

Item No. 7.	Classification: Open	Date: 9 May 2012	Meeting Name: Borough and Bankside community council - planning
Report title:		Planning policy and affordable housing in Borough and Bankside	
Ward(s) or groups affected:		All	
From:		Acting Director of Planning	

RECOMMENDATION

1. That Borough and Bankside community council note for information:
 - The list of sites within the council's development capacity assessment that lie within the Borough and Bankside community council area.
 - The Core Strategy and saved Southwark Plan policies on affordable housing.
 - The guidance in the Affordable Housing supplementary planning documents on affordable housing.
 - An analysis of the council's ability to charge affordable rents.
 - Guidance within the National Planning Policy Framework on investing section 106 funds in refurbishing existing housing stock.

BACKGROUND INFORMATION

2. A motion was raised at the Borough and Bankside community council meeting of the 20 March 2012 asking for the information set out under the key considerations section of this report.

KEY ISSUES FOR CONSIDERATION

3. This report sets out the information asked for under each comment of the motion.

Resolution 1: That the next Borough and Bankside Community Council Planning meeting should receive a report on the regeneration investment programme that includes a copy of the housing development database and a list of sites in the Borough and Bankside community council area.

7. Appendix A sets out a list and map of sites within the Borough and Bankside community council area. The information is taken from the council's Development Capacity Assessment (DCA). The DCA is a tool that we created to estimate potential future housing capacity that may come forward across sites in the borough. We initially developed it as part of our preparation of the Core Strategy and to contest the housing target within the then draft London Plan.
8. It is important to emphasise that the DCA is simply an assessment of potential sites that may help us to deliver on our housing targets over the time period of the Core Strategy. It is not a definitive list of sites that will come forward. A site identified within the DCA will not necessarily come forward for housing.

9. The DCA is regularly updated with information from different teams across the council, information from planning applications and through work on area planning documents.
10. The DCA is normally used as the starting point for a developer to find a site for off-site provision of affordable housing.

Resolution 2: That the next Borough and Bankside Community Council Planning meeting should receive a report on how officers balance the core strategy affordable housing targets, the affordable housing SPD which seeks to promote mixed communities and the need to achieve maximum return on investment.

11. The Core Strategy (2011) sets out the vision for the borough and sets out policies on housing. The Core Strategy identifies a number of growth areas across the borough. Parts of the area covered by Borough and Bankside community council fall within the following two identified growth areas:
 - Bankside, Borough and London Bridge Opportunity Area
 - Elephant and Castle Opportunity Area.
12. Policy 5 of the Core Strategy sets a housing target for the borough of 24,450 net new homes between 2011 and 2026 (1,630 per year). It also sets a housing target of 1,900 net new homes in the Bankside, Borough and London Bridge Opportunity Area, and 4,000 net new homes in the Elephant and Castle Opportunity Area.
13. The London Plan sets the borough a housing target of 20,050 net new homes between 2011 and 2021 (2,005 per year)
14. Core Strategy policy 6 sets an affordable housing target of 8,558 net affordable housing units between 2011 and 2026. The policy requires a minimum of 35% affordable housing on developments of 10 or more units. It sets an affordable housing target of 665 affordable homes in the Bankside, Borough and London Bridge Opportunity Area, and 1,400 affordable homes within the Elephant and Castle Opportunity Area.
15. Within some parts of the borough the policy also requires a minimum of 35% private housing. The Elephant and Castle Opportunity Area is covered by this policy.
16. Saved Southwark Plan (2007) policy 4.4 sets out the required mix of social rented housing and intermediate housing within the affordable housing. For the majority of the Borough and Bankside community council area the policy is a split of 70% social rented and 30% intermediate. For the parts of the community council area which lie within the Elephant and Castle Opportunity Area, the policy requires a split of 50% social rented and 50% intermediate.
17. The Affordable Housing supplementary planning documents (SPDs) (adopted 2008, draft 2011) set out further guidance on how we can meet our Sustainable Community Strategy (Southwark 2016)'s and Core Strategy's key objective of making the borough a better place for people. The guidance in the SPD helps us to provide more and better homes to meet the needs of the community.
18. Planning officers use the policies and guidance in these documents, as well as policies in the London Plan and other supplementary planning documents and area action plans to make decisions on planning applications.

