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| Meeting Name: | Planning Committee (Major Applications) B |
| Date: | 12 November 2024 |
| Report title: | To release £8,092,670.05 of Section 106 funding from the Green Buildings Fund for the delivery of carbon reduction projects that will result in carbon savings that will support the delivery of the council's Climate Change Strategy and Action Plan |
| Ward(s) or groups affected: | All |
| Classification: | Open |
| Reason for lateness (if applicable): | N/A |
| From: | Director of Planning and Growth |

RECOMMENDATIONS

1. That the planning committee approve the release of Section 106 contributions totaling £8,092,670.05 from the Green Buildings Fund ("GBF") as set out in Appendix A, for the delivery of carbon reduction projects that will be robustly assessed for carbon savings and other outcomes highlighted in paragraph 17 and will support the delivery of the council's Climate Change Strategy and Action Plan.
2. That the acting strategic director of environment, sustainability and leisure in consultation with the cabinet member for climate emergency, jobs and business be authorised to apply the funding released to a programme of decarbonisation projects to support the delivery of the Climate Change Strategy and Action Plan, in line with the council's constitution and departmental scheme of delegation.

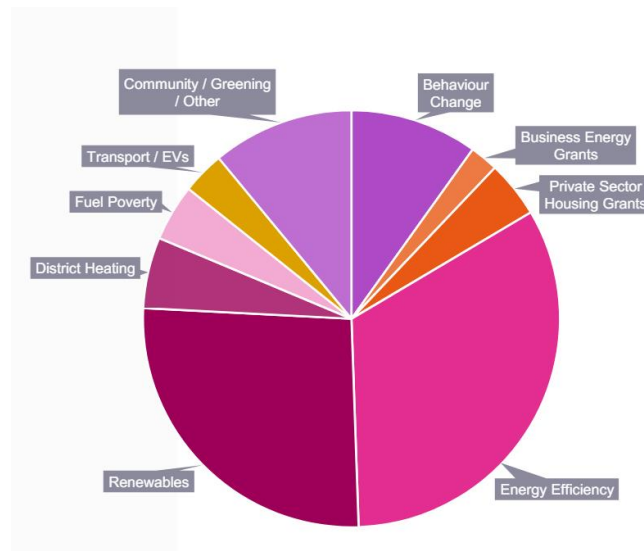
BACKGROUND INFORMATION

3. Planning obligations are used to mitigate the negative impacts caused by development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations. These obligations may take the form of financial contributions, including towards carbon reduction projects.
4. The GBF is the council's carbon offsetting fund. It is a collection of financial contributions secured by planning obligations through Section 106 legal

agreements. Where a major new development has not achieved net zero carbon emissions, the council collects a financial contribution for each tonne of carbon to make up for the shortfall.

5. The council expects major new developments to achieve net zero carbon emissions onsite. In circumstances where a developer has justified, in accordance with both the council's planning policy requirements and the London Plan, that net zero carbon emissions cannot be achieved, then the council may allow a contribution to be secured by way of an in-lieu payment. Also known as a carbon offset contribution, for each tonne of carbon to compensate for the shortfall to net zero. All carbon offset funds are held in the council's GBF account.
6. Section 106 monies form a key part of the funding strategy to deliver the council's Climate Action Plan, alongside the Climate Capital Fund, Southwark Green Investment, and other capital funding streams and grant funding. Use of all forms of funding, including Section 106 receipts, is subject to conditions and restrictions and is set out in an annual financing statement incorporating all capital expenditure incurred by the council, which is subject to review by the council's external auditors as part of their annual audit of the council's accounts. It is particularly important that the council keeps its borrowing within prudential limits to ensure it is sustainable and affordable for the Department of Environment, Sustainability and Leisure's budget. The application of Section 106 monies helps to ensure that the council remains within prudential borrowing, especially given the economic uncertainty and period of relatively high interest rates currently being experienced.
7. The GBF receives payments using a carbon offset price at £2,850 per tonne of carbon which is a rate of £95 per tonne of carbon over a 30-year period. This price was adopted in November 2020 and is applicable to all relevant major residential and non-residential schemes. The price is consistent with the price defined in the London Plan (2021). The previous carbon offset price was £1,800 at a rate of £60 per ton of carbon over a 30-year period. The majority of funds that have been collected within the GBF were secured at the previous rate of £60 per tonne, with some historic contributions secured at different rates prior to 2016. The extant carbon price and methodology are being reviewed as part of the partial review of the Southwark Plan (2022).
8. The Greater London Authority (GLA) has published a monitoring report¹ on carbon offset funds across London which gives wider context on how other boroughs are spending this money. The types of projects delivered using the carbon offset fund vary, but the most popular category of projects is energy efficiency improvements and renewable energy installations. More details are shown in the chart below:

