transport connections.

These are important steps towards a healthier, lower-carbon transport system, but transport remains a significant source of emissions across the borough. We will need to continue accelerating the shift to walking, wheeling, cycling and public transport if we are to meet our climate ambitions.

Protecting schools from flooding

English Martyrs Catholic Primary School has suffered a lot of surface-water flooding, making the playground unusable. We've worked with the school to design and install new green drainage to protect their playground in the future. Projects like this will become increasingly important as climate change brings more intense rainfall alongside hotter and drier periods.



New green drainage at English Martyrs Catholic Primary School

PROTECTING NATURE AND WILDLIFE

We continue to invest in nature recovery and climate resilience across the borough through tree planting, habitat creation and improvements to parks and green spaces. Nature recovery is essential to building a Southwark that can withstand the impacts of climate change. Trees, parks, wetlands and green drainage can help cool neighbourhoods, absorb rainfall, support biodiversity and make our public spaces more resilient to hotter and drier summers.

Tree planting

During the 2025/26 planting season (November to March), 5,985 trees were planted across highways, housing estates and parks. All newly planted trees will receive 44 maintenance visits during their first three years to help them stay healthy.

5,985
MORE TREES PLANTED

Creating a green corridor

Working in partnership with the SE5 Forum and Lambeth Council, the first phase of a green corridor linking Burgess Park and Myatt's Fields Park has been delivered. Climate-resilient and wildlife-friendly tree species have been planted to support habitat connectivity and create a more resilient local landscape for future generations.

Supporting healthy trees in Burgess Park

Soil improvement works have been completed around newly planted trees in Burgess Park. By injecting air and specialist aggregates into compacted soils, the project improves root growth, increases water retention and helps young trees better withstand the impacts of drought and hotter summers.



Positive management of our parks is supporting nature and wildlife.



Community orchard on the Oliver Goldsmith Estate

Working with the Cleaner Greener Safer programme and local residents, ten new fruit trees were planted on the Oliver Goldsmith Estate to create a community orchard. The orchard will provide opportunities for residents to engage with nature while contributing to local biodiversity and food growing initiatives.

Greening our streets

Tree planting and perennial planting schemes have been delivered through projects at locations including Cooks Road, Goose Green and Ilderton Road. Drought-tolerant species have been selected to improve resilience to climate change while delivering wider benefits such as cooling streets, reducing flood risk and creating stepping-stone habitats that connect larger green spaces.

Enhancing woodland habitats

In September 2025, Southwark Council appointed London Wildlife Trust to employ a Woodland Nature Recovery Officer to deliver habitat improvements across woodland sites in Southwark. The role is supporting practical conservation activities, community engagement events and efforts to enhance the borough's valuable woodland habitats.

Investing in biodiversity

Funding has been secured for two major biodiversity enhancement projects: the creation of the Belair Wood Meadow and a large-scale depaving and habitat creation project at the Old Kent Road edge of Burgess Park. Construction is expected to begin in autumn 2026.

GREEN ECONOMY

Over £1 million saved with Library of Things

In Southwark, most residents are within walking distance of a Library of Things site, where they can borrow household items instead of buying them. Since we first introduced sharing libraries in 2023, we've now seen:

- 8981 things borrowed
- 5780 residents borrow items
- £1,283,000 million saved (estimated) on average compared to buying new
- 186.6 tonnes of carbon saved

This is also an example of the wider changes we need to make to reduce emissions beyond the council's own buildings and vehicles – including the emissions associated with the goods we buy and how resources are used across Southwark.

8981
THINGS BORROWED

5780
RESIDENTS BORROWED ITEMS

£1,283,000
MILLION SAVED (estimated) on average compared to buying new

186.6
TONNES OF CARBON SAVED



Local resident Katherine hired the hand sander from Elephant and Castle LoT.

Green careers

We've partnered with schools, colleges and training providers such as LSBU Green Skills Hub to raise awareness and provide information about green career pathways. Through our partners and employment support services, 2,453 jobs have been created in roles ranging from insulation and lighting to tree planting.

PEOPLE AND RESOURCES

Becoming a council of climate experts

Tackling the climate emergency needs to become part of how every section of the council works, rather than the responsibility of one team or service. We've taken the first steps to help our entire workforce to understand the challenge of tackling the climate emergency, including risks and opportunities that they face in their role. This included creating an internal climate resource hub and delivering a week of workshops and masterclasses for staff during London Climate Action Week. As part of the new Borough Action Plan, we will build on this work to embed climate considerations more consistently across council decision-making, services and investment.

Supporting community climate action

Communities across Southwark are already taking action on climate change, and the council has an important role in supporting, connecting and learning from that work. We have continued to do this via events, networks and community investment opportunities.

Community stakeholder panel

This group includes local organisations that are interested in climate change and groups that represent local communities. The group continued to meet over the past year and provided input on the development of a number of projects.

Delivery partner network

This group includes our large organisations, like universities and hospitals. The group continues to meet to share knowledge and collaborate on opportunities to work together.



Our community energy fund has been supporting residents to learn about green upgrades. Photo: Claudia Agatia



A new seasonal pond in Brunswick Park has been funded through Southwark Green Investment

Raising money with residents

We have continued to grow our local community of investors through Southwark Green Investment. Through the first four rounds, we have raised £3.5 million. This new funding is already having an impact, with another £1 million of this funding being spent last year to make a range of climate projects become a reality.

Recognition for the council's work on climate

The council's work on climate change was recognised by industry awards after being shortlisted for the Local Government Chronicle Net Zero award, and being Highly Commended by the Municipal Journal's award for delivering innovation in sustainability and social value.



New solar at Surrey Docks Farm financed by Southwark Green Investment

LOOKING AHEAD

Southwark has made important progress, but the climate emergency demands that we go further and faster. The extreme heat and drought experienced in 2026 have shown that climate change is already affecting our borough, and that reducing emissions must go hand in hand with preparing for extreme weather.

We will build on the strong foundations set out in this report while bringing renewed urgency and ambition to this work. Our new Borough Action Plan will make climate action and climate resilience a priority across the council, with ambitious targets for the next four years.

This new plan will be adopted in November 2026.

Greener, healthier council buildings

Work will continue on upgrades to council buildings to save energy and reduce pollution, including starting upgrades at a number of our leisure centres to move them to clean energy.

Putting climate at the heart of the council's budget

Our climate budget is already being used to make decisions about which projects are prioritised for funding. We're now developing the second stage of this work. This will expand the climate budget to include investment needed to reduce emissions across the borough from council housing, schools and transport. We will publish more information on this as part of the council's budget setting process in February 2027.



More solar on community buildings will be delivered this year.



More nature and wildlife across our neighbourhoods

Projects that create new habitats to support nature and wildlife will continue to thrive across our borough. Through our biodiversity fund we've been supporting community-led projects around estates, homes and parks, which will continue in the coming months.



We're supporting mini habitats to be created like ponds

Clean energy generated in Southwark, for Southwark

We will continue to support community climate action with our community energy partners to support more local clean energy generation for lower bills. Projects funded by Southwark Community Energy Fund's third round will be appearing when we award grants to applicants and support them to get underway. We will also explore how we can encourage innovation and new projects in the borough.

Making it easier to walk and cycle

The delivery of our Streets for People strategy will take further shape this year where we will commence the roll out of walking and cycling projects through the expansion of secure cycle parking, cycle training and bike maintenance sessions, alongside record numbers of registrations for the Try Before You Bike scheme. We have also started the four-year Better Bus Southwark project and will deliver more rain gardens to reduce surface water flooding.

Preparing Southwark for extreme weather

Heatwaves in 2025 and 2026 have shown why our work to protect residents, homes and nature from extreme weather is so important. Key projects to help us deal with heat and drought are being improved and prepared for next summer and into the future. These measures will be targeted at vulnerable residents and in our public spaces.

Building climate capability across the council

We will continue to build the knowledge, skills and tools we need across the council to deliver effective climate action. This includes developing more training opportunities and advancing our sustainable procurement framework. This will help us to use our spending power to reduce emissions, support good jobs and drive positive environmental and social change through the goods and services we buy.

Warmer, greener and climate-resilient homes

Despite significant funding challenges, it is important that we continue to find ways to upgrade and adapt the council's large social housing stock.

We are piloting new approaches through:

- the Warm Homes: Social Housing Fund in Peckham and Nunhead
- connecting more homes to clean heat
- exploring ways to make care homes cooler

We will make the case to national government for the funding needed to scale up these solutions, so that council homes are warmer in winter, cooler in summer, more energy efficient and cheaper to run.

Investing in our green economy

We will continue to work with colleges, universities and local partners to help residents develop the skills they need for the jobs of the future. By opening up routes into green careers, from energy efficiency and retrofit to nature recovery and low-carbon services, we can support local people into good work while building a greener economy.

Encouraging recycling

We will make it easier for residents to recycle more and waste less, with clearer communications, and service improvements that help people make the right choices every day. By reducing what we throw away and increasing recycling across Southwark, we can cut emissions, save resources and support cleaner, greener neighbourhoods.



The council will continue to work with residents on climate change and overheating

ADDRESSING THE CHALLENGES

Each year we set out how we are responding to ongoing challenges around funding, resource and behaviour change. These barriers continue to affect our ability to match action to the scale of our ambition.

FUNDING

While progress continues, a substantial funding shortfall remains and must be addressed if we are to meet our carbon neutrality ambitions. This is compounded by the recent Fair Funding Review, which will mean that the council has a funding gap of £102 million. At the same time, the council remains committed to delivering efficient, high-performing services and maximising the impact of every pound spent on behalf of local people.

What we're doing

- we have continued to grow our local community of investors through Southwark Green Investment raising £3.5 million
- we will expand the climate budget to include investment needed to reduce emissions across the borough from council housing, schools and transport
- we have worked with government to support the reform of council housing and continue to make the case for upgrading and extending the Bakerloo line to have better transport links

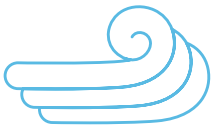
RESOURCES

There are significant challenges around resources and the expertise needed across the borough to reduce carbon and adapt to climate change. Our wide-ranging actions need to be delivered at pace but also must be done alongside other demands we must deliver. Similarly, if we are to reduce emissions, many more people need to be trained in new green jobs to carry out this work.

What we're doing

- we've brought in expertise in sustainable procurement to tackle challenging emissions from the things we buy
- our long-term action to become a council of climate experts has moved forwards with the creation of an internal climate change hub and our first training pilots

CHANGING BEHAVIOURS



To deliver our action plan for the whole borough, we will need extensive behaviour change from stakeholders, businesses and residents across the borough.

What we're doing

- we will work with our communities to support and encourage positive action
- we will continue to encourage more walking and cycling through our streets for people programme
- we have continued to support free community events for people of all ages across the borough and held online sessions internally for staff during London Climate Action Week
- we are continuing to promote positive climate behaviours through services like our food waste collections, Library of Things sites and roll out of community funding streams on energy and biodiversity

The climate emergency requires us to build on our progress thus far with greater urgency – reducing emissions, preparing Southwark for the impacts of climate change and making the most of every opportunity to create an affordable, safe and green Southwark.



For more information please visit
www.southwark.gov.uk/climate

Appendix 2. Climate Action Plan Progress Update

The council's adopted Climate Action Plan (2025) contains 29 actions across five themes. The summaries below reflect work progressed on each action since the adoption of the updated Climate Action Plan in September 2025.

This update covers activity undertaken between September 2025 and March 2026.

Climate Action Plan themes, actions and outcomes	Progress Update
Theme 1. Buildings and energy	
Action 1: Significantly reduce emissions from council homes and ensure they are resilient to the effects of climate change Outcome: In our approach to maintaining council housing and building new homes, we will reduce carbon emissions, lower fuel bills, and improve quality and thermal comfort so that our residents are supported in a changing climate.	Work is progressing to reduce emissions from council homes while improving residents' comfort, energy efficiency and resilience to a changing climate. During 2025/26, 1,258 ageing gas boilers were replaced with more efficient models, helping to lower energy use and fuel costs for tenants. Significant progress has also been made on the Warm Homes: Social Housing Fund (WH:SHF) retrofit programme. Retrofit assessments have now been completed for all 124 properties included in the bid, and resident engagement has been positive, including a successful first community event. A procurement framework has been identified, and work has started on the tender process. Switchee sensors are being installed within the participating homes to establish baseline data and measure the positive outcomes of the retrofit improvements. The programme remains on track, with tendering planned for late summer 2026 and onsite delivery scheduled from autumn 2026 across the 2026/27 and 2027/28 financial years. The council is partnering with Imperial College London and Impact on Urban Health to assess the health benefits of the retrofit measures for vulnerable households, helping to build evidence for future investment.

	In parallel, work is underway to prepare a new Council Homes Investment Strategy, due by the end of 2026, which will set out the council's long-term approach to improving energy efficiency, reducing emissions and addressing overheating risks. Key challenges include limited internal funding and resources, uncertainty around external funding opportunities, and ongoing skills and capacity constraints within the retrofit sector.
Action 2: Support the retrofit of private homes Outcome: Support the retrofitting of private homes across the boroughs to reduce emissions, generate local renewable energy, improve efficiency and reduce fuel bills.	The council has continued to support the Green Homes Advice Centre at London South Bank University, which provides a free green homes advice service for Southwark residents. Over the past year, the service delivered bespoke advice to 98 residents, including 70 homeowners and 28 tenants and private renters. The highest demand was for support on energy bills, energy-saving measures and grants, as well as advice on heating systems, heat pumps, retrofitting, insulation and window glazing. Alongside helping residents improve winter warmth and reduce energy costs, the service also provides advice on efficient summer cooling. In addition to one-to-one support, the Energy Advice Centre delivered online and in-person outreach sessions for council staff, participated in community engagement events during London Climate Week, and worked with the Millpond Tenants and Residents Association and the Delawyck Crescent Tenant Management Organisation to support energy efficiency improvements across their estates.
Action 3: Make our schools sustainable and resilient to climate change Outcome: Support schools and education settings to engage with climate change through their climate action plans and curriculums. Encourage, fund and deliver projects to minimise emissions and energy use from school buildings, encourage recycling and lower food	Progress has continued in supporting schools to reduce emissions, build climate resilience and embed climate education. The Southwark Climate Action Schools (SCAS) Network has grown to 36 member schools, an increase of 10 schools. Through a Southwark Community Energy Fund (SCEF) project, 15 schools received expert building decarbonisation support from Retrofit Action for Tomorrow (RAFT) through webinars and in-person workshops, helping schools

waste, install renewable energy, make playgrounds greener, and adapt school buildings and grounds so that students and staff are safe in heatwaves and we prevent or reduce the damage from flooding for at-risk schools	understand energy use and identify opportunities to reduce carbon emissions and costs. Schools also received support from Let's Go Zero to develop Climate Action Plans, resulting in 12 schools now having plans in place aligned with DfE guidance. Climate education and engagement activity has also continued through programmes such as the Green Schools Project, climate and green skills workshops at St Michael's Catholic College, and a retrofit and built environment workshop delivered at St Bosco Academy through BTG Eddisons' social value programme. Investment in low-carbon and climate-resilient school infrastructure has also progressed. Solar PV has been installed at Crampton Primary School, reducing emissions by an estimated 8.3 tCO_2e per year, alongside a heat pump installation part-funded through the council's Climate Capital Fund. Harris Girls' Academy East Dulwich has installed a 132.71 kWp solar array, that is expected to save more than £400,000 over its lifetime, and completed a new Peace Garden through Southwark Biodiversity Fund. In addition, Bird in Bush Primary School has benefited from energy efficiency improvements through the GLA Greener Schools Programme, with plans for a community energy solar installation next academic year, while the new Beormund School site is being built by the Sustainable Growth Team as a fully electric building with on-site solar generation and battery storage. Work is also underway to improve understanding of climate risks across school sites through a council climate adaptation working group, which is developing school climate risk profiles covering flood risk, overheating and adaptation measures
Action 4: Reduce emissions from council buildings and ensure they are climate change ready	During this reporting period, the council continued to make progress in reducing emissions from its operational buildings. Our first Climate Budget was

Outcomes: Retrofitting our public and community buildings will reduce the amount of carbon emissions that we are responsible for and lower our energy bills, as we transition away from fossil fuel use. Improved thermal comfort will enable residents and staff to use these buildings when we experience extreme weather events like heat waves.	published in February 2026, setting out progress on decarbonisation across the council's buildings and helping to identify further opportunities for carbon reduction. Significant progress has been made on major decarbonisation projects, including a flagship programme to upgrade and decarbonise heating systems at five leisure centres, supported by £9.5m of government funding. Work has also progressed to decarbonise the council's Tooley Street headquarters and upgrade heating systems at Dulwich, Canada Water and Brandon libraries. Looking ahead, the Climate Budget has helped identify additional opportunities for investment should further funding become available, including progressing projects currently at the unfunded or at pre-feasibility stage, such as the decarbonisation of the council's crematorium.
Action 5: Minimise the environmental impact of our operations Outcomes: We will lead by example to minimise the environmental impact of our operations through the way we run and manage our services and buildings. To do this, we will use fewer natural resources, purchase green energy and lower energy use, and reduce the number of things the council buys to save money and cut carbon emissions	Progress has continued to reduce the environmental impact of council operations through the ongoing upgrade of park lighting to LED technology. The programme is now nearing completion and is helping to lower energy use, reduce carbon emissions and cut operational costs across the council's parks and open spaces. This supports the council's wider commitment to improving efficiency and reducing emissions from its own operations.
Action 6: Deliver resilient low-carbon heat networks Outcomes: New and expanded heat networks will reduce carbon emissions and energy bills by supplying heat to homes and businesses across the borough using low-carbon energy sources. As energy systems become greener, heat networks can switch to cleaner sources without needing changes in individual buildings,	Southwark has continued to progress the development and expansion of low-carbon heat networks across the borough. A joint bid was submitted with Lambeth and Lewisham to the Department for Energy Security and Net Zero's Heat Network Zoning Pipeline, with support from the Greater London Authority to develop proposals for the SELCHP and Riverside heat network zones. Initial feedback on the bid has been positive and further information has been provided in response to follow-up queries. The bid seeks support to strengthen governance arrangements and develop coordination arrangements for future

improving reliability and comfort for residents and workers	heat network zones. A final funding decision is still awaited. In parallel, Phase 1 of the SELCHP expansion has now been substantially completed, connecting the Tustin Estate redevelopment to the network. Phase 2 entered contract in March 2026 and is now under construction, with plans to connect a further 4,000 homes to the low-carbon heat network by 2029. Associated infrastructure and energy centre works are expected to become operational during 2028/29. The council is also preparing for the introduction of the Heat Networks Market Framework, with work underway to register all Southwark heat networks with Ofgem by January 2027. Southwark's existing heat networks are currently compliant with regulatory requirements, and the council continues to monitor developments in the forthcoming Heat Network Technical Assurance Scheme, which is expected to drive further improvements in network performance. Progress has also been made in reducing emissions from heat network operations, including improvements in the carbon efficiency of the SELCHP contract and the installation of additional heat meters to support more effective monitoring and management of energy use.
Action 7: Ready the borough for electrification and support community energy Outcomes: Making our energy infrastructure fit for purpose to deliver new, greener homes and buildings, while retrofitting our existing buildings will support our transition away from fossil fuels, and achieve our ambition of a cleaner, healthier borough. This will require significant planning and upgrading to our electrical infrastructure, including the grid, substations, and local wiring, to handle increased demand and support renewable energy sources. We will also further support our communities to co-	Progress has continued on the development of Southwark's long-term energy planning and local energy infrastructure. Phase 2 of the Local Area Energy Plan is now underway through the South-East London Energy Partnership (SELEP), a collaboration between Southwark, Lambeth, Lewisham and Greenwich. Supported by 50% funding from the Greater London Authority, the Carbon Trust has been commissioned to develop a detailed evidence base and delivery pathway for the electrification of south-east London. The work covers key areas including heat decarbonisation, renewable energy generation, community energy, electric vehicle charging, retrofitting, energy efficiency and electricity network capacity. A borough-wide electrification model has been developed and is currently being refined through stakeholder feedback. Once completed, the outputs will form Southwark's Power Plan, providing a strategic framework for the borough's transition to a low-carbon energy system.

design and deliver community energy projects to make our energy system fairer, greener, and more resilient to climate change. Community energy projects help cut borough carbon emissions, lower energy bills, and keep more money in the local economy. They also give communities more control over energy generation and use, build local skills, and support people who are in fuel poverty.	The Southwark Community Energy Fund (SCEF) has continued to support practical local action. Round 2 awarded £418,145 to fund 24 projects aimed at reducing carbon emissions, lowering energy bills and supporting the local economy. Round 3 was launched in February 2026 and attracted 48 applications worth more than £1 million, with 20 projects recommended for funding and decisions due to be published in late summer 2026. Across SCEF rounds 1 and 2, a total of 46 projects have been funded, with 20 already completed. Capital projects delivered to date are expected to save around 63 tonnes of CO_2e annually, while community engagement and capacity-building projects have reached more than 3,000 residents through workshops, events and fuel poverty advice services. SCEF has also supported the development of Southwark's new Community Energy Cooperative, with plans for solar installations across a number of school sites and ongoing work to explore opportunities for delivering community energy at greater scale across the borough.
Action 8: Generate renewable energy on our buildings Outcomes: Generating local renewable energy is one of the best tools for tackling climate change. Projects on council homes and buildings helps us cut carbon emissions and reduce our energy bills, while showing strong local leadership. Local energy generation, when cost effective, supports a well-run council by reducing our reliance on external energy sources and saves the council money over time. Our communities also benefit through cleaner air, local investment, and opportunities to partner and grow our community energy sector.	The council has continued to work with local community energy groups to expand community energy generation and unlock opportunities for solar power across council-owned assets, including housing estates. Discussions are underway with housing, property and legal teams, alongside SE1 Solar, to progress roof lease agreements for solar installations at a number of sites where feasibility studies have been completed and the council is the asset owner, including Hamilton Square, Slippers Place and the Kipling Estate. Further feasibility studies are also being carried out at additional housing estates, including Millpond Estate, Delawyk Crescent and Falcon Point, to identify opportunities for future solar projects. Work has also continued within the council to explore solar installation opportunities on council assets with high energy demand. Desktop assessments were completed for 10 sites, although these projects have not been progressed due to insufficient financial savings. Alongside this, the council is mapping existing solar installations across its estate and assessing

	the amount of renewable energy currently being generated from council-owned buildings. This evidence will help inform the development of a strategic approach to solar energy across the council's estate, including identifying opportunities for future community energy projects.
Action 9: Update planning policy so that buildings and places are more sustainable Outcomes: Ensure new homes, buildings and our public places and neighbourhoods minimise their impact on climate change through how they are designed, operate or built. This will mean less carbon emissions through lower energy use and better energy efficiency, as well as more renewable energy generation and reduced fuel bills for residents and tenants. Retrofitting and new development will consider the effects of a hotter, wetter climate in our borough and ensure climate adaptation and resilience measures are well considered.	The council has continued to strengthen the sustainability of new development through the implementation and monitoring of Southwark Plan Policies P69 'Sustainability standards' and P70 'Energy', including providing specialist planning policy advice to officers and applicants. Specialist energy and sustainability advice was provided on planning applications and pre-applications, covering energy efficiency, whole-life carbon, circular economy principles, overheating, cooling hierarchy measures, climate resilience and renewable energy proposals. During this reporting period, 84 planning, condition discharge and energy obligation discharge applications were reviewed, including 20 major applications. These achieved average carbon emission reductions of 48%, including 62% for residential development and 36% for non-residential development, compared with Part L 2021 standards. The council's Climate and Environment Supplementary Planning Document (SPD) was adopted in October 2025 and provides detailed guidance on how to achieve sustainable outcomes for new development, in line with the Southwark Plan. Policy development has continued through the New Southwark Plan review, exploring opportunities to ensure new development reduces operational energy demand, improves energy efficiency and supports the transition to net zero, while also strengthening the assessment and monitoring of actual building performance, reducing embodied carbon through whole-life carbon assessments, supporting renewable energy and low-carbon technologies, and improving the climate resilience of buildings and public spaces.

	In addition, Southwark successfully delivered a pilot Local Listed Building Consent Order (LLBCO) for eligible Grade II listed homes in the Sutherland Square and Liverpool Grove Conservation Areas, simplifying and speeding up the consent process for solar panel installations while safeguarding the borough's historic environment.
Theme 2. Streets and Transport	
Action 10: Ensure our streets encourage walking and cycling, reduce emissions from vehicles, and are adapted for the worsening effects of climate change Outcomes: The ongoing delivery of our Streets for People Strategy and Delivery Plan will make the air in our neighbourhoods cleaner and reduce carbon emissions by making walking, cycling and wheeling the first choice to getting around the borough, instead of using private vehicles. Our streets will be greener, cooler and more pleasant spaces for our communities to connect and socialise, as they are key locations for adapting our neighbourhoods to overheating and flooding from extreme weather events.	During this reporting period, the Streets for People programme continued to deliver projects that support safer, healthier and more sustainable travel, helping to encourage more walking, wheeling and cycling across the borough. Alongside transport improvements, the programme has delivered significant urban greening benefits through the planting of 5,985 trees across highways, housing estates, parks and hedgerows. Notable projects include the creation of a wildlife corridor linking Burgess Park and Myatt's Field, helping to strengthen habitats and biodiversity, and the planting of a new community orchard on the Oliver Goldsmith Estate. These initiatives support both climate mitigation and adaptation by increasing green cover, improving biodiversity and enhancing the borough's resilience to rising temperatures.
Action 11: Encourage sustainable transport options to reduce emissions from vehicles Outcomes: Collaborating with Transport for London and other transport operators will improve low-carbon public transport options for our residents, businesses and	The Streets for People programme continued to support low-carbon travel during this reporting period through the expansion of secure cycle parking, cycle training and bike maintenance sessions, alongside record numbers of registrations for the Try Before You Bike scheme. The council also continued to support the growth of sustainable micromobility, with designated e-bike parking bays now in place across the borough and significant growth in e-bike use. In

visitors so that they can move around the borough quickly and safely. This will reduce carbon emissions from vehicles and improve air quality	partnership with Transport for London, the Better Bus Southwark programme has also progressed, helping to improve bus reliability, accessibility and sustainable transport connections. The council continues to champion major public transport improvements such as the Back the Bakerloo Line campaign, which now has the support of 28,001 people. Work is ongoing to explore funding options for the proposed extension, building on analysis from Deloitte commissioned by the council and being further developed through Central London Forward. A significant milestone has been Transport for London's commitment to upgrade the Bakerloo line, including £2 billion of earmarked funding and recognition of the extension as one of its highest infrastructure priorities. Over the coming months, the council will brief new political leaders, influence opportunities such as the Government Budget and TfL consultation, and continue pressing Government and TfL for funding commitments and a delivery timetable. The principal challenge remains securing agreement on a funding model and commitments towards the estimated £5.5 billion cost of the extension.
Action 12: Design and maintain our streets and public realm to reduce emissions and improve climate resilience Outcomes: The low-carbon design, construction and maintenance of our streets and spaces reduces our carbon emissions and improves the climate resilience of the borough by making our streets safer, greener, and better prepared for extreme weather**.**	Low-carbon approaches are increasingly being integrated into the design and delivery of highways works across the borough. The council's main highways contractor now reports on the carbon impacts of its activities, helping to improve understanding of how material choices influence emissions. Trials of electric equipment have also been undertaken as an alternative to diesel-powered machinery, alongside the exploration of lower-carbon materials where appropriate. The council is also taking a whole-life approach to infrastructure and materials, considering when the reuse or life extension of existing assets may provide a lower-carbon alternative to replacement. This work balances carbon reduction with other priorities, including safety, public realm improvements and wider social benefits, and forms part of the council's ongoing climate review with its professional services contractor. As this work progresses, the Southwark

	Streets Design Manual is being updated to ensure lessons learned from climate adaptation and carbon reduction projects are reflected in future street design and delivery.
Action 13: Reduce emissions from council vehicles Outcomes: Reducing the emissions generated from the council's fleet of vehicles through the management of how we use them and the roll-out of electric and hybrid vehicles, will deliver a range of benefits, including positively improving air quality and public health.	The council continues to make progress in reducing emissions from its fleet through a combination of fleet rationalisation, improved vehicle management and the adoption of electric vehicles. During the reporting period, the council increased the proportion of EVs within the fleet, including establishing its first fully electric service fleet in Pest Control and replacing at least 15 vans in Asset Management and Building Services with electric alternatives. The council also continued to reduce reliance on short-term spot hires, moving vehicles onto longer-term arrangements that provide greater control over fleet composition and more flexibility to transition to lower-emission vehicles as contracts are renewed. A key activity during the year was a programme of service reviews led by Fleet Services, which engaged teams across the council to better understand operational requirements, identify opportunities to reduce vehicle numbers, and assess where electric vehicles could be introduced without impacting service delivery. This work helped inform the development of the council's first Climate Budget by identifying future fleet decarbonisation opportunities and their potential carbon savings. Alongside this, the council progressed a Fleet Back Office Modernisation workstream, culminating in the procurement of a new fleet management system that went live shortly after the reporting period and will support more efficient fleet utilisation and performance monitoring.
Theme 3. Natural Environment	

Action 14: Plant and maintain more trees Outcomes: Trees provide multiple benefits to our borough. They make it healthier, cooler, and more resilient to heatwaves by providing shade and releasing moisture which reduces the way our built environment holds on to heat in the hottest months. Trees also provide habitat for wildlife and help improve the borough's air quality by absorbing pollutants and releasing oxygen. By absorbing rainwater to help prevent flooding they help combat climate change by storing carbon.	During the 2025/26 planting season (November – March), 5,985 trees were planted across highways, housing estates and parks. To support long-term establishment and maximise survival rates, all newly planted trees will receive 44 maintenance visits over their first three summers. These new trees will help improve air quality, increase biodiversity, provide shade and cooling during heatwaves, and strengthen the borough's resilience to climate change. Tree planting has been integrated with wider climate resilience and greening projects across the borough. As part of the East Dulwich Low Traffic Neighbourhood, new trees were planted within sustainable drainage (SuDS) features on Derwent Grove, Elsie Road and Melbourne Grove, creating new green spaces through depaving and helping to manage surface water flood risk. Working with SE5 Forum and Lambeth Council, the first phase of a new green corridor linking Burgess Park and Myatt's Field has also been delivered, using climate-resilient and wildlife-friendly species to strengthen habitats and biodiversity. In Burgess Park, soil remediation works have been undertaken around newly planted trees to improve soil structure, water retention and root growth. In addition, a new community orchard of ten fruit trees was planted on the Oliver Goldsmith Estate through the Cleaner Greener Safer programme, with ongoing maintenance supported by both contractors and local residents.
Action 15: Enhance our streets and green spaces to increase biodiversity Outcomes: Enhancing our streets and green spaces will create more habitats for wildlife, helping plants, birds, and insects thrive. It will also make our neighbourhoods greener, more attractive, and healthier for our communities. Biodiversity improvements support climate adaptation by helping to manage rainwater, reduce overheating during hotter months, and improve our air quality.	Greening initiatives have continued to be delivered through highways projects across the borough, including schemes at Cooks Road, Goose Green and Ilderton Road. These projects have incorporated tree planting and herbaceous perennial planting, with drought-tolerant species selected to improve the long-term resilience of green infrastructure. In addition to supporting adaptation to climate change through cooling and surface water management, these green spaces also strengthen local ecological networks by providing habitat connectivity between larger green areas. During this reporting period, London Wildlife Trust recruited a Woodland Nature Recovery Officer to deliver habitat enhancement work across woodland sites in

	Southwark, funded through Section 106 contributions and managed by the council's Parks, Trees and Ecology team. The role is also supporting public engagement through activities such as guided walks and practical conservation sessions. Looking ahead, funding has been allocated for two major biodiversity enhancement projects at Belair Wood Meadow and Burgess Park, where works to improve habitats and increase green space are expected to begin in autumn 2026.
Action 16: Monitor and manage our natural environment in a healthy way Outcomes: Managing our natural environment is incredibly important as the climate in our borough changes. This is because warmer temperature and changing weather patterns will create more favourable conditions for pests and diseases, directly affecting how quickly they multiply and where they spread. If we keep a close eye on these pests, we will spot new problems early and deal with them quickly. Reducing the use of herbicides and pesticides in our public realm promotes the health of insect communities, which are vital for healthy ecosystems.	Tree management and biodiversity work has continued to adapt to the impacts of climate change and improve the resilience of the borough's green infrastructure. Tree officers have undertaken drone training, enabling more effective monitoring of tree health and the early identification of diseases such as Massaria, which affects London plane trees and is exacerbated by climate change. The use of drone technology will improve the efficiency of inspections and support more proactive management of the borough's tree stock. In addition, the Southwark Integrated Weed Management Plan Working Group has been established to develop a coordinated approach to reducing herbicide use across highways, housing and parks. As of March 2026, the group had finalised a draft Integrated Weed Management Policy, which is expected to be considered by Cabinet later in 2026. This work will help support more sustainable management of green spaces while balancing operational, environmental and biodiversity objectives.
Action 17: Protect people and buildings from flooding Outcomes: Through the delivery of flood projects and an improved understanding of future climate risk, our communities and infrastructure are better protected from the flood risks that are being exacerbated by climate	Good progress was made in strengthening Southwark's resilience to flooding through a combination of infrastructure improvements, strategic planning and community engagement. Seven sustainable drainage (SuDS) projects were completed across the borough, helping to increase capacity to manage surface water flood risk, while a borough-wide communications campaign raised awareness of local flood risks and actions residents can take to prepare for flooding. Significant progress was also made on the Strategic Flood Risk Assessment (SFRA), with the updated Level 1 assessment incorporating the

change. This will lead to reduced loss and damage, and support new homes and businesses within the borough.	latest climate change guidance and strengthening the evidence base for future planning and flood risk management decisions. Progress on the preparation of the Southwark Riverside Strategy continues to provide important evidence on future tidal flood risk and supporting long-term adaptation planning along the River Thames frontage. Looking ahead, priorities include progressing the Level 2 SFRA, developing the full Riverside Strategy for completion in January 2027, and identifying further opportunities to deliver sustainable drainage projects across the borough to improve resilience to the impacts of climate change
Theme 4. Greener Economy	
Action 18: Increase green jobs and skills Outcomes: Increasing green jobs and skills in Southwark means creating more employment opportunities for local people and businesses in industries that help tackle climate change and protect the environment It also involves providing education, training, and career pathways so local people can gain the skills needed for these roles, including young people, career changers, and those currently out of work.	The council has continued to support the development of green skills and employment opportunities through the work of the Southwark Skills Partners and Green Skills Hub. Activities focused on raising awareness of green career pathways and improving access to information and opportunities for residents and advisers. Partner initiatives, including Repowering Schools, helped engage local people with emerging green sectors and careers, while collaboration across education and skills providers strengthened the local green skills ecosystem. The action achieved several notable successes, including the reporting of 2,431 green jobs during Q3 and Q4 and the continued delivery of targeted green skills initiatives across the borough. In addition, Southwark College announced a partnership with Vaillant to establish a Heat Pump Hub, which is due to launch later in 2026 and will support the development of local skills required for the low-carbon transition. Moving forward, the focus will be on launching the Heat Pump Hub and continuing to expand awareness and training opportunities linked to green employment pathways. A continuing challenge is ensuring sustained growth in green employment opportunities and maintaining accurate monitoring and reporting of outcomes across the sector

Action 19: Grow our green economy Outcomes: Our local economy will grow through the collaboration of businesses and the council to support and take advantage of the opportunities that arise from a green transition. This will include green business innovation, increased green job opportunities, investing in resilient, green and healthy town centres and places that people want to visit, supply chains and improved waste management.	During the reporting period, significant progress was made in establishing the Greener Southwark Business Accelerator programme. By March 2026, delivery partners Hatch Enterprise and ZeroBees had been appointed, contracts had been signed, and programme development was underway. Preparatory work focused on designing the programme, developing delivery plans and preparing for implementation, including scheduling a programme kick-off meeting for May 2026 and planning recruitment activity to engage local businesses across the borough. A key achievement during this period was the successful commissioning and mobilisation of delivery partners, ensuring the programme was in place to support local SMEs to reduce carbon emissions, lower energy costs and improve business resilience. The next phase will focus on continued delivery of the programme, including recruitment and engagement of Southwark businesses, provision of tailored business support, and development of practical tools and resources to help participating businesses improve their sustainability. The council has established the Greener Southwark Business Accelerator. The programme aims to support local, small, and medium businesses to reduce carbon emissions, lower energy costs and improve business resilience. The next phase will offer tailored business support, including the development of practical tools and resources to help participating businesses improve their sustainability. In addition, Handmade Stories, a local female-owned, slow fashion brand and social enterprise was awarded a Thriving High Streets Fund grant to support other local independent businesses improve their sustainability. They have supported 36 local businesses through mentoring and skills support, to create a more circular and inclusive high-street. Through workshops, residents and businesses were taught sustainable techniques such as visible repair workshops, mending, and building sustainable habits. The sessions supported

	people to save money, extend the life of their products and reduce overall consumption.
Action 20: Promote cleaner freight and supply chains Outcomes: Changing the way goods and deliveries take place for residents, businesses and partners will lead to lower carbon emissions, quieter streets, and improved public health as our air gets cleaner. Less vehicles moving around our borough or deliveries from cleaner vehicles will ensure cleaner supply chains.	A freight baseline study was commissioned at the end of 2025 to provide a comprehensive freight baseline study for Southwark and this is now largely complete. This provides a view of the current state of freight in the borough at a detail not previously available to the council. The study is providing context to an update to the emerging Freight Plan to capture the latest technological developments and best practice. It also being used to develop freight projects to address specific issues identified, including a roll-out of parcel lockers and bookable kerbside. Alongside this, officers have been co-ordinating with colleagues from other central London boroughs to share knowledge and develop a consistent approach to the delivery of such projects, maximising their efficacy. Since September 2025, Peddle My Wheels has recorded 404 bookings for the four e-cargo bikes located across the borough as part of the OurBike scheme. This represents an increase in usage compared with the previous year. To support this growth, Peddle My Wheels has delivered a marketing campaign aimed at raising awareness of the scheme within the local community. The Try Before You Bike scheme provides vouchers to small and medium-sized businesses, enabling them to trial greener transport alternatives to their existing travel and delivery arrangements. Since September 2025, four vouchers have been issued through the scheme. Overall, performance across both schemes has improved compared with the previous year. The current project is scheduled to conclude at the end of September 2026. A review is currently being undertaken by officers which will inform future delivery.

Action 21: Work with residents, local groups and partners to support climate friendly behaviours Outcomes: Less waste is produced as a whole, supporting emissions reduction and improving the sustainability of the borough. Southwark residents are saving money, learning skills and connecting with neighbours through climate-friendly behaviours.	The programme of increasing recycling capacity to increase the level of recycling continues with more bins installed. This has included both responsive work of adding more capacity to estates where crews report overfilled recycling bins (this has added around 0.5% to the recycling rate this year), and reducing refuse frequencies where bin fill levels have dropped. As part of the move towards compulsory recycling, property managers will be engaged to ensure that capacity provision increases to ensure residents can readily comply with the new requirements when they are implemented. This will include reductions of refuse capacity, as more waste moves from refuse to recycling. A further project to raise awareness of contamination issues is programmed later for 2026 to reduce the level of contamination in recyclables collected.
Action 22: Improve recycling rates and reduce waste Outcomes: Supporting our residents to improve recycling rates and reducing waste helps us cut carbon emissions, lower disposal costs, and protect our environment. It means less rubbish goes to incineration, and more materials are reused or recycled to save resources.	Current recycling performance for 2026/27 YTD has increased to 38%, and this momentum has continued from 2025/26. A policy decision has been made to move towards compulsory recycling, and this will be the subject of a wider public consultation on the implementation of this policy during 2026. In the meantime, the council will work towards rebalancing services to ensure recycling capacity provided for collections is as least the level of refuse services to ensure that the capacity for recycling collections continues to meet the rising demand.
Action 23: Support access to healthy and sustainable food Outcomes: We will foster a planet-friendly food system that supports our residents and businesses in making healthy, sustainable dietary choices, and strengthens local food security, contributing to a healthier environment and thriving local economy.	Activity has focused on maintaining and strengthening Southwark's food partnership network and promoting initiatives that support access to healthy food. In January 2026, members of the Southwark Food Action Alliance (SFAA) agreed that the council would coordinate the network for a further six months, providing continuity for partnership working across the borough. Southwark also received a Leadership Award in Sustain's 2026 Good Food Local Report, recognising the borough's work on food systems change, the Right to Grow, and sustainable food initiatives. During this period, partners

	continued to promote schemes including the Rose Vouchers Project, which provides weekly vouchers for fresh fruit and vegetables to eligible low-income families. Officers also benchmarked progress against the Every Mouthful Counts toolkit. Additional activity included promotion of the Easter Food and Fun programme, which provides free nutritious meals and activities for children receiving benefits-related free school meals, and engagement with community organisations to support asylum seekers living in Home Office accommodation to access community meals and cooking opportunities. The SFAA food map was also updated to improve visibility of local food support services. Moving forward, priorities include reviewing the future coordination arrangements for the SFAA after the current six-month period, increasing awareness of available food support schemes among residents and accelerating progress on the Right to Grow.
5. People and resources	
Action 24: Collaborate with our communities and partners to take climate action and improve resilience Outcomes: Working together to tackle the climate emergency will ensure the best outcomes for all. We will collaborate, coordinate and support climate action with our residents, community groups and voluntary sector, schools and education sector, businesses and business improvement districts, public sector delivery partners, Greater London Authority, London Councils, Transport for London, our cultural sector and others.	The council achieved significant milestones in coordinating climate action across our partnerships. A major success was concluding our term as Lead Borough for the Resilient and Green theme within the wider London Councils climate programme. Building on this leadership, officers launched the Resilient and Green Hub to share best practices in adaptation planning across the capital, and partnered with King's College London to launch its Hopeful Futures project report. This landmark project engaged Londoners through deliberative workshops to envision a well-adapted city by 2050, directly shaping our local adaptation programmes and communication strategies. Locally, officers expanded engagement with the MACC Hub on the National Adaptation Plan 4 process (NAP4), as well as engagement with the Greater London Authority working groups on the Heat Ready London plan. Additionally officers partnered with the London School of Economics on Faith Networks and

	Climate Change, convening Southwark faith groups to understand how climate policy could be made more inclusive. The Climate Change Team continued work with the Community Stakeholder Panel and Delivery Partners networks. Officers also continued to engage with BIDs through forums such as the Team London Bridge Net Zero Steering Group, Better Bankside's Sustainability Theme Group and Southbank and Waterloo Partnership Sustains Us groups, and the Southwark Climate Collective. A notable reflection of these efforts was our Southwark Climate Team winning two Team London Bridge Annual awards. Moving forward, our primary next step is realising our ambition for greater collaboration with Voluntary and Community Sector Organisations (VCSOs) on climate resilience.
Action 25: Get the council prepared for the effects of climate change Outcomes: We must respond to how the worsening effects of climate change will affect the borough and every aspect of the council's operations, planning, and decision-making. Rather than being treated as a separate issue, being a proactive and more capable council will enable us to effectively plan for and respond to the worsening effects that climate change will have on the services that our communities use, and the neighbourhoods where we live, go to school and do business. We will continue to incrementally adapt our borough day-by-day through the delivery of services, projects and programmes, and we will also be ready to respond to worsening extreme weather events when they take place and support communities afterwards. In practice, this action will result in reduced risks and damages from events like floods and heatwaves, better	During the period from September 2025 to March 2026, the council continued to strengthen its preparedness for the impacts of climate change across its services, assets and communities. Significant progress was made in researching and mapping climate risks to support future investment in heat-resilient council homes and to inform adaptation work within schools through the Superzone programme. A new climate risk data dashboard was also developed to provide services with improved access to climate risk information and support climate-informed planning and decision-making. In addition, a review programme for hot weather alerts was designed to help strengthen the council's response to increasingly frequent and severe heatwave events. Strategic work also progressed to embed climate resilience within wider council planning and governance. This included horizon-scanning activities to better integrate climate-related risks into business continuity planning, completion of the Local Plan vision exercise to support the integration of climate resilience into the Local Plan Review, and ongoing support for the development of the Riverside Strategy. Working closely with public health colleagues, the council also supported delivery of key actions within the Joint Strategic Needs Assessment (JSNA). Looking ahead, priorities include establishing formal

protection for public safety and infrastructure, and more efficient use of resources by "climate-proofing" investments and avoiding costly reactive measures. Stronger governance, aligned ways of working, and better-informed people and decisions will ensure we are ready to respond to the effects of climate change and support our communities to create good lives together.	governance arrangements for heat risk through a Hot Weather Preparedness Stakeholder Group and accelerating delivery of actions identified through the Hot Weather JSNA and Climate Action Plan.
Action 26: Train all council staff to identify and take climate action Outcomes: Each council officer and councillor will be empowered to recognise and take opportunities to deliver positive climate action through their role in delivering the council's Southwark 2030 goals. Training will cover understanding how climate action must be fair and equitable to support our vulnerable communities, reduce carbon emissions and adapt our services and the borough to the worsening effects of climate change. We will also improve how we report and assess our progress.	During this reporting period, the council continued to build organisational capability for climate action. A new Climate Change & Sustainability intranet hub was launched, providing staff with practical resources and guidance on topics such as preparing climate concurrent reports and accessing funding for green projects. Benchmarking research was also undertaken to review climate training approaches, including carbon literacy accreditation and tailored training options for officers, senior leaders and elected members. Work also progressed to strengthen the integration of fairness and equity into climate action. Just transition resources were compiled to support climate-related projects, bringing together relevant training, tools and local data. In addition, a new reporting approach for the Climate Action Plan was developed in collaboration with Technology and Digital Services. Planning also began for Climate Week in Southwark, which was delivered in June following the reporting period and provided training opportunities to help embed sustainability across council services. Looking ahead, the council will build on this work to develop a more comprehensive climate training offer for officers, leadership and elected members, including bespoke training for specific teams.

