

## Consultation Report

### Appendix F for the Cabinet Report: Draft Community Infrastructure Levy Charging Schedule

**February 2013**

No.	Title
Appendix A	Community infrastructure levy (CIL) draft charging schedule (available with the report)
Appendix B	Draft Regulation 123 list (available with the report)
Appendix C	Infrastructure Plan (available on the website)
Appendix D	Equalities Analysis (available on the website)
Appendix E	Consultation Plan (available on the website)
Appendix F	Consultation Report (available on the website)



# **Preliminary Draft CIL Charging Schedule Consultation Report**

**February 2013**

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The following appendices are available as two separate documents. Appendices A-G are grouped together, but Appendix H containing the consultation comments and officer responses is set out as an individual document. All documents are available in libraries and One Stop shops and on our website

**Appendix A**

Preliminary Draft CIL Charging Schedule – Consultation Plan

**Appendix B**

List of locations where documents were made available to view (CIL Regulation 15 (5))

**Appendix C**

List of consultees including consultation bodies (CIL Regulations 15 (2) (5))

**Appendix D**

Preliminary Draft CIL Charging Schedule consultation letter (CIL Regulations 15 (2) (5))

**Appendix E**

Press Notice

**Appendix F**

CIL Consultation Newsletter

**Appendix G**

Notes from the CIL consultation workshop with landowners and developers

**Appendix H**

Responses and officer comments on the Preliminary Draft CIL Charging Schedule

## **1. Introduction**

### **1.1 What is the Community Infrastructure Levy?**

- 1.1.1. The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by helping to fund strategic local infrastructure that the council, local community and neighbourhoods want.
- 1.1.2. CIL is a fixed, transparent charge which means developers have more certainty regarding what they have to contribute from the very start of the development process. Because the purpose of CIL is to support growth rather than mitigate impacts of specific developments, it can be used more strategically than s106 contributions.
- 1.1.3. Under the Community Infrastructure Levy Regulations (2010) (as amended), the amount of CIL to be paid has to be explained in a formal document called a Charging Schedule. The Charging Schedule needs to be examined by an independent inspector to ensure we have met the legal requirements. Once the Cabinet have adopted the Charging Schedule, it will sit alongside the Core Strategy (or New Southwark Plan), and help us deliver our development objectives.
- 1.1.4. The process of developing and preparing the Charging Schedule needs to meet the statutory consultation requirements. In preparing the CIL Charging Schedule we need to prepare two iterations, and undertake two rounds of public consultation on these documents. The Charging Schedule must be supported by evidence, which includes the economic viability of new development and the area's infrastructure needs.
- 1.1.5. We have consulted on our **Preliminary Draft** CIL Charging Schedule and we are now at our final stage of consultation, the **Draft** CIL Charging Schedule.

### **1.2 What is this consultation report?**

- 1.2.1. We published a consultation plan in July 2012 which set out the consultation we intended to do on the Preliminary Draft. This is in accordance with our adopted Statement of Community Involvement (SCI) (2007), which explains how we will consult stakeholders, landowners, the community and businesses in the preparation of planning policy documents and the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).
- 1.2.2. The purpose of this consultation report is to summarise the consultation that has taken place, the comments that have been submitted, our responses to these comments, and overall, the ways in which we have met the requirements set out in our SCI and the CIL Regulations.
- 1.2.3. Appendix E sets out our comments on all of the responses we received at the **Preliminary Draft** stage stating whether we have made changes to reflect the response, and our reasoning for why we have/have not made amendments.
- 1.2.4. The Localism Act (2011) introduced the "Duty to Co-operate", which requires local authorities to engage with a range of bodies on an ongoing basis as part of the production of planning policy documents. Much of the process that is required by the new Duty to Co-operate is already covered in our SCI and has been an integral



part of the preparation of new planning policy in the borough. However, there is no legal duty for CIL charging authorities to cooperate in preparing their CIL Charging Schedules. However, as a matter of good practice, we continue to engage constructively with other local planning authorities and other public bodies on the preparation of our CIL, following the approach set out in the NPPF. The mechanisms for and evidence of cooperation and engagement is set out in section 3.