¹ <https://www.london.gov.uk/sites/default/files/2023-01/GLA%20Carbon%20Offset%20Funds%20Monitoring%20Report%202021.pdf>



9. The GLA recommends that carbon offset funds are targeted towards ‘hard’ measures, including energy efficiency schemes, renewable energy and district heating. ‘Soft’ measures such as behaviour change can be funded but should not benefit from the majority of the carbon offset funding.
10. GLA also state within their carbon offsetting guidance documents² that if additional funds are needed to pay for staff to develop and manage identified offsetting projects, then they recommend a maximum of 10% of the fund is allocated to this.
11. Across London, local planning authorities (LPAs) have collected £88.5m in Section 106 contributions towards carbon offsetting payments. To date, LPAs have collectively spent £32.2m of this funding. Many LPAs have reported one of the key issues with spending their carbon offset payments has been overcoming lengthy governance and administrative processes. The recommendations included in this report seek to streamline the council’s administrative and decision-making processes to ensure that Section 106 contributions towards the council’s GFB can be delivered at pace by aligning delivery more directly with the work of Climate Change Team with the relevant expertise and project pipeline.
12. At present, the Climate Change team seeks the release of the Green Buildings funds on a case-by-case basis from Planning Committee. As of July 2024, the council has allocated a total of £1,278,803.99 carbon offset payments including £700,703.45 for Manor Grove Council Home Refurbishments approved in September 2022, £90,568.39 for Canal Grove Cottages approved in August 2021, and £487,532.15 for staff approved in July 2022. The funds enabled the council to support the cost and resource of delivering carbon reduction projects and energy efficiency improvements to the council’s housing stock, which are key actions included within the

² https://www.london.gov.uk/sites/default/files/gla_carbon_offsetting_guidance_2022.pdf

council's Climate Action Plan. The schemes in this programme as set out in paragraph 18 are at different stages in their delivery.

13. This Section 106 release report requests approval from Planning Committee to transfer the remaining Section 106 carbon offsetting funds collected to date from the planning division to the climate change portfolio holder and the department of Environment, Sustainability and Leisure (ESL) to spend at pace on decarbonisation projects.
14. Subject to Planning Committee approval, the release of these Section 106 contributions will enable the delivery of key decarbonisation actions aligned with the council's Climate Change Action Plan. The Climate Change Strategy and Action Plan approved by cabinet in July 2021 and updated annually since then, sets out an ambitious programme for how the council aims to tackle the Climate Emergency and commits the council to do all it can to be carbon neutral by 2030.
15. The approach that will be used in allocating these funds to desired strategic outcomes, including an illustrative list of the types of projects to be supported, is detailed in paragraphs 16-19.

KEY ISSUES FOR CONSIDERATION

Proposed approach to allocating funding to decarbonisation projects

16. Subject to planning committee approval, the current outstanding balance of £8,092,670.05 in the GBF, including the carbon offsetting contributions from the Section 106 legal agreements set out in Appendix A, will be released to help finance the delivery of decarbonisation projects within the council's Climate Action Plan and Strategy.
17. The Climate Change Team will work with other teams across the council to collate and propose potential projects that will deliver strong decarbonisation outcomes (the primary outcome to be delivered) and will also perform strongly against the other strategic considerations in paragraph 18. Projects will then be robustly and competitively assessed for carbon savings and other outcomes and presented for decision in a process overseen by the ESL Capital Board and the cabinet member responsible for climate change.
18. In managing the funding, we will consider the following factors:
 - **Carbon savings and co-benefits** – We will consider carbon savings as the foremost required outcome, finding projects that will align with key interim and service-specific decarbonisation targets as well as other hard and soft measures to maximise carbon reduction. Alongside this primary outcome, consideration will be given to co-benefits (including climate adaptation, enabling long-term carbon reductions, equalities, and community benefits).