Action 27: Make evidence-led investment decisions and grow the funding available for climate action Outcomes: Transformative climate projects that deliver our emissions reduction target or fully prepare the borough for a changing climate require significant funding and resources. This is a significant challenge due to the number of homes and buildings that we own and the size and responsibilities of the council. This challenge is shared by our partners and stakeholders across the borough. The funding required to deliver our full climate ambitions exceeds the financial resources available to the council at present – meaning we will constantly ensure the funds and processes that we have are put to best use, explore and prioritise new funding opportunities, and lobby for increased funding from central government.	During this reporting period, the council made significant progress in strengthening the evidence base for climate investment through the publication of its first Climate Budget. The budget sets out the carbon emissions reductions expected from climate projects across the council's operational estate, including buildings, street lighting and fleet operations. The analysis showed that, based on current investment commitments, operational emissions are expected to fall significantly between 2026/27 and 2027/28, driven largely by major refurbishment and decarbonisation projects at six of the council's ten highest-emitting buildings. The Climate Budget has also helped identify opportunities for further emissions reductions where additional funding can be secured, including the electrification of the council's fleet and the decarbonisation of the crematorium. The council has also continued to secure and invest funding to support delivery of climate projects. During the year, £1 million was raised through the Southwark Green Investment Fund, a community investment scheme that helps fund projects such as community energy initiatives in schools. In addition, £7.5 million of the Green Buildings Fund has now been spent, with a further £2.8 million allocated to future projects. The Climate Capital Fund has also been provisionally allocated in full, and work is ongoing to identify and secure additional sources of capital funding to support the delivery of the council's climate commitments.
Action 28: Reduce the carbon footprint of the goods and services we buy Outcomes**:** The emissions that result from the goods and services that we purchase to deliver our services and run our buildings make up the highest proportion of our emissions. These are scope 3 emissions that are challenging to reduce as they come from sources outside of our direct control. Data on these emissions	The council has continued to improve its understanding of and response to supply chain (Scope 3) emissions, which remain the largest and most challenging source of emissions associated with council operations. During the reporting period, work focused on the ongoing measurement and reporting of procurement-related emissions, engagement with sector networks and practitioner groups, including the Local Responsible Procurement Network, to explore innovative approaches to tackling Scope 3 emissions, and the review of tools, methodologies and guidance that could be adapted to Southwark's procurement processes and organisational context.

can be difficult to gather and verify, especially when our suppliers vary in size and transparency. Alongside our Social Value Framework, improved approaches to procurement will enable us to reduce these emissions while maintaining high standards of service delivery as part of a well-run council.	A key challenge in advancing this work has been the limited dedicated capacity available to drive sustainable procurement across the organisation. A significant milestone during the reporting period was therefore securing a dedicated role within the Climate Change Team to lead this area of work. Working closely with procurement colleagues, the new role will support the development and implementation of a sustainable procurement policy and framework, helping to embed climate considerations within procurement and commissioning processes, strengthen supplier engagement, and establish a more strategic and coordinated approach to reducing supply chain emissions across the council.
Action 29: Ensure the council makes decisions that are climate-informed Outcomes: To make climate-informed decisions, we need good data and the right tools so we can design climate change outcomes into our work. Clear policies help make sure climate action is built into all plans and decisions. Reliable data shows where emissions and climate risks are highest, so action can be focused where it matters most or is most effective. Together, these make climate action a routine part of council work.	Following adoption of the updated Climate Change Strategy in September 2025, the council strengthened the integration of climate considerations into corporate decision-making by bringing together climate mitigation and adaptation within a single strategic framework. Work has continued to embed climate considerations through the climate concurrent process, with the climate team providing advice and input on strategies, policies and programmes across the organisation, helping to ensure climate risks, opportunities and wider co-benefits, including health and equality outcomes, are reflected in decision-making. To support this, new internal climate hub pages were developed, providing guidance and resources to help officers prepare climate concurrent and incorporate climate considerations into their work. The climate team also maintained an ongoing review of regional and national policy developments, identifying opportunities for the council to respond to consultations and collaborate with London boroughs, local government networks and partner organisations on emerging climate, energy, transport and planning policy. As this was the first reporting period following adoption of the updated Climate Action Plan, a key priority was establishing the foundations for long-term delivery. This included developing reporting processes, clarifying ownership of actions and working with colleagues across the organisation to embed climate

	considerations into existing ways of working. Work progressed on a new internal Power BI dashboard and reporting framework to support monitoring and delivery of the Climate Action Plan, enabling more consistent tracking of progress across services. In parallel, work is underway to develop a more consistent approach to climate impact assessment across council processes, helping to ensure climate and sustainability considerations are taken into account from the outset of policy, project and service development.

Agenda Item 11

Meeting Name:	Executive
Date:	13 October 2026
Report title:	Ledbury Estate Phase 2 - Appropriation for Planning Purposes
Executive Member:	Councillor Alexandra Austin, Executive Member for Public Works and New Homes
Ward(s) or groups affected:	Old Kent Road
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD - COUNCILLOR ALEXANDRA AUSTIN, EXECUTIVE MEMBER FOR PUBLIC WORKS AND NEW HOMES

The renewal of the Ledbury Estate is one of the most significant housing projects being delivered by Southwark Council. Through this programme, we are replacing outdated housing with high-quality new council homes, alongside improved community facilities, public spaces and infrastructure that will support residents and the wider neighbourhood for generations to come. Phase 2 of the renewal programme will deliver 260 council homes for social rent as part of a wider scheme providing 340 new council homes for social rent, together with commercial space, a replacement residents' hall, landscaping, and enhanced public realm.

This report seeks approval for the appropriation of Phase 2 land for planning purposes and its subsequent return to housing purposes. While this is a technical legal process, its purpose is straightforward: it helps ensure that a development which has already secured planning permission and delivers substantial public benefits can proceed with greater certainty and without unnecessary delay. The approach proposed allows any affected rights to be addressed through compensation mechanisms rather than risking injunctions that could impede delivery of much-needed new council homes.

The case for moving forward is compelling. The renewal programme has been shaped through extensive engagement with residents and forms part of a broader commitment to invest in the future of the Old Kent Road area. Phase 2 of the estate renewal will drive a large range of physical improvements and will contribute to the economic, social, and environmental wellbeing of the area.

As Executive Member for Public Works and New Homes, I am committed to ensuring that Southwark continues to tackle the housing crisis through the delivery of new council homes and thriving neighbourhoods. The recommendations in this report represent an important step in enabling the successful delivery of Phase 2 of the Ledbury Estate renewal, helping us to realise the full benefits of this major investment for current and future residents.

RECOMMENDATION(S)

Recommendation(s) for the Executive

That the Executive Committee:

1. Confirms that the land shown outlined on the plan at Appendix 1 known as Phase 2 of the Ledbury Estate that is currently held for housing purposes, is no longer required for those purposes and approves the appropriation of the land to planning purposes to facilitate the carrying out of the development proposals for the area in accordance with 122(1) of the Local Government Act 1972 and s 203 Housing and Planning Act 2016.

2. Confirms that subject to the approval of appropriation as detailed in Recommendation 1 the land shown outlined on the plan at Appendix A will no longer be required for planning purposes and approves the appropriation of the land to housing purposes in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972.

Recommendation(s) for the Leader of the Council

3. None

REASONS FOR RECOMMENDATIONS

4. The Recommendations within this report, if approved, will help facilitate the renewal of the Ledbury Estate where the council is bringing forward 340 new council homes, a full 116 more than they replaced.

5. By appropriating the area identified in this report for planning purposes (Phase 2), the council will be able to benefit from the provisions of s 203 Housing and Planning Act 2016 which enable the rights of third parties to be overridden. This will prevent the use of an injunction which could prevent or delay this development with all of the associated benefits, from proceeding.

6. The benefits of this have been demonstrated on Phase 1 of the estate renewal (as well as other council schemes), whereby this same legal procedure prevented any costly injunction from stalling the progression of the scheme for which 80 new council homes will be ready within a matter of months. The authorisation for this decision was made via Cabinet on 06 February 2024, and the paper is included within the Background Papers of this report.

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

7. The council could choose not to use these powers; however, this has been discounted because enacting these powers safeguards the council from injunctions causing delays to the development and the significant costs this would cause, without negatively impacting the council.

POST DECISION IMPLEMENTATION

8. In line with Recommendation 1, undertake the necessary processes to carry out the appropriation of the land, shown in Appendix 1, to planning purposes to facilitate the carrying out of the development proposals for the area in accordance with section 122(1) of the Local Government Act 1972 and s 203 Housing and Planning Act 2016 as soon as practicable feasible.

9. In line with Recommendation 2, thereafter, undertake the correct processes to carry out the appropriation of the same land to housing purposes in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972.This is because the land will be used for housing purposes once the development has been completed.

BACKGROUND INFORMATION

10. Phase 2 of the Ledbury Estate is situated in a predominantly residential area with a variety of retail and industrial businesses nearby on the Old Kent Road. The council holds the freehold interest in the land within its Housing Revenue Account.

11. In order to obtain vacant possession of Phase 2 for development, the council made a compulsory purchase order (CPO) in May 2025. No objections to the CPO were received and it was confirmed in August 2025. The land covered by the CPO vested in the Council in November 2025 enabling development (including demolition) to commence.

12. The planning history and reasons for the granting of permission are briefly summarised below:

    12.1 Full planning permission for the Ledbury Estate Renewal was submitted in February 2022 under reference 22/AP/0554. The scheme comprised demolition of four existing blocks and redevelopment to provide 340 homes (including 224 replacement homes), ground floor Class E commercial space, a re-provided tenants' and residents' hall, multi-use games area, new public realm, landscaping, play space, cycle parking and associated infrastructure. This was split over two phases, with 80 homes in the first and 260, the subject if this report, being delivered in the second.

    12.2 Southwark’s local planning authority granted permission in December 2022 on the grounds that the scheme would deliver significant housing renewal, replacement affordable homes, wider estate regeneration benefits and contribute to the ambitions of the council regarding the regeneration the wider Old Kent Road area.

    12.3 In July 2024 a Minor Material Amendment was submitted for the scheme under reference in order to amend the approved scheme for Phase 2, principally to introduce second staircases and associated fire safety improvements, together with consequential layout and design amendments.

    12.4 The Section 73 amendments did not materially alter the overall

development parameters, with the scheme continuing to deliver 340 homes, commercial floorspace, community facilities and public realm as approved under 22/AP/0554.

12.5 The council's planning authority granted the Section 73 application because the amendments responded to evolving building safety requirements while preserving the approved regeneration objectives and overall planning benefits of the scheme.

12.6 Taken together, the permissions establish a comprehensive estate renewal project that will replace outdated housing stock with new homes, enhanced community facilities, improved open space and public realm, whilst maintaining compliance with updated safety standards.

13. This report recommends the council appropriates for planning purposes the freehold land known as Phase 2 in its ownership. This will engage powers under section 203 of the Housing and Planning Act 2016 overriding third party rights in the land which are then converted to a claim for compensation.

14. The report further recommends the land be appropriated back to housing on the basis that this ultimately will be its use.

15. The council has used this statutory mechanism to secure several of its housing development projects.

16. The Executive Committee should also note that the council has commissioned a Rights of Light Analysis Report to assess the potential effects of the development on any rights of light to some neighbouring properties and businesses outside the Estate and to those properties within the Estate that will be retained.

17. There are some restrictive covenants and rights of statutory providers on the Estate that would also be interfered with. The risk of injunction means that it is prudent for the council to consider the use of its statutory powers to ensure that the development proceeds.

18. This course of action is recommended on the basis it will facilitate delivery of a development with significant public benefit; in the form of a full planning application for Phase 2 comprising the demolition of Skenfrith, Sarnesfield and Peterchurch Houses together with TRA Hall and the erection of 4 buildings, all Planning Class C3 use, at 8, 6, 6 and 25 storeys, two commercial unit and replacement TRA hall, together with associated parking, public realm, open spaces, landscaping and ancillary infrastructure.

19. Phase 1 works will affect residents of the existing Ledbury Estate with the demolition of the above noted buildings which is, at this point in time, well advanced.

20. Demolition work commenced in January 2026 with construction scheduled to run from October 2026 to December 2029.

KEY ISSUES FOR CONSIDERATION

21. If the recommendations in this report are approved by the Executive Committee, the key impact will be that some third-party owners benefitting from rights in the surrounding neighbourhood, and on the Ledbury Estate that may be interfered with by the development, will no longer be able to apply to court for an injunction to stop the development. These owners will instead have the right to claim compensation if their rights are interfered with by the development.

22. Appendix 2 sets out further details of the rationale behind the recommendations in this report. The Executive Committee should note that:

    22.1 The council has carried out extensive community engagement with local residents over the last five years about the Ledbury Estate Renewal, and the new homes it will deliver.

    22.2 The council owns the freehold of the land, and it is now fully vacant.

    22.3 The development of the site has full planning consent (reference number 22/AP/0554).

    22.4 That the development behind the intention to appropriate planning purposes will improve the economic, social and environmental well-being of the area.

    22.5 That the appropriation will enable the development to proceed without interference from affected parties, but those parties will be compensated for any loss in value to their properties caused by the interference with their rights.

23. The course of action recommended is therefore proportionate and justified to secure proper planning of the area.

24. Loss of daylight is subject to a legal test and compensation is assessed by way of established practice. Compensation is payable to residents (whether by agreement, by negotiation, or compulsion under Section 204 of the Housing and Planning Act 2016) who have their rights to light interfered with.

25. However, it is incumbent upon all affected parties to prove to what extent their rights have been interfered with, and the level of compensation that may be attainable in the circumstances. Affected parties may have the fees of their professional advisers paid by the council subject to the route of compensation, should this arise.

Appropriation Notice

26. The land which is subject to appropriation for planning purposes shown outlined on the plan at Appendix 1 is land and buildings upon which Skenfrith House, Sarnesfield House, Peterchurch House, the Ledbury TRA hall and associated ancillary space once stood.

27. These buildings have now been demolished pursuant to developing Phase 2 of the Ledbury Estate renewal.

Appropriations

28. The appropriation of land refers to the process whereby a council alters the purpose for which it holds land. Where land has been appropriated for planning purposes third party rights can be overridden. The beneficiaries of such rights can still claim compensation but cannot seek an injunction to delay or stop the development.

29. Statutory undertakes do benefit from some rights (easement) of the land outlined in Appendix 1. However, Section 203 does not authorise an interference with rights of statutory undertakers for the purpose of carrying out their statutory undertaking. The rights of any statutory undertakers over the land are, therefore, not affected by section 203. The existence of these rights on the land should not therefore be considered an impediment to the appropriation of the land for planning purposes.

30. As noted in paragraph 17, there are also some restrictive covenants within the demise outlined in Appendix 1. However, the restrictive covenants are expressed in very vague terms and affect only a small part of the land. The powers in Section 203 entitle a person to carry out building or maintenance work even if a restrictive covenant is breached by the use of land, once it has been appropriated.

31. This gives the council the certainty that having commenced construction, a person with the benefit of a registered or unregistered right over land (there is no comprehensive register of third-party rights) cannot apply to the court to have the development stopped. This is a critical tool in enabling development to proceed on urban sites.

32. Another approach for the council would be to either not appropriate the site or accept the risk of delay from injunction, or not appropriate and take out insurance against the cost of claims. Neither approach addresses the central issue of the risk of delay whilst an application to injunct is considered by a court – nor the risk an injunction might be successful and the development stopped.

33. Appropriation is considered to give a greater degree of certainty and is considered proportionate. The chief impact of this approach is that the owners of third-party rights lose their ability to stop the development by injunction, but they retain the right to compensation.

34. The compensation a person affected by interference of a right may be entitled to, is based on the value of their properties before the right has been interfered with versus the value of the property with the interfered right; the diminution in value of the affected property. If agreement between the parties is not possible it will be determined by the Upper Tribunal (Lands Chamber).The onus is upon the claimant to prove a loss in value, and compensation only becomes payable once there is an actual interference with a right.

35. In this case, as per Recommendation 1, The Executive Committee is asked to approve that the land outlined on the plan at Appendix 1 be appropriated from housing purposes to planning purposes. This will mitigate the risk of legal action to frustrate the scheme being delayed or completed.

36. Thereafter, as per Recommendation 2, The Executive Committee is asked to approve that the land is appropriated back to housing purposes as this is the most appropriate basis on which to hold the site.

Policy framework implications

37. There are no obvious and immediate contradictions to prevailing Council Policy, notably the latest corporate level plan *'Affordable, Safe & Green'* published in July by the current Joint Administration governing Southwark.

38. Furthermore, the recommendations contained within this report, clearly support the priority contained within the plan regarding 'Tackling the housing crisis by, as noted above, helping facilitate the timely development of Phase 2 of Ledbury which is delivering 260 council homes for social rent.

Community, equalities (including socio-economic) and health impacts

Community impact statement

39. There are no material community impacts arising from the result of this decision.

Equalities (including socio-economic) impact statement

40. The implementation of this decision will not have any particularly detrimental impact on any group or persons from a protected characteristic vis-à-vis any group or persons that aren't.

41. That is not to say that implementation of this decision would not have an adverse effect on individuals who considered themselves affected by the development and who might otherwise seek an injunction as a means of redress. However, these individuals would still be entitled to receive compensation, and any such effect would be experienced equally across the wider population and would not have a disproportionate or particularly adverse impact on any specific group.

Health impact statement

42. There are no material health impacts arising from the result of this decision.

Climate change implications

43. There are no material climate change impacts arising directly from the result of this decision.

Resource implications

44. Resourcing for undertaking the process and actions to implement the recommendations contained with this report can be met from the existing capacity with both the Southwark Construction Team, Property Team and

Legal Team (Property and Regeneration Specialists).

45. Where land is appropriated from the Housing Revenue Account to the General Fund, there is a transfer of debt between the accounts. When land is appropriated from general fund to the housing revenue account this debt transfer is reversed. As both appropriations will take place on the same day there will be no net transfer of debt and there are, therefore, no financial implications arising directly from the recommendations made in this report.

Financial Implications

46. Further details are given in the closed report.

Legal Implications

47. All legal implications related to this decision are outlined within the concurrent from the Director of Law and Governance between paragraphs 0 to 60.

Consultation

48. No consultation is required prior to appropriation being carried out.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Head of Procurement

49. Not Required

Director of Law and Governance (20260909/KR)

50. The report recommends the appropriation of council owned land for planning purposes and thereafter, the appropriation of that land for housing purposes.

51. A council holds land and property for a variety of statutory purposes in order to perform its functions. A council is authorised by virtue of s122 of the Local Government Act 1972 (“the 1972 Act”) to appropriate land within its ownership for any purpose for which it is authorised to acquire land by agreement, where it is no longer required for the purpose for which it is held immediately before the appropriation.

52. The land must already belong to the council. Paragraph 10 of the report confirms that the land to be appropriated is in the council’s freehold ownership.

53. The land must be no longer required for the purpose for which it is currently held. The report confirms at paragraph 11 that the land is vacant and is no longer required for housing purposes.

54. The purpose for which the council is appropriating the land must be authorised by statute. It is proposed that the land is held for planning purposes. This is a purpose which is authorised by statute. Section 246 of the Town and Country Planning Act 1990 (“TCPA 1990”) defines such purposes as, inter alia, those for which land can be acquired under ss226 or 227 of that Act. Section 227 provides that a council may acquire land by agreement for

any purposes for which it is authorised to acquire land compulsorily by s226 TCPA 1990.

55. The purposes for which a council can acquire land pursuant to s226 TCPA 1990 include purposes "which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated." S226 also authorises the acquisition of land "… if the authority think that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land". In the case of either s226 or s227 the acquiring authority must be satisfied that whatever development proposals it has for the land in question are likely to "contribute to the achievement of any one or more of the following objects – a) the promotion or improvement of the economic wellbeing of the area; b) the promotion or improvement of the social wellbeing of the area; c) the promotion or improvement of the environmental wellbeing of the area." The council's proposal to build 340 new homes on the land, all of which will be council homes for social rent, together with a new community centre, new commercial units and significantly enhanced landscaping and public realm, is capable of falling within all three categories.

56. Section 203 of the Housing and Planning Act 2016 ("the 2016 Act") came into force on 13 July 2016. This section contains a power to override easements and other rights, and it replaces s237 TCPA.

57. SECTION 203 says:

"(1) A person may carry out building or maintenance work to which this subsection applies even it if involves

(a) Interfering with a relevant right or interest…

(2) Subsection (1) applies to building or maintenance work where -

(a) there is planning consent for the building or maintenance work, (b) the work is carried out on land that has at any time on or after the date on which this section comes into force (i) become vested in or acquired by a specified authority or (ii) been appropriated by a local authority for planning purposes as defined by s246(1) of the Town and Country Planning Act 1990 [i.e. for purposes for which an authority can acquire land under ss226 and 227] (c) the authority could acquire the land compulsorily for the purposes of the building or maintenance work, and (d) the building or maintenance work is for purposes relating to the purposes for which the land was vested, acquired or appropriated as mentioned in paragraph (b)."

58. What this means is that where land has been appropriated for planning purposes building work may be carried out on land even if this interferes with rights or interests if there is planning consent for the building work; and the work must be for purposes related to the purposes for which the land was appropriated, in this case planning purposes. By Section 204 of the 2016 Act those third-party rights are converted into an entitlement to compensation to be calculated in accordance with s7 and 10 of the Compulsory Purchase Act 1965.

59. This report confirms that the work being done on the land will be done in accordance with planning permission. Once the land has been appropriated and Section 203 triggered, that work will be authorised even where it interferes with third party rights.

60. Following the appropriation of the land for planning purposes it is recommended that the land is appropriated for housing purposes, as the land is to be used for the provision of new housing. At that point the land will no longer be required for planning purposes and will be appropriated for housing purposes.

Strategic Director of Resources (PFS - Housing 26/048)

61. The Strategic Director of Resources notes the recommendations contained within this report relating to the appropriation of land at the Ledbury Estate Phase 2 development site from housing purposes to planning purposes and its subsequent appropriation back to housing purposes.

62. The proposed appropriation is intended to secure the benefits available under section 203 of the Housing and Planning Act 2016 and thereby reduce the risk of injunctions delaying or preventing delivery of the approved scheme. In financial terms, avoiding delay supports the timely delivery of new homes and mitigates the risk of additional construction inflation, prolongation costs and other budget pressures that may otherwise arise.

63. The report further confirms that the appropriation to planning purposes and subsequent re-appropriation to housing purposes will occur on the same day. As a consequence, whilst there is a technical transfer of debt between the Housing Revenue Account and General Fund on appropriation, this is immediately reversed and there is therefore no net financial impact arising from the accounting treatment.

64. On the basis of the information contained within the report, the recommendations are not expected to create any additional unfunded revenue or capital commitments for the council, nor do they amend the approved budget or financing arrangements for the Ledbury Estate renewal programme.

REASONS FOR URGENCY

Legislative requirement

65. Not Relevant

When Required

66. Not Relevant

The Test in Law

67. Not Relevant

What it Should Contain

68. Not Relevant

REASONS FOR LATENESS

69. Not Relevant

BACKGROUND DOCUMENTS

70. See Background Documents Table below

BACKGROUND DOCUMENTS

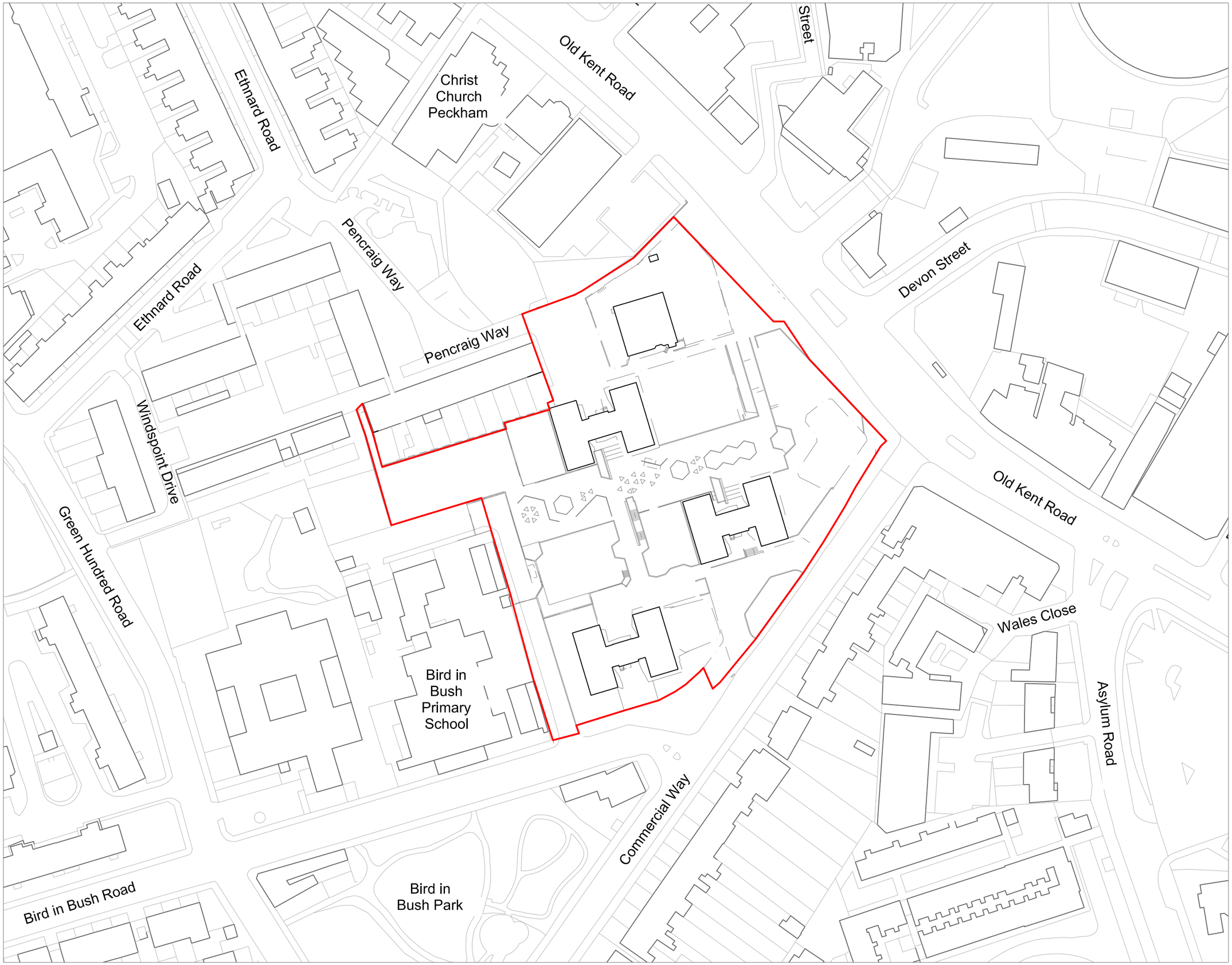
Background Papers	Held At	Contact
Ledbury Estate Phase A - Appropriation for Planning Purposes (https://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?Id=8019)	Southwark Council's Property Services. Southwark Council, 160 Tooley Street, London, SE1 2QH	Southwark Council's Property Services Department.

APPENDICES

No.	Title
Appendix 1	Site Plan
Appendix 2	Legal Briefing on the Appropriation of Phase 2 land at Ledbury Estate, SE15

AUDIT TRAIL

Executive Member	Councillor Alexandra Austin, Executive Member for Public Works and New Homes	
Lead Officer	Stuart Davis, Managing Director of Southwark Construction	
Report Author	Alex Talbot, Project Manager within Southwark Construction	
Version	FINAL (Open)	
Dated	09/09/2026	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVEMEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Director of Law and Governance	Yes	Yes
Strategic Director of Resources	Yes	Yes
Executive Member	Yes	Yes
Date final report sent to Constitutional Team		1 October 2026


Christ Church Peckham
Old Kent Road
Ethnard Road
Pencraig Way
Devon Street
Windspoint Drive
Green Hundred Road
Bird in Bush Primary School
Commercial Way
Wales Close
Asylum Road
Bird in Bush Road
Bird in Bush Park
0
25m
Scale: 1:500@A1
25/09/26
Ledbury Estate Phase 2

APPENDIX 2 – Legal Briefing on the Appropriation of Phase 2 land at Ledbury Estate, SE15

Appropriation of the land at Appendix 1 for purposes set out in section 226 of the Town and Country Planning Act 1990 and to purposes set out in section 9 of the Housing Act 1985.

Background to Appropriation

1. Under section 122(1) of the Local Government Act 1972, the council may appropriate land for any purpose for which it is authorised to acquire land, when the land is no longer required for the purpose for which it is held.

2. Under section 226(1)(a) and 227 of the Town and Country Planning Act 1990, a council may acquire land if they think the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land. This includes development of the sort contemplated at Ledbury Estate.

3. The power in section 226(1)(a) is subject to section (1A) of section 226. This provides that the acquiring authority must not exercise the power unless it considers the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of the area for which the acquiring authority has responsibility.

4. There are clear economic, social and environmental benefits associated with the provision of new housing at Ledbury Estate, namely providing people with quality, affordable accommodation. Better housing can also result in better educational attainment, a general improvement in wellbeing, and will provide employment and training opportunities from the construction works. Accordingly, the council may appropriate land for the purposes of the development proposals if that land is no longer required for the purposes for which it is held.

5. For the reasons set out below, the land shown on the plan at Appendix 1 is no longer required for its current purposes. The land can therefore be appropriated from its current use.

6. Where land has been appropriated for planning purposes, Section 203 of the Housing and Planning Act 2016 applies. This means that the erection, construction or carrying out of maintenance or any building or work on the land (by the council or a person deriving title from the council) is authorised, if it is done in accordance with the planning permission, notwithstanding that it interfered with third party rights, such as restrictive covenants and easements.

7. The effect of triggering section 203 is that third party rights are overridden and converted into a claim for compensation pursuant to section 204.

8. The level of compensation for interference with third party rights is assessed based on the loss in value of the claimant's property because of the interference. An important consequence of the operation of section 203 is that a claimant cannot secure an injunction to prevent the development from going ahead – their remedy is a claim for compensation.

9. Prior to developing land, it is usual practice to make prudent enquiries of what rights might exist over the land, this will involve inspecting the land to see if there are any obvious rights and checking land ownership information. As set out in the report, a rights of light report has been commissioned which provides details of the potential effect of the development on adjoining properties. However, some rights may not be apparent from inspection and historic ones may not always be recorded at the Land Registry. The application of the power to override rights contained in section 203 therefore mitigates this risk.

10. The right to claim compensation for interference with third party rights is enforced against the owner of the land, which in this case is the council.

Rationale for Appropriating the land at Ledbury Estate for Planning Purposes

11. As configured now, the Phase 2 land at the Ledbury Estate to be appropriated comprises Skenfrith, Sarnesfield and Peterchurch Houses together with the TRA Hall. Planning consent has been secured for the development outlined in the main report

12. As discussed in the main report, there may be an adverse impact on the rights of light to nearby properties from the development. Appropriation will eliminate any risk of one or more property owners or occupiers applying to the court for an injunction. If an injunction is granted, the scheme will not be able to proceed.

13. In these circumstances, it is appropriate to utilise the powers of section 203 to overcome this risk and enable the much-needed new homes to be built.

14. As indicated above, in order to facilitate the consented redevelopment for new housing, it is now required to hold the land for planning purposes. When land has been appropriated for section 203 purposes, it will continue to benefit from its overriding provisions even when the land is no longer held for planning purposes.

15. The land shown at Appendix 1 is no longer required to be held for housing purposes and is now to be held for planning purposes in order to facilitate the consented housing development.

Rational for Appropriating the land at Ledbury Estate back to Housing Purposes

16. Once land is appropriated for planning purposes, it should be appropriated back to housing purposes, as this will be its ultimate use. The cleansing effect of section 203 means that it can be developed in confidence that the works will not be at risk of an application for an injunction to frustrate the development.

17. Section 9(1)(a) of the Housing Act 1985 states a local housing authority may provide housing accommodation by erecting houses on land required. It is therefore apt that following the section 203 appropriation the land is in accordance with section 122(1) of the Local Government Act 1972 appropriated for purposes within section 9(1)(a) of the Housing Act 1985.

18. The appropriation of the land whilst denying the beneficiaries of any third party rights over the land the ability to frustrate the regeneration of the land will not take away their ability to claim for compensation in respect of any diminution in the value of their land as a result of their rights being overridden.

Agenda Item 12

Meeting Name:	Executive
Date:	13 October 2026
Report title:	Phase 2b of the Tustin Estate Renewal and Phase 2 Appropriation
Executive Member:	Councillor Alexandra Austin, Executive Member for Public Works and New Homes
Ward(s) or groups affected:	Old Kent Road
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD - COUNCILLOR ALEXANDRA AUSTIN, EXECUTIVE MEMBER FOR PUBLIC WORKS AND NEW HOMES

The Tustin Estate Renewal remains one of Southwark Council's most significant Estate Renewal programmes, delivering the commitments made to residents to provide high-quality new homes and improved public spaces, while preserving the community the estate call home. The Tustin Estate Renewal has been shaped through extensive engagement with residents and reflects the council's commitment to investing in council housing.

Earlier this year Phase 1 completed providing 167 new high-quality homes for council tenants and returning leaseholders. Then in March 2026, the council entered into the Phase 2 main works contract with BY Development Limited (Bouygues), marking an important milestone in the delivery of the scheme. Since that time, officers have continued to review delivery options to ensure that the development makes the best use of public money.

This report seeks approval for an updated delivery strategy for Phase 2b. The proposed approach moves forward with the delivery of Block H, providing the majority of council homes planned in Phase 2b, but utilises a contractual break clause to defer the construction of the two smaller F Blocks from Phase 2b into Phase 3, so they can be redesigned with Tustin Estate residents to maximise efficiency. The recommendations in this report will help ensure that the programme continues to progress in a financially responsible manner, while maintaining momentum on one of the borough's most important Estate Renewal projects.

The recommendations also seek approval for appropriation of land, to facilitate the delivery of Phase 2. This is a standard and well-established mechanism used in major Estate Renewal schemes and provides the council with the necessary legal framework to support delivery.

RECOMMENDATION(S)

Recommendation(s) for the Executive

1. The Executive note that the council entered into the Phase 2 main works contract for the Tustin Estate Renewal with BY Development Limited (Bouygues) in March 2026.

2. The Executive approve an updated delivery strategy for Phase 2b which utilises the break clause in the main works contract to defer the F blocks from Phase 2b to Phase 3, as detailed at paragraph 28 of this report.

3. The Executive note the updated cost for the Phase 2b main works is £66,601,435 rather than £88,458,598 as in the February 2026 Executive update.

4. The Executive confirms that the land shown edged red on the plan at Appendix A ("the Land") known as part of the Tustin Estate that is currently held for housing purposes is no longer required for those purposes and approves the appropriation of the Land from housing to planning purposes to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990 ("TCPA 1990") and section 122(1) of the Local Government Act 1972.

5. The Executive confirms that following completion of the appropriation at paragraph 4, the Land will no longer be required for planning purposes and approves the appropriation of the Land back to housing purposes in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972.

REASONS FOR RECOMMENDATIONS

6. The updated strategy allows the council and Bouygues to move forward with the Tustin Estate Renewal.

7. As referred to in previous Executive reports, the Tustin Estate Renewal is expected to create significant local benefits.

8. It should also be noted that the Tustin Estate Renewal forms a key part of the council's housing delivery programme. If Phase 2b (detailed 33 of this report) were not to proceed, 133 new council homes for social rent would need to be delivered at an alternative time in the future, likely for significantly more cost.

9. This report seeks approval to appropriate the Land to planning purposes. Appropriation of the Land to planning purposes pursuant to section 226 of the TCPA 1990 and section 122(1) of the Local

Government Act 1972 is required in order to enable the council to rely on the power in section 203(1) of the Housing and Planning Act 2016 ("HPA 2016"). Section 203 of the HPA 2016 permits development to be carried out notwithstanding interference with certain third-party rights provided the statutory conditions are met. Where section 203 applies, affected parties are prevented from seeking an injunction to restrain or delay the development and are instead entitled to compensation. This reduces the risk of delay and additional cost arising from potential injunction proceedings.

10. This report further seeks approval to appropriate the Land back to housing on the basis that this ultimately will be its use.

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

11. Over the last 6 months the council and Bouygues have been working together to ensure Phase 2b remains deliverable and financially viable.

12. The council has considered the best way to maintain the commitments to residents on the Tustin Estate while mitigating the viability challenges set out in this report.

13. The updated strategy for Phase 2b (see paragraph 28) is based on that work and provides a balanced route forward for the Tustin Estate.

14. The council could choose not to appropriate the Land to planning purposes, take out insurance coverage against the cost of claims and accept potential injunction delays. However, this could lead to lengthy delays and significantly increased costs. There is also the risk an injunction might be successful and the development stopped. Appropriation of the Land and engagement of the power in section 203 of the HPA 2016 is considered proportionate and justified to secure the proper planning of the area and provides a greater degree of certainty.

POST DECISION IMPLEMENTATION

15. In March 2026, the council entered into the Phase 2 main works contract. The contract included a break clause that allows the council to exclude, delay, or change the remaining blocks.

16. Once approved, the council will utilise the break clause in the main works contract to defer the F blocks (41 council homes) from Phase 2b to Phase 3.

17. The Building Safety Gateway submission for Phase 2b will be formally made to the Building Safety Regulator (BSR).

Key Activity	**Target completion date**
Building Safety Gateway submission for Block H	February 2027
Phase 2b Start on Site	September 2027
Phase 2b Practical Completion	April 2030

BACKGROUND INFORMATION

18. The Tustin Estate Low Rise Renewal Programme is the outcome of a resident-led investment decision into low-rise homes on the Tustin Estate following a feasibility process from 2019-2021 and a resident ballot in March 2021.

19. The current programme comprises:

- Construction of 690 new homes including 456 social rent homes (of which 202 are replacement), 14 shared equity homes for returning leaseholders and 220 homes for private sale which will help fund the development.
- Refurbished council homes in Manor Grove
- A new Tustin Common
- New pedestrian and cycle routes
- Demolition and replacement of Pilgrims' Way School.
- Demolition and replacement of commercial spaces along the Old Kent Road.

20. In October 2022, the council entered into a development agreement with Bouygues to deliver all four phases of the estate renewal.

21. The first phase of the estate renewal was completed, delivering 167 high-quality new homes (including 165 council homes for social rent and 2 homes for returning leaseholders), as well as the refurbishment of four council homes in Manor Grove. Phase 1 has successfully rehoused existing residents.

22. In December 2025, the council updated its Phase 2 strategy to 100% affordable housing instead of a mix of council, keyworker, shared equity and private homes. The council split Phase 2 into two sub-phases to manage cashflow and borrowing costs in the Housing Revenue Account, see paragraph 33 of this report for further details. A contract break clause exercisable before October 2026 allows the council to exclude, delay, or change Phase 2b for flexibility. Phases 3 and 4 will now start only after Phase 2 finishes. This change makes the overall programme longer. However, it reduces the cashflow peaks, and building most of the affordable homes sooner helps balance the delay.