Resolution 3: That the next Borough and Bankside Community Council Planning meeting receive an explanation of the process by which it is determined that off-site opportunities are not available under the “sequential test.”

19. The Core Strategy sets out that we require as much affordable housing on developments of 10 or more units as is financially viable.
20. The Affordable Housing SPDs provide further guidance on where affordable housing should be provided. The guidance requires developers to follow a sequential approach to make sure that we get as much affordable housing as possible. This is in accordance with the sequential approach required by current national and regional policy.
21. The 2011 draft SPD sets out the sequential approach and that it applies to all types of development, including small schemes and student housing schemes.
 1. All housing, including affordable housing should be located on the development site.
 2. In exceptional circumstances we may allow the affordable housing to be provided off-site. In these circumstances we require that affordable housing is provided in another site or sites in the local area of the proposed development.
 3. In exceptional circumstances we may allow a pooled contribution in lieu of on-site or off-site affordable housing. In these circumstances we require a payment towards providing affordable housing instead of the affordable housing being built as part of the proposed development.
22. The draft SPD sets out detailed guidance on off-site provision. It sets out that:
 - Where we accept that the best option for the affordable housing is to be built off-site, we will require the affordable housing to be built on another site near the development.
 - We require applicants to have secured planning permission for the required amount of off-site affordable housing before any occupation of market housing.
 - We require the off-site affordable housing to be built and ready for occupation at the same time as the on-site market housing.
 - The off-site affordable housing must be additional to what would have come forward through a standard development on that site.
23. We require developers to submit a financial appraisal to demonstrate why the affordable housing cannot be delivered on the development site. This is reviewed by a valuer. We also require developers to submit a report justifying their approach and the sites that they have looked at for off-site affordable housing provision. This information is reviewed and reported to committee where appropriate to make a decision as to whether the developer has suitably justified why the affordable housing cannot be delivered off-site, before considering a commuted sum in lieu of on-site or off-site affordable housing.

Resolution 4: That the next Borough and Bankside Community Council Planning meeting receive an analysis of the council’s ability to deliver its aim to charge affordable rents, in light of the stipulations in the Localism Act that up 80% of the market rent can be charged.

24. The product “affordable rent” was officially incorporated into national planning policy through Planning Policy Statement 3 (PPS3) in June 2011. The recently adopted National Planning Policy Framework (NPPF) (March 2012) replaces PPS3 and includes the product affordable rent as a type of affordable housing.

25. The adopted London Plan (2011) and Core Strategy (2011) do not include affordable rent as a type of affordable housing.
26. The council prepared a report for information, which was taken to Planning Committee on the 20 December 2011, clarifying its approach to affordable housing and affordable rent. In summary, the council continues to require its Core Strategy and saved Southwark Plan policies of a minimum of 35% affordable housing and a split between social rented and intermediate housing, unless a financial appraisal can justify a different approach.
27. Where a financial appraisal justifies to the satisfaction of the council that it is not viable to meet the Core Strategy and saved Southwark Plan policies, the report sets out 3 options for applicants to consider, to try and ensure that new affordable housing meets the underlying housing need. These are:
 - i. Developing properties at a percentage of market rent that is significantly less than 80%, by use of cross subsidy.
 - ii. Providing the majority of new build (e.g. 75% at 'affordable rent', to enable the provision of some social rented homes (e.g. 25%).
 - iii. Concentrating on providing one and two bed homes at up to 80% market rent level on the basis of providing three bed plus homes at social rent.
28. This approach is underpinned by a number of evidence documents, which explain the housing need within Southwark and set out that for many people in Southwark, 80% of market rent would not be affordable. The "Southwark affordable rent study" and "Impact of the Affordable Rent tenure on the viability of developments in Southwark" are background documents to this report.
29. The approach set out in the Planning Committee report will help to ensure that new affordable homes help meet Southwark's housing need.
30. The council has consistently delivered a lot of affordable housing and over the past three years, 125 affordable homes have been developed in the Borough and Bankside community council area. Within the Borough and Bankside community council area we expect a further 680 affordable homes (this is the amount of affordable homes currently with planning permission) to be completed during the next three years up to March 2016.