### **1.3 How to find your way around this document?**

1.3.1 Within this consultation report we set out the following:

- Section 1: Introduction to the CIL Charging Schedule and this consultation report.
- Section 2: The stages of consultation we have carried out so far and what happens next
- Section 3: The consultation we carried out on the first stage of consultation and a summary of comments we received.
- Section 4: How and why we monitor our consultation.
- Appendices: We set out a copy of our press notice, the consultation mail out letter, a summary of the discussion at the CIL consultation workshop and all the responses and our officer comments received on the **Preliminary Draft**.

### **1.4 Where to get more information**

1.4.1 The **Draft** CIL Charging Schedule and all the documents that support the proposed charging schedule can be viewed on our website:

[www.southwark.gov.uk/info/856/planning\\_policy/2696/community\\_infrastructure\\_levy](http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy)

1.4.2 Copies are also available by contacting the planning policy team at:

Email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or telephone 020 7525 5471

1.4.3 All the documents are also available to view in our libraries and one stop shops (see consultation report appendix A).

## **2. Stages of consultation**

### **2.1 What stages of consultation have been carried out so far?**

<b>STAGE OF CONSULTATION</b>	<b>WHEN DID IT OCCUR?</b>
Consultation on the Preliminary Draft CIL Charging Schedule	10 July 2012 – 17 October 2012

### **2.2 What was consulted on at the Preliminary Draft stage?**

- Preliminary Draft CIL Charging Schedule: To charge CIL the Council must prepare, consult and adopt a Charging Schedule setting out the levy rates.
- The CIL Viability Study (2012): Explains the development viability evidence on which the CIL rates are based.
- The Infrastructure Plan: Provides a list of the projects or types of infrastructure that are needed to support the growth which is planned over the Core Strategy plan period. The total indicative cost of these projects, where known, has then been compared with the funds that are known or are expected to be available from other sources including the Council's capital programme. The IP reveals a funding gap which CIL could make a significant contribution towards. The IP is required to demonstrate the need to levy CIL.
- The CIL Charging Schedule background document: Provides background to the preliminary draft CIL charging schedule explaining the general principles of CIL, the evidence base and the methods used to arrive at the proposed rates.
- The Equalities Analysis: Assesses the likely impact of the Preliminary Draft CIL Charging Schedule on the nine protected characteristics groups (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). It looks at the impact of CIL in relation to equality, diversity and social cohesion.

### **2.3 What happens next?**

2.3.1 We are now consulting on the Draft CIL Charging Schedule. Once we have finished consulting we will collate all the responses we receive and see whether we need to make any further modifications to the Draft Charging Schedule. Where any modifications are proposed, the CIL Regulations (19) and (21) (as amended) requires us to produce a 'Statement of Modifications' and allow a period of four weeks for consultees to submit a request to be heard by the examiner in relation to those modifications, beginning on the day which the Draft Charging Schedule is submitted to the Examiner.

2.3.2 We will submit the Draft CIL Charging Schedule to the CIL Examiner along with a consultation statement, which will set out our officer comments on all the responses we received, and our evidence base.

2.3.3 The Draft CIL Charging Schedule will then be examined by an independent inspector, at a public hearing, and this person will determine whether the Charging Schedule has met the requirements of the CIL Regulations (2010) (as amended).

2.3.4 The format for the CIL examination hearings will be similar to those for development plan documents and the independent inspector may determine the examination procedures and set time limits for those wishing to be heard to ensure that the examination is conducted in an efficient and effective manner.