23. The demolition for Phase 2 has begun.

<u>Appropriation</u>

24. Appropriation of land is the process whereby a council changes the purpose for which it holds land. Where the land has been appropriated for planning purposes, third party rights can be overridden. The beneficiaries of such rights can still claim compensation but cannot seek an injunction to delay or stop the development. This gives the council the certainty that having commenced construction works, a person with the benefit of registered and unregistered right over land (there is no comprehensive register of third party rights) cannot apply to the court to have the development stopped. This is a very important tool in enabling development to proceed on urban sites.

25. The land which is subject to appropriation for planning purposes was formerly land and buildings at Heversham House and Kentmere House -

which are being demolished - car parking, and open space at Tustin Common.

26. The council has used appropriation to secure many of its housing development projects including Phase 1 of the Tustin Estate Renewal.

27. The planning reference number for phase 2 is 24/AP/2446, amended by 25/AP/2374 (non-material amendment 1 (NMA)) and 26/AP/0476 (NMA 2). Phase 2 will deliver 243 new homes across two blocks, with associated parking, landscaping and improvements to Tustin Common.

KEY ISSUES FOR CONSIDERATION

28. This report recommends that we proceed with Block H in Phase 2b and defer the F blocks to Phase 3 due to ongoing concerns regarding design and viability with the F blocks.

29. Deferring the delivery of the F blocks allows the council to redesign and reassess viability without rushing. Given their physical location, moving them into Phase 3 makes strategic sense and allows the council and education to finalize the long-term plans for Pilgrims' Way Primary School.

30. The building cost for Block H has been updated, introducing mechanical ventilation to meet BS 9991:2024 due to the height of the building.

31. Further efficiency savings for Block H are unlikely, and proceeding with Block H prevents further project delays and keeps the Tustin Estate Renewal on schedule.

32. The main construction works for Phase 2 will start as soon as the demolition of Heversham House and Kentmere House is completed, and the detailed designs are signed off by the BSR through the Gateway 2 process.

33. Under the new strategy, Phase 2 will deliver 243 new homes across two blocks, including 238 council homes for social rent, and 5 shared equity homes for returning leaseholders.

34. Phase 2 is split into two sub-phases - sub-phase 2a (Block G2) and sub-phase 2b (Block H). The table below shows the number of homes by sub-phases.

Sub-phase	**Council homes**	**Shared equity homes**	**Total homes**
Phase 2a	105	5	110
Phase 2b	133	0	133
Phase 2	**238**	**5**	**243**

35. Under the new strategy, the council will deliver the vast majority of the affordable housing we are committed to deliver on the Tustin Estate,

leaving a requirement to build 53 council homes and 7 homes for returning leaseholders, along with 220 private homes. The council will also deliver significantly more council homes than are due to be demolished as part of the Estate Renewal.

Appropriation

36. Section 122 of the Local Government Act 1972 provides the power for the council to appropriate land which it is authorised to acquire by agreement and which belongs to the Council from one purpose to another purpose provided that the said land is no longer required for the purpose for which it is held immediately prior to the appropriation.

37. Where land has been appropriated for planning purposes the power in section 203 of the Housing and Planning Act 2016 can potentially be engaged, subject to certain conditions being met allowing the council to override third-party rights, removing the threat of an injunction, and replacing those rights with an entitlement to compensation.

38. The power in section 203(1) of the Housing and Planning Act 2016 to override rights and interests applies if:

    a. There is a planning consent for the building or maintenance work;
    b. The work is carried out on land that has either been
        i. vested in or acquired by the council; or
        ii. appropriated by the Council for planning purposes;
    c. The council could acquire the land compulsorily for the purposes of the building or maintenance work;
    d. The work must be related to the purposes for which the land was vested acquired or appropriated.

39. Appendix B sets out further details of the rationale behind appropriation. The Executive should note that:
    a. The council owns the freehold of the land and it is now fully vacant.
    b. The development of the land has full planning consent (reference number 24/AP/2446).
    c. That the development behind the intention to appropriate for planning purposes will improve the economic, social and environmental well-being of the area.
    d. That the appropriation will enable the development to proceed without interference from affected parties.

40. The council has commissioned a Rights of Light Report to assess the potential impacts of the development to Rights of Light within the relevant surrounding properties. The report identifies potential impacts to some of the neighbouring properties outside the Tustin Estate and properties within the Tustin Estate that will be retained. If the land is appropriated, owners or lessees of any affected properties will be entitled to bring rights of light claims but would not be able to obtain an injunction which could delay and even prevent the development from taking place. Loss of daylight is subject to a legal test and compensation is assessed by way of established practice. Compensation is payable to residents (whether by agreement or negotiation

or compulsion under section 203 of the Housing and Planning Act 2016) who have their rights to light interfered with but it is incumbent on all affected parties to prove to what extent their rights have been interfered with and the level of compensation that may be attainable in the circumstances. Affected parties have the fees of their professional adviser paid by the council. There are some restrictive covenants and other rights and interests on the Estate that would also be interfered with. The risk of injunction means that the council should consider the use of its appropriation powers to ensure that the development proceeds.

41. The compensation a person affected by interference of a right may be entitled to is based on the value of their properties before the right has been interfered with versus the value of the property with the interfered right; the diminution in value of the affected property. If agreement between the parties is not possible, it will be determined by the Upper Tribunal (Lands Chamber). The onus is on the claimant to prove a loss in value and compensation only becomes payable once there is an actual interference with a right.

42. Following completion of the appropriation from housing to planning purposes to mitigate the risk of legal action to frustrate the scheme being developed or completed, the land will be appropriated back to housing purposes as this is the most appropriate basis on which to hold the site.

43. Before the council can appropriate land part of which is open space, the council must advertise its intention to do so in a local newspaper for two consecutive weeks and consider any representations made as a result of the intention to appropriate. Public notices advertising the council's intention to appropriate the land appeared in the Southwark News on the 10th and 17th September 2026. The deadline for receipt of representations or objections was 4.00pm on 1 October 2026. The council has not received any representations or objections to date.

Policy framework implications

44. The estate renewal contributes to the Southwark 2030 Strategy, in particular Goal 1: Decent homes for all.

45. The estate renewal also contributes to the council's commitment to deliver 11,000 new council homes by 2043.

46. The Old Kent Road Area Action Plan (OKR AAP) (dated 2024) provides the vision and policy for the growth and development of the area - new housing and employment uses, and anticipates the Bakerloo line extension.

47. Tustin Estate sits within the Core Area of the Opportunity Area, however, is not designated as a site within the OKR AAP. It is surrounded by sites OKR 16,17 and 18 which are grouped under Sub Area 4-Hatcham, Ilderton and Old Kent Road South.

48. Despite the OKR AAP not prescribing strategies and policies for the Estate, references to the site are made within the document. Thus, the

site should respond to the guidelines for these surrounding sites and emerging context, as well as facilitate development of area-wide infrastructure and connections.

49. Proposals also seek to deliver physical properties which enable a safe and inclusive community to thrive and prosper and ensure, in accordance with Strategic Policy SP2 of the Southwark Plan 'Regeneration that was for all' that 'we revitalise our places and neighbourhoods to create new opportunities for residents, promote well-being and reduce inequalities so that people have better lives in stronger communities'.

50. The Outline Planning Application for the wider masterplan set out a series of parameter plans and a design code which set the parameters for all subsequent phases to follow. The Reserved Matters Application for Phase 2 was granted in 2025 and is in accordance with these guidelines.

Community, equalities (including socio-economic) and health impacts

Community impact statement

51. The estate renewal will deliver significant local benefits like more homes and will be a significant improvement over older housing stock.

Equalities (including socio-economic) impact statement

52. Section 149 of the Equality Act 2010 lays out the Public Sector Equality Duty (PSED) which requires public bodies when taking decisions, to have due regard to the need to:
a) Eliminate discrimination, harassment, victimisation or other prohibited conduct
b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it
c) Foster good relations between those who share a relevant characteristic and those that do not share it.

53. The council through a process of regular review has been considering the potential impacts the estate renewal may have on groups with protected characteristics.

54. The council has a range of measures in place to mitigate estate renewal impacts, including:

- Council rehousing policies that enable local residents to move to new homes that meet their needs.
- A dedicated team of officers that supports tenants and leaseholders through the rehousing process.
- Supporting residents affected by estate renewal particularly vulnerable people.
- New modern homes for local people.

55. Therefore, the council considers that the potential impacts of the estate renewal are fully addressed through rehousing policies, council staff support, and local independent organisations providing support and guidance to Tustin Estate residents.

56. Through the consultation process for the scheme, the council has also sought to update its understanding of the demographic of residents with protected characteristics affected by the estate renewal. The council will continue to monitor any resulting impacts. The council will also seek to update and expand upon this information throughout the estate renewal as it continues to comply with the PSED.

57. The Equality and Health Impact Assessment (EHIA) has been updated for Phase 2 and independently assessed. It identifies differential or disproportionate effects, both positive and negative on those with protected characteristics from the Phase 2 proposals and sets out mitigation or enhancement measures that the council can put in place. It looks at these factors ahead of confirming decisions and policy. Relevant mitigation measures are identified and are embedded into the estate renewal programme.

58. The EHIA was conducted in accordance with the Equality Act 2010 and the PSED.

59. The EHIA is shared with the project team to guide community engagement.

Health impact statement

60. The EHIA sets out the potential health impacts of Phase 2.

Climate change implications

61. The estate renewal will provide more energy-efficient housing.

62. As part of the reserved matters application, the developer submitted an Energy Assessment Report which addressed the requirements of Southwark Plan Policy P70. Overall, the Phase 2 proposals will reduce carbon emissions by 85% beyond Part L 2021 Building Regulations.

Resource implications

63. Legal are providing advice and support in relation to appropriation.

Financial implications

64. In February 2026, the council approved the Phase 2 main works contract for an estimated sum of £164,499,943.

65. Bouygues have conducted an open book tender process on all of the individual packages that make up Phase 2b, and these costs have been reviewed by the council’s cost consultant to ensure they are accurate.

66. The updated cost for the Phase 2 main works is £142,642,780. The table below shows the cost by sub-phases.

Sub-phase	**Cost**
Phase 2a	£76,041,345
Phase 2b	£66,601,435
Phase 2	£142,642,780

67. The cost reduction in Phase 2 compared to the February 2026 Executive update is due to the removal of the F blocks from Phase 2b. The current contractual arrangements mean these sites will be left with piling mats and further work will be required.

68. These costs will be funded from resources supporting the Housing Investment Programme and Greater London Authority (GLA) grant.

69. Detailed financial implications including the updated estimated costs for all phases of the Tustin Estate Renewal are set out in the closed version of this report.

70. Phase 2 of the Tustin Estate Renewal will receive £47.6m in grant funding from the GLA. The total GLA grant allocated to support the delivery of affordable housing across all phases of the Tustin Estate Renewal is £73m.

71. For construction (works) contracts, the council is the end user in relation to Domestic Reverse Charge (DRC) and notification of this will be included in the letter of award to the successful contractor.

72. Reports on Phases 3 and 4 will be presented to the Executive committee at a later date.

Appropriation

73. The budget will need to make provision for any compensation claims for diminution in value that may arise as a consequence of the interference with any rights.

74. When land is appropriated from the Housing Revenue Account to the General Fund, there is a transfer of debt between the accounts. When land is appropriated from the General Fund to the Housing Revenue Account, this debt transfer is reversed. As both appropriations will take place on the same day, there will be no net transfer of debt and there are, therefore, no financial implications arising directly from the appropriation.

Consultation

75. Consultation for the Tustin Estate Renewal remains active through the Residents Project Group, the Tustin Community Association and community drop-in sessions. The updated strategy and appropriation has been discussed with residents.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance (Ref: Leg/Con/09092026/CD and 09092026/NK)

76. This report seeks Executive approval for the updated delivery strategy for Phase 2b, which proposes exercising the break clause in the contract to defer the F Blocks to Phase 3, as set out in paragraph 28. The break clause permits the council to omit, defer or otherwise vary the remaining blocks within the contract. Accordingly, the proposed deferral of the F Blocks, comprising 41 council homes, from Phase 2b to Phase 3 is contractually permissible. The financial implications of this proposal are outlined in paragraphs 64 to 72 of this report, with further details in the closed version of this report.

77. This report also recommends the appropriation of council-owned land for planning purposes and, thereafter, the appropriation of that land for housing purposes.

78. A council holds land and property for a variety of statutory purposes in order to perform its functions. A council is authorised by virtue of section 122 of the Local Government Act 1972 ("the 1972 Act") to appropriate land within its ownership for any purpose for which it is authorised to acquire land by agreement where it is no longer required for the purpose for which it is held immediately before the appropriation.

79. The land must already belong to the council. Paragraph 39 of the report confirms that the land to be appropriated is in the council's freehold ownership.

80. The land must be no longer required for the purpose for which it is currently held. The report confirms at paragraph 15 of Appendix B that the land is no longer required for housing purposes.

81. The purpose for which the council is appropriating the land must be authorised by statute. It is proposed that the land is held for planning purposes. This is a purpose which is authorised by statute. Section 246 of the Town and Country Planning Act 1990 ("TCPA 1990") defines such purposes as, inter alia, those for which can be acquired under sections 226 or 227 of the TCPA 1990. Section 227 provides that a council may acquire land by agreement for any purposes for which it is authorised to acquire land compulsorily by section 226 of the TCPA 1990.

82. The purposes for which a council can acquire land pursuant to section 226 of the TCPA 1990 include purposes "which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated." Section 226 also authorises the acquisition of land "… if the authority think that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land." In the case of either section 226 or section 227, the acquiring authority must be satisfied that whatever development proposals it has for the land in question these are likely to "contribute to the achievement of any one or more of the following objects – (a) the promotion or improvement of the economic well-

being of their area; (b) the promotion or improvement of the social well-being of their area; (c) the promotion or improvement of the environmental well-being of their area." The Council's plan to build 243 new homes on the land, of which 238 are council homes for social rent and 5 are shared equity, is capable of falling within all three categories.

83. Section 203 of the Housing and Planning Act 2016 came into force on 13 July 2016. This section contains a power to override easements and other rights, and it replaces section 237 of the TCPA.

Section 203 states:

"(1) A person may carry out building or maintenance work to which this subsection applies even if it involves

(a) interfering with a relevant right or interest…

(2) Subsection (1) applies to building or maintenance work where –

(a) there is planning consent for the building or maintenance work,

(b) the work is carried out on land that has at any time on or after the day on which this section comes into force

(i) become vested in or acquired by a specified authority or

(ii) been appropriated by a local authority for planning purposes as defined by section 246(1) of the Town and Country Planning Act 1990 [*i.e. for purposes for which an authority can acquire land under sections 226 and 227*]

(c) the authority could acquire the land compulsorily for the purposes of the building or maintenance work, and

(d) the building or maintenance work is for purposes related to the purposes for which the land was vested, acquired or appropriated as mentioned in paragraph (b)."

84. What this means is that where land has been appropriated for planning purposes building work may be carried out on land even if this interferes with rights or interests if there is planning consent for the building work; and the work must be for purposes related to the purposes for which the land was appropriated, in this case planning purposes. By section 204 those third party rights are converted into an entitlement to compensation to be calculated in accordance with sections 7 and 10 of the Compulsory Purchase Act 1965.

85. This report confirms that the work being done on the land will be done in accordance with planning permission. Once the land has been appropriated and section 203 triggered, that work will be authorised even where it interferes with third party rights.

86. Following the appropriation of the land for planning purposes, it is recommended that the land is appropriated for housing purposes as the land is to be used for the provision of new housing. At that point, the land will no longer be required for planning purposes and will be appropriated for housing purposes.

Strategic Director of Resources (PFS - Housing 26/60)

87. The Strategic Director of Resources notes the recommendations contained within this report. The revised delivery strategy for Phase 2b, which proceeds with Block H and defers the F Blocks to Phase 3, is expected to improve the affordability of this phase of the programme by reducing the council's immediate financing requirement and associated borrowing pressures within the Housing Revenue Account.

88. The updated estimated cost of Phase 2 is £142.643m, including Phase 2b at £66.601m. The scheme is expected to benefit from £47.6m of GLA grant funding across Phase 2, including £26.6m attributable to Phase 2b. These resources will contribute towards reducing the level of council funding required to support delivery.

89. Whilst the revised approach improves the short-term affordability of Phase 2, Members should note that the deferred F Blocks remain part of the wider estate renewal programme and future reports will be required to determine the funding and affordability of later phases.

90. Financial viability remains dependent upon successful management of key programme risks, including regulatory approvals, construction inflation, asbestos and ground condition risks, together with compliance with grant funding conditions. Any material cost pressures arising during delivery will need to be managed through approved project contingencies, compensating savings or future budget approvals.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Phase 2 of the Tustin Estate Renewal Update	Housing, Estate Renewal and New Development, Third Floor, Hub 2 160 Tooley Street, London, SE1 2QH	Cat Janman 020 7525 0659
Cabinet report, 2 February 2026 - Phase 2 of the Tustin Estate Renewal Update		
Phase 2 of the Tustin Estate Renewal	Housing, Estate Renewal and New Development, Third Floor, Hub 2 160 Tooley Street, London, SE1 2QH	Cat Janman 020 7525 0659
Cabinet report, 2 December 2025 - Phase 2 of the Tustin Estate Renewal		

Gateway 2 – Contract Award Approval Partner & Financial Plan for redevelopment of the Tustin Estate	Housing, Estate Renewal and New Development, Third Floor, Hub 2 160 Tooley Street, London, SE1 2QH	Cat Janman 020 7525 0659
Cabinet report, 18 October 2022 - Gateway 2 – Contract Award Approval - Partner & Financial Plan for redevelopment of the Tustin Estate		

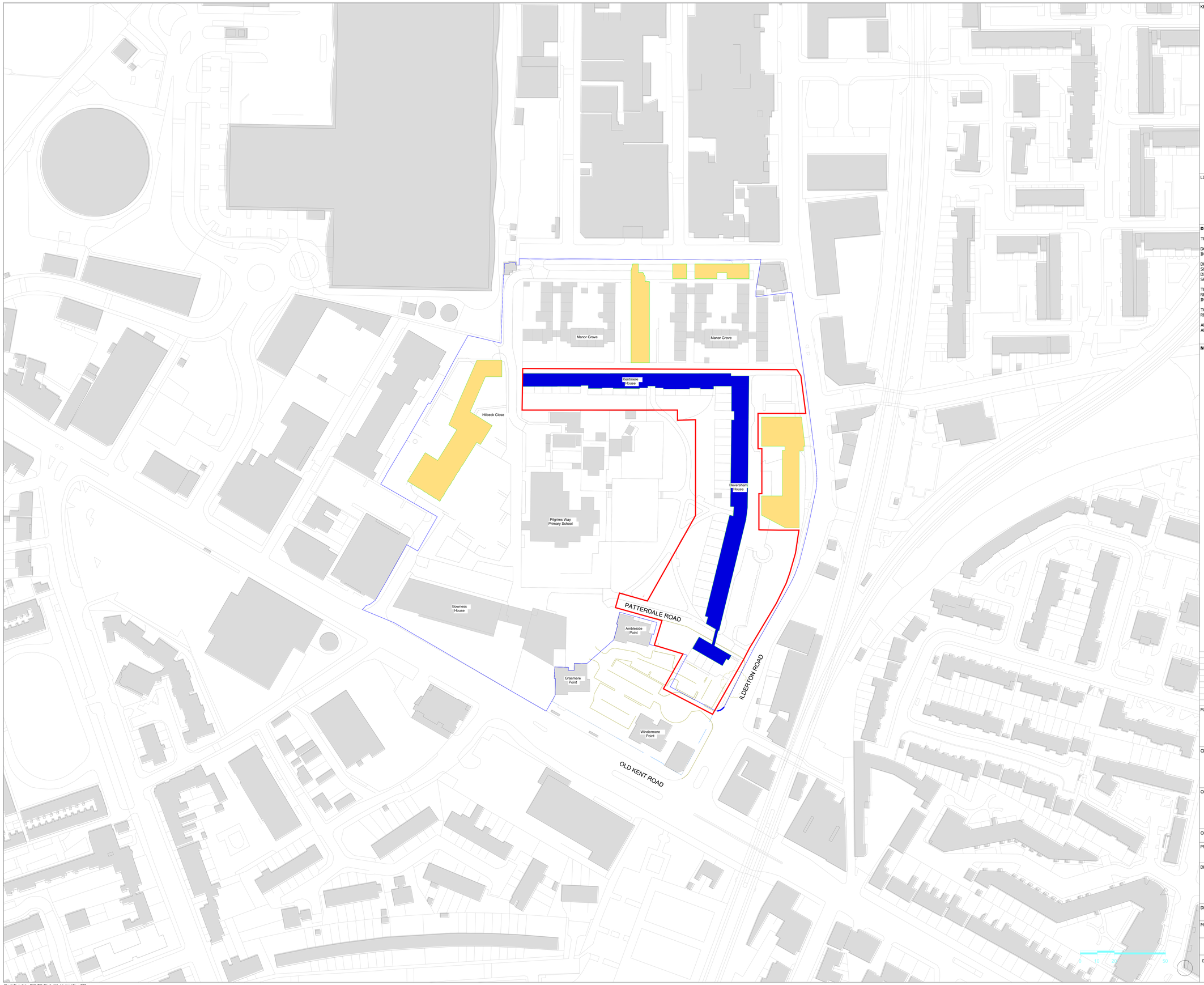
APPENDICES

No.	Title
Appendix A	Tustin Phase 2 Appropriation Plan
Appendix B	Tustin Phase 2 Appropriation rationale

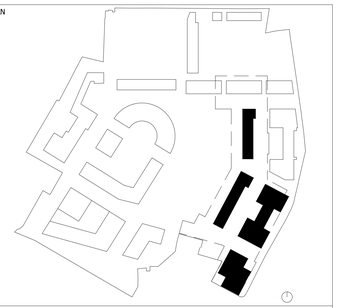
AUDIT TRAIL

This section must be included in all reports.

Executive Member	Councillor Alexandra Austin, Executive Member for Public Works and New Homes	
Lead Officer	Hakeem Osinaike, Strategic Director of Housing	
Report Author	Osama Shoush, Strategic Lead and Cat Janman, Senior Development Manager	
Version	Final	
Dated	29 September 2026	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Director of Law and Governance	Yes	Yes
Strategic Director of Resources	Yes	Yes
Executive Member	Yes	Yes
Date final report sent to Constitutional Team		29 September 2026



KEY PLAN



LINKED MODEL SCHEDULE

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORTS AND OTHER PROJECT INFORMATION.

NOTES:

- BUILDINGS TO BE DEMOLISHED (PHASE 2)
- PHASE 1
- RETAINED BUILDINGS
- MASTERPLAN BOUNDARY
- PHASE 2 BOUNDARY
- OTHER LAND IN APPLICANT'S OWNERSHIP

D5	P02	08.07.24	FOR PLANNING APPROVAL	MR-VH-JST
S1	P01	04.09.23	FOR INFORMATION	AS-BM-JST
STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP

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CLIENT

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ORIGINATOR REFERENCE

DRM

PROJECT NAME

TUSTIN ESTATE PHASE 2

DRAWING TITLE

DEMOLITION PLAN

DESIGN PACKAGE

PLANNING

MODEL FILE NAME - REVISION

TUS2-DRM-ZZ-ZZ-MM3-A-001510 - C01

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 1000	RIBA 2	D5	P02

DRAWING NUMBER

TUS2-DRM-ZZ-ZZ-DGA-A-001030

APPENDIX B

Appropriation of land at Tustin Estate, SE15

Appropriation of the land at Appendix A for purposes set out in section 226 of the Town and Country Planning Act 1990 and to purposes set out in section 9 of the Housing Act 1985.

Background to Appropriation

1. Under section 122(1) of the Local Government Act 1972, the council may appropriate land for any purpose for which it is authorised to acquire land, when the land is no longer required for the purpose for which it is held.

2. Under section 226(1)(a) and 227 of the Town and Country Planning Act 1990, a council may acquire land if they think the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land. This includes development of the sort contemplated at Tustin Estate.

3. The power in section 226(1)(a) is subject to section (1A) of section 226. This provides that the acquiring authority must not exercise the power unless it considers the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of the area for which the acquiring authority has responsibility.

4. There are clear economic, social and environmental benefits associated with the provision of new housing at Tustin Estate, namely providing people with quality, affordable accommodation. Better housing can also result in better educational attainment, a general improvement in wellbeing, and will provide employment and training opportunities from the construction works. Accordingly, the council may appropriate land for the purposes of the development proposals if that land is no longer required for the purposes for which it is held.

5. For the reasons set out below, the land shown on the plan at Appendix A is no longer required for its current purposes. The land can therefore be appropriated from its current use.

6. Where land has been appropriated for planning purposes Section 203 of the Housing and Planning Act 2016) applies. This means that the erection, construction or carrying out of maintenance or any building or work on the land (by the council or a person deriving title from the council) is authorised, if it is done in accordance with the planning permission, notwithstanding that it interfered with third party rights, such as restrictive covenants and easements.

7. The effect of triggering section 203 is that third party rights are overridden and converted into a claim for compensation pursuant to section 204.

8. The level of compensation for interference with third party rights is assessed based on the loss in value of the claimant's property because of the interference. An important consequence of the operation of section 203 is that a claimant cannot secure an injunction to prevent the development from going ahead – their remedy is a claim for compensation.

9. Prior to developing land, it is usual practice to make prudent enquiries of what rights might exist over the land, this will involve inspecting the land to see if there are any obvious rights and checking land ownership information. As set out in the report, a rights of light report has been commissioned which provides details of the potential effect of the development on adjoining properties. However, some rights may not be apparent from inspection and historic ones may not always be recorded at the Land Registry. The application of the power to override rights contained in section 203 therefore mitigates this risk.

10. The right to claim compensation for interference with third party rights is enforced against the owner of the land, which in this case is the council.

Rationale for appropriating the land at Tustin Estate for planning purposes

11. As configured now, the land at the Tustin Estate to be appropriated comprises the land that was formerly Heversham House and Kentmere House which are being demolished as well as car parking and open space at Tustin Common. Planning consent has been secured for the development outlined in the main report

12. As discussed in the main report, there may be an adverse impact on the rights of light to nearby properties from the development. Appropriation will eliminate any risk of one or more property owners or occupiers applying to the court for an injunction. If an injunction is granted, the scheme will not be able to proceed.

13. In these circumstances, it is appropriate to utilise the powers of section 203 to overcome this risk and enable the much-needed new homes to be built.

14. As indicated above, in order to facilitate the consented redevelopment for new housing, it is now required to hold the land for planning purposes. When land has been appropriated for section 203 purposes, it will continue to benefit from its overriding provisions even when the land is no longer held for planning purposes.

15. The land shown at Appendix A is no longer required to be held for housing purposes and is now to be held for planning purposes in order to facilitate the consented housing development.

Rational for Appropriating the land at Tustin Estate back to Housing Purposes

16. Once land is appropriated for planning purposes, it should be appropriated back to housing purposes, as this will be its ultimate use. The cleansing effect of section 203 means that it can be developed in confidence that the works will not be at risk of an application for an injunction to frustrate the development.

17. Section 9(1)(a) of the Housing Act 1985 states a local housing authority may provide housing accommodation by erecting houses on land required. It is therefore apt that following the section 203 appropriation the land is in accordance with section 122(1) of the Local Government Act 1972 appropriated for purposes within section 9(1)(a) of the Housing Act 1985.

18. The appropriation of the land whilst denying the beneficiaries of any third party rights over the land the ability to frustrate the regeneration of the land will not take away their ability to claim for compensation in respect of any diminution in the value of their land as a result of their rights being overridden.

Agenda Item 13

Meeting Name:	Executive
Date:	13 October 2026
Report title:	Gateway 1 - Keyworker Housing pipeline sites at Rotherhithe New Road, SE16, and Cherry Gardens Street, SE16
Executive Member:	Councillor Alexandra Austin, Executive Member for Public Works and New Homes
Ward(s) or groups affected:	Rotherhithe and North Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Head of Sustainable Growth North

FOREWORD - COUNCILLOR ALEXANDRA AUSTIN, EXECUTIVE MEMBER FOR PUBLIC WORKS AND NEW HOMES

Southwark's key workers are the people who keep our borough running every day. They teach our children, care for residents, keep our communities safe and deliver essential public services. Yet many of these workers increasingly find themselves priced out of the communities they serve, facing long commutes and rising housing costs. Through our commitment to delivering Keyworker Housing, we are taking practical action to address this challenge and support the recruitment and retention of essential workers across the borough.

The success of our pilot Keyworker Housing scheme at 177 Abbey Street has demonstrated that innovative partnerships can deliver genuinely affordable homes for key workers while making effective use of council-owned land. It has shown that Southwark can lead the way in developing new housing models that respond directly to local needs and provide long-term benefits to residents and public services alike.

This report seeks approval to progress two further Keyworker Housing developments at Rotherhithe New Road and Cherry Gardens Street. Together, these sites have the potential to deliver around 380 new homes, contributing significantly to our wider affordable housing ambitions and building on the strong foundations established by the pilot scheme.

Importantly, this approach enables the council to secure substantial new affordable housing delivery while transferring development and construction risk to an experienced development partner. By testing the market through a competitive procurement process, we will ensure that the council achieves value for money while maintaining high standards of design, sustainability, resident engagement and long-term management.

These proposals also present opportunities to deliver wider community benefits, including the potential provision of a Family Hub at Rotherhithe New Road and additional community or commercial space where viable. This reflects our broader ambition not simply to build homes, but to create places that strengthen neighbourhoods and support local communities.

Delivering more affordable homes remains one of this administration's highest priorities. These proposals represent another important step towards a fairer Southwark, where key workers can afford to live close to their place of work, contribute to thriving communities and continue providing the essential services on which residents depend. I am therefore pleased to support the recommendations set out in this report.

RECOMMENDATION(S)

That the Executive:

1. approve the strategy outlined in this report for the procurement of a Development Partner (DP), via a Competitive Flexible Procedure, to deliver a total circa 380 Keyworker Housing (KWH) units on two sites in SE16, namely Rotherhithe New Road and 25 Cherry Gardens Street, and to undertake the management and maintenance of the buildings and the administration of the KWH lettings for the long lease period
2. approve the council underwriting 50% of the preferred bidder's costs, to a capped maximum, in aggregate, of £2m (£1m per development (site), payable only in the event of specific identified eventualities at the early stages, as set out in paragraph 35 of this report, and not payable in the event of the preferred bidder choosing to withdraw
3. approve the delegation of the Gateway 2 (GW2) decision to award the selected DP, under the Pre-Development Agreement (PDA) for both sites, to the Strategic Director of Resources in consultation with the Assistant Director, Property and the Executive Member for Public Works and New Homes
4. note that the council will enter into a Development Agreement (DA) with the preferred DP, upon successful completion of the PDA outcomes, comprising planning consent and conclusion of the detailed negotiations, and estimated to take a period of between 18-24 months
5. note that the Rotherhithe New Road site may also incorporate the delivery of a Family Hub and other space, to shell and core, subject to the council undertaking further needs analysis and operation cost-modelling and that this will be drafted into the bidding documents as a variant bidding option; and that the Cherry Gardens site may also incorporate a ground floor unit space, to shell and core
6. approve that the subsequent award of the DA, disposal of land and acquisition of land, and other appropriate documentation, including the granting of an agreement for lease and lease over the council's land for a long lease period (length of lease to be defined), the lease back to the council of the Family Hub, commercial and other non-residential space where applicable, be under delegated authority to the Strategic Director of Resources in consultation with

the Assistant Director, Property and the Executive Member for Public Works and New Homes

7. approve that a decision regarding any changes in the funding strategy (currently grant funding) be delegated to the Strategic Director of Resources

8. note that the council will take steps to appropriate both sites under s122 of the Local Government Act 1972.

REASONS FOR RECOMMENDATIONS

9. The recent successful planning outcome of the KWH pilot at 177 Abbey Street (under DP Bouygues UK Ltd.), gives the council confidence to replicate the model on two other sites. The Abbey Street scheme establishes a precedent delivery model for this type of housing in the borough and is referred to throughout this report as the 'pilot scheme'. The pilot scheme is spearheading KWH delivery across London and is attracting interest from the GLA and other London boroughs.

10. In aggregate, the pilot scheme and the two sites, which are the subject of this report and referred to throughout as the 'pipeline sites', will deliver circa 530 KWH dwellings to meet the council's corporate priority to deliver affordable housing. A new procurement is required for the pipeline sites as the original pilot scheme DP procurement did not provide for the pipeline sites, as it was not known then whether, or not, the model was deliverable.

11. The pilot scheme has demonstrated that the model can deliver a 100% KWH development, at no capital cost to the council, based on award of GLA grant across all units and the council providing the land on a long lease. It is anticipated that the pipeline sites will, similarly, yield a neutral land value; as supported by an independent appraisal and valuation modelling. The assessment is based on the estimated construction value of circa £70-90m per development site, current estimated GLA grant levels, the GLA Key Worker Living Rent (KWLR) levels for the borough, the cost of the on-going administration of the tenancies, and the potential provision of the Family Hub and other non-residential space. The council is looking to test the market in the current economic context, by means of a competitive tendering process.

12. With this delivery model, the council effectively delivers KWH in the borough, presenting an affordable housing solution for key workers in its essential employment hubs. The council intends to hold a list of people from the borough eligible for KWH and the DA shall set out requirements for the DP (and its consortium entities) to first draw from this list in a priority cascade of allocations. KWH directly supports recruitment and retention of keyworkers in the borough and residents directly benefit from the retention of those workers to the borough's essential hubs.

13. Both the Rotherhithe New Road site and the 25 Cherry Gardens site serve very well for KWH, being very close to good transport infrastructure, public outdoor amenity space and a number of keyworker service-industry hubs. The size and configuration of the sites have been tested through design feasibility and this indicates that a tall building of 1-bed and 2-bed units, similar to the pilot

scheme, could be accommodated on each site as well as a lower building for 3-bed units on each site. The delivery of the Family Hub on the Rotherhithe New Road site, if opted to be implemented, would be in line with the council's Best Start in Life Local Plan. The delivery of a unit on the 25 Cherry Gardens site could serve as a commercial letting for the council.

14. The governance for the allocation of the sites for KWH is in line with the remit of the Assistant Director of Property under the Corporate Property Holding Account (CPHA).

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

15. **Do nothing**: The council has committed, under its Public Works portfolio, to delivering affordable homes, including keyworker homes.

16. **Use the two sites for other purposes:** The council corporate priority is to deliver housing; therefore, it is appropriate to test these sites for housing. No current council operational requirement has been identified as being suitable for either site.

17. **Use the sites for general needs housing**: Neither the Rotherhithe New Road site nor the 25 Cherry Gardens site was identified as future sites for the Southwark New Homes Programme Development Agreement, Lots A and B.

18. **Undertake a land disposal**: The planning requirements, and market conditions, make these sites, Rotherhithe New Road and 25 Cherry Gardens Street, challenging to yield any significant capital receipt if sold as a planning-compliant scheme. Under the GLA's public sector land restrictions, the sites would need to yield 50% affordable or 35% affordable housing under the GLA's Accelerator Route. The Building Safety Act imposes further restrictions, which also impact land value.

19. **Delivery of the schemes via land transaction:** Whilst this delivery route serves suitably for well-defined and standard sector developments, it serves less well for a council-bespoke product, such as KWH, and where there is the potential inclusion of a tailored product which is the Family Hub and other non-residential spaces, which the council would expect to have input through the design stage.

20. **Council direct delivery:** This option would entail the council leading the design directly, procuring a contractor at the appropriate time and managing the tenancies. However, the council has no capital funding allocation for direct delivery of these sites as KWH. Even if there were funding available, it is unlikely that the council would be in a position to better the efficiencies of the pilot scheme model, which includes developer know-how and expertise of construction. Further, the council does not have the legal capacity to grant the necessary tenancies nor the resources to monitor the tenancies with regards to eligibility (and suitably signpost tenants at the relevant time), which the DP entity will be required to provide throughout the long lease period, via its consortium Registered Provider (RP). (An RP is an organization officially listed and regulated to offer low-cost, affordable housing managed on a statutory register by the Regulator of Social Housing.)

POST DECISION IMPLEMENTATION

21. Once the recommendations within this report have been approved:

    i. The tender process will commence, starting with the publication of the Tender Notice.

    ii. The details of the planned contract management and monitoring regime are set out in paragraphs 87 and 88 of this report.

    iii. The timeline for the implementation is set out within the body of the report at paragraph 51. The assumption is that both sites will be progressed in parallel but, alternatively, the delivery may be sequential, with one site delivered prior to the other.

BACKGROUND INFORMATION

22. KWH is an affordable product, classified as intermediate tenure, and now defined in the relevant GLA policy launched in January 2026 as Keyworker Living Rent (KWLR). KWLR is a rental product intended to meet the needs of lower-income, essential workers. The objective is to support key workers employed in a range of services in the borough, who are:

    - not eligible for council tenancies
    - not able to rent or buy a home that meets their needs on the open market and
    - who need to live in the borough within a reasonable distance of their place of work.

    Eligible tenants under KWLR will need to comply with the maximum gross (combined) household income threshold. KWLR rent levels are capped (inclusive of service charge) and calculated by borough.

23. KWH is also defined in Southwark Planning policy under the Affordable Housing supplementary planning document (AHSPD); the AHSPD sets out tighter definition of Keyworker (than the GLA definition), which is specifically: teachers and teaching assistants (in non-fee-paying schools), social workers, police, firefighters and NHS clinical staff. The AHSPD also promotes the model of rolling tenancies, whereby tenancies are reviewed regularly such that, where the tenant household no longer complies with the eligibility criteria, those households will be signposted to other forms of housing which may be more suitable. Subsequent to the Renters Rights Act 2025, which came into effect on 1 May 2026, the model relies on the tenancies being managed by an RP (as part of the DP consortium). This model is defined as a ‘through-put’ model, which could see a large number of keyworkers benefitting from the KWH homes.

24. As with the pilot scheme, it is not intended that the council would make direct nominations to the KWH units, rather that the DP, through aits consortium RP, would adopt a priority cascade for populating the homes, drawing first from a council-curated list of applicants (see Background Papers (Housing Intermediate Rent policy, March 2021); then from its own curated list; then from the list of NHS clinical workers held at appropriate institutions in the borough;

lastly, the wider field of keyworkers could be drawn from eligible candidates, as defined in the GLA KWLR policy.

25. A design feasibility study has been undertaken to test the quantum and size (the massing) of accommodation possible on the sites and this has been reviewed informally by the Planning department. Further detailed aspects of the design proposal, including the total quantum of units, the height, and the bed-size mix, will be progressed through the formal planning application process. The designs will reflect efficiencies to support affordability, including service charge considerations.

26. The site at Rotherhithe New Road, in the Rotherhithe ward, is held in the General Fund. The site is the residual area of the now rebuilt Rotherhithe Primary School and is currently in the process of regularisation as housing land.

27. The site at 25 Cherry Gardens Street in the North Bermondsey ward, is a split site on either side of the street. The western part of site is held in the HRA and is the location of the former Neighbourhood Housing Office building which is currently let to Orchard Hill College under a five-year lease, which expires by 2030; the council is currently identifying long term premises for the college. The eastern part of the site is held in the General Fund and is the location of the car park to the former Neighbourhood Housing Office building.

Summary of business case / Justification for the procurement

28. The pilot scheme has provided the council with confidence in its KWH model and to roll-out this model on two further pipeline sites to meet the council's corporate priority to deliver new affordable housing as keyworker homes.

29. As with the pilot scheme, the pipeline sites would deliver more KWH at nil construction cost to the council. The project is on the basis of:

    - the quantum of units illustrated in the design-feasibility schemes (380);
    - the council putting in the land
    - a council long-lease; the lease back to the council of the Family Hub and the ground floor commercial space (if implemented) at peppercorn rent
    - a (benchmarked) construction cost of circa £70m to £90m per development
    - grant applied to all the units in line with the guidance from the GLA London Social and Affordable Homes Programme (LSAHP) 2026-2036.

30. Market testing has been undertaken with potential DP entities following publication of a Preliminary Market Engagement (PME) Notice in line with the Procurement Act 2023. An open session was held on the 24 July, which was attended by 13 parties (27 people in total) to present the project and elicit feedback. Follow up one-to-one sessions were arranged, where sought. The positive attendance and feedback from those sessions indicates there is interest in the market for KWH development.

31. The delivery of a family hub on the Rotherhithe New Road site, should it be resolved to proceed with this option, would provide multi-agency universal and targeted support as part of the council's prevention programme: Best Start

Children and Family Hubs. Funding for the fit-out of the family hub would be separately sourced by the council under separate approval. The delivery of a commercial space on the Cherry Gardens Street site, should it be implemented, would provide a lettable space to the council.

Indicative terms of the PDA and DA

32. The structure for the pipeline schemes replicates that of the pilot scheme, namely: a Development Partnership arrangement, with the DP acting as investor/ developer/contractor and, upon completion of the construction, as manager of the building as well as administrator of the rolling KWH short-let tenancies over the period of the long lease.

33. The PDA would provide for the DP to:
    - develop the designs on both sites to successful Planning approval, including viability modelling
    - negotiate grant direct with the GLA and in-principle grant allocation
    - fund professional fees

34. The DA would provide for the DP to:
    - deliver the schemes under Agreement for Lease by:
        - providing the financing for the development
        - securing, negotiating and drawing-down grant from the GLA's 2026-2036 London Social and Affordable Homes Programme (LSAHP)
        - obtaining necessary statutory consents (Building Control under the Building Safety Act) and
        - delivering construction of the development
    - lease the land for a fixed long-lease period
    - managing and maintaining the building and
    - administering the through-put model of KWH tenancies for the duration of the long lease period
    - adhering to the council priority cascade for the KWH units and regular review of the tenancies and
    - lease back to the council of the Family Hub, finished to shell and core (if implemented)
    - lease back to the council of ground floor spaces, finished to shell and core (if implemented)

35. Under the PDA and the DA, the council will underwrite 50% of the DP's costs to a capped maximum £2m total (£1m per site). Council funding has been allocated to the project to cover the underwriting. The underwritten sum, in aggregate, would be payable only in the event of specific identified eventualities, which are:
    - failure to achieve Planning
    - unsuccessful grant draw-down
    - unreasonable delays under the Building Safety Act Gateway 2 process such that this exceeds an agreed programme period.

36. No sums would be payable in the event of the preferred bidder choosing to withdraw.

Market considerations

37. The launch of the GLA KWLR product in January 2026 indicates a commitment by the GLA to other forms of affordable housing.