Resolution 5: That discussions should take place about the possibility of investing Section 106 funds in refurbishing existing housing stock in light of the draft National Planning Policy Framework

31. Under previous national policy (Planning Policy Statement 3) and current regional policy (the London Plan), developers are required to follow the sequential test. Where it can be suitably justified that a commuted sum could be provided in lieu of on-site or off-site affordable housing, the policies require the commuted sum to be used to fund *new* affordable housing.
32. All commuted sums received by the council go into the council's Affordable Housing Fund. The council uses the money to help deliver new affordable housing, with Planning Committee agreeing the release of the money into specific schemes.
33. The government published the National Planning Policy Framework (NPPF) on 27 March 2012. Paragraph 50 of the NPPF changes the existing approach by setting out that local authorities may use financial contributions to improve or make more effective use of the existing housing stock. This means that commuted sums could

be used to refurbish existing housing stock as well as deliver new affordable housing. This will only affect new developments and therefore new contributions. It will not change the remit of expenditure for existing agreements, only new agreements, as the individual agreements specify the policy at the time they were signed and preclude using the funds for existing units.

34. Although the NPPF applies from the date of publication, paragraph 214 states that “For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the Framework.” This allows the GLA to continue to apply the policies in the recently adopted London Plan which specify that commuted sums must be spent on new affordable housing for the next 12 months. This may preclude the council from spending contributions on existing housing until this has been clarified or the 12 months end.
35. Furthermore, the GLA recently consulted on an Early Minor Alteration to the London Plan, setting out within policy 3.12 that “cash in lieu contributions should be ring fenced to secure additional affordable housing”. The council have submitted a response to this consultation asking the Mayor to relook at this section of the early alteration.

BACKGROUND DOCUMENTS

Background paper	Held at	Contact
Core strategy April 2011 www.southwark.gov.uk/downloads/download/2648/documents_for_core_strategy_adoption	Deputy Chief Executive's Department 5 th Floor 160 Tooley Street London SE1 2QH	Alison Squires 0207 525 5471
Saved Southwark Plan 2007 www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan		
Affordable Housing supplementary planning document 2008 www.southwark.gov.uk/ahspd		
Draft Affordable Housing supplementary planning document 2011 www.southwark.gov.uk/ahspd		
Impact of the Affordable Rent tenure on the viability of developments in Southwark, November 2011 http://www.southwark.gov.uk/i		

nfo/200272/evidence_base/1614/housing		
Southwark “affordable rent” study, august 2011 http://www.southwark.gov.uk/info/200272/evidence_base/1614/housing		

APPENDICES

Appendix	
Appendix A	The Development Capacity Assessment (DCA) for Borough and Bankside community council area: List and map of sites.

AUDIT TRAIL

Lead Officer	Simon Bevan, Acting Director of Planning	
Report Author	Alison Squires, Team Leader Planning Policy	
Version	Final	
Dated	16 April 2012	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Departmental Finance Manager	No	No
Cabinet Member	Yes	No
Date report sent to Constitutional Team		26 April 2012

Appendix A

DCA sites in Borough and Bankside community council area, April 2012.