2.3.5 We will update our website at each stage of the process to ensure that the timescales and process is made clear.

<b>STAGE OF CONSULTATION</b>	<b>WHEN WILL IT OCCUR?</b>
Consultation on the Draft CIL Charging Schedule	20 February 2012 to 3 April 2013
Submit to the Planning Inspectorate	April 2013
Pre-hearing meeting	tbc
Examination in Public	May/June 2013
Receive Inspector's report	July 2013
Adoption	September/ October 2013

### 3. Preliminary Draft CIL Charging Schedule

#### 3.1. Who was consulted and how?

3.1.1. Table 1 sets out the main consultation that has been carried out. It shows how we met our statutory requirements in the CIL Regulations (2010) (as amended) and the additional consultation we carried out in accordance with our statement of community involvement. We carried out 14 weeks of consultation. This consisted of 8 weeks informal consultation and 6 weeks formal consultation. Feedback that we have received at any point in the 14 week period is considered in the same way.

**Table 1**

	<b>Method</b>	<b>Further detail</b>	<b>Date</b>
<b>Statutory requirement</b>	Letter sent to consultees who fall within CIL Regulations (2010) (15) inviting representations on the preliminary draft charging schedule.	A letter (appendix D) explaining the purpose of the Community Infrastructure Levy and the preliminary draft CIL Charging Schedule was sent to over 3,000 consultees on our mailing list including residents, schools, local traders, local businesses, land owners, community groups and voluntary organisations (Appendix C). The mailing list includes the statutory consultees set out in CIL Regulation 15.	24 July 2012
<b>Additional consultation</b>	Display the preliminary draft CIL Charging Schedule, its evidence base and supporting documents at libraries, one-stop shops and area housing offices.	The preliminary draft CIL Charging Schedule was made available in all of the libraries, the one stop shops and area housing offices during the week commencing (Appendix B).	9 July 2012
	Display the preliminary draft CIL Charging Schedule and accompanying documents on the council's website	The preliminary draft CIL Charging Schedule and its supporting documents were displayed on the Planning Policy website. A consultation questionnaire was also available on-line. A CIL newsletter was also published which provided a summary of CIL and the proposed CIL rates (Appendix F)	10 July 2012
	Place a press notice in the local newspaper to advertise the start of the formal consultation period.	An advertisement was published in the Southwark News to announce the start of the formal consultation period and to invite representations to the consultation (Appendix E).	6 September 2012

	<b>Method</b>	<b>Further detail</b>	<b>Date</b>
	Presentations to community councils	We attended community councils and provided a 5 minute presentation introducing the purpose of the consultation	
		A 20 minute presentation was provided at Bermonsdey & Rotherhithe at the October meeting	
		Peckham and Nunhead	20 June and 24 Sept
		Camberwell	20 June
		Dulwich	20 June
		Bermondsey and Rotherhithe	2 July and 10 Oct
		Bankside, Borough and Walworth	2 July and 10 Oct
	Consultation with Southwark's Planning Committee	A report was presented to Planning Committee on the preliminary draft CIL Charging Schedule requesting their views.	
	Consultation workshop	The consultation workshop was aimed at providing developers and landowners with an opportunity to learn more about the Community Infrastructure Levy and our evidence base and to ask questions. Council officers delivered presentations on the proposed Charging Schedule, Infrastructure Plan and CIL procedural matters. A representative from BNP Paribas Real Estate Ltd provided a presentation and explained the methodology undertaken to prepare the CIL Viability Study.(Appendix G)	19 September 2012

3.1.2. We have and continue to engage constructively with the GLA, TfL and other local authorities and public bodies on the preparation of our CIL.