38. The council's pilot scheme has already garnered attention from developers and other councils. The PME has also indicated there is appetite to bid for this opportunity.

39. The proposed approach, to select a development partner for the pipeline sites via a competitive process, will ensure that the council has tested the market under the current market conditions, some of which are different to the conditions applicable at the time of the pilot scheme.

KEY ISSUES FOR CONSIDERATION

Options for procurement route including procurement approach

40. **Procurement of a Development Partner under the Procurement Act 2023 (PA2023)**: The following procurement options have been considered:

    - **Direct Award:** Given the above-threshold value of the construction works, it is unlikely that the project meets one of the allowed justifications for an open-market Direct Award as set out in the PA2023.
    - **Competitive Open tender:** This approach would present an opportunity to test the market in the current economic context, which is different to that in July 2024, when the tender for the pilot was undertaken.
    - **Dynamic Purchasing System (DPS):** offers speed, and access to a continuously expanding market. It is more suitable to fast-changing sectors and is therefore not particularly relevant to this procurement.
    - **Competitive Flexible Procedure** (CFP): this is similar to a Competitive Open Tender but the CFP enables a bespoke tendering approach, where the council can select the list of entities invited to tender following an initial application in the form of a Procurement Specific Questionnaire (PSQ) and can shape the evaluation criteria, timescales, and engagement phases, accordingly.
    - **Selection via a Framework:** The use of a framework benefits from the pre-vetting of potential organisations who have the capability and profile to undertake the role of development partner and long-term operator.
        - **Framework Further competition** (alternatively known as a mini competition)**:** Similar to the open or selected tender, this approach presents an opportunity to test the market.
        - **Framework Direct Award:** This approach presents a shorter tender period but would not offer the opportunity to test the market in the current economic context.

41. To fully explore the framework route, the council commissioned an independent review of routes available to the council (see Appendix 5 to the Closed Report). In total, 32 frameworks were reviewed, of which five were shortlisted as suitable

for a development-partner procurement, based on having named entities that could deliver both the construction and the management. Of these five, four offered, either further competition or Direct Award; one was a purchasing body (rather than a framework) which offers access to a full supplier market. On further analysis, however, only one framework and the one purchasing body were considered to offer scope for suitable competition.

42. Further interrogation was undertaken by the independent reviewer, taking into account timescales and other restrictions; this showed that, in fact, only the purchasing body entity could offer the bidder scope sought. An informal interview was held with them. It was soon established that the council already had much of the in-house expertise that they would offer and so they were invited to submit a revised fee; as this differed little from the original, it was decided not to proceed with this approach.

Proposed procurement route

43. Based on a balance of considerations, and following robust exploration of options set out above, the recommended approach for this procurement is to proceed with a council-led CFP route. This presents best value to the council and offers all the flexibility sought. It is considered that the council has the in-house expertise to deliver the CFP route, with limited external support to be provided from an independent external advisor.

Identified risks for the procurement

44. Identified project risks are as set out in the table below:

Risk No	Identified Risk	Likeli-hood	Mitigation
1	Insufficient interest from providers in the tender which results in no bids	Low	The council has undertaken a Market Engagement exercise to identify interested parties. This indicates that there is interest from the market.
2	Challenges to the procurement process	Low	The council has the in-house expertise to ensure compliance with procurement legislation
3	Does not achieve competitiveness and value for money	Low	The recommended procurement approach has been selected to address value for money via a competitive process
4	Developer becomes insolvent or no longer has the capacity to deliver scheme	Low	Robust financial assessments will be undertaken including financial and credit checks prior to issuing the invitation to negotiate and, again, of the intended DP prior to award. Step-in rights will form part of the contractual arrangements.
5	Planning permission not granted; the scheme does not go ahead, and the	Low	The DP will engage with Planning officers through the pre-application process; the schemes will be reviewed by the panel of independent reviewers,

	council is obligated to pay out the underwriting monies		via the Design Review Panel.
6	The DP is unsuccessful in drawing-down grant; the scheme does not go ahead and the council is obligated to pay out the underwriting monies	Low	The council has included both sites in its initial grant application to the GLA LSAHP, in order that these sites be registered; the grant allocation would be portered winning DP, who will then undertake the detailed negotiations.
7	BSA GW2 is delayed beyond reasonable timescale; the council is obligated to pay out the underwriting monies	Med.	The backlog on the BSA GW2 is an industry-wide issue which is being addressed by the Building Safety Regulator (BSR). Indications are that the application processing time is reducing.
8	The DA and lease are not able to be finalised	Low	The DA and lease will set out the detailed provisions based on the terms already set out in the PDA

Key / Non Key decisions

45. This report deals with a key decision.

Policy Framework Implications

46. The delivery of KWH reflects the council's priorities as set out in its 'Affordable Green and Safe' strategy, specifically the priorities: 'A borough we can afford' with rents (including service charge) that are affordable for keyworkers; 'Serious action on climate' with new homes built to current building standards; 'Tackling the housing crisis' with dedicated homes for keyworkers; 'A safer Southwark' with providing homes for keyworkers in the community they serve.

47. The delivery of KWH also supports the council's Fairer Futures Commitment: A place to belong to. The new homes will support key workers in the borough to live in the borough.

48. The Southwark Plan 2022 sets out strategic planning policies which pertain to the delivery of KWH, including: Homes for All (P1); Southwark Stands Together (P13 to P18); a Green and inclusive economy (P34); Thriving neighbourhoods and tackling health inequalities (P47, P52, 53 and P54); and Climate Emergency. The Southwark plan also sets out vision principles for the wider Bermondsey area at AV.03 and for the Rotherhithe area at AV.15. The AHSPD sets out specific supporting information on Keyworker housing.

49. The GLA launched its KWLR and KWH policy in January 2026. KWH is included in the GLA grant funding policy London Social and Affordable Housing Programme 2026-2036, launched in November 2025.

50. The tender documentation will reflect the council's Procurement Framework, including a Social Value weighting in the overall scoring.

Procurement Project Plan (Key Decisions)

51. The proposed procurement project plan is set out below

Activity	Complete by:
Enter Gateway 1 decision on the Forward Plan	17/02/2026
Pipeline Notice published	26/05/2026
Preliminary Market Engagement Notice published	09/07/2026
DCRB Review Gateway 1	12/08/2026
CCRB Review Gateway 1	20/08/2026
Brief relevant Executive member (over £100k)	25/06/2026
CMT approval	08/09/2026
Notification of forthcoming decision – Executive	06/10/2026
Approval of Gateway 1: Procurement strategy report	13/10/2026
Scrutiny Call-in period and notification of implementation of Gateway 1 decision	20/10/2026
Tender notice issued	22/10/2026
Procurement Stage 1 PSQ (including evaluation completed by)	11/11/2026
Procurement Stage 2 Invitation to Negotiate (ITN) issued	02/12/2026
Closing date for return of tenders	29/01/2027
Negotiation stage	11/03/2027
Best and Final Offers	12/03/2027
Completion of evaluation of tenders: selection of preferred bidder	25/03/2027
Forward Plan (if Strategic Procurement) Gateway 2	01/02/2027
DCRB Review Gateway 2	14/04/2027
CCRB Review Gateway 2	23/04/2027
Notification of forthcoming decision	06/05/2027
Approval of Gateway 2: Contract Award Report	20/05/2027
Scrutiny Call-in period and notification of implementation of Gateway 2 decision	28/05/2027
Contract Award Notice and Standstill period	11/06/2027
Letter of Award issued and Pre-Development Agreement (PDA) proceeds to execution	14/06/2027
Add to Contract Register	21/06/2027

Contract Details Notice published	21/06/2027
Contract (redacted) published by	14/09/2027
Planning timescale & finalisation of Development Agreement (DA): 18-24 months	21/06/2029
DA finalised	21/09/2029

TUPE/Pensions implications

52. Not applicable.

Development of the tender documentation

53. It is intended to use similar tender documentation as used for the KWH pilot scheme, which was drafted by the council and tailored to the outputs of this delivery model. Additional support for new elements of the documentation under the PA2023 will be provided by the council's external independent advisor and reviewed by the council's internal procurement and legal expertise.

54. The documents will comprise:

(i) Procurement Specific Questionnaire (PSQ) and Supplier Guidance
(ii) Invitation to Negotiate (ITN) pack, including:

- the form of tender with various certifications
- weighted Quality, Social Value and Price evaluation criteria
- the structure of the procurement process, with a draft PDA to cover the Planning and legal agreement period
- the Scheme Details (Indicative Heads of Terms) for the DA/ Agreement for Lease and lease, setting out the technical, legal and commercial provisions.

Advertising the contract

55. In line with PA2023, a Pipeline notice and Market Engagement notice for this contract has already been published on the government's digital platform. A Tender notice will be published to commence the Competitive Flexible Procedure.

Assessment

56. The assessment methodology shall be based on an appropriate weighting allocation to 40%Price/ 50%Quality/ 10%Social Value.

57. PSQs will be used to identify the shortlist of suitable development partner entities. It is anticipated that a maximum five entities will form the shortlist. These will be selected based on their capacity to undertake the developer/ funder/ constructor role and long-term tenancy management, their appetite to bid and their experience of constructing in London and, if any, of delivering and managing this type of tenancy or similar. All entities will be required to include a RP in their consortium. Financial checks will be undertaken.

58. The interested entities shall be asked to submit a bid proposal in response to the council's ITN setting out: their Quality offer, including their approach to

resident engagement, design quality, construction programme, added value, administration of tenancies, and environmental sustainability. Their Social Value offer will be evaluated in accordance with the council's Social Value Toolkit. The Price offer will be based on an abstract appraisal, indicative cost of the PDA fees, the overhead and profit (OHP) margin on construction, percentage fee on the Development Management, the Operator fee, and the finance fee. Bidders' submission proposals shall be sufficiently detailed to form an offer back to the council which shall form the basis of both the PDA and the DA.

59. The initial tenders submitted will be evaluated and issues identified forming the basis of round robin negotiations with the aim of reducing the number of bidders.

60. Upon conclusion of the negotiations, bidders will be invited to submit a Best and Final Offer.

61. The negotiation and assessment panel will comprise a panel of officers: Head of Sustainable Growth North, Project Manager Sustainable Growth North, Senior Surveyor Sustainable Growth Development; and an independent consultant, the Senior Director, Economics, from Pegasus Group Ltd.

62. The process is anticipated to proceed as follows:

- For the quality assessment, the panel will individually score the submissions. Clarification questions will be identified and following receipt of the answers the individual marks will be reviewed.
- The initial bid price submissions will be interrogated, and subsequent negotiations will ensure that the best possible outcome for the council is identified.
- For the BAFO, the above process will be repeated, and an independent moderator will then hold a meeting with the quality evaluation panel to discuss their scores and come to a consensus decision. The consensus scores will then be multiplied by the sub-criterion weighting. The weighted scores will then be added together to produce the quality score.
- For the social value assessment, this will be carried out in line with the Social Value Framework scoring structure comprising a qualitative score (6%) and a quantitative score (4%). The relevant weighting for each element will be applied and the resulting weighted scores added to produce the social value score.
- For the BAFO pricing evaluation, the panel will individually score the submission and taking into account scoring for the approach to viability modelling, as well as a monetary offer, to which a formula-based approach will be applied.

63. A preferred bidder (and a reserve bidder) shall be identified, and the contract shall be awarded, subject to approval of the GW2 report.

Community, equalities (including socio-economic) and health impacts

Community impact statement

64. The introduction of new keyworker homes on both pipeline sites, next to established council estates, is intended to contribute positively to the local community. Both sites have good transport and amenity infrastructure nearby that will support the schemes. The new keyworker population will increase spend locally boosting the immediate local economy. It is expected the keyworkers will engage in local activity and community-led initiatives.

65. The provision of a Family Hub on the Rotherhithe New Road site, if taken forward here, would benefit the local community in the wider catchment area of the Northeast multi-ward area and offer an important social anchor for the local community.

66. The tall building on each site, as indicated on the design studies undertaken, would impact on the immediate surroundings in terms of partial overshadowing and overlooking. This impact will be addressed through the planning process, which provides opportunities for comments from the community.

Equalities (including socio-economic) impact statement

67. The Public Sector Equality Duty (PSED) as set out in section 149 of the Equality Act 2010 requires public bodies to consider those with protected characteristics (which includes age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) when carrying out their day-to-day work, in shaping policy and delivering services. It requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities.

68. In setting out the recommendations of this report, due regard has been given to the council's PSED to all the groups with protected characteristics comprising age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

69. An equalities impact and needs assessment (EINA), was undertaken (please see Appendix 3) to understand the potential equalities needs and impacts in relation to the delivery of the keyworker housing with respect to people with the protected characteristics as defined under the Act. Selected points from the EINA include:

    - That there would be positive impacts for groups of people with protected characteristics of Age (working age) as the group to benefit from the keyworker housing, given the eligibility criteria. Of that group: 18-30 are more likely to meet the household income eligibility requirements, where the household is composed of two incomes, due to being at the early stages of career and the joint incomes, being under the threshold cap; and general working age, where the household is composed of one income, including one-parent families.

    - That, within the protected characteristic of Age, there would be positive impacts indirectly for older people and young families by virtue of the eligibility criteria for the keyworker homes which prioritises teachers, social workers and NHS clinical workers amongst the priority occupations, and

thereby ensuring retention and recruitment of those occupations in the borough to best serve Southwark families with school-aged children, people needing social worker support and people need medical support .

- For similar reasons as the point above, the protected characteristics of Gender Reassignment, Pregnancy and maternity, Sexual Orientation, would also benefit, as these groups present as more likely to seek social work and NHS medical support.
- There would be neutral impact for the protected characteristics of Sex because, among the five priority occupations for keyworker housing tenancies (teachers, social workers, firefighters, police officers and NHS clinical staff), there is a broadly even mix of gender; some occupations with prominent female profile; some occupations with a prominent male profile and some with equal male and female profile
- There would be broadly neutral impact for groups of people with the protected characteristic of Religion and Belief, though there could be disproportional negative impacts amongst this group where there are wider family structures and household compositions with multiple adults.
- There could be positive impact for groups of people with the protected characteristic of Race by virtue of providing affordable housing for keyworkers could encourage wider recruitment from ethnic minority groups to pursue careers in sectors where they are typically underrepresented.

Health impact statement

70. The provision of KWH at the two pipeline sites provides a positive impact on health and wellbeing, as the new homes will be designed to current quality and space standards.

71. All of the new homes will be allocated to key workers, enabling all the benefits of greater proximity to their place of work, with improved travel distances and modes of transport, including cycling and walking. With this will also come shorter travel times, encouraging better work/life balance and the benefit this brings to health and mental well-being.

72. By investing in high-quality, well-designed homes for key workers the council aims to achieve positive impacts which will benefit a recognised vital sector of the workforce, i.e. front-line service functions.

73. Inevitable noise and disturbance during construction will be managed through the Planning process and monitored by the council's Environment Protection team.

Climate change implications

74. A carbon impact assessment (CIA) has been undertaken, regarding the demolition of the former Area Housing Office at 25 Cherry Gardens Street. This will be linked to a counterpart carbon impact assessment of the new construction, once the design of this has been completed.

75. The design of the new buildings will comply with Building Regulations Part L to address the conservation of fuel and power, and minimising carbon emissions,

as part of a drive towards a greener future. The energy targets will work towards achieving carbon neutral and sustainability requirements in line with the council's carbon neutral policy.

76. The KWH agenda, which is to provide affordable dwellings in close proximity to the place of work of essential workers, directly addresses reduction in travel distances and the associated carbon emissions of vehicular transportation.

Social Value considerations

77. The Public Services (Social Value) Act 2012 requires that the council considers, before commencing a procurement process, how wider social, economic and environmental benefits that may improve the well-being of the local area can be secured. Such analysis has informed this project.

78. Measures will be selected from the council's list of social value actions and presented to the bidders to complete as part of the procurement process. These will include a mix of economic, social and environmental/sustainability measures appropriate for the contract.

Economic considerations

79. The introduction of substantial new housing on the two sites will generate more footfall to the areas and support shops and other businesses in the locality.

80. The ITN will make provision for the bidders to set out economic benefits to the locality in terms of their operational processes and procedures.

Social considerations

81. The provision of KWH is anticipated to support the recruitment, and retention, of keyworkers in the borough which will ensure stability, and suitable resource, of staff in essential work hubs, to benefit Southwark's residents and communities. This was a key message from the council's Strategic Director of Adult Social Care in his written endorsement for the pilot scheme Planning application.

82. The ITN will make provision for the bidders to set out their social value offer in line with the council's Social Value Framework. As a minimum, this will include confirmation of payment of London Living Wage to all employees.

<u>Blacklisting</u>

83. The council can exclude companies who break the law by blacklisting from public contracts if they are either still blacklisting or have not put into place genuine actions concerning past blacklisting activities.

84. Where a company has been found to be using blacklisting, the council can require "self-cleaning" which enables a potential contractor to show that it has or will take measures to put right its earlier wrongdoing and to prevent them from re-occurring and to provide evidence that the measures taken by the economic operator are sufficient to demonstrate it has:

(a) "Owned Up": clarified the facts and circumstances in a comprehensive manner by actively collaborating with the investigating authorities; Guidance Notes for completing Gateway 1 Reports Last Updated November 2021 21

(b) “Cleaned Up”: taken concrete technical, organisational and personnel measures that are appropriate to prevent further criminal offences or misconduct, and

(c) “Paid Up”: paid or undertaken to pay compensation in respect of any damage caused.

85. The council will include a request for the necessary information from bidders (using the council’s standard documentation in relation to blacklisting). The council’s contract conditions will include an express condition requiring compliance with the blacklisting regulations and include a provision to allow the contract to be terminated for breach of these requirements.

Environmental/Sustainability considerations

86. The ITN will make provision for the bidders to set out environmental and sustainability considerations in terms of their organisation’s processes and procedures, for example: their approach to waste and paper usage, recycling, energy and water consumption and their considerations towards means of transport for staff.

Plans for the monitoring and management of the contract

87. The council’s contract register publishes the details of all contracts over £5,000 in value to meet the obligations of the Local Government Transparency Code. Accordingly, the report author will ensure that all appropriate details of this procurement are added to the contract register via the eProcurement System.

88. The project will be monitored and managed the Head of Sustainable Growth North as lead officer with input from the allocated project manager, who will coordinate with other relevant officer expertise across the council.

Staffing / procurement implications

89. The project management and administration of the DP will be run and resourced through the existing staff resource in the Sustainable Growth North team, Planning and Growth department.

90. External support will be provided by an external advisor, which appointment is funded through the project budget, under a separate procurement approval.

Financial implications

91. For construction (works) contracts, the council’s end user status will be clarified in relation to Domestic Reverse Charge (DRC) in the Gateway 2 report and advice sought from Finance.

92. The contract value including and excluding VAT is:

	Cost excluding VAT	Cost inclusive of VAT
Underwriting cap (both sites)	£2m	£2.4m

93. Based on the pilot site, it is anticipated that the contract for the Development partner will be delivered at nil construction cost to the council, save for the value of the underwriting commitment. As set out at paragraph 35, the council will underwrite 50% of the DP's costs to a capped maximum £2m total (£1m per site), payable only in the event of specific identified eventualities: failure to achieve Planning, unsuccessful grant draw down, unreasonable delays to the BSA Gateway 2 process such that this exceeds the agreed programme period and not payable in the event of the preferred bidder choosing to withdraw.

94. Capital funding has been allocated to the project to cover such expenditure, should it be required; in accounting terms this is treated as capital expenditure because, were the underwriting triggered it would be likely due to the site remaining with the council and therefore would be project cost.

95. The DA would be structured such as to not incur VAT or SDLT liability; professional advice on the matter will be sought, in the coming weeks, to limit the council's exposure and this will be fully set out in the subsequent Gateway 2 report.

96. Capital funding and appropriate approvals will be sought separately to meet the costs of enabling works, i.e. the demolition of the nursery building at Rotherhithe New Road, and associated costs, at £200,000.

97. There are no holding or running costs on the Cherry Gardens site as the site is currently let to Orchard Hill College. There are only deminimus holding costs on the Rotherhithe New Road site for business rates on the vacant nursery building; these costs will cease once the building is demolished. There are currently no security costs associated with the Rotherhithe New Road.

98. There are no income streams for either site, as Cherry Gardens site is let at peppercorn rent to Orchard Hill College and Rotherhithe New Road comprises a vacant plot of land and a vacant building.

99. The cost of demolition of the existing former housing office building on Cherry Gardens site will be wrapped into the DA and will be carried out by the DP.

100. There are limited, if any, ongoing revenue implications arising from proposed uses Rotherhithe New Road site, as the Family hub would be a council service and would not return any rent revenue. The inclusion of a ground floor space at Cherry Gardens Street may create revenue, depending on the commercial strategic need for that unit at the appropriate time.

101. The delivery model is not considered to be subsidy, because the long lease sale would be to market value; the land value is de minimis, or potentially nil or negative, due to the restricted covenant of the lease which would be for 100% KWLR levels in perpetuity (of the long lease length). The land value for both sites has been assessed by an independent surveyor, and this forms the basis of that premise.

102. Funding for the fit-out for the Family Hub, if progressed, would be sought under a separate approval.

Legal Implications

103. Please see supplementary advice at paragraphs 119-128, below.

Consultation

104. The council met with local residents, other stakeholders and ward councillors on 30 September for the Cherry Gardens Street site. A future meeting is planned on 20 October 2026 for the Rotherhithe New Road site.

105. The council will continue to consult with local residents and local stakeholders at each stage of the design development proposals, broadly in line with the council's 2020 Charter of Principles, which is designed for residents' influencing and benefiting from new council homes development.

106. A communications strategy will be implemented to keep the local community informed on the development of the designs for each site. This will include a dedicated website for each site, posters displayed in notice boards on site, and further public consultation events with presentation materials.

107. The Planning Consultation Charter shall also apply with regards to the activities of the DP during the design development stage.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Resources (FIN26 – 64)

108. This report seeks Executive approval for the procurement strategy to appoint a Development Partner to deliver approximately 380 Keyworker Housing units at Rotherhithe New Road and Cherry Gardens and to enter into the associated developments arrangements.

109. The Strategic Director of Resources notes the council's potential financial exposure through the proposed underwriting arrangement, which is capped and payable only in the specific circumstances as detailed within the report.

110. It is also noted that further work is required in relation to VAT, SDLT and land appropriation. These matters will be fully considered and addressed prior to or within the Gateway 2 report.

111. As set out in the recommendations, Executive is asked to approve the delegation of the Gateway 2 decision to award the Pre-Development Agreement (PDA) for both sites to the Strategic Director of Resources, in consultation with the Assistant Director, Property and the Executive Member for Public Works and New Homes.

112. All other costs associated with this proposal will be managed within existing approved Planning & Growth budgets.

Head of Procurement

113. This report seeks approval from the Executive to the procurement strategy to appoint a Development Partner to provide keyworker housing at two sites in SE16, one at Rotherhithe New Road and the other at 25 Cherry Gardens Street, and to provide the management and maintenance of the buildings and

administration of the KWH lettings under the long lease. The proposed procurement route is to follow the provisions of the Procurement Act 2023 and use a competitive flexible procedure which allows for the selection of qualified bidders to invite to enter into negotiations to obtain the best outcome for the council and identification of a preferred and reserve bidder.

114. The Executive notes that the tender process is planned to commence as soon as possible after this meeting and be completed by March 2027 with a Gateway 2 report being presented in May 2027 for approval to award the contract for a Pre-development Agreement (PDA). It will then take up to two years to complete the Development Agreement (DA) which is subject to Planning approval after which there will be further detailed negotiations before the execution of the DA and the commencement of the construction.

115. The Executive is asked to approve the underwriting of 50% of the preferred bidder's costs to a maximum of £1m per site, unless they withdraw from the process.

116. The Executive is asked to delegate the approval of the following to the Strategic Director of Resources in consultation with the Assistant Director, Property and the Executive Member for Public Works and New Homes:
    a) the Gateway 2 report decision to award the PDA
    b) the subsequent award of the DA
    c) all other legal procedures relating to the disposal and acquisition of the land, which are subject to appropriation procedures
    d) the agreement to lease
    e) the long lease of land forming the two sites (the length of which lease or leases is subject to negotiation) and
    f) the lease back to council of a proposed Family Hub (which is subject to the tender negotiations)

117. The Executive is asked to approve the delegation of any decisions regarding changes to the funding strategy to the Strategic Director of Resources.

118. The Executive notes that the procurement options considered are set out in paragraphs 40 to 42 with the procurement route detailed in paragraphs 43, 51, and 53 to 63. The procurement risks are detailed in paragraph 44. The impact on the community, equalities, health and climate change is detailed in paragraphs 64 to 76. Confirmation of an intention to require social value commitments is set out in paragraphs 77 to 86. Monitoring and management of the contract is detailed in paragraphs 87 and 88.

Director of Law and Governance

(20260819KR)

119. The report recommends that approval for entering into a development agreement with the selected development partner, disposal of land and acquisition of land be delegated to the Strategic Director of Resources in consultation with the Assistant Director, Property and the Executive Member for Public Works and New Homes. The council has various statutory powers for disposing of, and acquiring, land and further details of its statutory powers will be set out in the relevant delegated reports at the appropriate time.

120. The report also refers to land being appropriated pursuant to s122 Local Government Act 1972 and this will be the subject of a separate report at a later date.

(Con/US/01/09/2026)

121. This report seeks the Executive's approval for the procurement strategy outlined in this report to procure a Development Partner (DP), to deliver, Key Worker Housing (KWH) units at Rotherhithe New Road, SE16, and 25 Cherry Gardens Street, SE16, comprising a total circa of 380 units, and to undertake the management and maintenance of the buildings and the administration of the KWH lettings for the long lease period, through a Competitive Flexible Procedure under the Procurement Act 2023 (PA23), as detailed in paragraph 1 of the report.

122. The Executive is requested to approve the council underwriting 50% of the preferred bidder's costs for each development, to a capped maximum, in aggregate, of £2 million (£1 million per development site, payable only in the event of specific identified eventualities at the early stages, as set out in paragraph [35] and not payable in the event of the preferred bidder choosing to withdraw, as detailed in paragraph 2 of the report.

123. The Executive is requested to approve the delegation of the Gateway 2 decision to award the Pre Development Agreement (PDA) for both sites to the Strategic Director of Resources in consultation with the Assistant Director of Property and the Executive Member for Public Works and New Homes, as detailed in paragraph 3 of the report.

124. The Executive is requested to note that the council will enter into a Development Agreement (DA) with the preferred DP upon successful completion of the PDA outcomes, comprising planning consent and conclusion of detailed negotiations, and estimated to take a period of between 18 and 24 months, as detailed in paragraph 4 of the report.

125. The Executive is also requested to approve that the subsequent award of the DA, disposal of land and acquisition of land, and other appropriate documentation (including the granting of an agreement for lease and lease over the council's land for a long lease period (length of lease to be defined), the lease back to the council of the Family Hub, commercial and other non-residential space where applicable, be under delegated authority to the Strategic Director of Resources in consultation with the Assistant Director of Property and the Executive Member for Public Works and New Homes, and that a decision regarding any changes in the funding strategy (currently grant funding) be delegated to the Strategic Director of Resources, as detailed in paragraphs 6 and 7 of the report.

126. The reasons for the recommendations are highlighted in paragraphs 9 to 14 of this report, and the alternative options considered by the council and the reasons why they have not been recommended are outlined in paragraphs 15 to 20 of this report. Paragraphs 51 to 63 of this report outline the tender process. The nature and value of the services are such that they fall within the scope of, and are subject to, the full tendering requirements of the Procurement Act 2023 (PA23). As detailed at paragraph 43, a competitive tendering exercise will be conducted under the PA23 using the Competitive Flexible Procedure.

127. The Executive's attention is drawn to the Public Sector Equality Duty under section 149 of the Equality Act 2010, which requires public bodies to have due regard, when making decisions, to the need to eliminate discrimination, harassment, victimisation or other prohibited conduct, advance equality of opportunity, and foster good relations between persons who share a relevant protected characteristic and those who do not share it. The Executive is specifically referred to the community, equalities (including socio-economic) and health impacts at paragraphs 64 to 73 of this report, setting out the consideration that has been given to these issues, which should be considered when determining whether to approve the recommendations in this report.

128. Section 1 of the Localism Act 2011 introduced a "general power of competence" for local authorities, defined in section 1(1) as "the power to do anything those individuals generally may do" and which expressly includes in section 1(4)(c) the "power to do it for, or otherwise than for, the benefit of the authority, its area or persons resident or present in its area.

Assistant Director, Property

129. The proposed arrangements will deliver, subject to the appropriate due diligence, a key council objective in respect of the provision of KWH.

130. The contractual arrangements place the construction and financial risks on an experienced private sector company with a track record of delivery of similar projects. This arrangement will ensure value for money in the delivery of the new homes which the council would not be otherwise be able to achieve.

131. In delivering the schemes on a leasehold basis at a peppercorn rent the council is foregoing a potential payment for the land. However, viability suggests that this potential receipt is negligible, if anything at all, on the basis of a compliant keyworker scheme.

132. Notwithstanding that fact the injection of the land, which the council will still own the freehold of, albeit the reversion much into the future would deliver some almost 400 new homes and fulfil a key strategic policy in respect of KWH.

133. Additionally, should the two schemes deliver a family hub and other community and commercial spaces, subject to design and viability, which would be handed back to the benefit of the council this would reflect as return on the investment of injecting the council owned land into the development.

134. As such I am satisfied that this would represent best value and the appropriate use of the land.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Title of document(s)	Title of department / unit Address	Name Phone number
Housing Intermediate Rent policy	Cabinet report March 2021	Catherine Brownell Catherine.brownell@southwa

		rk.gov.uk
Link: https://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?Id=7323		
Appendix 1 (of the above)	Cabinet report March 2021	Catherine Brownell Catherine.brownell@southwark.gov.uk
Link: https://moderngov.southwark.gov.uk/documents/s94510/Appendix%20A.pdf		
Title of document GW1 177 Abbey Street, SE1, Key Worker Housing and Community Facility - Development Partner procurement via Pagabo Framework	Sustainable Growth North Cabinet report July 2024	Catherine Brownell Catherine.brownell@southwark.gov.uk
Link: Decision - 177 Abbey Street, SE1, Key Worker Housing and Community Facility, Gateway 1 Development Partner procurement via Pagabo Framework - Southwark Council		
Title of document GW2 177 Abbey Street, SE1, Key Worker Housing (KWH) and Community Facility - Development Partner procurement via Pagabo Framework	Sustainable Growth North Delegated Report January 2025	Catherine Brownell Catherine.brownell@southwark.gov.uk
Link: Decision - 177 Abbey Street, SE1, Keyworker Housing and Community Facility - Southwark Council		
Title of document GW3 177 Abbey Street, SE1, Key Worker Housing (KWH) and Community Facility - Development Partner procurement via Pagabo Framework	Sustainable Growth North Delegated Report February 2026	Catherine Brownell Catherine.brownell@southwark.gov.uk
Decisions for issue Gateway 3 - Variation to the terms of the Pre-development agreement for Key Worker Housing and community facility at 177 Abbey Street Bermondsey, London, SE1 - Southwark Council		

APPENDICES

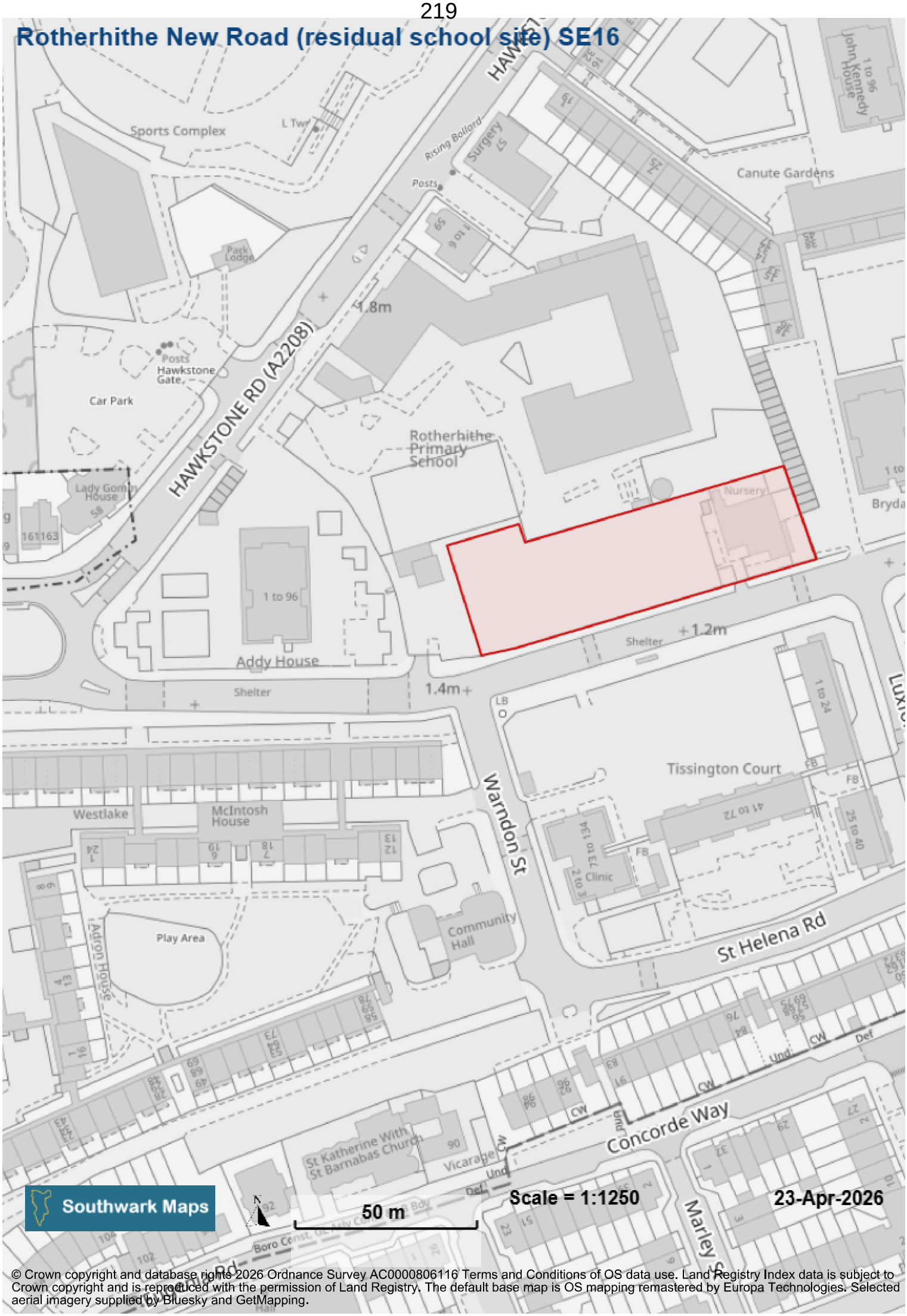
No.	Title
Appendix 1	Site Plan, Rotherhithe New Road SE16
Appendix 2	Site Plan, 25 Cherry Gardens Street SE16
Appendix 3	Equalities Impact and Needs Assessment
Appendix 4	Carbon Impact Assessment

AUDIT TRAIL

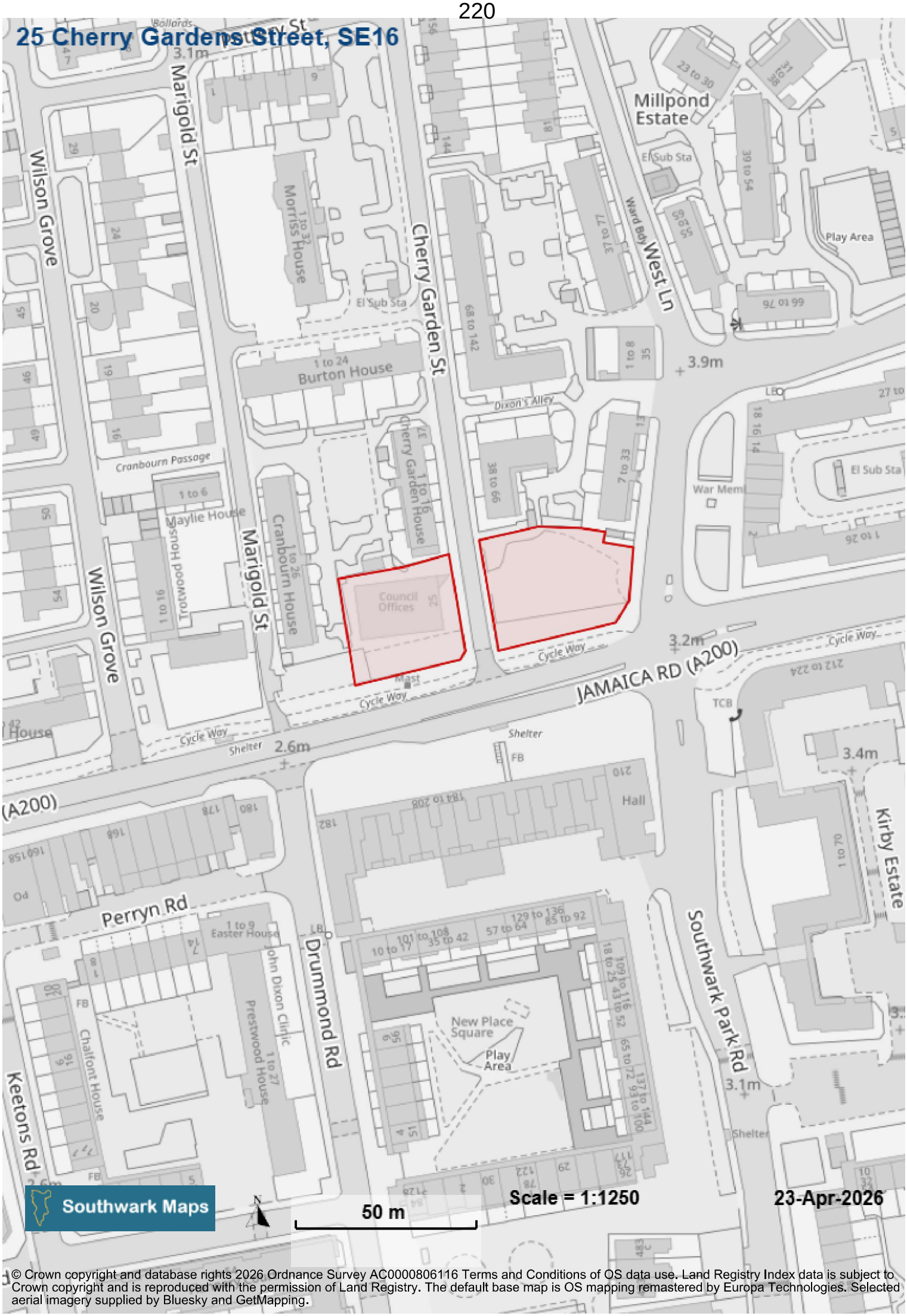
Executive Member	Cllr Alexandra Austin, Councillor for Public Works and New Homes
Lead Officer	Stephen Platts, Director of Planning and Growth
Report Author	Catherine Brownell, Head of Sustainable Growth North
Version	V19
Dated	2 October 2026

Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Director of Law and Governance	Yes	Yes
Strategic Director of Resources	Yes	Yes
Head of Procurement	Yes	Yes
Assistant Director of Property	Yes	Yes
Executive Member	Yes	Yes
Date final report sent to Constitutional Team		1 October 2026

Rotherhithe New Road (residual school site) SE16



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Equality Impact and Needs Analysis

Key Worker Housing
at Rotherhithe New Road and at 25 Cherry Garden Street

August 2026

Section 1: Equality impact and needs analysis details

Proposed policy/decision/business plan to which this equality analysis relates	Key Worker Housing delivery via development partnership at Rotherhithe New Road and 25 Cherry Garden Street – Cabinet

Equality analysis author		Sam Bush Project Manager, Sustainable Growth North			
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Department		Planning & Growth	**Division**	Sustainable Growth	
Period analysis undertaken		June 2026			
Date of review (if applicable)		August 2026			
Sign-off		**Position**	Head of Sustainable Growth	**Date**	

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

The Planning and Growth directorate is looking to deliver key worker housing on two sites, Rotherhithe New Road (circa 207 flats) and 25 Cherry Garden Street (circa 168 flats). The sites are situated in the Rotherhithe and North Bermondsey wards and are well located for several keyworker workplaces (e.g. schools, hospitals & emergency service stations). In addition, both sites have good public transport links, with a number of underground and overground stations within a short distance of the sites as well as bus routes.

The key worker housing (KWH) developments will be 100% affordable tenure in perpetuity, with rents, including service charge, capped at Key Worker Living Rent (KWLR) levels. The blocks will comprise of studio, 1b-2p, 2b-2p and 3b-4p bedroom flats, with the unit mix accommodating a combination of living situations: single people, couples, sharers and families. Tenants will be required to meet eligibility criteria, which includes employment requirements and maximum household income levels, with tenancies reviewed on a regular basis.

The philosophy behind the key worker housing is to provide affordable accommodation to support retention and recruitment to the borough's essential services and, thereby, best serving the residents. The concept is that, with affordable housing, within reasonable proximity to their place of work, keyworkers will stay longer in their jobs, stablising staff churn particularly in our schools and social services.

A key characteristic of key worker housing in Southwark will be a cyclical tenancy model, with regular eligibility reviews to ensure the flats are serving the person profile for whom they were intended. It is anticipated that there will be a through-put of people in the flats, optimising the benefit. As the key workers progress through their careers, there will come a point when their salaries exceed eligibility requirements. At this point, they will be given notice to leave to allow more eligibility key workers to benefit from the affordable housing.

It is anticipated that the typical keyworker profile will be people at the start of their careers, due to the household income cap threshold typically reflecting two salaries, and this maps at newly qualified salaries for, say, teachers in London. However, where there is just one occupant forming the household, the income cap could reflect a mature career profile; the flats would serve well for single keyworker parent families.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	The KWH will provide affordable housing for key workers based in Southwark. The following eligibility criteria will apply: <u>Employment requirement</u> Tenants will be required to be employed in one of the defined key worker occupations: i) Teachers/teaching assistants from non-fee charging schools; ii) Social workers, education psychologists and therapists delivering services for the council; iii) Firefighters; iv) Police officers / Police community support officers; and v) Nurses, doctors and other clinical staff employed by the NHS <u>Financial requirement</u> Household income cap is £75,000 p.a. For sharers the income cap is calculated individually at £50,000 p.a.
Key stakeholders were/are involved in this policy/decision/business plan	The delivery of the proposed KWH developments at Rotherhithe New Road and 25 Cherry Garden Street will involve and affect a range of stakeholders. Understanding the interests and needs of these stakeholders is essential to ensuring that the developments are inclusive, well-integrated into their surroundings, and contribute positively to Southwark's wider social and regeneration objectives. The following stakeholders will be consulted as the project progresses through planning and construction: • Ward Councillors • Lead Member • Local Residents • Registered Provider • Rotherhithe Primary School • Orchard Hill College

Section 4: Pre-implementation equality impact and needs analysis

This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken, including improvement actions to promote equality and tackle inequalities. An equality analysis also presents as an opportunity to improve services to meet diverse needs, promote equality, tackle inequalities and promote good community relations. It is not just about addressing negative impacts.