Site information					Residential capacity estimates				
Site NO.	Site Name	Ward	Status	Phasing	Affordable	Social rent	Intermediate	Market	Total (net)
BBLB02	CATHEDRAL STREET, pontifex warehouse & adj sites, Cathedral Sq	Cathedrals		2011-2016	0	0	0	14	14
BBLB03	16-48 GREAT GUILDFORD STREET = Gt Guildford Business Cntr	Cathedrals		2016-2021	18	9	9	32	50
BBLB04	UDP site 1P, Neo Bankside (Bankside 4) 5-11 Sumner Street (Also known as Bankside Industrial Estate, 118 - 122 Southwark Street SE1)	Cathedrals	started	2011-2016	34	0	34	199	233
BBLB05	1 Blackfriars Rd (Sainsbury's HQ, Beetham site) bounded by Stamford Street, Rennie Street, Upper Ground	Cathedrals	NS	2011-2016	32	0	32	64	96
BBLB06	BLACKFRIARS ROAD [b/b Boundary Row & Valentine Place]	Cathedrals		2016-2021	8	6	2	16	24
BBLB07	154-168 Blackfriars Rd	Cathedrals		2021-26	31	22	9	58	89
BBLB08	61 - 63 Great Suffolk Street, SE1 0BU	Cathedrals	NS	2011-2016	0	0	0	0	0
BBLB100	268 - 282 Waterloo Road	Cathedrals		2011-2016	0	0	0	0	0
BBLB111	35 Westminster Bridge Road	Cathedrals	NS	2011-2016	0	0	0	9	9
BBLB117	218-224 Borough High Street	Cathedrals	NS	2011-2016	0	0	0	9	9
BBLB118	34-36 Southwark Street	Cathedrals	NS	2011-2016	0	0	0	8	8
BBLB120	38-40 Glasshill Street	Cathedrals	NS	2011-2016	0	0	0	6	6
BBLB123	70 Great Suffolk Street	Cathedrals	started	2011-2016	0	0	0	9	9
BBLB124	Duthy Hall, Great Guildford Street	Cathedrals	NS	2011-2016	0	0	0	9	9
BBLB125	1-3 Sudrey Street & 2-6 Lant Street	Cathedrals		Pre 2011	0	0	0	7	7
BBLB126	28 Great Suffolk Street	Cathedrals	started	2011-2016	0	0	0	6	6
BBLB127	31-32 Dolben Street & Bear Lane	Cathedrals		2011-2016	0	0	0	5	5
BBLB137	60 Union Street	Cathedrals		2011-2016	11	7	4	22	33
BBLB138	102-107 Blackfriars Road	Cathedrals		2016-2021	0	0	0	4	4
BBLB14	20 Blackfriars Road, Stamford Street, Paris Gardens	Cathedrals	NS	2011-2016	119	83	36	167	286
BBLB143	54 Southwark Bridge Road	Cathedrals	started	2011-2016	0	0	0	3	3