3.1.3. Table 2 sets out details of engagement with some of our key stakeholders and other bodies.

**Table 2:**

<b>Public body</b>	<b>Council's engagement and cooperation</b>
Local Planning Authorities	<p>The production of CIL charging schedules is a standing item on the Association of London Borough Planning Officers (ALBPO) meetings which occur bi-monthly. ALBPO includes representatives from all of London's local authorities. The last meeting was held in December 2012 and which all boroughs gave an update on proposed rates, timetables and issues.</p> <p>In addition to briefing updates via ALBPO Southwark has met with Lambeth and Lewisham to discuss cross-boundary matters, potential for joint working and to update each other on local plan development and recent experiences. No concerns were raised regarding our proposed CIL rates.</p> <p>Upon publication of the preliminary draft, all neighbouring local authorities were formally sent notification, however only Lewisham Council responded and then only to confirm that they have no comment to make.</p> <p>We will continue to update our neighbouring local authorities on progress with our CIL through the ALBPO, individual meetings through consultation on the draft CIL Charging Schedule.</p>
The Environment Agency	<p>The Environment Agency (EA) was formally notified of the publication of the preliminary draft Charging Schedule and the Infrastructure Plan. The EA have provided comments on the Infrastructure Plan regarding the inclusion of projects which could be funded in part or wholly through CIL. We have reviewed their response and responded accordingly within Appendix F of this report.</p>
English Heritage	<p>English Heritage was formally notified of the publication of the preliminary draft Charging Schedule and the Infrastructure Plan. EH have provided comments on the Infrastructure Plan regarding the inclusion of projects which could be funded in part or wholly through CIL. We have reviewed their response and responded accordingly within Appendix F of this report.</p>
The Historic Buildings & Monuments Commission	<p>The conservation, management and maintenance of Southwark's historic buildings and scheduled monuments are considered to be site/asset specific matters rather than strategic infrastructure to be covered by CIL. They therefore continue to fall within the remit of Section 106 agreements for private assets and site specific mitigation and management requirements or the Council's own asset management plans, where such assets are located within public land. As such, other than notifying the Historic Buildings &amp; Monuments Commission of the publication of the preliminary draft, we have not sought more active engagement with this particular body. No representation was received from this body; however, we will continue to notify the Commission on the progression of our charging schedule.</p>
Natural England	<p>Natural England (NE) has and continues to be engaged in the preparation of Southwark's various local planning policy documents. NE was formally notified of publication of the preliminary draft charging schedule. We will therefore continue to engage with NE over the production and implementation of the CIL charging schedule and seek to address and respond to any issues raised by NE through this process.</p>

<b>Public body</b>	<b>Council's engagement and cooperation</b>
The GLA	The Mayor of London has been engaged in the preparation of Southwark's planning policy documents. Projects in our Infrastructure Plan have attracted successful bid funding for delivery via the Mayors Outer London Fund round 2 and Community Restoration fund. The GLA were formally notified of the publication of the preliminary draft charging schedule and a meeting was held on 17 October 2012. No formal comments were received which indicate that the Mayor is content with our draft CIL proposals. The Council will therefore continue to formally notify the Mayor of the progress being made on the CIL charging schedule.
Homes and Communities Agency	The Mayor of London has now taken over the responsibilities of the HCA within London, so our engagement with HCA functions is now undertaken as part of our engagement with the Mayor of London (see comments above).
PCT	At the strategic level the Council and the PCT work together to help promote good health amongst residents and plan for primary and community health care. We have meet with the PCT on many occasions over the years to understand key health issues facing the borough, the need/demand/levels and specific requirements for new healthcare provision to serve existing and new communities and Southwark's changing demographics, as well as the PCT's proposed capital and estates strategies for the borough. While the Council has actively sought to engage GPs, this continues to be on a one to one basis rather than with a GP consortium, and therefore has not been overly effective as yet in informing any review or update of the IDP. We received a representation on the Infrastructure Plan and have formally responded to the points which have been raised in Appendix E of this report. Southwark PCT will be abolished at the end of March 2013, and will be fully replaced by NHS South East London, which became operational on 1 April 2011 and is a partnership of Bromley, Greenwich, Lambeth, Lewisham and Southwark Primary Care Trusts and Bexley Care Trust. We will continue to notify and consult the Southwark PCT/NHS and all known local GPs and health providers on such matters as local planning and publication of the draft CIL charging schedule.