The columns include societal issues (discrimination, exclusion, needs etc.) and socio-economic issues (levels of poverty, employment, income). As the two aspects are heavily interrelated it may not be practical to fill out both columns on all protected characteristics. The aim is, however, to ensure that socio-economic issues are given special consideration, as it is the council's intention to reduce socio-economic inequalities in the borough. Key is also the link between protected characteristics and socio-economic disadvantage, including experiences of multiple disadvantage.

Socio-economic disadvantage may arise from a range of factors, including:

- poverty
- health
- education
- limited social mobility
- housing
- a lack of expectations
- discrimination
- multiple disadvantage

The public sector equality duty (PSED) requires us to find out about and give due consideration to the needs of different protected characteristics in relation to the three parts of the duty:

1. Eliminating discrimination, harassment and victimisation
2. Advancing equality of opportunity, including finding out about and meeting diverse needs of our local communities, addressing disadvantage and barriers to equal access; enabling all voices to be heard in our engagement and consultation undertaken; increasing the participation of underrepresented groups
3. Fostering good community relations; promoting good relations; to be a borough where all feel welcome, included, valued, safe and respected.

The PSED is now also further reinforced in the two additional Fairer Future For All values: that we will

- Always work to make Southwark more equal and just
- Stand against all forms of discrimination and racism

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.

The proportion of children (<16 years) in Southwark is 17%, which is in line with London and the rest of England. The proportion of young people (16-24 years) is 13%, which is in line with London and the rest of England. The proportion of working age people (16-64 years) is 75%, which is higher than London and the rest of England. The proportion of older people (65+ years) is 8%, which is lower than London and considerably lower than the rest of England.

Positive impacts on younger working age people:

Younger working age people (18-30 years) are the most likely group to benefit from KWH, as they will be more likely to meet income eligibility requirements due to being at early stages in their careers.

Positive impacts on working age people:

Providing affordable housing dedicated for key workers will enable eligible working age people to live centrally, near their places of work, and close to good public transport links. Affordable keyworker housing, with good access to places of work, will help to recruit and retain key workers in the borough by reducing their commute times and improving their quality of life, which can help to mitigate against work related stress/burnout experienced in these sectors.

Neutral and Positive impacts on older working age people:

Older working age people (30-64 years) are less likely to benefit from the KWH as they are more likely to be at a stage in their career where their income exceeds the eligibility requirements. Notwithstanding, older working age people (30-64) where they are single occupants, or single parent families, would be likely to benefit from the KWH as the household income cap for one salary corresponds to a mid-to-mature career salary in the priority keyworker occupations.

Positive impacts on children and young families:

The provision of key worker housing in the borough would support the employment and retention of key workers in roles that could support children and young families in the wider community, such as teachers, social workers and medical professionals.

Negative impacts on older people and young families:

Construction disruption related to the key worker housing blocks could have negative implications across all age groups. Temporary noise, traffic and access disruption may differentially affect older residents and young families. Older residents may be more sensitive to noise and disruption due to health conditions or mobility limitations.

Potential Socio-Economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)

Average rents in Southwark are circa £2400/month, which is greater than the London average of £2250/month.

KWLR are set by the GLA every year; for 2026/27 in Southwark the rents are:

- £1,218/month for a 1-bed flat
- £1,370/month for a 2-bed flat

- £1,518/month for a 3-bed flat

Positive impacts on working age people:

Southwark has high levels of income deprivation, more than the London average, and a 31% poverty rate. Providing affordable housing for key workers in the borough would benefit the working age people who are on lower incomes and meet eligibility requirements.

Equality information on which above analysis is based

ONS 2021 Census
Southwark JSNA Annual Report

Socio-Economic data on which above analysis is based

ONS 2021 Census
Southwark JSNA Annual Report

Mitigating and/or improvement actions to be taken

Eligibility requirements for the key worker housing block will not place any age restrictions on tenants.

Construction management plan with noise, dust and traffic mitigation to protect vulnerable groups such as older residents and families.

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Please note that under the PSED due regard includes:

Giving due consideration in all relevant areas to ''the steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.'' This also includes the need to understand and focus on different needs/impacts arising from different disabilities**.**

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.

The proportion of the population who are disabled in Southwark is 14%, which is in line with London but lower than the rest of England. The proportion with no long-term health diagnosis in Southwark is 80%, which is in line with London but higher than the rest of England.

Positive impacts on some people with disabilities:

Some people who are disabled may require accessible housing if they are wheelchair users or have mobility issues. The proposed KWH would be designed to meet Planning policy for housing use, C3, which provides for 5% of homes to be wheelchair standard. All KWH would be built to meet modern building regulations and would be fully accessible; designated wheelchair flats would be built to meet specific wheelchair standards internally, meaning that disabled people who meet the eligibility requirements would benefit from housing that suits their needs.

The provision of key worker housing in the borough would support the employment and retention of wheelchair user key workers and other disability profile keyworkers.

Positive impacts on people with disabilities:

Keyworkers with a disability will be able to access KWH accommodation.

Negative impacts on people with disabilities:

Key workers who become disabled may no longer be able to work and would then no longer be able to meet the occupational limb of the eligibility requirements. Under the terms of their tenancy agreement, this would be grounds for non-renewal when tenancies are reviewed. However, the occupant would be sign-posted and supported into finding alternative accommodation and, under law, would be giving suitable time to enable a move.

There is a risk that temporary construction noise could have adverse effects on disabled neighbours and passers-by. Noise, dust, visual clutter and changes to routes during construction may disproportionately affect people with sensory issues, respiratory conditions or anxiety-related conditions of those who live nearby or regularly pass through the area.

Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)

Negative impacts on people with disabilities:

Disabled people are more likely to be economically disadvantaged than non-disabled people, as they may face barriers to work and financial insecurity. As a result, some disabled people are more likely to need social housing. Providing affordable housing that is exclusively for key workers would not benefit disabled people who are unable to work as a result of their disability.

Equality information on which above analysis is based

ONS 2021 Census

Southwark JSNA Annual Report

Socio-economic data on which above analysis is based

ONS 2021 Census

Southwark JSNA Annual Report

Mitigating and/or improvement actions to be taken
Disabled people who become no longer eligible for a KWLR tenancy will be sign posted to other affordable housing options, under law. Construction management plan for the construction of the key worker housing to consider effects on disabled neighbours and passers-by, implementing mitigation measures where possible.

Gender reassignment: **-** The process of transitioning from one gender to another.
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.
The proportion of the population who identify as the same as their sex registered at birth in Southwark is 91%, which is in line with Lonon but lower than England. Southwark is the fifth highest ranking local authority in England for residents identifying as trans gender or non-binary. Estimated numbers of trans gender and non-binary people are likely to be higher as many declined to answer the question in the census. **Positive impacts on people who identify as a gender different from birth:** The provision of key worker housing in the borough would support the employment and retention of key workers in roles that could support transgender people in the wider community, such as medical professionals. **Negative impact on people who identify as a gender different from birth:** Transgender people experience barriers to employment and may not feel comfortable working in key worker roles which are often public facing. As a result, transgender people may be less likely to meet the eligibility requirements for a tenancy in the key worker housing.
Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)
Negative impact on people who identify as a gender different from birth: Transgender people would be less likely to benefit from affordable key worker housing in comparison to other groups as they are less likely to be employed in key worker sectors.
Equality information on which above analysis is based.
ONS 2021 Census Southwark JSNA Annual Report
Socio-economic data on which above analysis is based

ONS 2021 Census

Southwark JSNA Annual Report

Mitigating and/or improvement actions to be taken

Transgender people who are not eligible for a tenancy in the key worker housing should be sign posted to other affordable housing options.

Marriage and civil partnership – In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couples. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples and must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.)**

Potential impacts (positive and negative) of proposed policy/decision/business plan

The proportion of people who are single in Southwark is 60%, which is considerably higher than London and the rest of England. The proportion who are married in Southwark is 26%, which is considerably lower than London and the rest of England. The proportion who are in a registered civil partnership, separated or divorced in Southwark is broadly in line with London and the rest of England. The proportion who are widowed in Southwark is 3%, which is in line with London but lower than the rest of England.

Neutral impact on people who are Married or in Civil Partnerships

The key worker housing will provide 1-, 2-and 3-bedroom flats to national space standards as a minimum; they will be suitable for single people, couples, families and sharers.

Negative impact on people who are Married or in Civil Partnerships

Eligibility for a tenancy in the key worker housing blocks would require a household income below a specified threshold. People who are Married or in Civil partnerships may not benefit from affordable key worker housing as long as single people or sharers as they are likely to exceed the household income cap sooner than a single occupant.

Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)

Negative impact on people who are Married or in Civil Partnerships

People who are Married or in Civil Partnerships are less likely to benefit as long from a KWH tenancy because they are more likely to exceed the household income cap sooner than single people.

Equality information on which above analysis is based

ONS 2021 Census Southwark JSNA Annual Report
Socio-economic data on which above analysis is based
ONS 2021 Census Southwark JSNA Annual Report
Mitigating or improvement actions to be taken
People who are Married or in Civil Partnerships that exceed the household income cap, and therefore no longer meet eligibility requirements, will be sign posted to other housing options available to them.

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.
The general fertility rate in Southwark is 39.5, which is considerably lower than the regional and national proportions. This means that the number of live births per 1000 women ages 16-44 years in Southwark is low. The total fertility rate, the average number of children a woman would have in her lifetime, in Southwark is 1.1, which is lower than regional and national proportions **Positive impacts on people who are pregnant or on maternity leave:** The key worker housing will be suitable for small families as they will provide both 2- and 3-bedroom flats to national space standards as a minimum. The provision of key worker housing in the borough would support the employment and retention of key workers in roles that could support pregnant people in the wider community, such as medical professionals and early years educators. **Positive impact on people who are pregnant or on maternity leave:** There is no specification on the household composition in the KWH tenancy and so, where a tenant becomes pregnant and/or introduces a child to the household, this would not flout the eligibility criteria. **Negative impact on people who are pregnant or on maternity leave:** Key workers who become pregnant, or a parent /parents, and need to upsize, may face a long wait for larger KWH flats to become available as there will be a limited number of 3-bed KWH flats. The financial challenges of delivering KWH at KWLR levels means that there are fewer 3-bed flats

compared to studio, 1b 2p and 2b 2p flats.

Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)

Positive impact on people who are pregnant or on maternity leave:

Providing affordable accommodation for key workers who are/become pregnant would help to reduce financial pressures on young families.

Negative impact on people who are pregnant or on maternity leave:

Key workers who decide not to return to work after being on maternity leave may fail the occupational limb of the eligibility requirements, if they are a single occupant or if they are the only keyworker in the household. Under the terms of their tenancy agreement, this would be grounds for non-renewal when tenancies are reviewed.

Equality information on which above analysis is based

ONS 2021 Census
Southwark JSNA Annual Report

Socio-economic data on which above analysis is based

ONS 2021 Census
Southwark JSNA Annual Report

Mitigating and/or improvement actions to be taken

Key workers who are pregnant and need to upsize will be given priority when a larger flat becomes available in the building.

Reasonable adjustments will be made for key workers who do not return to work after being on maternity leave until alternative affordable accommodation can be provided by the council if required.

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins. N.B. Gypsy, Roma and Traveller are recognised racial groups and their needs should be considered alongside all others

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.

The proportion of the population who are White British in Southwark is 36%, which is in line with London but significantly lower than England. The proportion of ethnic minorities is 64%, which is in line with London but significantly higher than England.

In England, ethnic composition of key worker professions is as follows:

- Teachers – 85% white and 15% ethnic minority groups
- Social Workers – 79% white and 21% ethnic minority groups (increases up to 60% in London).
- Firefighters – 94% white and 6% ethnic minority groups.
- Police Officers – 92% white and 8% ethnic minority groups (increases up to 15% in London).
- NHS Clinical Staff – 69% white and 31% ethnic minority groups.

Positive impacts for ethnic minority groups:

Providing affordable housing for key workers could encourage wider recruitment from ethnic minority groups to pursue careers in sectors where they are typically underrepresented, which would improve representation in these professions.

Increasing ethnic minority representation in key worker professions can help improve trust and confidence in public services amongst ethnic minorities in the local population. This can help to improve healthcare and education outcomes, engagement with social services and reduce inequalities and disparities.

Negative impacts for ethnic minority groups:

The ethnic composition of key workers varies by occupation, but priority occupations indicate a higher % of white ethnicity, which represents a lag behind general population proportions. There is a risk that minority ethnic groups could be underrepresented in the key worker housing blocks if there is a higher uptake from less diverse professions.

Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)

Positive impacts for ethnic minority groups:

Socio-economic disadvantage is closely linked to race, with some ethnic minority groups being disproportionately affected due to structural barriers, discrimination, and differences in access to housing, employment and financial stability.

Providing affordable housing for key workers could incentivise ethnic minority groups to enter these professions.

Equality information on which above analysis is based

UK Government Ethnicity Facts and Figures

ONS 2021 Census

Southwark JSNA Annual Report

Socio-economic data on which above analysis is based

ONS 2021 Census

Southwark JSNA Annual Report

Mitigating and/or improvement actions to be taken

The composition of key worker workforces should be taken into consideration when granting tenancies to ensure that minority ethnic groups are not significantly underrepresented.

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.

The proportion of the population who are Christian in Southwark is 43%, which is broadly in line with London but lower than England. The proportion who are Muslim is 10%, which is lower than London but higher than England. The proportion with no religion is 36%, which is lower than London but in line with the rest of England. The proportion who identifies with a minority religion is 13%, which is considerably lower than London but in line with England.

Neutral impacts relating to religion and belief:

There is no specification on religion or belief in the KWH tenancy

Negative impacts relating to religion and belief:

Some religious groups with more traditional/faith-based family structures, and household compositions with multiple adults, may not meet eligibility requirements.

Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)

Positive impact relating to religion and belief:

Some religious groups experience higher levels of poverty or overcrowded housing due to cultural expectations around work and family. Affordable key worker housing could benefit people from religious groups with limited income who currently live in overcrowded housing with extended family.

Equality information on which above analysis is based

ONS 2021 Census

Southwark JSNA Annual Report

Socio-economic data on which above analysis is based
ONS 2021 Census Southwark JSNA Annual Report
Mitigating and/or improvement actions to be taken
The composition of key worker workforces should be taken into consideration when granting tenancies to ensure that religious groups are not significantly underrepresented.

Sex - A man or a woman.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.

The proportion of the population who are male in Southwark is 48%, compared with 52% of the Southwark population who are female. These statistics are broadly in line with London and the rest of England.

The demographics by key worker occupations are as follows:

- Teachers – 76% female & 24% male
- Social Workers – 78% female & 22% male
- Firefighters – 10% female & 90% male
- Police Offices – 37% female & 63% male
- NHS Clinical Staff – 77% female & 23% male

Despite being overrepresented in some key worker occupations, women are typically underrepresented in senior leadership positions. As a result, the following gender pay gaps are present in each occupation:

- Teachers – 8%
- Social Workers – 1-5%
- Firefighters – 5-15%
- Police – 6-11%
- NHS Clinical Staff – 10-11%

Neutral impact for both men and women:

There are not anticipated to be any positive or negative impacts relating to sex associated with the proposed key worker housing., Whilst some sexes are disproportionately represented in some key worker occupations, they are underrepresented in others. (e.g. men make up a higher percentage of policing jobs and women make up a higher percentage of teaching jobs).

Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)

Positive impact for women:
In England, socio-economic disadvantaged is closely linked to sex. Women are more likely to meet eligibility requirements as they are disproportionately represented in lower income groups, which arises from structural inequalities such as the gender pay gap and over representation in part-time work.

Negative impact for men:
As women are more likely to be paid less than men, a higher proportion of women may meet the eligibility household income cap requirements for KWH. As a result, there is a risk that men may not benefit as much from KWH.

Equality information on which above analysis is based

ONS 2021 Census
Southwark JSNA Annual Report

Socio-economic data on which above analysis is based

ONS 2021 Census
Southwark JSNA Annual Report

Mitigating and/or improvement actions to be taken

The composition of key worker workforces should be taken into consideration when granting tenancies to ensure that either sex is not significantly underrepresented in the key worker housing.

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.

The proportion of the population who are heterosexual in Southwark is 83%, which is lower than in the rest of London and considerably lower than England. The proportion who are gay, lesbian, bisexual or other in Southwark is 9%, which is higher than in London and England.

Positive impacts for LGBT+ people:

The provision of key worker housing in the borough would support the employment and retention of key workers in roles that could support LGBT people in the wider community, such as medical professionals and police officers. LGBT people are more likely to take advantage of sexual health and mental health services. They are also more likely to be victims of discrimination and hate crimes than heterosexual people.

Neutral impact for LGBT+ people:

There are not anticipated to be any positive or negative impacts relating to sexual orientation associated with the proposed key worker housing. There is a risk of under representation LGBT people if the key worker composition is not taken into consideration, as LGBT people are underrepresented in some key worker occupations (e.g. police officers).
Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)
Positive impact for LGBT+ people: In England, LGBT people disproportionately experience socio-economic disadvantage. LGBT people are more likely to experience discrimination and barriers to progression in the workplace. As LGBT people are more likely to be on lower incomes than heterosexual people, they may be more likely to meet the eligibility criteria for the affordable key worker housing.
Equality information on which above analysis is based
ONS 2021 Census Southwark JSNA Annual Report
Socio-economic data on which above analysis is based
ONS 2021 Census Southwark JSNA Annual Report
Mitigating and/or improvement actions to be taken
The composition of key worker workforces should be taken into consideration when granting tenancies to help ensure that LGBT people are not significantly underrepresented in the key worker housing.

Human Rights There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol
Potential impacts (positive and negative) of proposed policy/decision/business plan

It is not anticipated that the proposed alms houses will have a positive or negative impact on people's human rights.
Information on which above analysis is based
Not applicable.
Mitigating and/or improvement actions to be taken
No mitigating actions are required as there are no anticipated negative impacts.

Conclusions

Summarise main findings and conclusions of the overall equality impact and needs analysis for this area:

The Equality Impact and Needs Analysis concludes that the proposed delivery of Key Worker Housing at Rotherhithe New Road and 25 Cherry Garden Street is expected to have an overall positive equality impact and contribute towards reducing socio-economic disadvantage amongst eligible key workers.

The developments will provide 100% affordable housing at Key Worker Living Rent levels in a borough where housing costs are high and affordability remains a significant barrier for many workers delivering essential public services. The proposals are therefore expected to advance equality of opportunity by improving access to affordable housing for eligible key workers and supporting the recruitment and retention of staff in education, health, social care, emergency services and related professions.

The analysis has identified that younger working-age people are likely to benefit most from the scheme because they are more likely to fall within the household income eligibility limits. There are also positive impacts for disabled key workers through the provision of accessible and wheelchair-standard homes, and for families through the inclusion of family-sized units.

No evidence has been identified of direct discrimination against any protected characteristic group. However, some groups may experience indirect disadvantages arising from eligibility requirements and tenancy review arrangements. In particular:

- Older and more established key workers may be less likely to qualify due to household income levels.
- Married couples and households with multiple earners may exceed income thresholds more quickly than single person households.
- Disabled people who are unable to continue in employment, and key workers who permanently leave eligible occupations, may no longer meet tenancy requirements.
- Some groups may be underrepresented if the demographic composition of key worker occupations is reflected in housing allocations.
- Construction activity may disproportionately affect older people, disabled people and families living near the sites.

These impacts can be mitigated through transparent allocation policies, monitoring of tenant demographics, support and signposting for residents whose circumstances change, and robust construction management measures.

Subject to the mitigation measures identified within this assessment and ongoing monitoring of allocations and outcomes, the proposed Key Worker Housing developments are considered compatible with the Public Sector Equality Duty. The proposals will help advance equality of opportunity, support the council's objectives to reduce socio-economic disadvantage, and contribute to the delivery of affordable housing for essential workers serving Southwark communities.

Section 5: Further equality actions and objectives

5. Further actions			
Based on the initial analysis above, please detail the key mitigating and/or improvement actions to promote equality and tackle inequalities; and any areas identified as requiring more detailed analysis.			
Number	**Description of issue**	**Action**	**Timeframe**
1	Potential underrepresentation of some protected characteristic groups within the tenant population.	Monitor applicant, allocation and tenancy data by protected characteristic and review outcomes periodically.	Prior to first lettings and periodically thereafter.
2	Risk that eligibility criteria indirectly disadvantage certain groups, including older workers, couples and some disabled people.	Review eligibility criteria and tenancy review processes periodically to ensure they remain proportionate and evidence-based.	Prior to occupation and periodically thereafter.
3	Residents who cease to meet employment eligibility requirements may face housing insecurity.	Develop a clear transition and support pathway, including advice and signposting to alternative housing options.	Before first occupation and ongoing
4	Construction impacts on older people, disabled people and families living near the development sites.	Implement Construction Management Plans including noise, dust, traffic and accessibility mitigation measures, with resident liaison arrangements.	Throughout construction period.
5	Limited availability of larger family homes may constrain existing tenants whose household needs change.	Establish a transfer and priority process for existing key worker tenants requiring larger accommodation where available.	Prior to first occupation and ongoing.

Rotherhithe New Road and 25 Cherry Garden Street Embodied Carbon Technical Note

Project Title	Rotherhithe New Road and 25 Cherry Garden Street KWH, London Borough of Southwark	**Our Ref**	2891RRN
Subject	Embodied Carbon (Feasibility) – Technical Note	**Date**	26 / 06 / 2026
Author	ESB / MCS	**Project Ref**	2891RRN-MET-XX-XX-T-O-9820-A1-C01_Embodied Carbon Technical Note

1 Executive Summary

Method Consulting LLP has been appointed by Southwark London Borough Council to conduct a high-level, life-cycle assessment analysis of embodied carbon emissions (measured in carbon dioxide equivalents, $kgCO_2e$) for the proposed new build keyworker housing residential developments at Rotherhithe New Road and 25 Cherry Garden Street in Southwark, Greater London.

This technical note presents a high-level estimate for the upfront carbon to practical completion (A1-A5) and embodied carbon (A1-C4) of the proposed buildings, as well some potential carbon reduction options for consideration as the design progresses. The assessment was undertaken at feasibility stage, over a life-cycle period of 60 years.

The principal results are as follows:

Rotherhithe New Road

East Site:

- Upfront Carbon to Practical Completion (A1-A5): 481 $kgCO_2e/m^2$
- Embodied Carbon (A1-C4): 1,070 $kgCO_2e/m^2$

West Site:

- Upfront Carbon to Practical Completion (A1-A5): 670 $kgCO_2e/m^2$
- Embodied Carbon (A1-C4): 1,295 $kgCO_2e/m^2$

25 Cherry Garden Street

East Site:

- Upfront Carbon to Practical Completion (A1-A5): 492 $kgCO_2e/m^2$
- Embodied Carbon (A1-C4): 1,081 $kgCO_2e/m^2$

West Site:

- Upfront Carbon to Practical Completion (A1-A5): 564 $kgCO_2e/m^2$
- Embodied Carbon (A1-C4): 1,114 $kgCO_2e/m^2$

2 Introduction

The proposed developments at Rotherhithe New Road and 25 Cherry Garden Street consist of an 'east' and 'west' site at each.

For the Rotherhithe New Road, the proposed development consists of:

- A twenty-five-storey building on the 'east' site, predominantly residential, with a family centre on the ground and first floors, with 192 homes and a gross internal area (GIA) of 14,650m^2.

- A five-storey residential building on the 'west' site, with 15 homes and a GIA of 2,460m^2.

For 25 Cherry Garden Street, the proposed development consists of:

- A twenty-storey residential building on the 'east' site, with 152 homes and a GIA of 11,812m^2.

- A five-storey residential building on the 'west' site, with 16 homes and a GIA of 1,561m^2.

The table below indicates a description of the existing buildings proposed to be demolished, and those to be constructed.

Project	Existing Buildings – To Be Demolished	Proposed Buildings – To Be Constructed
Rotherhithe New Road – East Site	Former Children's centre, demolished, but site would require full clearance and vegetation removal, approximately 3,490m^2.	Concrete frame, brick façade, flat roof, 25 storeys, anticipated 60 year lifespan, approximately 14,650m^2.
Rotherhithe New Road – West Site		Concrete frame, brick façade, flat roof, 5 storeys, anticipated 60 year lifespan, approximately 2460m^2.
25 Cherry Garden Street – East Site	Car park, approximately 775m^2	Concrete frame, brick façade, flat roof, 20 storeys, anticipated 60 year lifespan, approximately 11,812m^2.
25 Cherry Garden Street – West Site	Former Riverside Centre, currently occupied by Orchard Hill College, 2 storeys, approximately 835m^2.	Concrete frame, brick façade, flat roof, 5 storeys, anticipated 60 year lifespan, approximately 1,561m^2.

Table 1: Rotherhithe New Road and 25 Cherry Garden Street – Existing and Proposed Building Descriptions

3 Methodology

This assessment has been undertaken in compliance with RICS' Whole Life Carbon Assessment for the Built Environment (Second Edition, Version 3 – 2024); the latest professional standard and methodology for undertaking whole life carbon assessments in the United Kingdom.

It should be noted that this methodology currently does not align with the Greater London Authority's (GLA) requirements for whole life carbon, which at this time uses the first edition of RICS' professional standard.

The scope of assessment includes:

- Substructure
- Superstructure
- Internal finishes
- Fittings, fixtures, and equipment
- Building services
- External works (hard and soft landscaping only)

The analysis was conducted using One Click LCA, a dedicated life-cycle assessment (LCA) tool, which allows the embodied carbon impacts for all the specified materials to be modelled using the One Click LCA "Whole life carbon assessment – RICS, 2nd Edition" database. As the designs are at an early stage, One Click LCA's "Carbon Designer 3D" was used to generate an initial estimate of the building's massing and areas, based on measurements taken from the massing and capacity studies provided by the Client. These models were then edited to reflect the proposed designs as accurately as possible at this early stage.

For transport distances, product wastage, and end-of-life disposal process, defaults stated in the RICS standard have been used. For pre-construction demolition, construction site impacts (electricity, fuel, and water usage), maintenance impacts, repair impacts, and end-of-life demolition impacts, scenarios provided by the modelling tool were used to generate an estimated embodied carbon results for this project.

The embodied carbon results provided in this technical note relate to modules A1-A5 (upfront carbon) and modules A1-C4 (embodied carbon) as shown in the figure below:

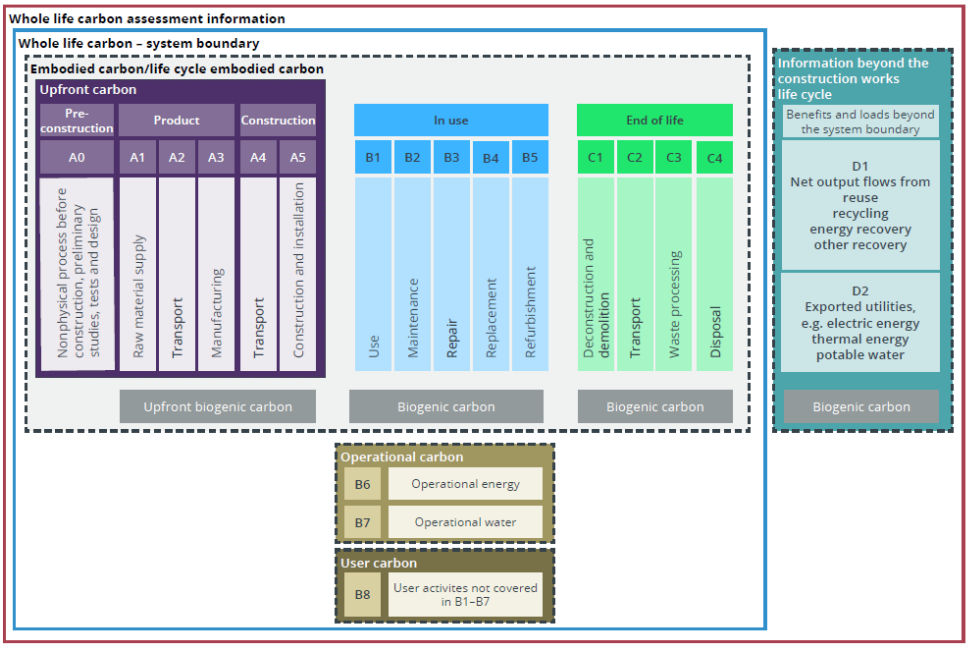


Figure 1: "Building and Infrastructure Life-Cycle Stage and Information Modules" (RICS, 2024)

This embodied carbon assessment excludes operational carbon emissions associated with operational energy (B6) and operational water (B7). Modules D1 and D2 relating to circular economy are included for reference within the appending RICS reporting template outputs.

4 Results – Rotherhithe New Road

The table below details the embodied carbon results for the current proposed design of Rotherhithe New Road, broken down by life-cycle stage and over the whole life-cycle period of 60 years.

East Site Results:

The embodied carbon (A1-C4) is **15,682 tonnes CO_2e** (**1,070 $kgCO_2e/m^2$ GIA**), of which the upfront carbon at practical completion (A1-A5) is **7,044 tonnes CO_2e** (**481 $kgCO_2e/m^2$ GIA**).

Embodied Carbon Over Life-Cycle (tonnes CO_2e)	Upfront Carbon to Practical Completion (A1-A5)	Embodied Carbon (A1-C4)
Pre-Construction Demolition Impacts	61	61
Substructure	298	333
Frame	810	865
Upper Floors and Roof	1,469	1,627
Stairs and Ramps	89	96
External Walls	334	530
Windows and Doors	570	1,291
Internal Walls and Partitions	138	223
Internal Finishes	214	2,160
Fittings, Fixtures, and Equipment	213	1,182
Building Services	1,371	4,672
External Works	4.6	11
Other Classifications (e.g., Maintenance, Repair, Construction, End-of-Life Demolition)	586	916
Total Embodied Carbon (tonnes CO_2e)	**7,044**	**15,682**
Total Embodied Carbon ($kgCO_2e$)	**7,043,573**	**15,681,755**
Embodied Carbon Intensity ($kgCO_2e/m^2$ GIA)	**481**	**1,070**

Table 2: Rotherhithe New Road (East Site) – Embodied Carbon Results

West Site Results:

The embodied carbon (A1-C4) is **2,259 tonnes CO_2e** (**1,295 $kgCO_2e/m^2$ GIA**), of which the upfront carbon at practical completion (A1-A5) is **1,169 tonnes CO_2e** (**670 $kgCO_2e/m^2$ GIA**).

Embodied Carbon Over Life-Cycle (tonnes CO_2e)	Upfront Carbon to Practical Completion (A1-A5)	Embodied Carbon (A1-C4)
Pre-Construction Demolition Impacts	61	61
Substructure	136	158
Frame	93	99
Upper Floors and Roof	257	281
Stairs and Ramps	18	19
External Walls	30	49
Windows and Doors	77	167
Internal Walls and Partitions	14	21
Internal Finishes	33	347
Fittings, Fixtures, and Equipment	17	92
Building Services	182	562
External Works	4.1	9.4
Other Classifications (e.g., Maintenance, Repair, Construction, End-of-Life Demolition)	98	154
Total Embodied Carbon (tonnes CO_2e)	**1,169**	**2,259**
Total Embodied Carbon ($kgCO_2e$)	**1,168,653**	**2,258,910**
Embodied Carbon Intensity ($kgCO_2e/m^2$ GIA)	**670**	**1,295**

Table 3: Rotherhithe New Road (West Site) – Embodied Carbon Results

5 Results – 25 Cherry Garden Street

The table below details the embodied carbon results for the current proposed design of 25 Cherry Garden Street, broken down by life-cycle stage and over the whole life-cycle period of 60 years.

East Site Results:

The embodied carbon (A1-C4) is **12,769 tonnes CO_2e** (**1,081 $kgCO_2e/m^2$ GIA**), of which the upfront carbon at practical completion (A1-A5) is **5,809 tonnes CO_2e** (**492 $kgCO_2e/m^2$ GIA**).

Embodied Carbon Over Life-Cycle (tonnes CO_2e)	Upfront Carbon to Practical Completion (A1-A5)	Embodied Carbon (A1-C4)
Pre-Construction Demolition Impacts	27	27
Substructure	270	303
Frame	759	810
Upper Floors and Roof	1,202	1,334
Stairs and Ramps	143	153
External Walls	234	385
Windows and Doors	498	1,147
Internal Walls and Partitions	100	167
Internal Finishes	185	1,858
Fittings, Fixtures, and Equipment	168	935
Building Services	1,015	3,507
External Works	2.0	5.4
Other Classifications (e.g., Maintenance, Repair, Construction, End-of-Life Demolition)	473	738
Total Embodied Carbon (tonnes CO_2e)	**5,809**	**12,769**
Total Embodied Carbon ($kgCO_2e$)	**5,808,964**	**12,769,373**
Embodied Carbon Intensity ($kgCO_2e/m^2$ GIA)	**492**	**1,081**

Table 4: 25 Cherry Garden Street (East Site) – Embodied Carbon Results

West Site Results:

The embodied carbon (A1-C4) is **1,739 tonnes CO_2e** (**1,114 $kgCO_2e/m^2$ GIA**), of which the upfront carbon at practical completion (A1-A5) is **880 tonnes CO_2e** (**564 $kgCO_2e/m^2$ GIA**).

Embodied Carbon Over Life-Cycle (tonnes CO_2e)	Upfront Carbon to Practical Completion (A1-A5)	Embodied Carbon (A1-C4)
Pre-Construction Demolition Impacts	29	29
Substructure	93	108
Frame	100	107
Upper Floors and Roof	156	170
Stairs and Ramps	18	19
External Walls	62	101
Windows and Doors	64	143
Internal Walls and Partitions	10	17
Internal Finishes	21	210
Fittings, Fixtures, and Equipment	18	98
Building Services	133	440
External Works	2.5	5.8
Other Classifications (e.g., Maintenance, Repair, Construction, End-of-Life Demolition)	62	98
Total Embodied Carbon (tonnes CO_2e)	**880**	**1,739**
Total Embodied Carbon ($kgCO_2e$)	**879,634**	**1,739,148**
Embodied Carbon Intensity ($kgCO_2e/m^2$ GIA)	**564**	**1,114**

Table 5: 25 Cherry Garden Street (West Site) – Embodied Carbon Results

For both buildings, the current hotspots of embodied carbon include building services, internal finishes and windows and doors however, these elements were modelled as estimations based on a worst-case scenario by material (e.g., vinyl) and lifespan (e.g., 7 years for vinyl, 15 years for heat pumps, as per RICS guidance).

An uncertainty factor of 15% has been applied to the results totals, but not the elemental breakdowns, as per RICS guidance.

6 Potential Carbon Reduction Options

The modelling reflects a worst-case scenario in terms of quantities and materials used in the proposed design. The list below includes suggestions for potentially reducing the embodied carbon results of the two projects:

- Cement replacement, where cast in-situ concrete is proposed.
- Alkali-activated precast concrete.
- Steel manufactured at an electric arc furnace, with a high recycled content
- Long-lasting façade materials such as brick, tile, stone, and precast concrete.
- Aluminium-timber composite or timber windows and external doors.
- The use of timber for in-fill walls and partitions, floor slabs/decks, and stairs.
- Mineral wool insulation, where possible, for floors, in-fills, pipes, and ducting.
- Hard-wearing finishes such as carpet and vinyl with a minimum 15-year warranty.
- For building services, investigate different options such as point-of-use water heaters, using a low global warming potential refrigerant such as R-290,
- For hard landscaping, consider low temperature asphalt, asphalt with a high recycled binder content, reused or recycled aggregate for sub-bases, block paving.

7 Conclusion

For Rotherhithe New Road's east site, the demolition and construction impacts incur 481 $kgCO_2e/m^2$ GIA up to the practical completion of the building, and 1,070 $kgCO_2e/m^2$ over a 60-year assessment period. For the west site, the demolition and construction impacts incur 670 $kgCO_2e/m^2$ GIA up to the practical completion of the building, and 1,295 $kgCO_2e/m^2$ over a 60-year assessment period.

For 25 Cherry Garden Street's east site, the demolition and construction impacts incur 492 $kgCO_2e/m^2$ GIA up to the practical completion of the building, and 1,081 $kgCO_2e/m^2$ over a 60-year assessment period. For the west site, the demolition and construction impacts incur 567 $kgCO_2e/m^2$ GIA up to the practical completion of the building, and 1,114 $kgCO_2e/m^2$ over a 60-year assessment period.

An estimated rate of 35 $kgCO_2e/m^2$ GIA has been included to account for the pre-construction demolition impacts of the existing sites.

For residential, apartment buildings, the current industry benchmarks for upfront carbon up to practical completion (based on the UK Net Zero Carbon Buildings Standard) are 490 $kgCO_2e/m^2$ for 2027, and 450 $kgCO_2e/m^2$ for 2028. For a whole life-cycle assessment period of 60 years, industry-wide targets are still being developed, however, locally-set targets are around 800-900 $kgCO_2e/m^2$.

Neither Rotherhithe New Road nor 25 Cherry Garden Street meet the industry benchmarks at this stage for the whole life-cycle assessment period of 60 years. While Rotherhithe New Road's east site does meet the 490 $kgCO_2e/m^2$ benchmark and 25 Cherry Garden Street's east site only surpasses the benchmark by 2 $kgCO_2e/m^2$, neither west sites meet this benchmark at feasibility stage.

It should be reiterated though that this technical note is based on a feasibility stage model using assumed build-ups and is subject to change. It is anticipated that as the designs are progressed the embodied carbon figures will reduce, particularly if carbon reduction options (as noted in Section 6) are incorporated into the design. Whilst outside the scope of this assessment, the scheme likely has operational energy benefits through a much improve fabric when compared to the existing buildings.

8 Modelling Assumptions

A non-exhaustive summary of assumptions and limitations for material types and quantities is listed below. Unless otherwise specified by the design team, the following product specifications have been included, as per the default specifications for main building materials from RICS' Whole Life Carbon for the Built Environment (2024) professional standard:

Pre-Construction Demolition Impacts

- For Rotherhithe New Road, an approximate estimate for the existing site (3,490 m^2) was used to account for pre-construction demolition impacts, whilst for 25 Cherry Garden Street, an approximate estimate of 775m^2 and 835m^2 were used for the east and west site respectively.

Substructure

- One Click LCA's "Carbon Designer 3D" estimated the substructure to include footing foundations, with a lowest floor slab of 300mm.

Superstructure

- The buildings were modelled as a cast in-situ concrete frame, with concrete floor and roof slabs, based on a similar project assessed for Southwark London Borough Council.
- It was assumed that the walls within the lift and stair core areas for all buildings would be part of the concrete structure.
- The external wall build-up was modelled as two layers of plasterboard (including fire board), vapour control layer, steel framing system with in-fill mineral wool insulation, sheathing board, and brick slip façade system.
- The quantities for the party internal walls and partitions, were taken as estimates from the feasibility studies.
- The internal party wall build-up was assumed to be two layers of plasterboard (including fire board) on each side, vapour control layer, steel framing system with in-fill mineral wool insulation, and a breather membrane.
- The internal partitions within the apartments were scaled from a similar project assessed for Southwark London Borough Council.
- The windows were assumed to be aluminium-framed and triple-glazed.

- The external doors were assumed to be aluminium-framed, and glazed, whilst the internal doors were assumed to be wooden.

Internal Finishes

- For wall finishes, it was assumed all internal-facing walls would have a plaster finish and two coats of emulsion paint.
- For floor finishes, it was assumed all flooring would be self-adhesive vinyl.
- For ceiling finishes, it was assumed this would be plasterboard, with a plaster and emulsion paint finish.

Fittings, Fixtures, and Equipment

- All kitchen appliances, kitchen cabinets/cupboards, and bathroom cabinets/cupboards have been included in the modelling.
- At this stage, all non-fixed FF&E has been excluded from the modelling.

Building Services

- The building services strategy was assumed to be a water-based air-source heat pump system, with domestic hot water 'top-up' cylinder, individual for each apartment. This was based on a Mitsubishi "Ecodan" R-32 system.
- The annual refrigerant leakage rate was set as 4%, and the end-of-life refrigerant leakage rate was set as 2%, following CIBSE TM59 guidance.
- Template scenarios were used to model the following systems: heating, ventilation, cold water, domestic hot water, drainage, electricity, lighting, fire alarm, CCTV, access control and sprinklers.

External Works

- It was assumed that any hard landscaping would be asphalt, with a sub-base of 150mm, a binder layer of 40mm, and a surface layer of 20mm.
- It was assumed that the play space would be macadam, with a sub-base of 150mm, a binder layer of 50mm, and a surface layer of 25mm.
- For any soft landscaping, due to modelling limitations, this was modelled as 100mm of soil substrate.

9 RICS Whole Life Carbon Reporting Templates

The whole life carbon reporting templates from RICS has been appended to this report. The results are presented in decarbonised, then non-decarbonised order for Rotherhithe New Road (east then west) then 25 Cherry Garden Street (east then west).

Project-level reporting summary
Buildings and infrastructure

Notes A sub-asset can be a building or infrastructure asset.
Reporting units should be taken from the recommended primary normalisation units in Table 30 based on the type of each sub-asset.
Sequestered carbon and any other removals (e.g. carbonation) need to be reported as negative figures.
Figures to fill out the summary tables can be obtained from the individual sub-asset reporting tables.
The overall WLCA uncertainty factor is calculated as the sum of the contingency, carbon data uncertainty and quantities uncertainty factors and is applied to the carbon results for each life stage/module of each sub-asset.

Headings key mandatory | optional | n/a * Headings with asterisk denote modules affected by decarbonisation.