- **Delivery at pace** – In light of Section 106 funding agreements and urgency of addressing the climate emergency, the Climate Change Team officers will seek to support projects that are ready to deliver at pace and accelerate decarbonisation in Southwark. Officers will identify opportunities for the funding to unblock barriers to delivery. For example, by seeking to capitalise salaries where capacity to project manage projects is a key blocker to delivery (with regard to the GLA/London Plan guidance noted in paragraph 10).
 - **Maximising impact** – Officers will seek opportunities for GBF funding to leverage in more funding and maximise our impact. For example, by using them as match-funding for national or regional grants, or by supporting invest-to-save measures and reinvesting portions of the saving in further decarbonisation measures.
 - **Building long-term success** – In order to ensure that the council is building a long-term strategic approach to meeting the borough’s net zero targets for 2026 and 2030, officers will identify opportunities where investing these funds could help develop scalable approaches or develop our overall strategic plans. Examples might be by focusing on proof-of-concept or demonstrator projects, unblocking current barriers and challenges in viability of large-scale decarbonisation actions, or using projects to develop organisational skills and capacity in areas where this needs bolstering to meet our long-term targets.
19. Each project that that council funds will provide a robust estimate of the tonnage of carbon that delivery will offset, either at decision point or in final reporting, as well as the stage of the project and type of measures being supported (e.g. hard/soft measures as defined in the London Plan). This will be set against details of the Section 106 agreement where funding was collected to allow comparison to the tonnage of carbon that would be offset at the carbon price the Section 106 contribution was secured at, clearly recorded for audit purposes.
20. Officers have identified a selection of indicative decarbonisation projects which monies released in this report could potentially support. This list is only intended to be illustrative and it is not exhaustive. The individual projects will be assessed in more detail, in light of the above criteria, to support prioritisation and a final decision on using the monies. However, it gives an indication of some key priority areas of building and energy decarbonisation work, which releasing these funds could help support or part fund – achieving value for money, carbon savings and co-benefits to the wider borough. Some of these projects will also require further funding sources due to the high cost of the programmes that are needed.

| Potential project | How will carbon savings be achieved | Quantum of funding associated (estimated contribution) |
|---|---|--|
| <p>Southwark Community Energy Fund (SCEF) Future round/s of a grant fund for local community energy projects from schools, faith groups and community groups to produce renewable energy, improve the energy efficiency of buildings and reduce carbon emissions.</p> | <p>The first round of funding has been awarded in 2024 and will deliver carbon savings by supporting projects such as:</p> <ul style="list-style-type: none"> • Onsite renewable energy e.g. solar PV • Decarbonisation of heating through the delivery of heat pumps • Energy efficiency measures such as retrofitting and the optimisation of building energy management systems. <p>It will also help to deliver numerous community co-benefits, tackling fuel poverty and building the sector's capacity for further climate action in future.</p> | <p>£500k - £1m</p> |
| <p>School retrofit programme Support and build upon a programme of retrofitting across schools in Southwark.</p> | <p>Carbon savings will be delivered by implementing a suite of energy efficiency measures in school buildings, such as, wall insulation, double glazing, transition to LED lightbulbs and the possible installation of green technologies such as heat pumps and solar panels.</p> | <p>£1m</p> |
| <p>South East London Combined Heat and Power (SELCHP) expansion SELCHP facility currently provides 2,650 homes in Bermondsey with energy generated from the waste & recycling centre. The expansion will add 3,000</p> | <p>The scheme will deliver carbon savings by moving up to 3,000 properties from gas heating to this renewable, energy efficient district approach – reducing emissions from heating and hot water by up to 90% on the estates connected and deliver an estimated saving of c.11,100 tonnes of carbon each year (tCO₂).</p> | <p>£3m+</p> |

| Potential project | How will carbon savings be achieved | Quantum of funding associated (estimated contribution) |
|--|---|--|
| additional properties to the network including council homes, schools and businesses. | | |
| <p>Decarbonisation of council offices, civic buildings and leisure centres</p> <p>Delivery of the decarbonisation plans and retrofit measures identified in the council's Operational Building Strategy, which sets out a pathway to achieving 50% emissions reduction by 2026, and then further contributions to our 2030 net zero target. This is a Council Delivery Plan and Climate Change Strategy target.</p> | <p>This project will deliver carbon savings by funding a programme of decarbonisation plans for operational buildings, including leisure centres, including a suite of measures to deliver energy reduction and energy efficiency. Strategic projections suggest opportunities to deliver 4800 tCO₂ savings by 2026 and further savings beyond.</p> | £2m+ |
| <p>Housing retrofit</p> <p>Funding of energy efficiency measures across Southwark's housing portfolio, to be integrated into the ongoing programme to maintain and repair Southwark's housing stock.</p> | <p>Carbon savings will be delivered by implementing a suite of energy efficiency and energy reduction measures across Southwark's housing stock. This could include funding the cost differential of including more energy efficient options within the regular programme of maintenance – for example, through measures such as wall insulation, double glazing, transition to LED lightbulbs, and the possible installation of green technologies such as heat pumps or thermal energy storage.</p> | £1m+ |