Public body	Council's engagement and cooperation
Transport for London	TfL have been engaged both in the review of the Council's Transport Plan and more recently in reviewing the options for the Elephant and Castle northern roundabout and the Northern Line ticket hall, Camberwell town centre scheme and Rotherhithe pedestrian and cycling improvements. The discussions and preliminary costings for these projects have informed the Infrastructure Plan. The Council hopes to continue its joint working with TfL to continue to refine the potential transport measures to be employed for specific sites/junctions as well as in the design, costing, funding and delivery of transport improvements. Such information will be important in any review of the CIL in coming years. TfL were directly notified of the publication of the preliminary draft charging schedule and attended a meeting with GLA representatives on xx October 2012. TfL submitted a representation on the Infrastructure Plan. We will continue to notify TfL, and will continue to seek TfL engagement in the preparation of our local planning policy documents and the CIL, and the supporting transport infrastructure requirements. Where appropriate, the Infrastructure Plan will be updated to reflect such engagement.
Highway Authority	Southwark Council and TfL are the Highways Authority within Southwark. See comments above regarding engagement of TfL.

### **3.2 How many comments were received on the Preliminary Draft CIL Charging Schedule?**

3.2.1 We received 39 responses to the consultation from landowners/developers/groups and individuals. We separated each response into 273 representations focussed on the Preliminary Draft Charging Schedule, Infrastructure Plan, Charging Zone Map, CIL Viability Study and general comments.

### **3. Summary of responses**

3.3.1. The responses we received on the Preliminary Draft CIL Charging Schedule are set out in full with our officer comments in Appendix F. The comments received have informed the preparation of the Draft CIL Charging Schedule. We have set out a summary of the responses received and our officer response to the issues raised below.

3.3.2. In general, concern was raised over the impact of the proposed rates on the viability of new development, with particular regard to retail and residential development. The number of sites sampled was considered inadequate by some respondents, with a view that there needed to be a separate analysis of the opportunity areas/growth areas given the reliance of these areas in meeting the borough housing target.

3.3.3. It was suggested that types of development should be considered for exemption from CIL and/or much lower or nil rates adopted. A key point which was queried by several respondents was the council's approach to the introduction of an instalments policy.

#### **CIL Viability Study site appraisal assumptions**



- 3.3.4. The various assumptions used in the site appraisals have been criticised by some respondents in a number of specific respects. Some respondents considered that there was insufficient evidence to support the existing use land values, the premiums, profit margins, professional fees, sales values, and rental values. There was mention of the scenario testing needing to also consider decline as well as growth.
- 3.3.5. One respondent considered that land transaction evidence needed to be more transparent. Another was unclear whether BCICs costs were based on Gross Internal Area and also whether the costs properly reflected the external works element of developments (i.e. road and site works).
- 3.3.6. Some raised concern that the viability study had not factored in the impact of CIL on the viability of conversion/regeneration schemes involving vacant units.
- 3.3.7. There was a suggestion that market value should be used as opposed to existing use value. Some respondents queried whether there was adequate assumption for existing floorspace in the viability appraisals, as this is “credited” in calculating the eventual CIL liability.
- 3.3.8. A few respondents stated that the assumptions underestimate the costs associated with decontamination of land. Also, that it should be assumed that CfSH 5 will be required by 2016 in addition to a minimum 'excellent' level BREEAM with proportionate costs applied.
- 3.3.9. The allowances applied for Section 278 and Section 106 costs have been criticised for being too low, which has been stated to have an impact on the sites tested and the viable levels of CIL. An allowance for Section 106 costs for commercial schemes has not been factored into the appraisals.
- 3.3.10. The exclusion of the sites which are unviable before CIL is applied is considered not to be appropriate, and in fact, these sites should also influence the CIL rates.