Project-level summary — Rounding (significant numbers): 3

Sub-assets Add/remove sub-assets as necessary, depending on project scope	Key assessment information							Energy and water summary					Upfront carbon emissions incl. uncertainty			Carbon emissions non-decarbonised, incl. uncertainty				Carbon emissions decarbonised, incl. uncertainty			
	Life cycle stages included	Reference study period years	Contingency factor % uplift	Carbon data uncertainty factor % uplift	Quantities uncertainty factor % uplift	Overall WLCA uncertainty factor % uplift	GIA sqm/ normalised unit	Units	Energy consumption during use	Energy generated on-site	Units	Water consumption during use	Units	Upfront embodied carbon excl. sequestration [A1-A5]	Upfront sequestered carbon [A1-A5]	Total operational carbon [B6, B7, B8]	Whole life embodied carbon [A-C] excl. [B6, B7, B8]	Whole life carbon [A-C]	Potential benefits/loads beyond system boundary [D]	Total operational carbon [B6, B7, B8]	Whole life embodied carbon [A-C] excl. [B6, B7, B8]	Whole life carbon [A-C]	Potential benefits/loads beyond system boundary [D]
Sub-asset 1 [new build]/[refurbished GIA] [name]	A-D	60	15	0	0	15	14650	KWh	0		m3		kgCO2e	7038310.109	-244094.8764		15669651.96	15669651.96	-1265408.705		11510953.45	11510953.45	-635115.7671
								KWh/unit																
								KWh/year			m3/year		kgCO2e/unit	480.4307242	-16.66176631		1069.600816	1069.600816	-86.37602081		11510953.45	785.7306106	-43.35261209
								KWh/year/unit																
Sub-asset 1 - extenal works [inside site boundary] [name]	A-D	60	15		0	15	14650	KWh			m3		kgCO2e	5262.874509			12102.58748	12102.58748	-2115.913583		8908.192535	8908.192535	-1058.448903
								KWh/unit																
								KWh/year			m3/year		kgCO2e/unit	0.359240581			12102.58748	0.826115187	-0.144430961		0.60806775	0.60806775	-0.072249072
								KWh/year/unit																
Sub-asset 1 - extenal works [outside site boundary] [name]	A1-A5	60	15		0	15	14650	KWh			m3		kgCO2e											
								KWh/unit																
								KWh/year			m3/year		kgCO2e/unit											
								KWh/year/unit																
Aggregated and normalised totals (optional)							14650	KWh/ unit			m3		kgCO2e/ unit	480.789965	-16.6617663		13172.1883	1070.4269	-86.520452		11510954	786.338678	-43.42486
Totals								KWh			m3		kgCO2e	7043572.98	-244094.876		15681754.5	15681755	-1267524.6		11519862	11519861.6	-636174.2

Carbon per life cycle stage non-decarbonised — Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage non-decarbonised, incl. uncertainty																				
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e		*5000000*	*-276000*	*269000*	*849000*			*701000*	*126000*	*6200000*			*0*			*5700*	*209000*	*201000*	*64200*	*-1100000*	
	kgCO2e/unit		*341*	*-18.9*	*18.4*	*58*			*47.9*	*8.57*	*423*						*0.389*	*14.3*	*13.7*	*4.38*	*-75.1*	
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e		*5750000*	*-318000*	*309000*	*976000*			*807000*	*144000*	*7130000*						*6560*	*240000*	*232000*	*73800*	*-1270000*	
	kgCO2e/unit		*393*	*-21.7*	*21.1*	*66.6*			*55.1*	*9.86*	*487*						*0.448*	*16.4*	*15.8*	*5.04*	*-86.4*	
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e		*1710*	*0*	*2260*	*606*				*0*	*2800*							*2760*	*386*	*5.82*	*-1840*	
	kgCO2e/unit		*0.117*		*0.154*	*0.0414*					*0.191*							*0.188*	*0.0263*	*0.000397*	*-0.126*	
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e		*1970*		*2600*	*697*					*3220*							*3170*	*444*	*6.69*	*-2120*	
	kgCO2e/unit		*0.134*		*0.177*	*0.0476*					*0.22*							*0.217*	*0.0303*	*0.000457*	*-0.144*	
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	kgCO2e/ unit		*393*	*-21.7*	*21.3*	*66.7*			*55.1*	*9.86*	*487*						*0.448*	*16.6*	*15.8*	*5.04*	*-86.5*	
Totals (including contingencies)	kgCO2e		*5750000*	*-318000*	*312000*	*977000*			*807000*	*144000*	*7130000*						*6560*	*244000*	*232000*	*73800*	*-1270000*	

Carbon per life cycle stage decarbonised

Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage decarbonised, incl. uncertainty																			
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e		***5000000***	***-276000***	***269000***	***849000***			***351000***	***62900***	***3100000***			***0***			***2850***	***105000***	***201000***	***64200***	***-552000***	
	kgCO2e/unit		***341***	***-18.9***	***18.4***	***58***			***23.9***	***4.29***	***212***						***0.195***	***7.14***	***13.7***	***4.38***	***-37.7***	
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e		***5750000***	***-318000***	***309000***	***976000***			***403000***	***72300***	***3570000***						***3280***	***120000***	***232000***	***73800***	***-635000***	
	kgCO2e/unit		***393***	***-21.7***	***21.1***	***66.6***			***27.5***	***4.94***	***244***						***0.224***	***8.21***	***15.8***	***5.04***	***-43.4***	
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e		***1710***	***0***	***2260***	***606***				***0***	***1400***							***1380***	***386***	***5.82***	***-920***	
	kgCO2e/unit		***0.117***		***0.154***	***0.0414***					***0.0955***							***0.0941***	***0.0263***	***0.000397***	***-0.0628***	
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e		***1970***		***2600***	***697***					***1610***							***1590***	***444***	***6.69***	***-1060***	
	kgCO2e/unit		***0.134***		***0.177***	***0.0476***					***0.11***							***0.108***	***0.0303***	***0.000457***	***-0.0722***	
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/unit**		***393***	***-21.7***	***21.3***	***66.7***			***27.5***	***4.94***	***244***						***0.224***	***8.32***	***15.8***	***5.04***	***-43.4***	
Totals	**kgCO2e**		***5000000***	***-276000***	***271000***	***850000***			***351000***	***62900***	***3100000***						***2850***	***106000***	***202000***	***64200***	***-553000***	

Optional reporting aligned with ICMS 3 including uncertainty

		Acquisition carbon emissions where relevant	Construction carbon emissions excl. sequestration	Sequestered biogenic construction carbon	Carbon emissions non-decarbonised						Carbon emissions decarbonised					
					Renewal carbon emissions	Operational carbon emissions	Maintenance carbon emissions	End of Life EoL carbon emissions	Total whole life carbon emissions	Potential benefits/loads beyond system boundary	Renewal carbon emissions	Operational carbon emissions	Maintenance carbon emissions	End of Life EoL carbon emissions	Total whole life carbon emissions	Potential benefits/loads beyond system boundary
Life cycle stages		**[A0]**	**[A1-A5]**	**[A1-A5]**	**[B4-B5]**	**[B1], [B2] (cleaning), [B6], [B7], [B8]**	**[B2-B3] excl. B2 cleaning**	**[C1-C4]**	**[A-C] excl. D**	**[D]**	**[B4-B5]**	**[B1], [B2] (cleaning), [B6], [B7], [B8]**	**[B2-B3] excl. B2 cleaning**	**[C1-C4]**	**[A-C] excl. D**	**[D]**
Sub-asset 1	kgCO2e															
	kgCO2e/unit															
Sub-asset 2	kgCO2e															
	kgCO2e/unit															
Sub-asset 3	kgCO2e															
	kgCO2e/unit															
Totals	**kgCO2e**															

Carbon per life cycle stage non-decarbonised

Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage biogenic, incl. uncertainty																			
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e			***-276000***		***32100***													***244000***	***0***		
	kgCO2e/unit			***-18.9***		***2.19***													***16.7***			
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e			***-318000***		***36900***													***281000***			
	kgCO2e/unit			***-21.7***		***2.52***													***19.2***			
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e			***0***		***0***													***0***			
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/unit**			***-21.7***		***2.52***													***19.2***			
Totals (including contingencies)	**kgCO2e**			***-318000***		***36900***													***281000***			

Building/sub-asset assessment results

Buildings - new-build, refurbishment, masterplans and external works

KEY	mandatory	optional	n/a	Totals

Notes:
Units: Use consistent units appropriate to the specific asset. Can be a multiple of kgCO2e if stated and used consistently, e.g. TCO2e.
WLCA Uncertainty Factor: Is not included within data reported on this template. It is included in the figures reported on the Summary Template.
Decarbonisation: Tables below are provided for reporting of decarbonised and non-decarbonised figures.
Life cycle stages measured by GIA (A5.2, B2, B3, C1): when reporting against building element category, pro rata against the overall A1-A3 values.
Small projects (Section 3.8): It is not mandatory to undertake predictive energy modelling, therefore WLCA cannot be completed for these projects. Leave the relevant fields blank. Do not use compliance modelling figures.
Carbon conversion for energy: Use Conversion Set 2 for completion of these templates
GIA based emissions: Some life cycle stages are calculated on the basis of asset GIA. These are B2-B3, A5.1, A5.2 and C1. It is preferred that the emissions for B2-B3, A5.2 and C1are allocated pro-rata across the building elements but in some cases only an asset level emission may be available. This is indicated by mandatory colour-coding for the elements but optional colour-coding for the asset emission. care should be taken not to double count. A5.1 is only ever calulated as a total asset emission.

Assessment information, energy and water

	Key assessment information			Energy consumption					Energy generation				Water	
Description	Life cycle stages included	GIA/ (m2)	Reference study period/ years	Units	Energy consumption during use (electricity)	Energy consumption during use (gas)	Energy consumption during use (other fuel)	Total energy consumption during use	Renewable energy generated on site	Renewable energy generated that is used on site	Renewable energy generated that is exported to the grid, but then re-imported and used over the course of a year	Excess renewable energy generated that is exported to the grid	Units	Water consumption during use [B7]
Building (new build or aggregated refurbishment project)	A-D	14650	60	KWh/ yr									m3/ day	
				KWh/ yr/ m2 GIA									m3/ day/ m2 GIA	
External works within red line boundary	A-D	14650	60	KWh/ yr									m3/ day	
				KWh/ yr/ m2 GIA									m3/ day/ m2 GIA	
External works outside red line boundary	A1-A5													
Totals				**KWh/ yr**									**m3/ day**	
				KWh/ yr/ m2 GIA									**m3/ day/ m2 GIA**	

Summary of carbon emissions by element and life cycle stage/module (non-decarbonised)

Note: For a refurbishment project the upper rows of this table would be completed twice - for the refubished GIA and new build GIA, the results would then be aggregated when reporting for the overall assete. For a masterplan project complete a version for each individual asset and report the total external works separately.

Columns should be added for each different scenario considered for the asset's use & EoL stages. The scenario name/number should be clearly indicated.
* Headings with asterisk denote modules affected by decarbonisation.

	Carbon per life cycle stage - non-decarbonised																				Grouped life cycle stages - non-decarbonised										
Building elements	A0 Pre-construction stage	**[A1-A3]** Product stage excl. sequestered carbon	**[A1-A3]** Sequestered carbon within installed materials/ products	**[A4]** Transport to and from site	**[A5]** [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	**[B1.1]** In-use emissions & removals materials & carbonation	**[B1.2] *** In-use emissions & removals Refrigerant leakage	**[B2-B3]** Maintenance and repair	**[B4] *** Replacement	**[B5] *** Refurbishment/ planned changes excl. sequestration (where relevant)	**[B5]** Sequestered carbon related to refurbishment/ planned changes (where relevant)	**[B6] *** [B6.1-B6.3] Energy use	**[B7] *** [B7.1-B7.3] Water use	[B8] * User activities	**[C1] *** Deconstruction/demolition process	**[C2] *** Transport to waste processing or disposal facilities	**[C3]** Waste processing for reuse, recycling and/or energy recovery and	**[C4]** Waste disposal	D1 * Potential net benefits/loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits/loads from exported utilities	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e/m2	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e/m2	**Total operational carbon [B6, B7, B8]** kgCO2e	**Total operational carbon [B6, B7, B8]** kgCO2e/m2	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e	**Whole life carbon [A-C]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e/m2
Asset level emissions																															
0.1 Demolition works					61100																61100	4.1706485									
0.2 Facilitating works																															
1 Substructure		273000		8670	48360				9980							7980	20160	14992	40.6	-41800		330030	22.527645					383182.6	26.155809	383182.6	26.155809	26.155809
2 Superstructure - Structural elements		2164200	-17600	78500	374710				79410	46900						63410	160250	21489	9763.9	-353600		2615940	178.56246	-16130	-1.101024			2981032.9	203.48347	2981032.9	203.48347	203.48347
2 Superstructure - Building envelope		812000	-204000	54200	133500				29700	889000						23740	10780	215400	5960	-260900		979600	66.866894	-183900	-12.5529			1970280	134.4901	1970280	134.4901	134.4901
2 Superstructure - Internal elements		125000	-25600	7590	19980				4570	57800						3660	5540	27600	19600	-47000		152570	10.414334	-25600	-1.74744			245740	16.774061	245740	16.774061	16.774061
3 Finishes		175400		22330	36750				6430	1836000						5130	7653	74777	28600	-185.8		234480	16.005461					2193070	149.69761	2193070	149.69761	149.69761
4 Fittings, furnishings and equipment (FF&E)		194000	-18300	16700	25000				7080	905000						5670	870	81100	131	-47500		235263	16.058908	-17863	-1.219317			1217251	83.088805	1217251	83.088805	83.088805
5 Services (MEP)		1255700	-10219	80850	181170			701000	171500	2468000						42470	4339	10192.2	14.84	-350200		1507620	102.90922	-119	-0.008123			4905017	334.81345	4905017	334.81345	334.81345
6 Pre-fabricated buildings and units																															
7 Works to existing buildings																															
Sub-total kgCO2e		4999300	-275719	268840	880570			701000	308670	6202700						152060	209592	445550.2	64110.34	-1101186		**Totals reported using project summary template**										
8 External works associated with the project (within boundary)		1715.5		2257	807.16				62.7	2800						50.14	2750	386	5.82	-1840		4779.66	0.3262567					10834.32	0.739544	10834.32	0.739544	0.739544
8 External works associated with the project (outside of boundary)																															
Total kgCO2e		5001015.5	-275719	271097	881377.16			701000	308732.7	6205500						152110.1	212342	445936.2	64116.16	-1103026		**Totals reported using project summary template**										

Summary of carbon emissions by element and life cycle stage/module (decarbonised)

Columns should be added for each different scenario considered for the asset's use & EoL stages. The scenario name/number should be clearly indicated.
* Headings with asterisk denote modules affected by decarbonisation.

Note: For a refurbishment project the upper rows of this table would be completed twice - for the refubished GIA and new build GIA, the results would then be aggregated when reporting for the overall asset. For a masterplan project complete a version for each individual asset and report the total external works separately.

Building elements	Carbon per life cycle stage - decarbonised																				Grouped life cycle stages - decarbonised										
	A0 Pre-construction stage	**[A1-A3]** Product stage excl. sequestered carbon	**[A1-A3]** Sequestered carbon within installed materials/ products	**[A4]** Transport to and from site	**[A5]** [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	**[B1.1]** In-use emissions & removals materials & carbonation	**[B1.2] *** In-use emissions & removals Refrigerant leakage	**[B2-B3]** Maintenance and repair	**[B4] *** Replacement	**[B5] *** Refurbishment/ planned changes excl. sequestration (where relevant)	**[B5]** Sequestered carbon related to refurbishment/ planned changes (where relevant)	**[B6] *** [B6.1-B6.3] Energy use	**[B7] *** [B7.1-B7.3] Water use	[B8] * User activities	**[C1] *** Deconstruction/demolition process	**[C2] *** Transport to waste processing or disposal facilities	**[C3]** Waste processing for reuse, recycling and/or energy recovery and disposal	**[C4]** Waste disposal	D1 * Potential net benefits/loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits/loads from exported utilities	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e/m2	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e/m2	**Total operational carbon [B6, B7, B8]** kgCO2e	**Total operational carbon [B6, B7, B8]** kgCO2e/m2	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e	**Whole life carbon [A-C]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e/m2
Asset level emissions																															
0.1 Demolition works					61100																61100	4.1706485							61100		
0.2 Facilitating works																															
1 Substructure		273000		8670	48360				4990							4000	10070	14992	40.6	-20920		330030	22.527645					364122.6	24.854785	364122.6	24.854785	24.854785
2 Superstructure - Structural elements		2164200	-17600	78500	374710				39700	23400						31800	79870	21489	9763.9	-176220		2615940	178.56246	-16130	-1.101024			2805832.9	191.52443	2805832.9	191.52443	191.52443
2 Superstructure - Building envelope		812000	-204000	54200	133500				14850	446200						11880	5390	215400	5960	-132200		979600	66.866894	-183900	-12.5529			1495380	102.07372	1495380	102.07372	102.07372
2 Superstructure - Internal elements		125000	-25600	7590	19980				2290	28900						1830	2770	27600	19600	-23500		152570	10.414334	-25600	-1.74744			209960	14.331741	209960	14.331741	14.331741
3 Finishes		175400		22330	36750				3218	917400						2568	3832	74777	28600	-92.7		234480	16.005461					1264875	86.33959	1264875	86.33959	86.33959
4 Fittings, furnishings and equipment (FF&E)		194000	-18300	16700	25000				3540	453000						2830	435	81100	131	-23700		235263	16.058908	-17863	-1.219317			758436	51.770375	758436	51.770375	51.770375
5 Services (MEP)		1255700	-10219	80850	181170			351000	85870	1232900						21200	2170	10192.2	14.84	-175340		1507620	102.90922	-119	-0.008123			3210848	219.17051	3210848	219.17051	219.17051
6 Pre-fabricated buildings and units																															
7 Works to existing buildings																															
Sub-total kgCO2e		4999300	-275719	268840	880570			351000	154458	3101800						76108	104537	445550.2	64110.34	-551972.7		**Totals reported using project summary template**										
8 External works associated with the project (within boundary)		1715.5		2257	807.16				31.35	1400						25.12	1379	386	5.82	-920		4779.66	0.3262567					8006.95	0.5465495	8006.95	0.5465495	0.5465495
8 External works associated with the project (outside of boundary)																															
Total kgCO2e		5001015.5	-275719	271097	881377.16			351000	154489.35	3103200						76133.12	105916	445936.2	64116.16	-552892.7		**Totals reported using project summary template**										

Granularity level 1 reporting - early/ concept design stages

Buildings - new build, refurbishment, masterplans and external works

Carbon emissions by building element and life cycle stage/module - granularity level 1

KEY

mandatory
optional
not applicable

Note: Users must complete two versions of this sheet to cover decarbonised and non-decarbonised scenarios

* denotes life cycle stages afected by decarbonisation

Granularity Level 1 Early/ concept design stages all units to be kgCO2e	A0 Pre-construction stage (optional, include if significant)	A1-A3 Sequestered carbon within installed materials/products (benefit - assumed negative figure)	A1-A3 Product stage (exc sequestered carbon)	A4 Transport to and from site	A5.1-4 Pre-construction demolition (A5.4 Transport of workers is optional)	B1.1 In use emissions and removals (carbonation and	B1.2 * Fugitive emissions (refrigerants)	B2-B3 * Maintenance and repair	B4 * Replacement	B5 * Refurbishment/ planned change (where relevant)	B5 Sequestration related to planned refrubishment (eg added or removed	B6.1-B6.3 Regulated and un-regulated energy in-use	B7.1 * Water used by essential building-integrated systems	B7.2 * Water used by other building-integrated systems (recommended but optional)	B7.3 * Water used by non-building integrated systems (optional)	B8.1-B8.2 * User activities energy-related and other impacts	C1 * Deconstruction/ demolition process	C2 * Transport to waste processing or disposal facilities	C3 Waste processing for reuse, recycling and/ or energy	C4 Waste disposal	D1 * Potential net benefits/ loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits and loads from exported utilities
Whole entity (anything that can't be broken down into more detail then the whole asset)																						
Pre-construction - whole development																						
Site emissions - whole development																						
Emissions associated with energy in-use and renewable generation - building												0										
Emissions associated with energy in-use and renewable generation - external works																						
Water in-use - building																						
Water in-use - external works (within project boundary)																						
User carbon - whole development																						

Carbon emissions where they can be broken down into elements																						
0.1 Treatment and demolition works Facilitating works					61000																	
1 Sub-structure		0	270000	8700	48000			5000									4000	10000	15000	41	-21000	
Super structure 2.1 Frame 2.2 Upper floors 2.3 Roof 2.4 Stairs and ramps		-18000	2200000	78000	370000			40000	23000								32000	80000	21000	9800	-180000	
Super structure 2.5 External envelope including roof finishes 2.6 Windows and ext doors		-200000	810000	54000	130000			15000	450000								12000	5400	220000	6000	-130000	
Super structure 2.7 Internal walls and partitions 2.8 Internal doors		-26000	130000	7600	20000			2300	29000								1800	2800	28000	20000	-24000	
3 Finishes		0	180000	22000	37000			3200	920000								2600	3800	75000	29000	-93	
4 FF&E		-18000	190000	17000	25000			3500	450000								2800	430	81000	130	-24000	
5.1 Public Health		-3600	92000	8000	16000			6300	95000								1300	210	42	0.74	-5500	
5.2 Heating, Ventilation and Cooling (HVAC)		-6500	530000	21000	73000		350000	36000	620000								11000	590	9700	9.2	-45000	
5.3 Electrical insatllations		-150	420000	25000	53000			29000	380000								6200	640	300	3.8	-56000	
5.4 On site renewable energy generation																						
5.5 Systems including life safety, fuel installations, lift and conveyor installations, services equipment, disposal installations, specialist installations, builders work in connection with services		0	220000	27000	39000			15000	140000								3200	720	180	1.2	-70000	
6 Pre-fabricated buildings and units																						
7 Works to existing buildings																						
8 External works (within the site boundary)		0	1700	2300	810			31	1400								25	1400	390	5.8	-920	
8 External works (outside the site boundary)																						
Sub-totals kgCO2e		-280000	5000000	270000	880000		350000	155331	3100000			0					76925	110000	450000	64000	-550000	

Granularity level 1 reporting - early/ concept design stages

Buildings - new build, refurbishment, masterplans and external works

Carbon emissions by building element and life cycle stage/module - granularity level 1

KEY

mandatory
optional
not applicable

Note: Users must complete two versions of this sheet to cover decarbonised and non-decarbonised scenarios

* denotes life cycle stages afected by decarbonisation

Granularity Level 1 Early/ concept design stages all units to be kgCO2e	A0 Pre-construction stage (optional, include if significant)	A1-A3 Sequestered carbon within installed materials/products (benefit - assumed negative figure)	A1-A3 Product stage (exc sequestered carbon)	A4 Transport to and from site	A5.1-4 Pre-construction demolition (A5.4 Transport of workers is optional)	B1.1 In use emissions and removals (carbonation and	B1.2 * Fugitive emissions (refrigerants)	B2-B3 * Maintenance and repair	B4 * Replacement	B5 * Refurbishment/ planned change (where relevant)	B5 Sequestration related to planned refrubishment (eg added or removed	B6.1-B6.3 Regulated and un-regulated energy in-use	B7.1 * Water used by essential building-integrated systems	B7.2 * Water used by other building-integrated systems (recommended but optional)	B7.3 * Water used by non-building integrated systems (optional)	B8.1-B8.2 * User activities energy-related and other impacts	C1 * Deconstruction/ demolition process	C2 * Transport to waste processing or disposal facilities	C3 Waste processing for reuse, recycling and/ or energy	C4 Waste disposal	D1 * Potential net benefits/ loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits and loads from exported utilities
Whole entity (anything that can't be broken down into more detail then the whole asset)																						
Pre-construction - whole development																						
Site emissions - whole development																						
Emissions associated with energy in-use and renewable generation - building												0										
Emissions associated with energy in-use and renewable generation - external works																						
Water in-use - building																						
Water in-use - external works (within project boundary)																						
User carbon - whole development																						

Carbon emissions where they can be broken down into elements																						
0.1 Treatment and demolition works Facilitating works					61000																	
1 Sub-structure		0	270000	8700	48000			10000									8000	20000	15000	41	-42000	
Super structure 2.1 Frame 2.2 Upper floors 2.3 Roof 2.4 Stairs and ramps		-18000	2200000	78000	370000			79000	47000								63000	160000	21000	9800	-350000	
Super structure 2.5 External envelope including roof finishes 2.6 Windows and ext doors		-200000	810000	54000	130000			30000	890000								24000	11000	220000	6000	-260000	
Super structure 2.7 Internal walls and partitions 2.8 Internal doors		-26000	130000	7600	20000			4600	58000								3700	5500	28000	20000	-47000	
3 Finishes		0	180000	22000	37000			6400	1800000								5100	7700	75000	29000	-190	
4 FF&E		-18000	190000	17000	25000			7100	910000								5700	870	81000	130	-47000	
5.1 Public Health		-3600	92000	8000	16000			13000	190000								2700	420	42	0.74	-11000	
5.2 Heating, Ventilation and Cooling (HVAC)		-6500	530000	21000	73000		700000	72000	1200000								21000	1200	9700	9.2	-89000	
5.3 Electrical insatllations		-150	420000	25000	53000			57000	770000								12000	1300	300	3.8	-110000	
5.4 On site renewable energy generation																						
5.5 Systems including life safety, fuel installations, lift and conveyor installations, services equipment, disposal installations, specialist installations, builders work in connection with services		0	220000	27000	39000			30000	270000								6400	1400	180	1.2	-140000	
6 Pre-fabricated buildings and units																						
7 Works to existing buildings																						
8 External works (within the site boundary)		0	1700	2300	810			63	2800								50	2800	390	5.8	-1800	
8 External works (outside the site boundary)																						
Sub-totals kgCO2e		-280000	5000000	270000	880000		700000	309163	6200000			0					151650	210000	450000	64000	-1100000	

Project-level reporting summary
Buildings and infrastructure

Notes A sub-asset can be a building or infrastructure asset.
Reporting units should be taken from the recommended primary normalisation units in Table 30 based on the type of each sub-asset.
Sequestered carbon and any other removals (e.g. carbonation) need to be reported as negative figures.
Figures to fill out the summary tables can be obtained from the individual sub-asset reporting tables.
The overall WLCA uncertainty factor is calculated as the sum of the contingency, carbon data uncertainty and quantities uncertainty factors and is applied to the carbon results for each life stage/module of each sub-asset.

Headings key mandatory | optional | n/a * Headings with asterisk denote modules affected by decarbonisation.

Project-level summary — Rounding (significant numbers): 3

Sub-assets Add/remove sub-assets as necessary, depending on project scope	Key assessment information							Energy and water summary					Upfront carbon emissions incl. uncertainty			Carbon emissions non-decarbonised, incl. uncertainty				Carbon emissions decarbonised, incl. uncertainty			
	Life cycle stages included	Reference study period years	Contingency factor % uplift	Carbon data uncertainty factor % uplift	Quantities uncertainty factor % uplift	Overall WLCA uncertainty factor % uplift	GIA sqm/ normalised unit	Units	Energy consumption during use	Energy generated on-site	Units	Water consumption during use	Units	Upfront embodied carbon excl. sequestration [A1-A5]	Upfront sequestered carbon [A1-A5]	Total operational carbon [B6, B7, B8]	Whole life embodied carbon [A-C] excl. [B6, B7, B8]	Whole life carbon [A-C]	Potential benefits/loads beyond system boundary [D]	Total operational carbon [B6, B7, B8]	Whole life embodied carbon [A-C] excl. [B6, B7, B8]	Whole life carbon [A-C]	Potential benefits/loads beyond system boundary [D]
Sub-asset 1 [new build]/[refurbished GIA] [name]	A-D	60	15	0	0	15	1745	KWh	0		m3		kgCO2e	1163985.693	-24907.65665		2248090.545	2248090.545	-191060.6745		1731037.731	1731037.731	-95889.35714
								KWh/unit															
								KWh/year			m3/year		kgCO2e/unit	667.0405119	-14.27372874		1288.304037	1288.304037	-109.4903579		1731037.731	991.9986994	-54.950921
								KWh/year/unit															
Sub-asset 1 - extenal works [inside site boundary] [name]	A-D	60	15		0	15	1745	KWh			m3		kgCO2e	4667.277269			10818.97965	10818.97965	-2064.302389		7924.196988	7924.196988	-1032.631302
								KWh/unit															
								KWh/year			m3/year		kgCO2e/unit	2.674657461			10818.97965	6.199988336	-1.182981312		4.541087099	4.541087099	-0.591765789
								KWh/year/unit															
Sub-asset 1 - extenal works [outside site boundary] [name]	A1-A5	60	15		0	15	1745	KWh			m3		kgCO2e										
								KWh/unit															
								KWh/year			m3/year		kgCO2e/unit										
								KWh/year/unit															
Aggregated and normalised totals (optional)							1745	**KWh/ unit**			**m3**		**kgCO2e/ unit**	**669.715169**	**-14.2737287**		**12107.2837**	**1294.504**	**-110.67334**		**1731042.3**	**996.539787**	**-55.54269**
Totals								**KWh**			**m3**		**kgCO2e**	**1168652.97**	**-24907.6567**		**2258909.52**	**2258909.5**	**-193124.98**		**1738961.9**	**1738961.93**	**-96921.99**

Carbon per life cycle stage non-decarbonised — Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage non-decarbonised, incl. uncertainty																				
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e		***777000***	***-29600***	***41200***	***194000***			***54800***	***16600***	***792000***			***0***			***446***	***36700***	***34400***	***8130***	***-166000***	
	kgCO2e/unit		***445***	***-17***	***23.6***	***111***			***31.4***	***9.53***	***454***						***0.255***	***21***	***19.7***	***4.66***	***-95.2***	
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e		***893000***	***-34100***	***47400***	***223000***			***63000***	***19100***	***910000***						***512***	***42200***	***39600***	***9350***	***-191000***	
	kgCO2e/unit		***512***	***-19.5***	***27.1***	***128***			***36.1***	***11***	***522***						***0.294***	***24.2***	***22.7***	***5.36***	***-109***	
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e		***1660***	***0***	***1890***	***513***				***0***	***2730***							***2310***	***310***	***4.86***	***-1800***	
	kgCO2e/unit		***0.95***		***1.08***	***0.294***					***1.56***							***1.32***	***0.177***	***0.00279***	***-1.03***	
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e		***1910***		***2170***	***590***					***3140***							***2650***	***356***	***5.59***	***-2060***	
	kgCO2e/unit		***1.09***		***1.24***	***0.338***					***1.8***							***1.52***	***0.204***	***0.0032***	***-1.18***	
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/ unit**		***513***	***-19.5***	***28.4***	***128***			***36.1***	***11***	***523***						***0.294***	***25.7***	***22.9***	***5.36***	***-111***	
Totals (including contingencies)	**kgCO2e**		***895000***	***-34100***	***49500***	***224000***			***63000***	***19100***	***913000***						***512***	***44900***	***39900***	***9360***	***-193000***	

Carbon per life cycle stage decarbonised

Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage decarbonised, incl. uncertainty																		
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e		***777000***	***-29600***	***41200***	***194000***			***27400***	***8330***	***396000***			***0***			***223***	***18400***	***34400***	***8130***	***-83400***	
	kgCO2e/unit		***445***	***-17***	***23.6***	***111***			***15.7***	***4.77***	***227***						***0.128***	***10.5***	***19.7***	***4.66***	***-47.8***	
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e		***893000***	***-34100***	***47400***	***223000***			***31500***	***9580***	***456000***						***256***	***21100***	***39600***	***9350***	***-95900***	
	kgCO2e/unit		***512***	***-19.5***	***27.1***	***128***			***18.1***	***5.49***	***261***						***0.147***	***12.1***	***22.7***	***5.36***	***-55***	
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e		***1660***	***0***	***1890***	***513***				***0***	***1360***							***1150***	***310***	***4.86***	***-898***	
	kgCO2e/unit		***0.95***		***1.08***	***0.294***					***0.782***							***0.661***	***0.177***	***0.00279***	***-0.515***	
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e		***1910***		***2170***	***590***					***1570***							***1330***	***356***	***5.59***	***-1030***	
	kgCO2e/unit		***1.09***		***1.24***	***0.338***					***0.9***							***0.76***	***0.204***	***0.0032***	***-0.592***	
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/unit**		***513***	***-19.5***	***28.4***	***128***			***18.1***	***5.49***	***262***						***0.147***	***12.9***	***22.9***	***5.36***	***-55.5***	
Totals	**kgCO2e**		***778000***	***-29600***	***43100***	***195000***			***27400***	***8330***	***398000***						***223***	***19500***	***34700***	***8140***	***-84300***	

Optional reporting aligned with ICMS 3 including uncertainty

		Acquisition carbon emissions where relevant	Construction carbon emissions excl. sequestration	Sequestered biogenic construction carbon	Carbon emissions non-decarbonised						Carbon emissions decarbonised					
					Renewal carbon emissions	Operational carbon emissions	Maintenance carbon emissions	End of Life EoL carbon emissions	Total whole life carbon emissions	Potential benefits/loads beyond system boundary	Renewal carbon emissions	Operational carbon emissions	Maintenance carbon emissions	End of Life EoL carbon emissions	Total whole life carbon emissions	Potential benefits/loads beyond system boundary
Life cycle stages		**[A0]**	**[A1-A5]**	**[A1-A5]**	**[B4-B5]**	**[B1], [B2] (cleaning), [B6], [B7], [B8]**	**[B2-B3] excl. B2 cleaning**	**[C1-C4]**	**[A-C] excl. D**	**[D]**	**[B4-B5]**	**[B1], [B2] (cleaning), [B6], [B7], [B8]**	**[B2-B3] excl. B2 cleaning**	**[C1-C4]**	**[A-C] excl. D**	**[D]**
Sub-asset 1	kgCO2e															
	kgCO2e/unit															
Sub-asset 2	kgCO2e															
	kgCO2e/unit															
Sub-asset 3	kgCO2e															
	kgCO2e/unit															
Totals	**kgCO2e**															

Carbon per life cycle stage non-decarbonised

Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage biogenic, incl. uncertainty																		
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e			***-29600***		***4710***													***24900***	***0***		
	kgCO2e/unit			***-17***		***2.7***													***14.3***			
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e			***-34100***		***5420***													***28600***			
	kgCO2e/unit			***-19.5***		***3.1***													***16.4***			
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e			***0***		***0***													***0***			
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/unit**			***-19.5***		***3.1***													***16.4***			
Totals (including contingencies)	**kgCO2e**			***-34100***		***5420***													***28600***			

Building/sub-asset assessment results

Buildings - new-build, refurbishment, masterplans and external works

KEY	mandatory	optional	n/a	Totals

Notes:
Units: Use consistent units appropriate to the specific asset. Can be a multiple of kgCO2e if stated and used consistently, e.g. TCO2e.
WLCA Uncertainty Factor: Is not included within data reported on this template. It is included in the figures reported on the Summary Template.
Decarbonisation: Tables below are provided for reporting of decarbonised and non-decarbonised figures.
Life cycle stages measured by GIA (A5.2, B2, B3, C1): when reporting against building element category, pro rata against the overall A1-A3 values.
Small projects (Section 3.8): It is not mandatory to undertake predictive energy modelling, therefore WLCA cannot be completed for these projects. Leave the relevant fields blank. Do not use compliance modelling figures.
Carbon conversion for energy: Use Conversion Set 2 for completion of these templates
GIA based emissions: Some life cycle stages are calculated on the basis of asset GIA. These are B2-B3, A5.1, A5.2 and C1. It is preferred that the emissions for B2-B3, A5.2 and C1are allocated pro-rata across the building elements but in some cases only an asset level emission may be available. This is indicated by mandatory colour-coding for the elements but optional colour-coding for the asset emission. care should be taken not to double count. A5.1 is only ever calulated as a total asset emission.

Assessment information, energy and water

	Key assessment information			Energy consumption					Energy generation				Water	
Description	Life cycle stages included	GIA/ (m2)	Reference study period/ years	Units	Energy consumption during use (electricity)	Energy consumption during use (gas)	Energy consumption during use (other fuel)	Total energy consumption during use	Renewable energy generated on site	Renewable energy generated that is used on site	Renewable energy generated that is exported to the grid, but then re-imported and used over the course of a year	Excess renewable energy generated that is exported to the grid	Units	Water consumption during use [B7]
Building (new build or aggregated refurbishment project)	A-D	1745	60	KWh/ yr									m3/ day	
				KWh/ yr/ m2 GIA									m3/ day/ m2 GIA	
External works within red line boundary	A-D	1745	60	KWh/ yr									m3/ day	
				KWh/ yr/ m2 GIA									m3/ day/ m2 GIA	
External works outside red line boundary	A1-A5													
Totals				**KWh/ yr**									**m3/ day**	
				KWh/ yr/ m2 GIA									**m3/ day/ m2 GIA**	

Summary of carbon emissions by element and life cycle stage/module (non-decarbonised)

Note: For a refurbishment project the upper rows of this table would be completed twice - for the refubished GIA and new build GIA, the results would then be aggregated when reporting for the overall assete. For a masterplan project complete a version for each individual asset and report the total external works separately.

Columns should be added for each different scenario considered for the asset's use & EoL stages. The scenario name/number should be clearly indicated.
* Headings with asterisk denote modules affected by decarbonisation.

	Carbon per life cycle stage - non-decarbonised																				Grouped life cycle stages - non-decarbonised									
Building elements	A0 Pre-construction stage	**[A1-A3]** Product stage excl. sequestered carbon	**[A1-A3]** Sequestered carbon within installed materials/ products	**[A4]** Transport to and from site	**[A5]** [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	**[B1.1]** In-use emissions & removals materials & carbonation	**[B1.2] *** In-use emissions & removals Refrigerant leakage	**[B2-B3]** Maintenance and repair	**[B4] *** Replacement	**[B5] *** Refurbishment/ planned changes excl. sequestration (where relevant)	**[B5]** Sequestered carbon related to refurbishment/ planned changes (where relevant)	**[B6] *** [B6.1-B6.3] Energy use	**[B7] *** [B7.1-B7.3] Water use	[B8] * User activities	**[C1] *** Deconstruction/demolition process	**[C2] *** Transport to waste processing or disposal facilities	**[C3]** Waste processing for reuse, recycling and/or energy recovery and	**[C4]** Waste disposal	D1 * Potential net benefits/loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits/loads from exported utilities	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e/m2	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e/m2	**Total operational carbon [B6, B7, B8]** kgCO2e	**Total operational carbon [B6, B7, B8]** kgCO2e/m2	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e	**Whole life carbon [A-C]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e/m2
Asset level emissions									3.64E-12																		3.64E-12	2.086E-15	3.64E-12	2.086E-15	2.086E-15
0.1 Demolition works					61100																61100	35.014327								
0.2 Facilitating works																														
1 Substructure		124400		3870	23710				4920							3930	8920	12483.2	18.17	-17890		151980	87.094556					182251.37	104.44205	182251.37	104.44205	104.44205
2 Superstructure - Structural elements		335600	-3950	12560	62309				13259	5600						10599	24340	3674.7	1644.18	-53220		409229	234.51519	-2710	-1.553009			465635.88	266.84005	465635.88	266.84005	266.84005
2 Superstructure - Building envelope		96000	-21190	7470	16276				3790	107700						3028	1124	21026	644	-34790		117096	67.103725	-18540	-10.62464			235868	135.16791	235868	135.16791	135.16791
2 Superstructure - Internal elements		12600	-2230	717	2136				498	4520						399	522	2450	1820	-4490		15453	8.8555874	-2230	-1.277937			23432	13.42808	23432	13.42808	13.42808
3 Finishes		26810		3484	5937				1056	296200						847	1082.8	12535.2	4000	-25.9		36231	20.762751					351952	201.69169	351952	201.69169	201.69169
4 Fittings, furnishings and equipment (FF&E)		15100	-1430	1300	2090				597	70700						478	67.9	6340	10.2	-3710		18455.9	10.576447	-1395.9	-0.799943			95253.1	54.586304	95253.1	54.586304	54.586304
5 Services (MEP)		166380	-810	11791	25312			54800	23220	307200						5701	633.7	839.02	2.1257	-52050		202696	116.15817	-23	-0.013181			595068.85	341.01367	595068.85	341.01367	341.01367
6 Pre-fabricated buildings and units																														
7 Works to existing buildings																														
Sub-total kgCO2e		776890	-29610	41192	198870			54800	47340	791920						24982	36690.4	59348.12	8138.6757	-166175.9		**Totals reported using project summary template**									
8 External works associated with the project (within boundary)		1662		1890	722.78				65.57	2730						52.396	2302	310	4.86	-1800		4274.78	2.4497307					9739.606	5.5814361	9739.606	5.5814361	5.5814361
8 External works associated with the project (outside of boundary)																														
Total kgCO2e		778552	-29610	43082	199592.78			54800	47405.57	794650						25034.4	38992.4	59658.12	8143.5357	-167975.9		**Totals reported using project summary template**									

Summary of carbon emissions by element and life cycle stage/module (decarbonised)

Columns should be added for each different scenario considered for the asset's use & EoL stages. The scenario name/number should be clearly indicated.
* Headings with asterisk denote modules affected by decarbonisation.

Note: For a refurbishment project the upper rows of this table would be completed twice - for the refubished GIA and new build GIA, the results would then be aggregated when reporting for the overall asset. For a masterplan project complete a version for each individual asset and report the total external works separately.