Governance and monitoring

21. The overall responsible portfolio holder for the GBF will become the cabinet member with responsibility for climate change, and managed in line with existing governance processes for other climate funds including the £25m Climate Capital Fund. Individual funding decisions will be made in line with ENG governance processes and overseen by the ENG capital board. Regular reports and scrutiny will be provided to the cabinet member responsible, updating on project pipeline, monies spent, and outcomes achieved (including estimated carbon savings being delivered or unlocked by the work). An annual report will be provided to planning committee summarising this information for the GBF as a whole.
22. Schemes that are allocated funding will require a bespoke monitoring plan including specific, measurable, achievable and relevant targets (SMART), including carbon savings / impacts and timescales for delivery. Project leads will be required to report back the progress of delivery, how the scheme is achieving against its SMART goals, and the carbon savings being delivered or unlocked. Monies unspent by an agreed deadline will be reviewed for potential to allocate funding elsewhere.
23. To monitor the improvements to energy efficiency and carbon savings the projects funded will have to ensure energy monitoring systems are installed for capital projects, and where appropriate carry out energy audits to determine efficiency and energy performance certification reviews.
24. Tonnes of carbon saved through the delivery of schemes using the GBF will be monitored and made available on Southwark council's website.

Policy framework implications

25. Southwark Council published its Climate Change Strategy and Action Plan in July 2021 which sets out the ambition to be carbon neutral by 2030 and provides a pathway of actions to achieve this. The action plan, that is updated annually, highlights 'Green Buildings' as one of the five priority areas the council must focus on to fulfil its climate ambitions. The projects set out in paragraph 19 align with the actions under Green Buildings including adopting low-carbon technologies, energy efficiency measures and carbon reduction measures for the council's operational buildings and social housing stock.
26. Southwark 2030 sets out the council's vision to build a fair, safe, and green Southwark where everyone can live a good life as part of a strong community. Two of the six goals to achieve this is 'decent homes' and 'a healthy environment'. The recommendations included in this report seek to achieve these two goals as it will support the delivery of energy-efficiency measures to buildings in Southwark including to homes which can help to deter damp and can ensure homes stay warm or cool. The GBF will also help to deliver carbon reductions measures and low carbon technologies which will help to support a healthier environment.

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

Community impact statement

27. The implementation of the GBF will have a positive impact for the community. Our commitment to meeting the challenge of the climate emergency opens enormous opportunity for the borough, its residents and businesses. By taking an approach that puts social justice at the centre there is an opportunity to tackle not just the climate emergency, but to reshape our borough, to create a better, fairer Southwark. The decision to release the recommended funding will deliver wider benefits, improving the quality of homes and community buildings, reducing air pollution, improving health and creating good quality green jobs through the delivery of more sustainable buildings and places.
28. This proposal to make building greener through energy efficiency and carbon reduction projects will support those living, working or studying in the relevant buildings and seek to reduce the impact of fuel poverty.

Equalities (including socio-economic) impact statement

29. The ambition to achieve a carbon neutral Southwark by 2030, which includes greener buildings, is in line with creating a healthier environment for all that live, work or study in the borough. This in turn will improve the quality of life of people in Southwark and encourage healthier lives and sustainable futures.
30. The Public Sector Equality Duty 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 applies to every aspect of local government decision making and requires decision makers 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.
31. It is not considered that the proposal to release s106 funds has a negative impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
32. The council's consultation with residents on the Climate Change Strategy and Action Plan that took place from November 2020-January 2021 was designed to be inclusive of all the borough's communities and provided a range of mechanisms to provide residents with the opportunity to engage.
33. A full equality impact assessments will be undertaken for each project within the programme. This is to ensure that there is no disproportionate or discriminatory impact on groups with protected characteristics.