Site information					Residential capacity estimates				
Site NO.	Site Name	Ward	Status	Phasing	Affordable	Social rent	Intermediate	Market	Total (net)
BBLB147	17-21 Gerridge Street	Cathedrals	started	2011-2016	0	0	0	1	1
BBLB148	Gallery Lofts, 69 Hopton Street	Cathedrals	NS	2011-2016	0	0	0	1	1
BBLB15	Octavia House, 231, 235, 241 Union Street	Cathedrals	NS	2011-2016	0	0	0	9	9
BBLB150	1 Gerridge Street & 50 Westminster Bridge Road	Cathedrals	NS	2011-2016	0	0	0	1	1
BBLB151	soho wharf (6th floor), Clink Street	Cathedrals	NS	2011-2016				1	1
BBLB153	3 Calverts Building, 52 Borough High Street	Cathedrals	NS	2011-2016	0	0	0	2	2
BBLB154	44-46 Southwark Street	Cathedrals	started	2011-2016	0	0	0	4	4
BBLB155	231-234 Blackfriars Road	Cathedrals	NS	2011-2016	0	0	0	10	10
BBLB16	46-49 Blackfriars Road	Cathedrals		2011-2016	5	3	2	10	15
BBLB17	Telephone exchange and Colombo House, 50-60 Blackfriars Road	Cathedrals		2011-2016	21	15	6	39	60
BBLB19	Bear House hotel and conference. Land bounded by Prices Street, Bear Lane and Great Suffolk Street	Cathedrals		2011-2016	0	0	0	0	0
BBLB20	185 Park Street	Cathedrals		2011-2016	15	11	4	28	43
BBLB21	105 Sumner Street	Cathedrals		2011-2016	5	3	2	10	15
BBLB22	Car Park, Loyds Bank, Lavington Street	Cathedrals		2011-2016	4	3	1	7	11
BBLB23	Car Park, Great Guildford Business Square, 16-48 Great Guilford Street	Cathedrals		2016-2021	3	2	1	5	8
BBLB24	100-142 Union Street	Cathedrals	NS	2011-2016	24	14	10	61	85
BBLB27	51 - 53 Southwark Street	Cathedrals		2011-2016	6	4	2	11	17
BBLB28	Thames House, 18 Park Street	Cathedrals		2011-2016	2	1	1	3	5
BBLB29	Blow Yards, 15 Winchester Walk	Cathedrals		2011-2016	0	0	0	1	1
BBLB44	Brandon House, 180 Borough High Street	Cathedrals		2011-2016	10	7	3	18	28
BBLB45	Travis Perkins Timber Yard, 46-55 Redcross Way	Cathedrals		2011-2016	6	4	2	12	18
BBLB46	Flatiron Yard, 12-16 Ayres Street	Cathedrals		2011-2016	2	1	1	4	6
BBLB47	49-51 Great Guilford Street	Cathedrals		2011-2016	1	1	0	2	3
BBLB48	Olwen House, 183-205 Union Street	Cathedrals		2011-2016	2	1	1	5	7
BBLB49	171 Jerwood Space, 111 Union Street - Cab Petrol Station	Cathedrals		2011-2016	6	4	2	11	17
BBLB50	Block T, Peabody Square, Blackfriars Road	Cathedrals		2011-2016	2	1	1	3	5
BBLB51	54-58 Great Suffolk Street	Cathedrals		2011-2016	0	0	0	1	1

Site information					Residential capacity estimates				
Site NO.	Site Name	Ward	Status	Phasing	Affordable	Social rent	Intermediate	Market	Total (net)
BBLB52	55 Great Suffolk Street	Cathedrals		2011-2016	1	1	0	2	3
BBLB53	Libra House and Global House. 110-114 Great Suffolk Street	Cathedrals		2011-2016	21	15	6	39	60
BBLB54	Units on land at 4-7 Sudrey Street (8-12 Lant Street)	Cathedrals	NS	2011-2016	0	0	0	5	5
BBLB57	94 Webber Street	Cathedrals		2011-2016	0	0	0	1	1
BBLB58	Newspaper House, 63 Webber Street & 40 Rushworth Street	Cathedrals	NS	2011-2016	0	0	0	9	9
BBLB59	61 Webber Street	Cathedrals		2011-2016	3	2	1	6	9
BBLB60	33-38 Rushworth Street	Cathedrals		2011-2016	15	0	15	21	36
BBLB61	Blackfriars Settlement 1 - 5 Rushworth Street	Cathedrals	started	2011-2016	36	0	36	0	36
BBLB62	47-51 Great Suffolk Street	Cathedrals		2011-2016	0	0	0	0	0
BBLB63	St georges Mansions Blackfriars Road	Cathedrals		2011-2016	2	1	1	3	5
BBLB64	46-48 Webber Street	Cathedrals	started	2011-2016	0	0	0	9	9
BBLB65	St Georges Health centre 151-153 Blackfriars Road	Cathedrals		2011-2016	5	3	2	10	15
BBLB67	44-50 Lancaster Street	Cathedrals		2011-2016	3	2	1	5	8
BBLB68	52-56 Lancaster Street	Cathedrals		2011-2016	2	1	1	3	5
BBLB71	Sampson House, 64 Hopton Street	Cathedrals		2011-2016	12	8	4	22	34
BBLB72	6 Paris Gardens / 21-22 Hatfields	Cathedrals		2011-2016	0	0	0	0	0
BBLB73	Wedge House, 32-40 Blackfriars Road	Cathedrals		2011-2016	3	2	1	5	8
BBLB74	Southwark Tube Station, 68-71 Blackfriars Road	Cathedrals		2011-2016	5	3	2	9	14
BBLB75	Lavington Street student housing	Cathedrals		2011-2016	0	0	0	0	0
BBLB79	92 Webber Street	Cathedrals	started	2011-2016	75	41	34	0	75
BBLB82	74 -82 Union Street	Cathedrals		2016-2021	0	0	0	0	0
BBLB83	4-8 Emmerson Street and 135 Park Street	Cathedrals		2016-2021	0	0	0	0	0
BBLB84	15-23 Southwark Street (The site is located in Southwark to the west of the A3, bounded by the A3200 and Redcross Way)	Cathedrals		2011-2016	14	10	4	27	41
BBLB86	Merchant House, 14 - 16 Stoney Street, London	Cathedrals		2011-2016	0	0	0	9	9
BBLB88	Surrey House, 20 Lavington Street	Cathedrals		2011-2016	0	0	0	0	0
BBLB93	Empire Warehouse, 1 Bear Gardens and 1-2 Rose Alley	Cathedrals		2011-2016	0	0	0	9	9