Building elements	Carbon per life cycle stage - decarbonised																				Grouped life cycle stages - decarbonised										
	A0 Pre-construction stage	**[A1-A3]** Product stage excl. sequestered carbon	**[A1-A3]** Sequestered carbon within installed materials/ products	**[A4]** Transport to and from site	**[A5]** [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	**[B1.1]** In-use emissions & removals materials & carbonation	**[B1.2] *** In-use emissions & removals Refrigerant leakage	**[B2-B3]** Maintenance and repair	**[B4] *** Replacement	**[B5] *** Refurbishment/ planned changes excl. sequestration (where relevant)	**[B5]** Sequestered carbon related to refurbishment/ planned changes (where relevant)	**[B6] *** [B6.1-B6.3] Energy use	**[B7] *** [B7.1-B7.3] Water use	[B8] * User activities	**[C1] *** Deconstruction/demolition process	**[C2] *** Transport to waste processing or disposal facilities	**[C3]** Waste processing for reuse, recycling and/or energy recovery and disposal	**[C4]** Waste disposal	D1 * Potential net benefits/loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits/loads from exported utilities	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e/m2	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e/m2	**Total operational carbon [B6, B7, B8]** kgCO2e	**Total operational carbon [B6, B7, B8]** kgCO2e/m2	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e	**Whole life carbon [A-C]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e/m2
Asset level emissions																															
0.1 Demolition works					61100																61100	35.014327							61100		
0.2 Facilitating works																															
1 Substructure		124400		3870	23710				2454							1963	4460	12483.2	18.17	-8920		151980	87.094556					173358.37	99.345771	173358.37	99.345771	99.345771
2 Superstructure - Structural elements		335600	-3950	12560	62309				6625	2800						5310	12185	3674.7	1644.18	-26640		409229	234.51519	-2710	-1.553009			438757.88	251.43718	438757.88	251.43718	251.43718
2 Superstructure - Building envelope		96000	-21190	7470	16276				1895	54080						1514	563	21026	644	-17700		117096	67.103725	-18540	-10.62464			178278	102.16504	178278	102.16504	102.16504
2 Superstructure - Internal elements		12600	-2230	717	2136				249	2260						199	261	2450	1820	-2250		15453	8.8555874	-2230	-1.277937			20462	11.726074	20462	11.726074	11.726074
3 Finishes		26810		3484	5937				529	148100						423.4	541.9	12535.2	4000	-12.93		36231	20.762751					202360.5	115.9659	202360.5	115.9659	115.9659
4 Fittings, furnishings and equipment (FF&E)		15100	-1430	1300	2090				299	35400						239	34	6340	10.2	-1860		18455.9	10.576447	-1395.9	-0.799943			59382.2	34.029914	59382.2	34.029914	34.029914
5 Services (MEP)		166380	-810	11791	25312			27400	11618	153560						2850	316.9	839.02	2.1257	-26060		202696	116.15817	-23	-0.013181			399259.05	228.80175	399259.05	228.80175	228.80175
6 Pre-fabricated buildings and units																															
7 Works to existing buildings																															
Sub-total kgCO2e		776890	-29610	41192	198870			27400	23669	396200						12498.4	18361.8	59348.12	8138.6757	-83442.93		**Totals reported using project summary template**										
8 External works associated with the project (within boundary)		1662		1890	722.78				32.735	1360						26.248	1152	310	4.86	-898		4274.78	2.4497307					7160.623	4.1035089	7160.623	4.1035089	4.1035089
8 External works associated with the project (outside of boundary)																															
Total kgCO2e		778552	-29610	43082	199592.78			27400	23701.735	397560						12524.65	19513.8	59658.12	8143.5357	-84340.93		**Totals reported using project summary template**										

Granularity level 1 reporting - early/ concept design stages

Buildings - new build, refurbishment, masterplans and external works

Carbon emissions by building element and life cycle stage/module - granularity level 1

KEY

mandatory
optional
not applicable

Note: Users must complete two versions of this sheet to cover decarbonised and non-decarbonised scenarios

* denotes life cycle stages afected by decarbonisation

Granularity Level 1 Early/ concept design stages all units to be kgCO2e	A0 Pre-construction stage (optional, include if significant)	A1-A3 Sequestered carbon within installed materials/products (benefit - assumed negative figure)	A1-A3 Product stage (exc sequestered carbon)	A4 Transport to and from site	A5.1-4 Pre-construction demolition (A5.4 Transport of workers is optional)	B1.1 In use emissions and removals (carbonation and	B1.2 * Fugitive emissions (refrigerants)	B2-B3 * Maintenance and repair	B4 * Replacement	B5 * Refurbishment/ planned change (where relevant)	B5 Sequestration related to planned refrubishment (eg added or removed	B6.1-B6.3 Regulated and un-regulated energy in-use	B7.1 * Water used by essential building-integrated systems	B7.2 * Water used by other building-integrated systems (recommended but optional)	B7.3 * Water used by non-building integrated systems (optional)	B8.1-B8.2 * User activities energy-related and other impacts	C1 * Deconstruction/ demolition process	C2 * Transport to waste processing or disposal facilities	C3 Waste processing for reuse, recycling and/ or energy	C4 Waste disposal	D1 * Potential net benefits/ loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits and loads from exported utilities
Whole entity (anything that can't be broken down into more detail then the whole asset)																						
Pre-construction - whole development																						
Site emissions - whole development																						
Emissions associated with energy in-use and renewable generation - building												0										
Emissions associated with energy in-use and renewable generation - external works																						
Water in-use - building																						
Water in-use - external works (within project boundary)																						
User carbon - whole development																						

Carbon emissions where they can be broken down into elements																						
0.1 Treatment and demolition works Facilitating works					61000																	
1 Sub-structure		0	120000	3900	24000			2500									2000	4500	12000	18	-8900	
Super structure 2.1 Frame 2.2 Upper floors 2.3 Roof 2.4 Stairs and ramps		-3900	340000	13000	62000			6600	2800								5300	12000	3700	1600	-27000	
Super structure 2.5 External envelope including roof finishes 2.6 Windows and ext doors		-21000	96000	7500	16000			1900	54000								1500	560	21000	640	-18000	
Super structure 2.7 Internal walls and partitions 2.8 Internal doors		-2200	13000	720	2100			250	2300								200	260	2500	1800	-2200	
3 Finishes		0	27000	3500	5900			530	150000								420	540	13000	4000	-13	
4 FF&E		-1400	15000	1300	2100			300	35000								240	34	6300	10	-1900	
5.1 Public Health		-280	8600	780	1600			600	8600								140	20	4.3	0.065	-810	
5.2 Heating, Ventilation and Cooling (HVAC)		-510	51000	2200	7500		27000	3500	55000								1000	62	760	1.3	-4300	
5.3 Electrical insatllations		-23	65000	3800	8800			4500	59000								1000	100	46	0.58	-8600	
5.4 On site renewable energy generation																						
5.5 Systems including life safety, fuel installations, lift and conveyor installations, services equipment, disposal installations, specialist installations, builders work in connection with services		0	42000	5000	7400			2900	30000								660	130	32	0.18	-12000	
6 Pre-fabricated buildings and units																						
7 Works to existing buildings																						
8 External works (within the site boundary)		0	1700	1900	720			33	1400								26	1200	310	4.9	-900	
8 External works (outside the site boundary)																						
Sub-totals kgCO2e		-30000	780000	43000	200000		27000	23613	400000			0					12486	20000	60000	8100	-84000	

Granularity level 1 reporting - early/ concept design stages

Buildings - new build, refurbishment, masterplans and external works

Carbon emissions by building element and life cycle stage/module - granularity level 1

KEY

mandatory
optional
not applicable

Note: Users must complete two versions of this sheet to cover decarbonised and non-decarbonised scenarios

* denotes life cycle stages afected by decarbonisation

Granularity Level 1 Early/ concept design stages all units to be kgCO2e	A0 Pre-construction stage (optional, include if significant)	A1-A3 Sequestered carbon within installed materials/products (benefit - assumed negative figure)	A1-A3 Product stage (exc sequestered carbon)	A4 Transport to and from site	A5.1-4 Pre-construction demolition (A5.4 Transport of workers is optional)	B1.1 In use emissions and removals (carbonation and	B1.2 * Fugitive emissions (refrigerants)	B2-B3 * Maintenance and repair	B4 * Replacement	B5 * Refurbishment/ planned change (where relevant)	B5 Sequestration related to planned refrubishment (eg added or removed	B6.1-B6.3 Regulated and un-regulated energy in-use	B7.1 * Water used by essential building-integrated systems	B7.2 * Water used by other building-integrated systems (recommended but optional)	B7.3 * Water used by non-building integrated systems (optional)	B8.1-B8.2 * User activities energy-related and other impacts	C1 * Deconstruction/ demolition process	C2 * Transport to waste processing or disposal facilities	C3 Waste processing for reuse, recycling and/ or energy	C4 Waste disposal	D1 * Potential net benefits/ loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits and loads from exported utilities
Whole entity (anything that can't be broken down into more detail then the whole asset)																						
Pre-construction - whole development																						
Site emissions - whole development								*3.6E-12*														
Emissions associated with energy in-use and renewable generation - building												*0*										
Emissions associated with energy in-use and renewable generation - external works																						
Water in-use - building																						
Water in-use - external works (within project boundary)																						
User carbon - whole development																						

Carbon emissions where they can be broken down into elements																						
0.1 Treatment and demolition works Facilitating works					61000																	
1 Sub-structure		0	120000	3900	24000			4900									3900	8900	12000	18	-18000	
Super structure 2.1 Frame 2.2 Upper floors 2.3 Roof 2.4 Stairs and ramps		-3900	340000	13000	62000			13000	5600								11000	24000	3700	1600	-53000	
Super structure 2.5 External envelope including roof finishes 2.6 Windows and ext doors		-21000	96000	7500	16000			3800	110000								3000	1100	21000	640	-35000	
Super structure 2.7 Internal walls and partitions 2.8 Internal doors		-2200	13000	720	2100			500	4500								400	520	2500	1800	-4500	
3 Finishes		0	27000	3500	5900			1100	300000								850	1100	13000	4000	-26	
4 FF&E		-1400	15000	1300	2100			600	71000								480	68	6300	10	-3700	
5.1 Public Health		-280	8600	780	1600			1200	17000								270	41	4.3	0.065	-1600	
5.2 Heating, Ventilation and Cooling (HVAC)		-510	51000	2200	7500		55000	7100	110000								2000	120	760	1.3	-8600	
5.3 Electrical insatllations		-23	65000	3800	8800			9100	120000								2100	200	46	0.58	-17000	
5.4 On site renewable energy generation																						
5.5 Systems including life safety, fuel installations, lift and conveyor installations, services equipment, disposal installations, specialist installations, builders work in connection with services		0	42000	5000	7400			5900	60000								1300	270	32	0.18	-25000	
6 Pre-fabricated buildings and units																						
7 Works to existing buildings																						
8 External works (within the site boundary)		0	1700	1900	720			66	2700								52	2300	310	4.9	-1800	
8 External works (outside the site boundary)																						
Sub-totals kgCO2e		-30000	780000	43000	200000		55000	47266	790000			0					25352	39000	60000	8100	-170000	

Project-level reporting summary
Buildings and infrastructure

Notes A sub-asset can be a building or infrastructure asset.
Reporting units should be taken from the recommended primary normalisation units in Table 30 based on the type of each sub-asset.
Sequestered carbon and any other removals (e.g. carbonation) need to be reported as negative figures.
Figures to fill out the summary tables can be obtained from the individual sub-asset reporting tables.
The overall WLCA uncertainty factor is calculated as the sum of the contingency, carbon data uncertainty and quantities uncertainty factors and is applied to the carbon results for each life stage/module of each sub-asset.

Headings key mandatory | optional | n/a * Headings with asterisk denote modules affected by decarbonisation.

Project-level summary — Rounding (significant numbers): 3

Sub-assets Add/remove sub-assets as necessary, depending on project scope	Key assessment information							Energy and water summary					Upfront carbon emissions incl. uncertainty			Carbon emissions non-decarbonised, incl. uncertainty				Carbon emissions decarbonised, incl. uncertainty			
	Life cycle stages included	Reference study period years	Contingency factor % uplift	Carbon data uncertainty factor % uplift	Quantities uncertainty factor % uplift	Overall WLCA uncertainty factor % uplift	GIA sqm/ normalised unit	Units	Energy consumption during use	Energy generated on-site	Units	Water consumption during use	Units	Upfront embodied carbon excl. sequestration [A1-A5]	Upfront sequestered carbon [A1-A5]	Total operational carbon [B6, B7, B8]	Whole life embodied carbon [A-C] excl. [B6, B7, B8]	Whole life carbon [A-C]	Potential benefits/loads beyond system boundary [D]	Total operational carbon [B6, B7, B8]	Whole life embodied carbon [A-C] excl. [B6, B7, B8]	Whole life carbon [A-C]	Potential benefits/loads beyond system boundary [D]
Sub-asset 1 [new build]/[refurbished GIA] [name]	A-D	60	15	0	0	15	11812	KWh	0		m3		kgCO2e	5806657.095	-193392.7961		12763184.64	12763184.64	-1039028.866		9415654.47	9415654.47	-521517.7557
								KWh/unit															
								KWh/year			m3/year		kgCO2e/unit	491.5896627	-16.37256994		1080.526976	1080.526976	-87.96383896		9415654.47	797.1261827	-44.15152012
								KWh/year/unit															
Sub-asset 1 - extenal works [inside site boundary] [name]	A-D	60	15		0	15	11812	KWh			m3		kgCO2e	2307.376337			6188.381112	6188.381112	-537.9194901		4375.093662	4375.093662	-269.0848523
								KWh/unit															
								KWh/year			m3/year		kgCO2e/unit	0.195341715			6188.381112	0.523906291	-0.045540086		0.370393977	0.370393977	-0.022780634
								KWh/year/unit															
Sub-asset 1 - extenal works [outside site boundary] [name]	A1-A5	60	15		0	15	11812	KWh			m3		kgCO2e										
								KWh/unit															
								KWh/year			m3/year		kgCO2e/unit										
								KWh/year/unit															
Aggregated and normalised totals (optional)							**11812**	**KWh/ unit**			**m3**		**kgCO2e/ unit**	**491.785004**	**-16.3725699**		**7268.90809**	**1081.0509**	**-88.009379**		**9415654.8**	**797.496577**	**-44.1743**
Totals								**KWh**			**m3**		**kgCO2e**	**5808964.47**	**-193392.796**		**12769373**	**12769373**	**-1039566.8**		**9420029.6**	**9420029.56**	**-521786.8**

Carbon per life cycle stage non-decarbonised — Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage non-decarbonised, incl. uncertainty																			
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e		***4130000***	***-218000***	***251000***	***671000***			***555000***	***93200***	***4990000***			***0***			***4510***	***183000***	***168000***	***54000***	***-904000***	
	kgCO2e/unit		***349***	***-18.5***	***21.3***	***56.8***			***47***	***7.89***	***423***						***0.382***	***15.5***	***14.2***	***4.57***	***-76.5***	
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e		***4750000***	***-251000***	***289000***	***771000***			***639000***	***107000***	***5740000***						***5190***	***211000***	***193000***	***62000***	***-1040000***	
	kgCO2e/unit		***402***	***-21.3***	***24.5***	***65.3***			***54.1***	***9.07***	***486***						***0.44***	***17.9***	***16.3***	***5.25***	***-88***	
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e		***561***	***0***	***1140***	***305***				***0***	***1760***							***1390***	***218***	***2.94***	***-468***	
	kgCO2e/unit		***0.0475***		***0.0966***	***0.0258***					***0.149***							***0.118***	***0.0185***	***0.000249***	***-0.0396***	
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e		***645***		***1310***	***351***					***2020***							***1600***	***251***	***3.38***	***-538***	
	kgCO2e/unit		***0.0546***		***0.111***	***0.0297***					***0.171***							***0.136***	***0.0212***	***0.000286***	***-0.0455***	
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/ unit**		***402***	***-21.3***	***24.6***	***65.3***			***54.1***	***9.07***	***486***						***0.44***	***18***	***16.3***	***5.25***	***-88***	
Totals (including contingencies)	**kgCO2e**		***4750000***	***-251000***	***290000***	***772000***			***639000***	***107000***	***5740000***						***5190***	***213000***	***193000***	***62000***	***-1040000***	

Carbon per life cycle stage decarbonised

Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage decarbonised, incl. uncertainty																		
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e		***4130000***	***-218000***	***251000***	***671000***			***278000***	***46600***	***2500000***			***0***			***2260***	***91800***	***168000***	***54000***	***-453000***	
	kgCO2e/unit		***349***	***-18.5***	***21.3***	***56.8***			***23.5***	***3.95***	***212***						***0.191***	***7.77***	***14.2***	***4.57***	***-38.4***	
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e		***4750000***	***-251000***	***289000***	***771000***			***319000***	***53600***	***2870000***						***2600***	***106000***	***193000***	***62000***	***-522000***	
	kgCO2e/unit		***402***	***-21.3***	***24.5***	***65.3***			***27***	***4.54***	***243***						***0.22***	***8.93***	***16.3***	***5.25***	***-44.2***	
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e		***561***	***0***	***1140***	***305***				***0***	***880***							***697***	***218***	***2.94***	***-234***	
	kgCO2e/unit		***0.0475***		***0.0966***	***0.0258***					***0.0745***							***0.059***	***0.0185***	***0.000249***	***-0.0198***	
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e		***645***		***1310***	***351***					***1010***							***801***	***251***	***3.38***	***-269***	
	kgCO2e/unit		***0.0546***		***0.111***	***0.0297***					***0.0857***							***0.0679***	***0.0212***	***0.000286***	***-0.0228***	
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/unit**		***402***	***-21.3***	***24.6***	***65.3***			***27***	***4.54***	***243***						***0.22***	***9***	***16.3***	***5.25***	***-44.2***	
Totals	**kgCO2e**		***4130000***	***-218000***	***252000***	***671000***			***278000***	***46600***	***2500000***						***2260***	***92400***	***168000***	***54000***	***-454000***	

Optional reporting aligned with ICMS 3 including uncertainty

		Acquisition carbon emissions where relevant	Construction carbon emissions excl. sequestration	Sequestered biogenic construction carbon	Carbon emissions non-decarbonised						Carbon emissions decarbonised					
					Renewal carbon emissions	Operational carbon emissions	Maintenance carbon emissions	End of Life EoL carbon emissions	Total whole life carbon emissions	Potential benefits/loads beyond system boundary	Renewal carbon emissions	Operational carbon emissions	Maintenance carbon emissions	End of Life EoL carbon emissions	Total whole life carbon emissions	Potential benefits/loads beyond system boundary
Life cycle stages		**[A0]**	**[A1-A5]**	**[A1-A5]**	**[B4-B5]**	**[B1], [B2] (cleaning), [B6], [B7], [B8]**	**[B2-B3] excl. B2 cleaning**	**[C1-C4]**	**[A-C] excl. D**	**[D]**	**[B4-B5]**	**[B1], [B2] (cleaning), [B6], [B7], [B8]**	**[B2-B3] excl. B2 cleaning**	**[C1-C4]**	**[A-C] excl. D**	**[D]**
Sub-asset 1	kgCO2e															
	kgCO2e/unit															
Sub-asset 2	kgCO2e															
	kgCO2e/unit															
Sub-asset 3	kgCO2e															
	kgCO2e/unit															
Totals	**kgCO2e**															

Carbon per life cycle stage non-decarbonised

Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage biogenic, incl. uncertainty																		
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e			***-218000***		***24900***													***193000***	***0***		
	kgCO2e/unit			***-18.5***		***2.11***													***16.4***			
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e			***-251000***		***28600***													***222000***			
	kgCO2e/unit			***-21.3***		***2.42***													***18.8***			
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e			***0***		***0***													***0***			
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/unit**			***-21.3***		***2.42***													***18.8***			
Totals (including contingencies)	**kgCO2e**			***-251000***		***28600***													***222000***			

Building/sub-asset assessment results

Buildings - new-build, refurbishment, masterplans and external works

KEY	mandatory	optional	n/a	Totals

Notes:
Units: Use consistent units appropriate to the specific asset. Can be a multiple of kgCO2e if stated and used consistently, e.g. TCO2e.
WLCA Uncertainty Factor: Is not included within data reported on this template. It is included in the figures reported on the Summary Template.
Decarbonisation: Tables below are provided for reporting of decarbonised and non-decarbonised figures.
Life cycle stages measured by GIA (A5.2, B2, B3, C1): when reporting against building element category, pro rata against the overall A1-A3 values.
Small projects (Section 3.8): It is not mandatory to undertake predictive energy modelling, therefore WLCA cannot be completed for these projects. Leave the relevant fields blank. Do not use compliance modelling figures.
Carbon conversion for energy: Use Conversion Set 2 for completion of these templates
GIA based emissions: Some life cycle stages are calculated on the basis of asset GIA. These are B2-B3, A5.1, A5.2 and C1. It is preferred that the emissions for B2-B3, A5.2 and C1are allocated pro-rata across the building elements but in some cases only an asset level emission may be available. This is indicated by mandatory colour-coding for the elements but optional colour-coding for the asset emission. care should be taken not to double count. A5.1 is only ever calulated as a total asset emission.

Assessment information, energy and water

	Key assessment information			Energy consumption					Energy generation				Water	
Description	Life cycle stages included	GIA/ (m2)	Reference study period/ years	Units	Energy consumption during use (electricity)	Energy consumption during use (gas)	Energy consumption during use (other fuel)	Total energy consumption during use	Renewable energy generated on site	Renewable energy generated that is used on site	Renewable energy generated that is exported to the grid, but then re-imported and used over the course of a year	Excess renewable energy generated that is exported to the grid	Units	Water consumption during use [B7]
Building (new build or aggregated refurbishment project)	A-D	11812	60	KWh/ yr									m3/ day	
				KWh/ yr/ m2 GIA									m3/ day/ m2 GIA	
External works within red line boundary	A-D	11812	60	KWh/ yr									m3/ day	
				KWh/ yr/ m2 GIA									m3/ day/ m2 GIA	
External works outside red line boundary	A1-A5													
Totals				**KWh/ yr**									**m3/ day**	
				KWh/ yr/ m2 GIA									**m3/ day/ m2 GIA**	

Summary of carbon emissions by element and life cycle stage/module (non-decarbonised)

Note: For a refurbishment project the upper rows of this table would be completed twice - for the refubished GIA and new build GIA, the results would then be aggregated when reporting for the overall assete. For a masterplan project complete a version for each individual asset and report the total external works separately.

Columns should be added for each different scenario considered for the asset's use & EoL stages. The scenario name/number should be clearly indicated.
* Headings with asterisk denote modules affected by decarbonisation.

	Carbon per life cycle stage - non-decarbonised																				Grouped life cycle stages - non-decarbonised									
Building elements	A0 Pre-construction stage	**[A1-A3]** Product stage excl. sequestered carbon	**[A1-A3]** Sequestered carbon within installed materials/ products	**[A4]** Transport to and from site	**[A5]** [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	**[B1.1]** In-use emissions & removals materials & carbonation	**[B1.2] *** In-use emissions & removals Refrigerant leakage	**[B2-B3]** Maintenance and repair	**[B4] *** Replacement	**[B5] *** Refurbishment/ planned changes excl. sequestration (where relevant)	**[B5]** Sequestered carbon related to refurbishment/ planned changes (where relevant)	**[B6] *** [B6.1-B6.3] Energy use	**[B7] *** [B7.1-B7.3] Water use	[B8] * User activities	**[C1] *** Deconstruction/demolition process	**[C2] *** Transport to waste processing or disposal facilities	**[C3]** Waste processing for reuse, recycling and/or energy recovery and	**[C4]** Waste disposal	D1 * Potential net benefits/loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits/loads from exported utilities	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e/m2	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e/m2	**Total operational carbon [B6, B7, B8]** kgCO2e	**Total operational carbon [B6, B7, B8]** kgCO2e/m2	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e	**Whole life carbon [A-C]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e/m2
Asset level emissions									-2.91E-11																		-2.91E-11	-2.46E-15	-2.91E-11	-2.46E-15	-2.46E-15
0.1 Demolition works					27100																27100	2.294277								
0.2 Facilitating works																														
1 Substructure		247000		7860	43340				8840							7070	18110	14929	36.6	-37500		298200	25.245513					347185.6	29.392618	347185.6	29.392618	29.392618
2 Superstructure - Structural elements		1927000	-15300	72200	328490				68800	39400						55060	142500	18476	8364.6	-313400		2326170	196.93278	-13780	-1.16661			2644990.6	223.92403	2644990.6	223.92403	223.92403
2 Superstructure - Building envelope		629000	-161080	74020	100950				22510	778000						18050	8120	169140	4950	-220200		787570	66.675415	-144680	-12.24856			1643660	139.15171	1643660	139.15171	139.15171
2 Superstructure - Internal elements		89800	-20200	5810	14390				3210	45900						2570	4270	21700	15300	-32200		110000	9.3125635	-20200	-1.710125			182750	15.471554	182750	15.471554	15.471554
3 Finishes		152100		19270	31410				5440	1576000						4359	6717	63956	25140	-162.5		202780	17.167288					1884392	159.532	1884392	159.532	159.532
4 Fittings, furnishings and equipment (FF&E)		153000	-14500	13200	19320				5480	716000						4380	688	64200	103	-37600		185174	15.676769	-14154	-1.198273			961871	81.43168	961871	81.43168	81.43168
5 Services (MEP)		931500	-6721	58860	131050			555000	126440	1835000						31150	3161	8032.7	10.926	-261570		1114800	94.378598	-111	-0.009397			3673483.6	310.9959	3673483.6	310.9959	310.9959
6 Pre-fabricated buildings and units																																
7 Works to existing buildings																																
Sub-total kgCO2e		4129400	-217801	251220	696050			555000	240720	4990300						122639	183566	360433.7	53905.126	-902632.5		**Totals reported using project summary template**										
8 External works associated with the project (within boundary)		560.59		1141	369.283				20.107	1760						16.046	1392	218.4	2.943	-468		2070.873	0.1753194					5480.369	0.4639662	5480.369	0.4639662	0.4639662
8 External works associated with the project (outside of boundary)																																
Total kgCO2e		4129960.59	-217801	252361	696419.283			555000	240740.107	4992060						122655	184958	360652.1	53908.069	-903100.5		**Totals reported using project summary template**										

Summary of carbon emissions by element and life cycle stage/module (decarbonised)

Columns should be added for each different scenario considered for the asset's use & EoL stages. The scenario name/number should be clearly indicated.
* Headings with asterisk denote modules affected by decarbonisation.

Note: For a refurbishment project the upper rows of this table would be completed twice - for the refubished GIA and new build GIA, the results would then be aggregated when reporting for the overall asset. For a masterplan project complete a version for each individual asset and report the total external works separately.

Building elements	Carbon per life cycle stage - decarbonised																			Grouped life cycle stages - decarbonised									
	A0 Pre-construction stage	**[A1-A3]** Product stage excl. sequestered carbon	**[A1-A3]** Sequestered carbon within installed materials/ products	**[A4]** Transport to and from site	**[A5]** [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	**[B1.1]** In-use emissions & removals materials & carbonation	**[B1.2] *** In-use emissions & removals Refrigerant leakage	**[B2-B3]** Maintenance and repair	**[B4] *** Replacement	**[B5] *** Refurbishment/ planned changes excl. sequestration (where relevant)	**[B5]** Sequestered carbon related to refurbishment/ planned changes (where relevant)	**[B6] *** [B6.1-B6.3] Energy use	**[B7] *** [B7.1-B7.3] Water use	[B8] * User activities	**[C1] *** Deconstruction/demolition process	**[C2] *** Transport to waste processing or disposal facilities	**[C3]** Waste processing for reuse, recycling and/or energy recovery and disposal	**[C4]** Waste disposal	D1 * Potential net benefits/loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits/loads from exported utilities	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e/m2	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e/m2	**Total operational carbon [B6, B7, B8]** kgCO2e	**Total operational carbon [B6, B7, B8]** kgCO2e/m2	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e	**Whole life carbon [A-C]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e/m2
Asset level emissions									-1.46E-11																		-1.46E-11	-1.24E-15	-1.46E-11	-1.24E-15	-1.24E-15
0.1 Demolition works					27100																27100	2.294277							27100		
0.2 Facilitating works																															
1 Substructure		247000		7860	43340				4420							3540	9060	14929	36.6	-18800		298200	25.245513					330185.6	27.953403	330185.6	27.953403	27.953403
2 Superstructure - Structural elements		1927000	-15300	72200	328490				34350	19700						27530	71180	18476	8364.6	-157000		2326170	196.93278	-13780	-1.16661			2491990.6	210.9711	2491990.6	210.9711	210.9711
2 Superstructure - Building envelope		629000	-161080	74020	100950				11260	390400						9010	4050	169140	4950	-111700		787570	66.675415	-144680	-12.24856			1231700	104.27531	1231700	104.27531	104.27531
2 Superstructure - Internal elements		89800	-20200	5810	14390				1610	23000						1290	2130	21700	15300	-16100		110000	9.3125635	-20200	-1.710125			154830	13.107856	154830	13.107856	13.107856
3 Finishes		152100		19270	31410				2718	789100						2176	3353	63956	25140	-81.3		202780	17.167288					1089223	92.213258	1089223	92.213258	92.213258
4 Fittings, furnishings and equipment (FF&E)		153000	-14500	13200	19320				2740	359000						2190	344	64200	103	-18800		185174	15.676769	-14154	-1.198273			599597	50.761683	599597	50.761683	50.761683
5 Services (MEP)		931500	-6721	58860	131050			278000	63270	918000						15587	1581	8032.7	10.926	-130990		1114800	94.378598	-111	-0.009397			2399170.6	203.11299	2399170.6	203.11299	203.11299
6 Pre-fabricated buildings and units																																
7 Works to existing buildings																																
Sub-total kgCO2e		4129400	-217801	251220	696050			278000	120368	2499200						61323	91698	360433.7	53905.126	-453471.3		**Totals reported using project summary template**										
8 External works associated with the project (within boundary)		560.59		1141	369.283				10.034	880						8.023	697	218.4	2.943	-234		2070.873	0.1753194					3887.273	0.3290952	3887.273	0.3290952	0.3290952
8 External works associated with the project (outside of boundary)																																
Total kgCO2e		4129960.59	-217801	252361	696419.283			278000	120378.034	2500080						61331.02	92395	360652.1	53908.069	-453705.3		**Totals reported using project summary template**										

Granularity level 1 reporting - early/ concept design stages

Buildings - new build, refurbishment, masterplans and external works

Carbon emissions by building element and life cycle stage/module - granularity level 1

KEY

mandatory
optional
not applicable

Note: Users must complete two versions of this sheet to cover decarbonised and non-decarbonised scenarios

* denotes life cycle stages afected by decarbonisation

Granularity Level 1 Early/ concept design stages all units to be kgCO2e	A0 Pre-construction stage (optional, include if significant)	A1-A3 Sequestered carbon within installed materials/products (benefit - assumed negative figure)	A1-A3 Product stage (exc sequestered carbon)	A4 Transport to and from site	A5.1-4 Pre-construction demolition (A5.4 Transport of workers is optional)	B1.1 In use emissions and removals (carbonation and	B1.2 * Fugitive emissions (refrigerants)	B2-B3 * Maintenance and repair	B4 * Replacement	B5 * Refurbishment/ planned change (where relevant)	B5 Sequestration related to planned refrubishment (eg added or removed	B6.1-B6.3 Regulated and un-regulated energy in-use	B7.1 * Water used by essential building-integrated systems	B7.2 * Water used by other building-integrated systems (recommended but optional)	B7.3 * Water used by non-building integrated systems (optional)	B8.1-B8.2 * User activities energy-related and other impacts	C1 * Deconstruction/ demolition process	C2 * Transport to waste processing or disposal facilities	C3 Waste processing for reuse, recycling and/ or energy	C4 Waste disposal	D1 * Potential net benefits/ loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits and loads from exported utilities
Whole entity (anything that can't be broken down into more detail then the whole asset)																						
Pre-construction - whole development																						
Site emissions - whole development								-1.5E-11														
Emissions associated with energy in-use and renewable generation - building												0										
Emissions associated with energy in-use and renewable generation - external works																						
Water in-use - building																						
Water in-use - external works (within project boundary)																						
User carbon - whole development																						

Carbon emissions where they can be broken down into elements																						
0.1 Treatment and demolition works Facilitating works					27000																	
1 Sub-structure		0	250000	7900	43000			4400									3500	9100	15000	37	-19000	
Super structure 2.1 Frame 2.2 Upper floors 2.3 Roof 2.4 Stairs and ramps		-15000	1900000	72000	330000			34000	20000								28000	71000	19000	8400	-160000	
Super structure 2.5 External envelope including roof finishes 2.6 Windows and ext doors		-160000	630000	74000	100000			11000	390000								9000	4100	170000	5000	-110000	
Super structure 2.7 Internal walls and partitions 2.8 Internal doors		-20000	90000	5800	14000			1600	23000								1300	2100	22000	15000	-16000	
3 Finishes		0	150000	19000	31000			2700	790000								2200	3400	64000	25000	-81	
4 FF&E		-14000	150000	13000	19000			2700	360000								2200	340	64000	100	-19000	
5.1 Public Health		-1500	58000	4400	9200			4000	59000								840	110	24	0.37	-4000	
5.2 Heating, Ventilation and Cooling (HVAC)		-5100	400000	16000	54000		280000	27000	470000								7900	440	7600	6.9	-33000	
5.3 Electrical insatllations		-110	310000	18000	39000			21000	290000								4500	480	220	2.8	-41000	
5.4 On site renewable energy generation																						
5.5 Systems including life safety, fuel installations, lift and conveyor installations, services equipment, disposal installations, specialist installations, builders work in connection with services		0	160000	20000	29000			11000	100000								2400	550	140	0.86	-52000	
6 Pre-fabricated buildings and units																						
7 Works to existing buildings																						
8 External works (within the site boundary)		0	560	1100	370			10	880								8	700	220	2.9	-230	
8 External works (outside the site boundary)																						
Sub-totals kgCO2e		-220000	4100000	250000	700000		280000	119410	2500000			0					61848	92000	360000	54000	-450000	

Granularity level 1 reporting - early/ concept design stages

Buildings - new build, refurbishment, masterplans and external works

Carbon emissions by building element and life cycle stage/module - granularity level 1

KEY

mandatory
optional
not applicable

Note: Users must complete two versions of this sheet to cover decarbonised and non-decarbonised scenarios

* denotes life cycle stages afected by decarbonisation

Granularity Level 1 Early/ concept design stages all units to be kgCO2e	A0 Pre-construction stage (optional, include if significant)	A1-A3 Sequestered carbon within installed materials/products (benefit - assumed negative figure)	A1-A3 Product stage (exc sequestered carbon)	A4 Transport to and from site	A5.1-4 Pre-construction demolition (A5.4 Transport of workers is optional)	B1.1 In use emissions and removals (carbonation and	B1.2 * Fugitive emissions (refrigerants)	B2-B3 * Maintenance and repair	B4 * Replacement	B5 * Refurbishment/ planned change (where relevant)	B5 Sequestration related to planned refrubishment (eg added or removed	B6.1-B6.3 Regulated and un-regulated energy in-use	B7.1 * Water used by essential building-integrated systems	B7.2 * Water used by other building-integrated systems (recommended but optional)	B7.3 * Water used by non-building integrated systems (optional)	B8.1-B8.2 * User activities energy-related and other impacts	C1 * Deconstruction/ demolition process	C2 * Transport to waste processing or disposal facilities	C3 Waste processing for reuse, recycling and/ or energy	C4 Waste disposal	D1 * Potential net benefits/ loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits and loads from exported utilities
Whole entity (anything that can't be broken down into more detail then the whole asset)																						
Pre-construction - whole development																						
Site emissions - whole development								-2.9E-11														
Emissions associated with energy in-use and renewable generation - building												0										
Emissions associated with energy in-use and renewable generation - external works																						
Water in-use - building																						
Water in-use - external works (within project boundary)																						
User carbon - whole development																						

Carbon emissions where they can be broken down into elements																						
0.1 Treatment and demolition works Facilitating works					27000																	
1 Sub-structure		0	250000	7900	43000			8800									7100	18000	15000	37	-38000	
Super structure 2.1 Frame 2.2 Upper floors 2.3 Roof 2.4 Stairs and ramps		-15000	1900000	72000	330000			69000	39000								55000	140000	19000	8400	-310000	
Super structure 2.5 External envelope including roof finishes 2.6 Windows and ext doors		-160000	630000	74000	100000			23000	780000								18000	8100	170000	5000	-220000	
Super structure 2.7 Internal walls and partitions 2.8 Internal doors		-20000	90000	5800	14000			3200	46000								2600	4300	22000	15000	-32000	
3 Finishes		0	150000	19000	31000			5400	1600000								4400	6700	64000	25000	-160	
4 FF&E		-14000	150000	13000	19000			5500	720000								4400	690	64000	100	-38000	
5.1 Public Health		-1500	58000	4400	9200			7900	120000								1700	230	24	0.37	-8000	
5.2 Heating, Ventilation and Cooling (HVAC)		-5100	400000	16000	54000		560000	54000	940000								16000	890	7600	6.9	-67000	
5.3 Electrical insatllations		-110	310000	18000	39000			43000	570000								9000	960	220	2.8	-83000	
5.4 On site renewable energy generation																						
5.5 Systems including life safety, fuel installations, lift and conveyor installations, services equipment, disposal installations, specialist installations, builders work in connection with services		0	160000	20000	29000			22000	210000								4700	1100	140	0.86	-100000	
6 Pre-fabricated buildings and units																						
7 Works to existing buildings																						
8 External works (within the site boundary)		0	560	1100	370			20	1800								16	1400	220	2.9	-470	
8 External works (outside the site boundary)																						
Sub-totals kgCO2e		-220000	4100000	250000	700000		560000	241820	5000000			0					122916	180000	360000	54000	-900000	

Project-level reporting summary
Buildings and infrastructure

Notes A sub-asset can be a building or infrastructure asset.
Reporting units should be taken from the recommended primary normalisation units in Table 30 based on the type of each sub-asset.
Sequestered carbon and any other removals (e.g. carbonation) need to be reported as negative figures.
Figures to fill out the summary tables can be obtained from the individual sub-asset reporting tables.
The overall WLCA uncertainty factor is calculated as the sum of the contingency, carbon data uncertainty and quantities uncertainty factors and is applied to the carbon results for each life stage/module of each sub-asset.

Headings key mandatory | optional | n/a * Headings with asterisk denote modules affected by decarbonisation.

Project-level summary — Rounding (significant numbers): 3

Sub-assets Add/remove sub-assets as necessary, depending on project scope	Key assessment information							Energy and water summary					Upfront carbon emissions incl. uncertainty			Carbon emissions non-decarbonised, incl. uncertainty				Carbon emissions decarbonised, incl. uncertainty			
	Life cycle stages included	Reference study period years	Contingency factor % uplift	Carbon data uncertainty factor % uplift	Quantities uncertainty factor % uplift	Overall WLCA uncertainty factor % uplift	GIA sqm/ normalised unit	Units	Energy consumption during use	Energy generated on-site	Units	Water consumption during use	Units	Upfront embodied carbon excl. sequestration [A1-A5]	Upfront sequestered carbon [A1-A5]	Total operational carbon [B6, B7, B8]	Whole life embodied carbon [A-C] excl. [B6, B7, B8]	Whole life carbon [A-C]	Potential benefits/loads beyond system boundary [D]	Total operational carbon [B6, B7, B8]	Whole life embodied carbon [A-C] excl. [B6, B7, B8]	Whole life carbon [A-C]	Potential benefits/loads beyond system boundary [D]
Sub-asset 1 [new build]/[refurbished GIA] [name]	A-D	60	15	0	0	15	1561	KWh	0		m3		kgCO2e	876741.1638	-20415.37305		1732516.013	1732516.013	-154607.3868		1323099.32	1323099.32	-77575.58939
								KWh/unit																
								KWh/year			m3/year		kgCO2e/unit	561.6535323	-13.07839401		1109.875729	1109.875729	-99.04380963		1323099.32	847.5972582	-49.69608545
								KWh/year/unit																
Sub-asset 1 - extenal works [inside site boundary] [name]	A-D	60	15		0	15	1561	KWh			m3		kgCO2e	2892.586734			6631.914884	6631.914884	-1119.454074		4890.540428	4890.540428	-559.9873954
								KWh/unit																
								KWh/year			m3/year		kgCO2e/unit	1.853034423			6631.914884	4.24850409	-0.717139061		3.132953509	3.132953509	-0.35873632
								KWh/year/unit																
Sub-asset 1 - extenal works [outside site boundary] [name]	A1-A5	60	15		0	15	1561	KWh			m3		kgCO2e											
								KWh/unit																
								KWh/year			m3/year		kgCO2e/unit											
								KWh/year/unit																
Aggregated and normalised totals (optional)							1561	**KWh/ unit**			**m3**		**kgCO2e/ unit**	**563.506567**	**-13.078394**		**7741.79061**	**1114.1242**	**-99.760949**		**1323102.5**	**850.730212**	**-50.05482**
Totals								**KWh**			**m3**		**kgCO2e**	**879633.751**	**-20415.3731**		**1739147.93**	**1739147.9**	**-155726.84**		**1327989.9**	**1327989.86**	**-78135.58**

Carbon per life cycle stage non-decarbonised — Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage non-decarbonised, incl. uncertainty																			
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e		***610000***	***-24000***	***34200***	***118000***			***58400***	***12200***	***614000***			***0***			***475***	***28000***	***25300***	***6060***	***-134000***	
	kgCO2e/unit		***391***	***-15.4***	***21.9***	***75.5***			***37.4***	***7.78***	***393***						***0.304***	***17.9***	***16.2***	***3.88***	***-86.1***	
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e		***702000***	***-27600***	***39400***	***136000***			***67200***	***14000***	***706000***						***546***	***32200***	***29100***	***6970***	***-155000***	
	kgCO2e/unit		***450***	***-17.7***	***25.2***	***86.8***			***43.1***	***8.95***	***452***						***0.35***	***20.6***	***18.6***	***4.47***	***-99***	
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e		***909***	***0***	***1270***	***339***				***0***	***1480***							***1550***	***220***	***3.26***	***-973***	
	kgCO2e/unit		***0.582***		***0.812***	***0.217***					***0.948***							***0.992***	***0.141***	***0.00209***	***-0.624***	
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e		***1050***		***1460***	***390***					***1700***							***1780***	***253***	***3.75***	***-1120***	
	kgCO2e/unit		***0.67***		***0.934***	***0.25***					***1.09***							***1.14***	***0.162***	***0.00241***	***-0.717***	
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/ unit**		***450***	***-17.7***	***26.2***	***87.1***			***43.1***	***8.95***	***453***						***0.35***	***21.8***	***18.8***	***4.47***	***-99.8***	
Totals (including contingencies)	**kgCO2e**		***703000***	***-27600***	***40800***	***136000***			***67200***	***14000***	***707000***						***546***	***34000***	***29400***	***6980***	***-156000***	

Carbon per life cycle stage decarbonised

Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage decarbonised, incl. uncertainty																		
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e		***610000***	***-24000***	***34200***	***118000***			***29200***	***6080***	***307000***			***0***			***238***	***14000***	***25300***	***6060***	***-67500***	
	kgCO2e/unit		***391***	***-15.4***	***21.9***	***75.5***			***18.7***	***3.9***	***197***						***0.152***	***8.97***	***16.2***	***3.88***	***-43.2***	
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e		***702000***	***-27600***	***39400***	***136000***			***33600***	***7000***	***353000***						***273***	***16100***	***29100***	***6970***	***-77600***	
	kgCO2e/unit		***450***	***-17.7***	***25.2***	***86.8***			***21.5***	***4.48***	***226***						***0.175***	***10.3***	***18.6***	***4.47***	***-49.7***	
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e		***909***	***0***	***1270***	***339***				***0***	***740***							***774***	***220***	***3.26***	***-487***	
	kgCO2e/unit		***0.582***		***0.812***	***0.217***					***0.474***							***0.496***	***0.141***	***0.00209***	***-0.312***	
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e		***1050***		***1460***	***390***					***851***							***890***	***253***	***3.75***	***-560***	
	kgCO2e/unit		***0.67***		***0.934***	***0.25***					***0.545***							***0.57***	***0.162***	***0.00241***	***-0.359***	
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/unit**		***450***	***-17.7***	***26.2***	***87.1***			***21.5***	***4.48***	***227***						***0.175***	***10.9***	***18.8***	***4.47***	***-50.1***	
Totals	**kgCO2e**		***611000***	***-24000***	***35500***	***118000***			***29200***	***6080***	***308000***						***238***	***14800***	***25500***	***6070***	***-67900***	

Optional reporting aligned with ICMS 3 including uncertainty

		Acquisition carbon emissions where relevant	Construction carbon emissions excl. sequestration	Sequestered biogenic construction carbon	Carbon emissions non-decarbonised						Carbon emissions decarbonised					
					Renewal carbon emissions	Operational carbon emissions	Maintenance carbon emissions	End of Life EoL carbon emissions	Total whole life carbon emissions	Potential benefits/loads beyond system boundary	Renewal carbon emissions	Operational carbon emissions	Maintenance carbon emissions	End of Life EoL carbon emissions	Total whole life carbon emissions	Potential benefits/loads beyond system boundary
Life cycle stages		**[A0]**	**[A1-A5]**	**[A1-A5]**	**[B4-B5]**	**[B1], [B2] (cleaning), [B6], [B7], [B8]**	**[B2-B3] excl. B2 cleaning**	**[C1-C4]**	**[A-C] excl. D**	**[D]**	**[B4-B5]**	**[B1], [B2] (cleaning), [B6], [B7], [B8]**	**[B2-B3] excl. B2 cleaning**	**[C1-C4]**	**[A-C] excl. D**	**[D]**
Sub-asset 1	kgCO2e															
	kgCO2e/unit															
Sub-asset 2	kgCO2e															
	kgCO2e/unit															
Sub-asset 3	kgCO2e															
	kgCO2e/unit															
Totals	**kgCO2e**															

Carbon per life cycle stage non-decarbonised

Columns should be added for each different scenario considered for the asset's use [B] & EoL [C] & thereafter [D] stages. The scenario name/number should be clearly indicated.