Health impact statement

34. The provision of energy efficiency projects and carbon reduction measures benefits residents' health by tackling fuel poverty, which can often leave residents struggling to keep their homes warm. The recommendations set out in this report will also support the borough's climate adaptation and resilience to extreme weather events caused by climate change, which can lead to poor health, especially for our most vulnerable residents.

Climate change implications

35. The recommendations set out in the report and projects illustrated in paragraph 19 align with the council's Climate Change Strategy and Action Plan and supports the council to fulfil its ambition to be carbon neutral by 2030. If the recommendations in the report are approved, it is expected to have a significant positive impact on the council's scope 1 and 2 emissions.

Resource implications

36. The developments set out in Appendix A secured the sum of £8,092,670.05 towards the delivery of carbon reduction projects. All of the £8,092,670.05 is currently unallocated and available.
37. The allocation of the money to the Section 106 GBF accords with the individual Section 106 agreements and the delivery of carbon reduction projects will provide appropriate mitigation for the impacts of the developments to which the money has been secured against.
38. Subject to Planning Committee's approval, the sum of £8,092,670.05 of the GBF will be allocated to the Climate Change team to facilitate the delivery of the Climate Action Plan. 1% of the allocation (£80,926.00) will be retained for the Planning division to cover the costs of collection and administration of the S106 funds. The Climate Change team will use 2% of the allocation (£162,167.10) to cover the resource costs of allocating funding to projects and monitoring. Any additional funding for resource which is required to support the delivery and management of identified projects will be maximum 7% of the total funding allocation to ensure the GLA's recommended threshold of 10% is not exceeded.
39. Once this report is approved, a new cost code will be created to monitor the "Green Building Fund" project separately, and this budget will need to be added to that new cost code.

Consultation

40. The council has engaged with residents, businesses and other groups in the borough to understand better the priorities and aspirations which it comes to tackling the climate emergency. The council led a programme of engagement, including a borough-wide consultation, events and a citizen

jury. The outcome of this consultation informed the development of the council's Climate Change Strategy and Action Plan, 2021, which the carbon reduction projects and energy efficiency measures recommended in this report stem from.

41. Consultation with internal colleagues in housing, Corporate Facilities management, schools and wider have been engaged with throughout the development of the Climate Change Action Plan and the projects themselves and will continue to be engaged in the project delivery.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistance Chief Executive – Governance and Assurance

42. This report refers to the release of the Section 106 contributions in regards to the GBF within the agreements itemised in Appendix A and to be applied to the potential projects listed in the table above.
43. The Carbon Green Fund requirements for the identified donor sites have been calculated. Where major new development has not achieved net zero carbon emissions, the council collects a financial contribution for each tonne of carbon to make up for the shortfall. These accord with the justification for the contribution within the legal agreements.
44. If approved, once drawn down, these funds will be moved to the Climate Change capital budget to be used to deliver strong decarbonisation outcomes and will also perform strongly against the other strategic considerations.
45. The council's Constitution (Part 3F, paragraph 9) provides that it is the function of the planning committee (major applications) to, amongst other things, consider the expenditure of funds over £100,000 of strategic importance through legal agreements under section 106 of the Town and Country Planning Act 1990.
46. The agreements listed in Appendix A have been reviewed and it is considered that the proposed expenditure is in accordance with Regulation 122 of the Community Infrastructure Regulations 2010 and also in accordance with the terms of the agreements which allows for the GBF contributions to be used to mitigate the negative impacts caused by development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities.
47. The Equality Act 2010 introduced the public sector equality duty, which merged existing race, sex and disability equality duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including marriage and civil partnership. In summary, those subject to the equality duty, which includes the council, must, in the exercise of their functions, (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation and (ii) foster good relations between people who share a

protected characteristic and those who do not. The report considers equalities issues and confirms that the proposals are not expected to have a detrimental impact on any particular protected group under the Equality Act 2010 considered in paragraphs 29 to 33 above.

48. The Human Rights Act 1998 imposed a duty on the council as a public authority to apply the European Convention on Human Rights; as a result the council must not act in a way which is incompatible with these rights. The most important rights for planning purposes are Article 8 (respect for homes); Article 6 (natural justice) and Article 1 of the First Protocol (peaceful enjoyment of property). The proposals are not expected to breach any of the Human Rights Act 1998 provisions.
49. The Council Assembly on 14 July 2021 approved a change to the council's Constitution to confirm that all decisions made by the council will consider the climate and equality (including socio-economic disadvantage and health inequality) consequences of taking that decision. This has been considered in paragraphs 34 to 35 above.