Site information					Residential capacity estimates				
Site NO.	Site Name	Ward	Status	Phasing	Affordable	Social rent	Intermediate	Market	Total (net)
BBLB94	KINGS REACH TOWER, KINGS REACH AND BUILDINGS BOUNDED BY RENNIE STREET, UPPER GROUND, HATFIELDS AND STAMFORD STREET, LONDON, SE1 9LS	Cathedrals		2011-2016	0	0	0	0	0
BBLB96	75 - 76 Blackfriars Road & 1 Burrows Mews	Cathedrals		2011-2016	0	0	0	3	3
BBLB98	PEGASUS HOUSE, 90-94 GREAT SUFFOLK STREET, LONDON, SE1 0BE	Cathedrals		2011-2016	0	0	0	0	0
BBLB99	St Mungos	Cathedrals		2011-2016	0	0	0	0	0
EC01	UDP site 8P, Manna Ash house, Pocock Street Garages	Cathedrals	NS	2016-2021	17	8	9	33	50
EC02	MILCOTE STREET =Erlang House + 133-51 Blackfriars Rd	Cathedrals		2016-2021	25	13	12	48	73
EC03	Neighbourhood office, Library Street, SE1 0RN	Cathedrals	started	2011-2016	14	14		24	38
EC04	Newington Triangle [b/b Borough Road & Newington Causeway]	Cathedrals		2016-2021	88	44	44	163	251
EC06	Eileen House, 80-94 Newington Causeway	cathedrals		2011-2016	80	0	80	255	335
EC13	Site of London Park Hotel, (London 360) 80 Newington Butts, SE11 4QU	Cathedrals	NS	2011-2016	188	29	159	282	470
EC40	50 Elliotts Row, SE11 4SZ	cathedrals	NS	2011-2016	0	0	0	2	2
EC67	183 Brook Drive, SE11 4TG	Cathedrals	UC	2011-2016	0	0	0	2	2
EC68	Former E&C Leisure Centre	Cathedrals		2011-2016	0	0	0	288	288
EC89	35 St Georges Road, SE1 6EW	Cathedrals	NS		0	0	0	7	7
EC90	13 London Road, SE1 6JZ	Cathedrals	NS		0	0	0	1	1
EC91	189 Brook Drive	Cathedrals	started	2011-2016				1	1
BBLB156	82 Borough High Street	Cathedrals	NS	2011-2016	0	0	0	7	7
BBLB13	IRIS BROOK HOUSE, Talbot yard	Chaucer		2021-26	14	10	4	25	39
BBLB139	53-55 Borough High Street	Chaucer	started	2011-2016	0	0	0	2	2
BBLB140	301-303 Borough High Street & 1-3 Trinity Street	Chaucer		2011-2016	0	0	0	6	6
BBLB141	325 Borough High Street	Chaucer	NS	2011-2016	0	0	0	3	3
BBLB142	3 Kings Head Yard	Chaucer	NS	2011-2016	0	0	0	1	1
BBLB152	Balin House (5th floor drying room), Long Lane	chaucer	NS	2011-2016	1			0	1