### **Comments**

- 3.3.11. The guidance document ‘Viability Testing Local Plans: Advice for planning practitioners’, is recommended for use by local authorities and their consultants to plan wide viability and CIL. The approach taken in the RICS guidance to plan making viability and CIL is not recommended by the advice given in this document. Existing use value has been applied.
- 3.3.12. The viability study used a residual valuation approach and included reasonable standard assumptions for a range of factors, such as sales values, build costs and professional fees. BNP Paribas have used current day data for the sales values for residential development, by using evidence of sold properties and also those on the market to establish the appropriate values for testing purposes. They also have undertaken sensitivity analyses assuming growth in sales values of between 10% and 20%, accompanied by cost inflation of between 5% as well as a fall of 10%. Build costs for commercial schemes have been sourced from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes, plus an additional allowance for meeting BREEAM ‘Excellent’ standards. These costs vary between different uses and include external works and fees.
- 3.3.13. Regarding the Code for Sustainable Homes, our policy requirement is Level 4 CfSH which has been factored into the costs assumptions in the testing of sites (at 6%

adjustment to the base build costs for all tenures). Our previous experience suggests that average unit costs should reduce as building expertise develops and technologies improve. Therefore, any limited increase in construction costs (by applying CfSH Level 5) should not have a significant impact on the overall viability of new residential development, particularly in comparison to final sales values. With regards to a lack of 'exceptional costs' in the study, it is not possible to ascertain an appropriate value for such 'exceptional costs' and such costs would therefore need to be taken into consideration within individual site viability appraisals. An 'average' level of costs for decontamination, flood risk mitigation and other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

- 3.3.14. An assumption has been included in the appraisals for those sites where the existing floorspace is unknown.
- 3.3.15. We have acknowledged that the appraisals did not factor in the assumption for non-residential s106 costs. The appraisals have been re-run to include this cost along with Crossrail s106 obligations on the sites located in the designated Crossrail area in the north of the borough.
- 3.3.16. With regard to the exclusion of the unviable sites, it stands to reason that if a scheme is deemed to be unviable prior to the imposition of CIL, then it is unlikely that it will come forward and CIL would therefore not be a factor that is part of the developer/landowners decision making. The approach is considered robust, in terms of establishing a maximum viable rate of CIL, by ensuring that the development schemes which are currently viable and which may be affected by the CIL requirement are included in the analysis.

#### Level of CIL rates

- 3.3.17. Concern was raised by several respondents regarding whether the levels proposed would in reality make development unviable, particularly for the opportunity areas and growth areas in the borough, where the majority of our housing and employment supply will come forward. Some considered that these areas should be assessed separately. Several respondents stated that zones 1 and 2 should be amalgamated into zone 3 and the proposed charge for those areas dropped to £250 sqm.
- 3.3.18. With regard to the proposed retail CIL rates and the differentiation by size (£0 sqm for small retail space below 280sqm, £125 sqm for retail space between £280 sqm and 2,500sqm and £250 sqm for space larger than 2,500 sqm) several respondents noted that the CIL Regulations do not allow authorities to distinguish solely by floorspace size and stated the site appraisals did not clearly indicate that the size of a retail development scheme is a clear indicator of viability. It was considered by some that the adoption of size thresholds could be perceived as a part of a general policy to support smaller units at the expense of larger ones. The number of sites assessed was also considered to be inadequate.
- 3.3.19. With regard to the proposed office CIL rate, there was a view that the £100 CIL rate for Zone 1 is not based on sufficient evidence, neither is the proposed £0 rate for zones 2-4. One respondent queried the evidence for the land values in the Canada Water and the proposed zero rate for offices, stating that this could result in the area being over-run by speculative developers building office developments.
- 3.3.20. Both Kings College and LSBU queried the evidence which supports the consistent CIL rate between student housing and general housing, stating that there is a lack of

detail behind the assumptions which support the proposed rates. It was requested that further information is provided regarding the comparable values and yields for residential and student accommodation. Similarly, further clarity is requested regarding whether testing includes consideration of the difference in rent yields between University nomination (lower) and direct let (higher) student accommodation.