Strategic Director of Resources

50. This report seeks approval to release £8,092,670.05 from the Section 106 agreements across the borough for the GBF to deliver carbon reduction projects as outlined in this report.
51. The strategic director of resources notes the resource implications in paragraphs 35 to 38 and the supplementary advice from the Assistant Chief Executive – Governance and Assurance and confirms that the council has received the related funds listed in Appendix A and that they are available for the purposes outlined in this report.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|---|-------------------------------------|--|
| Copies of S106 | 160 Tooley Street London SE1 2QH | Neil Loubser 020 7525 5451 |
| Links: Southwark PFM - S106 | | |
| Southwark 2030 | 160 Tooley Street London SE1 2QH | Joseph Brown email: Joseph.Brown@southwark.gov.uk |
| Link: https://moderngov.southwark.gov.uk/documents/s121640/Appendix%201%20-%20Southwark%202030%20strategy.pdf | | |
| Climate Change Strategy and Action Plan | 160 Tooley Street London SE1 2QH | Tom Sharland 020 7525 0959 |
| Link: https://www.southwark.gov.uk/planning-environment-and-building-control/environment/climate-emergency/strategic-documents-and | | |
| Decision – Green Buildings Fund | 160 Tooley Street London SE1 2QH | Juliet Seymour 020 7525 0508 |
| Link: Decision – Green Buildings Fund – Southwark, Cabinet, October 2021 | | |

APPENDICES

| No. | Title |
|------------|--|
| Appendix A | S106 agreements delineated by funds available and intended purpose |

AUDIT TRAIL

| | | |
|---|---|--------------------------|
| Lead Officer | Tom Sharland, Climate Change Programme Director | |
| Report Author | Rachel Gates, Climate Change and Energy Project Manager | |
| Version | Final | |
| Dated | 22 October 2024 | |
| Key Decision? | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments Included |
| Assistant Chief Executive – Governance and Assurance | Yes | Yes |
| Strategic Director, Finance | Yes | Yes |
| Cabinet Member | Yes | Yes |
| Date final report sent to Constitutional Team | | 31 October 2024 |

APPENDIX A

S106 agreements delineated by funds available and intended purpose

| Profit Centre | App Ref | New Ward | Address: | Indexation/Late Payment interest | Total Available Balance |
|---------------|------------|---------------------------------|--|----------------------------------|-------------------------|
| W06625 | 12/AP/2061 | London Bridge & West Bermondsey | Guys Hospital, Great Maze Pond, London, SE1 9RT | £3,263.35 | £41,903.35 |
| W07685 | 14/AP/3843 | Faraday | Aylesbury Estate Land Bounded By Albany Road Portland Street Westmoreland Road And Bradenham Close London SE17 | £0.00 | £379,335.00 |
| W07925 | 15/AP/2705 | St George's | 61 Webber Street London SE1 0RF And 24-28 Rushworth Street London SE1 0RY | £335.84 | £6,635.84 |
| W08055 | 15/AP/4857 | Rye Lane | 190 & 190A RYE LANE, LONDON, SE15 4NF | £1,030.67 | £14,944.67 |
| W08435 | 16/AP/4003 | Nunhead & Queen's Road | Carpark, Play Area and Garages, Daniels Road SE15 3NA | £384.67 | £5,496.67 |
| W08653 | 16/AP/4458 | North Walworth | Shopping Centre Site Elephant And Castle 26 28 30 And 32 New Kent Road Arches 6 And 7 Elephant Road And London College Of Communications Site London SE1 | £161,144.31 | 2,107,694.31 |
| W08185 | 16/AP/5055 | Camberwell Green | Land At 30-72 Lomond Grove, 1-20 Broome Way and 1-12 Flecker House, SE5 | £0.00 | £142,416.00 |
| W08685 | 17/AP/0281 | Rotherhithe | Land At Haddonfield Estate Bush Road London SE8 | £2,525.26 | £21,286.26 |