Sub-assets Add/remove sub-assets as necessary, depending on project scope		Carbon per life cycle stage biogenic, incl. uncertainty																		
		[A0] Pre-construction stage	[A1-A3] Product stage excl. sequestered biogenic carbon	[A1-A3] Sequestered biogenic carbon within installed materials/ products	[A4] Transport to and from site	[A5] [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	[B1.1] In-use emissions & removals materials & carbonation	[B1.2] * In-use emissions & removals Refrigerant leakage	[B2-B3] * Maintenance and repair	[B4] * Replacement	[B5] * Refurbishment/ planned changes excl. sequestration (where relevant)	[B5] Sequestered biogenic carbon related to refurbishment/ planned changes (where relevant)	[B6] * [B6.1-B6.3] Energy use	[B7] * [B7.1-B7.3] Water use	[B8] * User activities	[C1] * Deconstruction/demolition process	[C2] * Transport to waste processing or disposal facilities	[C3] Waste processing for reuse, recycling and/or energy recovery and disposal	[C4] Waste disposal	[D1] * Potential net benefits/loads from reuse, recycling, energy recovery and/or other recovery	[D2] * Potential benefits/loads from exported utilities
Sub-asset 1 - raw data [new build]/[refurbished GIA] [name]	kgCO2e			***-24000***		***3620***													***20400***	***0***		
	kgCO2e/unit			***-15.4***		***2.32***													***13.1***			
Sub-asset 1 - inc Uncertainty [new build]/[refurbished GIA] [name]	kgCO2e			***-27600***		***4170***													***23500***			
	kgCO2e/unit			***-17.7***		***2.67***													***15***			
Sub-asset 1 - extenal works [inside site boundary] [name]	kgCO2e			***0***		***0***													***0***			
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [inside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Sub-asset 1 - extenal works - inc Uncertainty [outside site boundary] [name]	kgCO2e																					
	kgCO2e/unit																					
Totals (including contingencies)	**kgCO2e/unit**			***-17.7***		***2.67***													***15***			
Totals (including contingencies)	**kgCO2e**			***-27600***		***4170***													***23500***			

Building/sub-asset assessment results

Buildings - new-build, refurbishment, masterplans and external works

KEY	mandatory	optional	n/a	Totals

Notes:
Units: Use consistent units appropriate to the specific asset. Can be a multiple of kgCO2e if stated and used consistently, e.g. TCO2e.
WLCA Uncertainty Factor: Is not included within data reported on this template. It is included in the figures reported on the Summary Template.
Decarbonisation: Tables below are provided for reporting of decarbonised and non-decarbonised figures.
Life cycle stages measured by GIA (A5.2, B2, B3, C1): when reporting against building element category, pro rata against the overall A1-A3 values.
Small projects (Section 3.8): It is not mandatory to undertake predictive energy modelling, therefore WLCA cannot be completed for these projects. Leave the relevant fields blank. Do not use compliance modelling figures.
Carbon conversion for energy: Use Conversion Set 2 for completion of these templates
GIA based emissions: Some life cycle stages are calculated on the basis of asset GIA. These are B2-B3, A5.1, A5.2 and C1. It is preferred that the emissions for B2-B3, A5.2 and C1are allocated pro-rata across the building elements but in some cases only an asset level emission may be available. This is indicated by mandatory colour-coding for the elements but optional colour-coding for the asset emission. care should be taken not to double count. A5.1 is only ever calulated as a total asset emission.

Assessment information, energy and water

	Key assessment information			Energy consumption					Energy generation				Water	
Description	Life cycle stages included	GIA/ (m2)	Reference study period/ years	Units	Energy consumption during use (electricity)	Energy consumption during use (gas)	Energy consumption during use (other fuel)	Total energy consumption during use	Renewable energy generated on site	Renewable energy generated that is used on site	Renewable energy generated that is exported to the grid, but then re-imported and used over the course of a year	Excess renewable energy generated that is exported to the grid	Units	Water consumption during use [B7]
Building (new build or aggregated refurbishment project)	A-D	1561	60	KWh/ yr									m3/ day	
				KWh/ yr/ m2 GIA									m3/ day/ m2 GIA	
External works within red line boundary	A-D	1561	60	KWh/ yr									m3/ day	
				KWh/ yr/ m2 GIA									m3/ day/ m2 GIA	
External works outside red line boundary	A1-A5													
Totals				**KWh/ yr**									**m3/ day**	
				KWh/ yr/ m2 GIA									**m3/ day/ m2 GIA**	

Summary of carbon emissions by element and life cycle stage/module (non-decarbonised)

Note: For a refurbishment project the upper rows of this table would be completed twice - for the refubished GIA and new build GIA, the results would then be aggregated when reporting for the overall assete. For a masterplan project complete a version for each individual asset and report the total external works separately.

Columns should be added for each different scenario considered for the asset's use & EoL stages. The scenario name/number should be clearly indicated.
* Headings with asterisk denote modules affected by decarbonisation.

	Carbon per life cycle stage - non-decarbonised																				Grouped life cycle stages - non-decarbonised									
Building elements	A0 Pre-construction stage	**[A1-A3]** Product stage excl. sequestered carbon	**[A1-A3]** Sequestered carbon within installed materials/ products	**[A4]** Transport to and from site	**[A5]** [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	**[B1.1]** In-use emissions & removals materials & carbonation	**[B1.2] *** In-use emissions & removals Refrigerant leakage	**[B2-B3]** Maintenance and repair	**[B4] *** Replacement	**[B5] *** Refurbishment/ planned changes excl. sequestration (where relevant)	**[B5]** Sequestered carbon related to refurbishment/ planned changes (where relevant)	**[B6] *** [B6.1-B6.3] Energy use	**[B7] *** [B7.1-B7.3] Water use	[B8] * User activities	**[C1] *** Deconstruction/demolition process	**[C2] *** Transport to waste processing or disposal facilities	**[C3]** Waste processing for reuse, recycling and/or energy recovery and	**[C4]** Waste disposal	D1 * Potential net benefits/loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits/loads from exported utilities	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e	**Upfront embodied carbon exc sequestration [A1-A5]** kgCO2e/m2	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e	**Upfront embodied carbon sequestered [A1-A5]** kgCO2e/m2	**Total operational carbon [B6, B7, B8]** kgCO2e	**Total operational carbon [B6, B7, B8]** kgCO2e/m2	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e	**Whole life carbon [A-C]** kgCO2e/m2	**Whole life carbon [A-C]** kgCO2e/m2
Asset level emissions																														
0.1 Demolition works					29200																29200	18.705958								
0.2 Facilitating works																														
1 Substructure		84900		2653	14150				2711							2170	6060	8515.2	12.33	-12170		101703	65.152466					121171.53	77.624299	121171.53	77.624299	77.624299
2 Superstructure - Structural elements		250100	-1180	8710	40199				7995	4150						6390	18410	1083.7	265.08	-40320		298210	191.0378	-381	-0.244074			336122.78	215.32529	336122.78	215.32529	215.32529
2 Superstructure - Building envelope		110500	-18513	10390	15790				3530	115700						2820	1742	19190	1140	-38300		134590	86.220372	-16423	-10.52082			262289	168.02627	262289	168.02627	168.02627
2 Superstructure - Internal elements		9390	-2120	608	1386				300	4840						240	447	2280	1610	-3370		11384	7.2927611	-2120	-1.358104			18981	12.159513	18981	12.159513	12.159513
3 Finishes		17620		2215	3399				562	177800						449.7	802.4	7083	3020	-19.59		23234	14.884049					212951.1	136.41967	212951.1	136.41967	136.41967
4 Fittings, furnishings and equipment (FF&E)		16100	-1520	1390	1841				515	75400						412	72.4	6760	10.9	-3950		19294.6	12.36041	-1483.6	-0.950416			100981.3	64.690135	100981.3	64.690135	64.690135
5 Services (MEP)		121620	-710.6	8268	15399			58400	16030	235400						3578	443.4	859.46	1.3742	-36280		144592	92.627803	-15.6	-0.009994			459288.63	294.22718	459288.63	294.22718	294.22718
6 Pre-fabricated buildings and units																														
7 Works to existing buildings																														
Sub-total kgCO2e		610230	-24043.6	34234	121364			58400	31643	613290						16059.7	27977.2	45771.36	6059.6842	-134409.6		**Totals reported using project summary template**									
8 External works associated with the project (within boundary)		908.7		1268	431.92				28.993	1480						23.254	1549	220	3.27	-973		2608.62	1.6711211					5913.137	3.7880442	5913.137	3.7880442	3.7880442
8 External works associated with the project (outside of boundary)																														
Total kgCO2e		611138.7	-24043.6	35502	121795.92			58400	31671.993	614770						16082.95	29526.2	45991.36	6062.9542	-135382.6		**Totals reported using project summary template**									

Summary of carbon emissions by element and life cycle stage/module (decarbonised)

Columns should be added for each different scenario considered for the asset's use & EoL stages. The scenario name/number should be clearly indicated.
* Headings with asterisk denote modules affected by decarbonisation.

Note: For a refurbishment project the upper rows of this table would be completed twice - for the refubished GIA and new build GIA, the results would then be aggregated when reporting for the overall asset. For a masterplan project complete a version for each individual asset and report the total external works separately.

Building elements	Carbon per life cycle stage - decarbonised																				Grouped life cycle stages - decarbonised										
	A0 Pre-construction stage	**[A1-A3]** Product stage excl. sequestered carbon	**[A1-A3]** Sequestered carbon within installed materials/ products	**[A4]** Transport to and from site	**[A5]** [A5.1-A5.3] Pre-construction demolition, construction activities and waste management	[A5.4] Transport of construction workers	**[B1.1]** In-use emissions & removals materials & carbonation	**[B1.2] *** In-use emissions & removals Refrigerant leakage	**[B2-B3]** Maintenance and repair	**[B4] *** Replacement	**[B5] *** Refurbishment/ planned changes excl. sequestration (where relevant)	**[B5]** Sequestered carbon related to refurbishment/ planned changes (where relevant)	**[B6] *** [B6.1-B6.3] Energy use	**[B7] *** [B7.1-B7.3] Water use	[B8] * User activities	**[C1] *** Deconstruction/demolition process	**[C2] *** Transport to waste processing or disposal facilities	**[C3]** Waste processing for reuse, recycling and/or energy recovery and disposal	**[C4]** Waste disposal	D1 * Potential net benefits/loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits/loads from exported utilities	**Upfront embodied carbon exc sequestration [A1-A5]** **kgCO2e**	**Upfront embodied carbon exc sequestration [A1-A5]** **kgCO2e/m2**	**Upfront embodied carbon sequestered [A1-A5]** **kgCO2e**	**Upfront embodied carbon sequestered [A1-A5]** **kgCO2e/m2**	**Total operational carbon [B6, B7, B8]** **kgCO2e**	**Total operational carbon [B6, B7, B8]** **kgCO2e/m2**	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** **kgCO2e**	**Whole life embodied carbon [A-C] excl. [B6, B7, B8]** **kgCO2e/m2**	**Whole life carbon [A-C]** **kgCO2e**	**Whole life carbon [A-C]** **kgCO2e/m2**	**Whole life carbon [A-C]** **kgCO2e/m2**
Asset level emissions																															
0.1 Demolition works					29200																29200	18.705958							29200		
0.2 Facilitating works																															
1 Substructure		84900		2653	14150				1360							1084	3030	8515.2	12.33	-6080		101703	65.152466					115704.53	74.122056	115704.53	74.122056	74.122056
2 Superstructure - Structural elements		250100	-1180	8710	40199				3992	2080						3190	9205	1083.7	265.08	-20170		298210	191.0378	-381	-0.244074			317644.78	203.48801	317644.78	203.48801	203.48801
2 Superstructure - Building envelope		110500	-18513	10390	15790				1763	58000						1411	873	19190	1140	-19360		134590	86.220372	-16423	-10.52082			200544	128.47149	200544	128.47149	128.47149
2 Superstructure - Internal elements		9390	-2120	608	1386				150	2420						120	223	2280	1610	-1690		11384	7.2927611	-2120	-1.358104			16067	10.292761	16067	10.292761	10.292761
3 Finishes		17620		2215	3399				281.2	88910						225.1	401.7	7083	3020	-9.78		23234	14.884049					123155	78.894939	123155	78.894939	78.894939
4 Fittings, furnishings and equipment (FF&E)		16100	-1520	1390	1941				257	37700						206	36.2	6760	10.9	-1980		19294.6	12.36041	-1483.6	-0.950416			62781.1	40.218514	62781.1	40.218514	40.218514
5 Services (MEP)		121620	-710.6	8268	15399			29200	8030	118010						1788.3	221.5	859.46	1.3742	-18138		144592	92.627803	-15.6	-0.009994			302687.03	193.90585	302687.03	193.90585	193.90585
6 Pre-fabricated buildings and units																															
7 Works to existing buildings																															
Sub-total kgCO2e		610230	-24043.6	34234	121364			29200	15833.2	307120						8024.4	13990.4	45771.36	6059.6842	-67427.78		**Totals reported using project summary template**										
8 External works associated with the project (within boundary)		908.7		1268	431.92				14.547	740						11.577	774	220	3.27	-487		2608.62	1.6711211					4372.014	2.8007777	4372.014	2.8007777	2.8007777
8 External works associated with the project (outside of boundary)																															
Total kgCO2e		611138.7	-24043.6	35502	121795.92			29200	15847.747	307860						8035.977	14764.4	45991.36	6062.9542	-67914.78		**Totals reported using project summary template**										

Granularity level 1 reporting - early/ concept design stages

Buildings - new build, refurbishment, masterplans and external works

Carbon emissions by building element and life cycle stage/module - granularity level 1

KEY

mandatory
optional
not applicable

Note: Users must complete two versions of this sheet to cover decarbonised and non-decarbonised scenarios

* denotes life cycle stages afected by decarbonisation

Granularity Level 1 Early/ concept design stages all units to be kgCO2e	A0 Pre-construction stage (optional, include if significant)	A1-A3 Sequestered carbon within installed materials/products (benefit - assumed negative figure)	A1-A3 Product stage (exc sequestered carbon)	A4 Transport to and from site	A5.1-4 Pre-construction demolition (A5.4 Transport of workers is optional)	B1.1 In use emissions and removals (carbonation and	B1.2 * Fugitive emissions (refrigerants)	B2-B3 * Maintenance and repair	B4 * Replacement	B5 * Refurbishment/ planned change (where relevant)	B5 Sequestration related to planned refrubishment (eg added or removed	B6.1-B6.3 Regulated and un-regulated energy in-use	B7.1 * Water used by essential building-integrated systems	B7.2 * Water used by other building-integrated systems (recommended but optional)	B7.3 * Water used by non-building integrated systems (optional)	B8.1-B8.2 * User activities energy-related and other impacts	C1 * Deconstruction/ demolition process	C2 * Transport to waste processing or disposal facilities	C3 Waste processing for reuse, recycling and/ or energy	C4 Waste disposal	D1 * Potential net benefits/ loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits and loads from exported utilities
Whole entity (anything that can't be broken down into more detail then the whole asset)																						
Pre-construction - whole development																						
Site emissions - whole development																						
Emissions associated with energy in-use and renewable generation - building												0										
Emissions associated with energy in-use and renewable generation - external works																						
Water in-use - building																						
Water in-use - external works (within project boundary)																						
User carbon - whole development																						

Carbon emissions where they can be broken down into elements																						
0.1 Treatment and demolition works Facilitating works					29000																	
1 Sub-structure		0	85000	2700	14000			1400									1100	3000	8500	12	-6100	
Super structure 2.1 Frame 2.2 Upper floors 2.3 Roof 2.4 Stairs and ramps		-1200	250000	8700	40000			4000	2100								3200	9200	1100	270	-20000	
Super structure 2.5 External envelope including roof finishes 2.6 Windows and ext doors		-19000	110000	10000	16000			1800	58000								1400	870	19000	1100	-19000	
Super structure 2.7 Internal walls and partitions 2.8 Internal doors		-2100	9400	610	1400			150	2400								120	220	2300	1600	-1700	
3 Finishes		0	18000	2200	3400			280	89000								220	400	7100	3000	-9.8	
4 FF&E		-1500	16000	1400	1800			260	38000								210	36	6800	11	-2000	
5.1 Public Health		-150	6500	500	950			430	6500								83	13	2.8	0.041	-520	
5.2 Heating, Ventilation and Cooling (HVAC)		-540	43000	1800	5500		29000	2900	51000								790	50	810	0.85	-3700	
5.3 Electrical insatllations		-15	41000	2400	4600			2700	38000								530	63	29	0.37	-5500	
5.4 On site renewable energy generation																						
5.5 Systems including life safety, fuel installations, lift and conveyor installations, services equipment, disposal installations, specialist installations, builders work in connection with services		0	30000	3500	4400			2000	23000								390	95	22	0.11	-8500	
6 Pre-fabricated buildings and units																						
7 Works to existing buildings																						
8 External works (within the site boundary)		0	910	1300	430			15	740								12	770	220	3.3	-490	
8 External works (outside the site boundary)																						
Sub-totals kgCO2e		-24000	610000	36000	120000		29000	15935	310000			0					8055	15000	46000	6100	-68000	

Granularity level 1 reporting - early/ concept design stages

Buildings - new build, refurbishment, masterplans and external works

Carbon emissions by building element and life cycle stage/module - granularity level 1

KEY

mandatory
optional
not applicable

Note: Users must complete two versions of this sheet to cover decarbonised and non-decarbonised scenarios

* denotes life cycle stages afected by decarbonisation

Granularity Level 1 Early/ concept design stages all units to be kgCO2e	A0 Pre-construction stage (optional, include if significant)	A1-A3 Sequestered carbon within installed materials/products (benefit - assumed negative figure)	A1-A3 Product stage (exc sequestered carbon)	A4 Transport to and from site	A5.1-4 Pre-construction demolition (A5.4 Transport of workers is optional)	B1.1 In use emissions and removals (carbonation and	B1.2 * Fugitive emissions (refrigerants)	B2-B3 * Maintenance and repair	B4 * Replacement	B5 * Refurbishment/ planned change (where relevant)	B5 Sequestration related to planned refrubishment (eg added or removed	B6.1-B6.3 Regulated and un-regulated energy in-use	B7.1 * Water used by essential building-integrated systems	B7.2 * Water used by other building-integrated systems (recommended but optional)	B7.3 * Water used by non-building integrated systems (optional)	B8.1-B8.2 * User activities energy-related and other impacts	C1 * Deconstruction/ demolition process	C2 * Transport to waste processing or disposal facilities	C3 Waste processing for reuse, recycling and/ or energy	C4 Waste disposal	D1 * Potential net benefits/ loads from reuse, recycling, energy recovery and/ or other recovery	D2 * Potential benefits and loads from exported utilities
Whole entity (anything that can't be broken down into more detail then the whole asset)																						
Pre-construction - whole development																						
Site emissions - whole development																						
Emissions associated with energy in-use and renewable generation - building												0										
Emissions associated with energy in-use and renewable generation - external works																						
Water in-use - building																						
Water in-use - external works (within project boundary)																						
User carbon - whole development																						

Carbon emissions where they can be broken down into elements																						
0.1 Treatment and demolition works Facilitating works					29000																	
1 Sub-structure		0	85000	2700	14000			2700									2200	6100	8500	12	-12000	
Super structure 2.1 Frame 2.2 Upper floors 2.3 Roof 2.4 Stairs and ramps		-1200	250000	8700	40000			8000	4200								6400	18000	1100	270	-40000	
Super structure 2.5 External envelope including roof finishes 2.6 Windows and ext doors		-19000	110000	10000	16000			3500	120000								2800	1700	19000	1100	-38000	
Super structure 2.7 Internal walls and partitions 2.8 Internal doors		-2100	9400	610	1400			300	4800								240	450	2300	1600	-3400	
3 Finishes		0	18000	2200	3400			560	180000								450	800	7100	3000	-20	
4 FF&E		-1500	16000	1400	1800			510	75000								410	72	6800	11	-4000	
5.1 Public Health		-150	6500	500	950			860	13000								170	26	2.8	0.041	-1000	
5.2 Heating, Ventilation and Cooling (HVAC)		-540	43000	1800	5500		58000	5700	100000								1600	99	810	0.85	-7300	
5.3 Electrical insatllations		-15	41000	2400	4600			5500	75000								1100	130	29	0.37	-11000	
5.4 On site renewable energy generation																						
5.5 Systems including life safety, fuel installations, lift and conveyor installations, services equipment, disposal installations, specialist installations, builders work in connection with services		0	30000	3500	4400			4000	46000								770	190	22	0.11	-17000	
6 Pre-fabricated buildings and units																						
7 Works to existing buildings																						
8 External works (within the site boundary)		0	910	1300	430			29	1500								23	1500	220	3.3	-970	
8 External works (outside the site boundary)																						
Sub-totals kgCO2e		-24000	610000	36000	120000		58000	31659	620000			0					16163	30000	46000	6100	-140000	

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Agenda Item 14

Meeting Name:	Executive
Date:	13 October 2026
Report title:	Response to the Report of the Housing Scrutiny Commission: The Council's work with social landlord partners; the Fair Street/Devon Mansions, Canada and Kirby Estates QHIP major works projects; the revised resident engagement strategy; and temporary accommodation in properties awaiting demolition
Executive Member:	Councillor Reginald Popoola, Executive Member for Council Homes
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD - COUNCILLOR REGINALD POPOOLA, EXECUTIVE MEMBER FOR COUNCIL HOMES

The major works scandal overseen by the previous administration has had a massive effect on the lives of residents and has wasted our tenants' money. This scrutiny process has been important for ensuring that we don't repeat those same mistakes in the future, and we will continue to work to claw back costs of works on QHIP major works projects wherever possible. The report also covers how we will work with our housing association partners, our resident engagement strategy, and providing additional tenure security on properties used as temporary accommodation which are part of regeneration schemes.

I would like to take the opportunity to thank the members of the committee for their work over the year. Officers have considered the recommendations and have recommended that the Executive accept six of the seven recommendations. These all align with the priorities of this new Joint Administration. We are keen to work more closely with housing association to improve services for housing association residents, get the best for residents from major works and maximise resident involvement in decisions.

RECOMMENDATION(S)

Recommendation(s) for the Executive

1. To note the proposed responses to the seven recommendations of the Housing Scrutiny Commisssion.

2. To accept six of the recommendations and to not accept one recommendation, as per the legal restraints outlined in this report.

BACKGROUND INFORMATION

3. On the 20 July 2026 the Executive discussed a report from the Housing Scrutiny Commission which covered their work from 2025 to 2026, Topics included working with housing associations, the Fair Street/Devon Mansions, Canada and Kirby Estates QHIP major works projects, the Council's revised resident engagement strategy, and temporary accommodation in properties awaiting demolition. The report included seven recommendations (as detailed below).

4. The 20 July 2026 Executive report is available online at: https://moderngov.southwark.gov.uk/documents/s133929/Report%20of%20the%20Housing%20Scrutiny%20Commission.pdf

5. Overview and Scrutiny Procedure Rule 15.3 requires the Executive to consider and provide a written response to the report within two months.

6. The Executive noted the recommendations from the Commission and requested that the relevant Executive member report back to the Executive on the recommendations within eight weeks.

7. Recommendations have subsequently been considered by officers, the responses are detailed in this report.

KEY ISSUES FOR CONSIDERATION

8. In the following section the recommendations have been grouped by topic.

REVIEW OF SOCIAL LANDLORD COMMUNICATIONS WITH RESIDENTS AND PARTNERS, AND SOCIAL LANDLORD PERFORMANCE

9. The 04 February 2026 Housing Scrutiny Commission meeting focused on housing associations active in the borough. The Housing Scrutiny Commission heard from the representatives of nine Housing Associations collectively accounting for ~85% of the Housing Association-owned or managed low-cost rental accommodation in Southwark. As well as exploring their performance, the Housing Scrutiny Commission questioned how their work might be supported by the Council, the availability of opportunities for making partnership working more effective and how communications could be developed to share information more effectively between the Council and Housing Associations to improve outcomes for Southwark residents. The Housing Scrutiny Commission made four recommendations on this topic as follows:

COMMISSION'S RECOMMENDATION 1 TO EXECUTIVE	
1.	Recommendation 1: That within three months the Executive identify a single point of contact within the Housing Department to collate, develop and share strategic and operational links with social landlords operating in Southwark.
RESPONSE TO RECOMMENDATION 1	
1.	The Council is proposing that this function sit within the Housing Needs and Support directorate within the Housing Department.

	Following a review, a new Assistant Director for Strategy, Insight and Improvement is being recruited. It is proposed that this new housing association role will form a part of this service redesign. An officer within this team will take the lead on coordinating the ongoing work with housing associations, liaising on new affordable housing developments, working together on fire and building safety compliance and overseeing the Housing Association Forum. This role will also include updating the list of approved registered providers and to support councillors with issues such as complaints against housing associations. The recommendation is accepted; additional time may be required as it is linked to the recruitment.
RECOMMENDATION 1: ACCEPTED	

COMMISSION'S RECOMMENDATION 2 TO EXECUTIVE	
2.	Recommendation 2: That within three months a register of email addresses for all Housing Associations managing or owning over 100 properties (i.e. approximately 19 HAs) within Southwark is held by the Housing Department and updated/shared regularly with Councillors via the Member Bulletin and/or other means as appropriate.
RESPONSE TO RECOMMENDATION 2	
2.	Officers currently hold a contact list for the main housing associations with over a thousand properties in Southwark. The contacts will need to be contacted to seek their approval for their contact details to be shared more widely, or to identify an alternative contact email address. In addition contact details will need to be established for the housing associations with stocks between 100 and 1,000. The recommendation is accepted; additional time may be required to get approval from the housing associations to share their contact information.
RECOMMENDATION 2: ACCEPTED	

COMMISSION'S RECOMMENDATION 3 TO EXECUTIVE	
3.	Recommendation 3: That the Executive identify further opportunities to promote closer working and sharing of knowledge between the Council's Resident Services Officers and Housing Associations' Estate/Area Managers(e.g. addressing anti social behaviour (ASB).
RESPONSE TO RECOMMENDATION 3	
3.	The council already works with housing associations to share knowledge on a number of topics. In the past this has included discussions around homelessness, fire safety and around anti-social behaviour. There are opportunities to promote closer working and sharing of knowledge at a variety of levels, from senior managers to front line staff. The council will look to revitalise the Housing Association Forum and explore opportunities to strengthen links further.
RECOMMENDATION 3: ACCEPTED	

COMMISSION'S RECOMMENDATION 4 TO EXECUTIVE	
4.	Recommendation 4: That the Executive develop networking and knowledge sharing opportunities between developers and Housing Associations.
RESPONSE TO RECOMMENDATION 4	
4.	Many housing associations and developers will already have close working relationships as they may work together across London and the country. However there may be opportunities for more Southwark focused discussions to explore further opportunities. The revitalised Housing Association Forum will hold regular ongoing development themed meetings to provide an opportunity for networking for those working in new homes development, planning, and regeneration.
RECOMMENDATION 4: ACCEPTED	

REVIEW OF FAIR STREET/DEVON MANSIONS, CANADA AND KIRBY ESTATES QHIP MAJOR WORKS PROJECTS

10. At its 28 July 2025 meeting, the Housing Scrutiny Commission heard from the public, ward councillors and officers about the QHIP Major Works Projects on the Fair Street/Devon Mansions, Canada and Kirby Estates. Internal management reports as well as external, independent reports all including recommendations were provided to the Commission.

11. The Housing Scrutiny Commission subsequently sent 12 of its own recommendations to Cabinet. These were all agreed by Cabinet on 2 December 2025. On 5 March 2026, the Commission heard from the (now former) Cabinet Member for Council Homes and officers about the implementation of the above recommendations. The Commission also received a report and updated Action Plan showing the status of actions implementing recommendations. One further recommendation was made as follows:

COMMISSION'S RECOMMENDATION 5 TO EXECUTIVE	
5.	Recommendation 5: That the Executive request legal advice on the possibility of clawing back the costs for work lacking proof of completion on the Canada Estate, Fair Street/Devon Mansions, Kirby Estate, Arica House, Chilton Grove major works projects prior to the technical completion of contracts.
RESPONSE TO RECOMMENDATION 5	
5.	The Council accepts the recommendations and is in the process of obtaining legal advice on a scheme by scheme basis as required. The following section explains the current position on each of the estates: Canada Estate Post-works surveys have recently been completed to determine the extent of any defects. A Schedule of Defects has been issued to the contractor for rectification in accordance with the contract. If the contractor fails to rectify the identified defects, the Council will consider

	seeking legal advice regarding the recovery of any costs incurred in carrying out the remedial works. Kirby Estate Following a review of the project, there was no requirement to recover any monies from the contractor. All defects identified were rectified by the contractor in 2024 at its own cost. Chilton Grove Discussions are ongoing between the Council and the contractor in relation to Phase 1 of the project. The contractor has submitted a claim against the Council for monies it believes are outstanding. The Council has also submitted a counterclaim. These discussions are progressing at senior level, with support from the council's external legal advisors. The parties have agreed in principle, to proceed to mediation, with a date to be agreed in due course. Devon Mansions The Council has received a significant volume of project information and supporting documentation relating to the project. Officers are currently reviewing this information to determine whether all elements of the works claimed for during the project were completed in accordance with the contract. Pending completion of this review, the Council is withholding payment of approximately £500,000. We anticipate that the review will be completed by November 2026, following which the Council will determine whether any monies should be recovered or released. Arica House Although a desktop review of the performance and delivery of this project has been completed, a detailed review of the project finances has not yet been undertaken. Over the past six months, the Council has undertaken several recruitment campaigns to appoint a Building Surveyor, but these have unfortunately been unsuccessful. Due to current market conditions, Building Surveyor roles continue to be difficult to recruit to, both within the Council and across the wider industry. A further recruitment campaign is now underway, and we anticipate appointing to the post in September 2026. Once in post, the successful candidate will undertake a detailed review of the Arica House project, together with a number of other completed projects, to determine whether any further action is required.
RECOMMENDATION 5: ACCEPTED	

REVIEW OF THE REVISED RESIDENT ENGAGEMENT STRATEGY

12. At the 14 October 2025 meeting, the Housing Scrutiny Commission discussed the Council's new plan – The Good Landlord Plan – to improve housing services. The plan included steps to improve consultation with residents via the Resident Engagement Strategy. The Commission made suggestions in the meeting which the Cabinet Member for Council Homes agreed to adopt in time for the Resident Engagement Strategy to be updated for consideration at the 2 December Cabinet. The recommendation below presented a longer-term action:

COMMISSION'S RECOMMENDATION 6 TO EXECUTIVE	
6.	Recommendation 6: That the Executive use the next revision of the Resident Engagement Strategy (and in any case by January 2027) to provide a more resident-centric illustration of engagement. This would include showing how the process of engaging – for a resident – differs across types of estate, given their particular histories, stock condition or balance of tenants/leaseholders.
RESPONSE TO RECOMMENDATION 6	
6.	The Resident Engagement Strategy already recognises that a "one size fits all" approach to engagement is not effective and that engagement activity must reflect the diverse needs and circumstances of residents and communities across Southwark. Key elements of the current approach already support a resident-centred model: • TRAs are rooted in the local experience of residents, reflecting both tenure and place. • The engagement structure and delivery model recognise that tenants and leaseholders can experience housing services differently and may have different priorities. • The strategy includes opportunities for residents to self-select into engagement activities based on service issues, policy development, and areas of personal interest. The new Resident Engagement Strategy sets out a broad range of engagement opportunities, including Local Housing Forums, Tenant and Homeowner Forums, resident-led boards, engagement forums, estate inspections, estate action days, consultations, and digital engagement channels. These mechanisms enable residents to influence decisions, raise concerns, and shape local priorities. Residents also continue to play an active role in shaping services beyond the formal engagement structure. Recent examples include: • Participation in recruitment panels for Directors, Assistant Directors and Area Managers. • Co-production of the revised Anti-Social Behaviour (ASB) Procedure through a resident focus group. • Resident involvement in the review of estate inspection arrangements.

	• Engagement on the development of the Asset Management Strategy through conferences, surveys, focus groups and the Major Works Board. • Testing and refinement of anti-fraud campaign messaging. • User testing of the new digital Choice Based Lettings system. • Involvement in the redesign of the tenancy visit model. • Consultation on the Repairs and Maintenance Policy. • Ongoing scrutiny and involvement in major works projects, including Chilton Grove, Fair Street, Devon Mansions and the Canada Estate. • Delivery of the Aylesbury Estate Resident Engagement Plan. Whist the recommendation is accepted, the next planned review of the Resident Engagement Strategy will be in 2028. At the stage officers will further strengthen the resident-focused narrative by illustrating how engagement approaches vary across different estates and communities. This will reflect factors such as estate history, stock condition, regeneration activity, levels of participation, and the balance of tenants and leaseholders. The review will be informed by resident feedback and lessons learned from implementation of the strategy to ensure engagement remains accessible, inclusive and responsive to the needs of residents across the borough.
RECOMMENDATION 6: ACCEPTED	

THE COUNCIL'S USE OF VOID PROPERTIES AWAITING DEMOLITION

13. At the 05 March 2026 meeting, the Housing Scrutiny Commission heard from the (now former) Cabinet Member for Council Homes and officers about the Council's work on empty homes and voids and asked questions on these and related issues. It made one recommendation as follows:

COMMISSION'S RECOMMENDATION 7 TO EXECUTIVE	
7.	Recommendation 7: That the Executive explore the mechanisms available to enable properties earmarked for demolition to be let as permanent tenancies when there are substantial delays.
RESPONSE TO RECOMMENDATION 7	
7.	Properties included within regeneration schemes are kept under continual review in accordance with the Southwark Empty Homes Action Plan to maximise their use as a supply of temporary accommodation where appropriate. Reviews take account of changes to project phasing and anticipated demolition timescales. Whilst the rationale for this recommendation is understood, local authorities have limited tenancy options available under housing legislation. Granting a permanent tenancy would generally require the council to grant either a secure "lifetime" tenancy or a flexible fixed-term tenancy under the Housing Act 1985 (as amended by the Localism Act 2011). Both forms of tenancy are secure tenancies and confer significant statutory rights and protections on the tenant and give rise to the right to buy. Ending a fixed-term tenancy is not as straightforward or as quick a process as the name might suggest, as it requires compliance with a number of statutory requirements and

	procedures. Where properties are ultimately required for demolition or redevelopment, the grant of such tenancies could substantially increase the complexity, cost and timescales associated with delivering regeneration schemes. This includes the need to rely on statutory possession procedures, potential compensation liabilities and other complexities arising from the creation of right to buy entitlements. Officers therefore consider that granting permanent tenancies in properties earmarked for demolition would be inconsistent with the effective delivery of approved regeneration programmes. Officers nevertheless recognise the impact that temporary accommodation arrangements can have on residents. The council will continue to keep occupants informed of anticipated timescales wherever possible and will seek to provide as much certainty as circumstances allow, regarding the future availability of accommodation.
RECOMMENDATION 7: NOT ACCEPTED	

Policy framework implications

14. This report has no policy framework implications.

Community, equalities (including socio-economic) and health impacts

Community impact statement

15. All the recommendations should have a positive impact for Southwark residents. The housing association recommendations should have a positive community impact for housing association residents through enabling closer joint working with our partners in developing solutions and rectifying issues as they arise.

Equalities (including socio-economic) impact statement

16. It is considered that these recommendations will have no impact on local people or communities in terms of equalities as they are not directed at any group or triggered by any issue related to equalities.

Health impact statement

17. This report has no direct health implications. Potentially the closer working with housing associations may lead to improved health outcomes for housing association residents, such as through tacking issues of disrepair, or working together on initiatives which promote healthier outcomes.

Climate change implications

18. This report has no direct climate change implications. Potentially the closer working with housing associations may lead to better joint working on climate change related initiatives, such as use of renewable technologies or improving

the energy efficiency of buildings, but these would be explored in more detail as they arose looking at the full implications at that stage.

Resource implications

19. This report seeks Executive agreement to the council's proposed responses to the recommendations of the Housing Scrutiny Commission and does not, of itself, commit the council to any new capital expenditure, borrowing, procurement activity or contractual arrangements. The recommendations primarily relate to service delivery, partnership working, resident engagement and the ongoing management of existing housing programmes and projects.

20. Implementation of a number of the accepted recommendations will require officer time and service resources. In particular, proposals relating to enhanced engagement with housing association partners, the establishment of a designated lead officer function, maintenance of contact information and the revitalisation of partnership forums will need to be accommodated through existing management structures and the proposed Housing Department service redesign. Any staffing and operational resource implications arising from these proposals will be managed within approved departmental budgets.

21. Recommendation 5 concerns the review of major works projects and the potential recovery of costs where appropriate. This may require the council to incur legal and professional advisory costs in order to protect its contractual and financial interests. However, this work also has the potential to secure financial benefits through the recovery of sums due to the council, the avoidance of future liabilities and the resolution of existing contractual disputes. The report notes that legal advice is being obtained on a scheme-by-scheme basis and that payment of approximately £500,000 relating to the Devon Mansions project is currently being withheld pending completion of a detailed review.

22. Any legal, professional or staffing costs associated with implementing the recommendations or pursuing recovery actions will be met from existing approved budgets. Should any future work arising from these recommendations result in significant additional expenditure, budget pressures or resource requirements, these will be subject to separate reporting and approval through the council's established governance and budget-setting processes.

Consultation

23. There was no need or requirement for consultation on the response to the Housing Scrutiny Committee recommendations.

24. The Resident Engagement Strategy was developed through an extensive consultation exercise. The review of the strategy will be informed by resident feedback and lessons will be learned from implementation of the strategy. This will ensure engagement remains accessible, inclusive and responsive to the needs of residents across the borough.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law & Governance (DG/KM/20263009).

25. The legal implications of the recommendations are set out within the body of this report. The Director of Law & Governance and Legal Services will provide such legal advice and support as may be required to assist officers in implementing the recommendations.

Strategic Director of Resources - PFS - Housing 26/62

26. The Strategic Director of Resources notes that this report seeks approval of the council's response to recommendations made by the Housing Scrutiny Commission and does not, in itself, give rise to any new financial commitments or require approval of additional expenditure.

27. A number of the proposed actions will require officer resource to implement, including the strengthening of arrangements for engagement with housing association partners and the establishment of a coordinating function through the ongoing Housing Department service redesign. At this stage it is anticipated that these activities can be accommodated within existing budgets and approved staffing establishments.

28. The report also references ongoing work relating to recommendation 5, including the obtaining of legal advice and review of a number of major works projects. Whilst this activity may give rise to legal and professional costs, it is being undertaken to protect the council's financial interests and may result in the recovery of costs or mitigation of existing liabilities. Any associated expenditure and any resulting settlements or recoveries should continue to be subject to appropriate financial oversight and governance. Any identified financial and resource implications are expected to be managed within existing approved budgets.

BACKGROUND DOCUMENTS

29. The full report covering the Housing Scrutiny Commission’s recommendations is available on the Southwark Council website. The report was titled “The Council’s work with social landlord partners; the Fair Street/Devon Mansions, Canada and Kirby Estates QHIP major works projects; the revised resident engagement strategy; and temporary accommodation in properties awaiting demolition.” The link is provided below.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Report of the Housing Scrutiny Commission: The Council’s work with social landlord partners; the Fair Street/Devon Mansions, Canada and Kirby Estates QHIP major works projects; the revised resident	Southwark Council London SE1	Robert Weallans 0207 525 5000

engagement strategy; and temporary accommodation in properties awaiting demolition.		
https://moderngov.southwark.gov.uk/documents/s133929/Report%20of%20the%20Housing%20Scrutiny%20Commission.pdf		

AUDIT TRAIL

This section must be included in all reports.

Executive Member	Councillor Reginald Popoola, Executive Member for Council Homes
Lead Officer	Candida Thompson, Director of Housing Needs and Support
Report Author	Robert Weallans, Housing Strategy Manager
Version	Final
Dated	30 September 2026
Key Decision?	No

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Director of Law and Governance	Yes	Yes
Strategic Director, Resources	Yes	Yes
Executive Member	Yes	Yes
Date final report sent to Constitutional Team		2 October 2026

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MUNICIPAL YEAR 2026-27

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