Site information					Residential capacity estimates				
Site NO.	Site Name	Ward	Status	Phasing	Affordable	Social rent	Intermediate	Market	Total (net)
BBLB42	Carpark, Brenley House Tabard Garden Estate, Tennis Street	Chaucer		2011-2016	2	1	1	3	5
BBLB43	Kellow House, Tennis Street	Chaucer		2011-2016	3	2	1	6	9
EC05	21 HARPER ROAD/SWAN ST	Chaucer	NS	2011-2016	14	9	5	20	34
EC07	57-87 Newington Causeway / Avonmouth St	Chaucer		2016-2021	83	42	41	153	236
EC10	New Kent Road Land Adjoining Albert Barnes House	Chaucer	started	2011-2016	18	18	0	34	52
EC11	153-163 Harper Road (42p)	Chaucer	NS	2011-2016	72	50	22	0	72
EC37	89-93 Newington Causeway	Chaucer		2011-2016	13	7	6	25	38
EC38	Hand in Hand Public House Meadow Row, 37 Arch Street, SE1 6PQ	Chaucer	NS	2011-2016	7	3	4	12	19
OKR30	157 New Kent Road	Chaucer	NS	2011-2016	0	0	0	15	15
OKR31	70a County Street	Chaucer	NS	2011-2016	0	0	0	2	2
R12	200 Great Dover Street	Chaucer		2016-2021	0	0	0	0	0
R26	20 - 30 Wild's Rents	Chaucer		2016-2021	8	6	2	25	33
R298	28 - 30 Trinity Street, SE1 4JE	Chaucer	started	2011-2016	10	10	0	22	32
R299	(New Caledonian Market) Antiques market Bermondsey Square Abbey St	Chaucer	started	2011-2016	13	13	0	63	76
R305	Former Car Park, Alice Street	Chaucer	NS	2011-2016	9	9	0	0	9
R311	Corner of Green Walk, Alice Street	Chaucer	NS	2011-2016	0	0	0	3	3
R324	3 Decima Studios, Decima Street (Unit 5 20-30 Wilds rents)	Chaucer	NS	2011-2016	0	0	0	2	2
R400	Wild Rents	chaucer	NS	2011-2016				1	1
R402	Garages Adjacent To 21-27 Swan Street	chaucer	NS	2011-2016	0	0	0	5	5
R404	60 Great Dover Street	chaucer	NS	2011-2016	0		0	2	2
R407	Hartley Jam Factory, Rothsay St	Chaucer		2011-2016	18	0	18	0	18
R71	4-10 Gallery Court, Hankey Place	Chaucer	NS	2011-2016	0	0	0	9	9
R73	19 Tabard street	Chaucer		2011-2016	0	0	0	1	1
R74	49 Tower Bridge Road	Chaucer		2011-2016	0	0	0	7	7
R75	97 Tower Bridge Road	Chaucer	NS	2011-2016	0	0	0	1	1
R80	67-69 Tower Bridge road	Chaucer	NS	2011-2016	0	0	0	6	6
R87	24-28 Wilds Rents, 1 Decima Studios	Chaucer	NS	2011-2016	0	0	0	6	6
	Total				1261	579	681	2677	3938