| Profit Centre | App Ref | New Ward | Address: | Indexation/Late Payment interest | Total Available Balance |
|----------------------|----------------|--------------------|--|---|--------------------------------|
| W09635 | 17/AP/0296 | South Bermondsey | 4-10 Bombay Street London SE16 3UX | £ 3,728.90 | £52,274.90 |
| W08325 | 17/AP/0367 | Borough & Bankside | Southwark Fire Station, 94 Southwark Bridge Road, SE1 0EG | £3,104.48 | £195,447.48 |
| W08925 | 17/AP/0907 | Newington | 161-179 Manor Place And Council Offices London SE17 3BS | £6,000.78 | £88,548.78 |
| W09075 | 17/AP/0964 | Newington | Braganza Street Workshop 42 Braganza Street And Land Adjacent To 26 Braganza Street London SE17 3RJ | £0.00 | £53,933.31 |
| W08635 | 17/AP/1333 | Camberwell Green | Goschen Estate Bethwin Road London SE5 | £1,454.08 | £28,982.08 |
| W08485 | 17/AP/1646 | Old Kent Road | 634-636 Old Kent Road, SE15 1JB | £3,221.93 | £64,217.93 |
| W09285 | 17/AP/2580 | Champion Hill | Denmark Hill Neighbourhood Housing Office 161 Denmark Hill London SE5 8EF | £6,244.03 | £42,082.03 |
| W08695 | 17/AP/3006 | Peckham Rye | Rye Hill Garages Site Rye Hill Park Rye Hill Estate SE15 | £1,548.29 | £35,782.73 |
| W09045 | 17/AP/3070 | Dulwich Wood | Beltwood 41 Sydenham Hill London SE26 6TH | £1,539.37 | £20,097.37 |
| W09175 | 17/AP/3910 | North Walworth | 136-142 New Kent Road London SE1 6TU | £32,070.58 | £156,354.96 |
| W08605 | 17/AP/4014 | Newington | 39-44 Rutley Close London SE17 3NP | £1,359.03 | £31,893.28 |

| Profit Centre | App Ref | New Ward | Address: | Indexation/Late Payment interest | Total Available Balance |
|----------------------|----------------|--|--|---|--------------------------------|
| W08335 | 17/AP/4137 | Rye Lane | 114 Peckham Rye, SE15 4HA | £298.80 | 18,408.80 |
| W08815 | 17/AP/4661 | Chaucer | Former Joseph Lancaster Nursery School Deverell Street London SE1 6AG | £2,039.41 | £62,159.41 |
| W08995 | 18/AP/0457 | Champion Hill | 3-4 Dog Kennel Hill London SE22 8AA | £690.11 | £16,408.11 |
| W09145 | 18/AP/0896 | London Bridge & West Bermondsey | 47-49 Tanner Street London Southwark SE1 3PL | £1,133.83 | £12,608.83 |
| W09065 | 18/AP/0900 | London Bridge & West Bermondsey | Capital House 42-46 Weston Street London Southwark SE1 3QD | £10,452.62 | £166,291.62 |
| W08945 | 18/AP/1604 | Rotherhithe | Canada Water Masterplan - Land Bounded By Lower Road (West) Redriff Road (South) Quebec Way (East) Surrey Quays Road And Canada Water Dock (North) And Site At Roberts Close London SE16 | £10,931.73 | £551,058.73 |
| W08355 | 18/AP/3144 | Champion Hill | Buildings 10 And 11 William Booth Memorial Training College Champion Park London | £333.68 | £40,653.68 |
| W09375 | 21/AP/1207 | Borough and Bankside | 17-21 Risborough Street London Southwark SE1 | £1,208.60 | £36,358.60 |
| W08855 | 19/AP/1150 | St Giles | Douglas Bennett House Maudsley Hospital Windsor Walk | £2,229.87 | £182,229.87 |

| Profit Centre | App Ref | New Ward | Address: | Indexation/Late Payment interest | Total Available Balance |
|---------------|------------|---------------------------------|--|----------------------------------|-------------------------|
| | | | London SE5 8AZ | | |
| W08775 | 19/AP/1203 | Nunhead & Queen's Road | 39B Consort Road London SE15 2AA | £0.00 | £16,456.05 |
| W08705 | 19/AP/1506 | North Walworth | Salisbury Estate Car Park Balfour Street London SE17 1PA | £9,855.28 | £43,875.28 |
| W09195 | 19/AP/1773 | Old Kent Road | 227-255 Ilderton Road London SE15 1NS | £125,675.78 | £601,666.78 |
| W09365 | 19/AP/2196 | Peckham | Tayo Situ House 73 Commercial Way London SE15 6FA | £9,813.27 | £66,587.27 |
| W09355 | 19/AP/5380 | Nunhead & Queen's Road | 73 Commercial Way | £1,907.35 | £13,841.35 |
| W08725 | 19/AP/6375 | Rotherhithe | London SE15 6FA | £3,634.38 | £36,934.38 |
| W09115 | 20/AP/0269 | South Bermondsey | Garages Adjacent Trevithick House Galleywall Road London Southwark SE16 | £1,801.56 | £36,449.56 |
| W09525 | 20/AP/0858 | St Giles | 25-33 Parkhouse Street London Southwark SE5 7TQ | £5,455.86 | £94,375.86 |
| W09315 | 20/AP/0944 | London Bridge & West Bermondsey | Becket House 60-68 St Thomas Street London Southwark SE1 3QU | £69,366.47 | £581,511.47 |
| W09325 | 20/AP/0969 | Borough & Bankside | Land At Styles House Hatfields London Southwark SE1 | £4,323.26 | £50,122.76 |

| Profit Centre | App Ref | New Ward | Address: | Indexation/Late Payment interest | Total Available Balance |
|----------------------|----------------|--------------------|--|---|--------------------------------|
| W09005 | 20/AP/1302 | St Giles | Felix Post Unit And Old Age Psychiatry Building Maudsley Hospital Denmark Hill London Southwark SE5 8AZ | £391.89 | £83,191.89 |
| W09475 | 20/AP/1329 | Old Kent Road | 313-349 Ilderton Road London Southwark SE15 1NW | £62,846.67 | £395,506.27 |
| W07985 | 20/AP/1383 | South Bermondsey | Former Site Of Cherry Garden School Macks Road London Southwark SE16 3XU | £334.65 | £126,874.65 |
| W09025 | 20/AP/2367 | South Bermondsey | 304-314 Lynton Road London Southwark SE1 5DD | £697.95 | £21,981.95 |
| W09495 | 20/AP/2701 | Old Kent Road | 671-679 Old Kent Road London Southwark SE15 1JS | £11,483.52 | £152,477.52 |
| W09705 | 20/AP/2795 | Dulwich Wood | Dulwich College Dulwich Common London Southwark SE21 7LD | £1,197.24 | £17,968.24 |
| W09755 | 20/AP/3285 | Peckham Rye | 40-46 Solomons Passage London Southwark SE15 3UH | £12,776.39 | £180,926.39 |
| W09215 | 21/AP/0179 | Borough & Bankside | 26-34 Upper Ground London Southwark SE1 9PD | £8,289.25 | £143,094.25 |
| W09345 | 21/AP/0599 | Borough & Bankside | 1 Southwark Bridge Road London Southwark SE1 9EU | £0.00 | £498,750.00 |
| W09245 | 21/AP/1615 | North Bermondsey | Development Site At Carpark Of Matson House Slippers Place London | £0.00 | £10,545.00 |

| Profit Centre | App Ref | New Ward | Address: | Indexation/Late Payment interest | Total Available Balance |
|---------------|------------|------------------|---|----------------------------------|-------------------------|
| | | | Southwark SE16 | | |
| W09235 | 21/AP/1981 | Camberwell Green | Land On Lomond Grove Lomond Grove London Southwark SE5 | £1,240.60 | £29,691.60 |
| W09535 | 21/AP/4297 | Chaucer | Avonmouth House 6 Avonmouth Street London Southwark SE1 6NX | £3,616.75 | £238,120.75 |
| W09485 | 21/AP/4445 | Peckham | 97 Peckham Road London Southwark SE15 5LJ | £0.00 | £17,470.50 |
| W09625 | 22/AP/1002 | St Giles | Good Neighbours House 38 Mary Datchelor Close London Southwark SE5 7AX | £785.75 | £23,728.75 |
| W09415 | 22/AP/1221 | Old Kent Road | Tustin Estate Land Bounded By Manor Grove Ilderton Road Hillbeck Close Old Kent Road London Southwark SE1 | £0.00 | £7,885.00 |
| W09785 | 22/AP/0554 | Old Kent Road | The Ledbury Estate Commercial Way And Old Kent Road SE15 | £1,391.93 | £27,131.93 |
| | | | TOTAL | £590,222.52 | £8,092,670.05 |