- 3.3.21. With regard to the proposed descriptions '*development used wholly or mainly for the provision of any medical or health services by a predominantly publically funded organisation, except the use of premises attached to the residence of the consultant or practitioner*' and '*development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher by a predominantly publically funded organisation*' a few respondents highlighted that the CIL Regulations only allow authorities to distinguish between uses and not on the basis of funding sources.
- 3.3.22. Several respondents questioned the justification and evidence for the proposed £50 CIL rate for all other uses, which would be applicable to uses such as police and fire premises which are considered to be necessary community infrastructure. Furthermore, publically funded community facilities i.e. community centres and youth facilities would also fall under 'other' uses and be charged.
- 3.3.23. One respondent suggested the council should take an alternative approach and divide the estimate of total infrastructure costs over the charging period by the total expected development floor space, and apply a flat rate levy across the borough and across all forms of development.

### **Comments**

- 3.3.24. In relation to the delivery of our housing target set out in the Core Strategy (2011), despite the recent recession, there is nothing to indicate that new sites would not continue to come forward as anticipated once the CIL is in place at the rates proposed. It should be borne in mind that CIL is only levied on the 'net additional floor space', therefore redevelopment and regeneration proposals of existing sites will only be required to pay for additional built floor space. The viability study included appraisals of large strategic sites within the opportunity areas and growth areas in the borough, and we consider we have adequately assessed the impact of CIL on these areas.
- 3.3.25. The viability study has included an average sum for s106 costs (residential and commercial) and s278 costs which have been levied in the past, into the viability site appraisal calculations to ensure we have made an allowance for charges that may be applicable outside of CIL. The viability study has also included a sensitivity analysis of the impact of increasing the S106 and S278 charge on residential appraisals. Should a slightly higher S106/S278 contribution be required per unit it is considered that this would be able to be absorbed without undue impact on the viability of schemes. Overall, the relatively small percentage of gross development value and/or overall costs attributable to the CIL on a net new build basis is unlikely to make a critical difference over viability in most cases. Therefore, there should not be a serious risk to new housing delivery as a result of the CIL, and no changes are proposed to the rates set out in the CIL schedule.
- 3.3.26. With regard to the proposed differential retail CIL rates, we have refined our approach. We have done this by testing additional retail schemes in the borough to get a wider sample of results and also by removing the size threshold for the

proposed CIL rates, and replacing it with a definition of the type of retail use. We have been mindful of government guidance in refining the approach. The proposed approach is justified by the evidence relating to economic viability that constitutes the basis for any such differences in treatment. Our appraisals indicate that the most viable schemes are destination superstores, supermarkets and shopping centres / malls. The critical mass of floorspace of these types of retail creates a distinct intended use as they are destinations for either a weekly food shop or for comparison shopping, which provide a sufficient quantum of car parking. We have removed the affordable retail category from the schedule on the basis that it is not in itself a distinct type of retail provision.

- 3.3.27. With regard to office developments, the viability evidence demonstrates that office and industrial uses outside of zone 1 demonstrate very low or zero viability. Applying the higher rate to areas which have demonstrated a lower viability for office development could hamper commercial development in the rest of the borough. The majority of schemes coming forward are in the north west of the borough, in the CAZ, where rental levels achieved are much higher than office space elsewhere in the borough. We have reviewed a selection of additional sites and reviewed the assumptions/inputs, and the evidence now justifies a reduction in the proposed office rate to £70 in Zone 1.
- 3.3.28. Our approach to student housing remains the same. The viability appraisals have shown that private sector student accommodation rents are able to generate sufficient surplus residual values, even after allowing for 35% of proposed floorspace as affordable housing, to absorb a maximum CIL of up to £1,549 per square metre exclusive of Mayoral CIL. For university led schemes, the reduced rent levels require cross subsidy from university resources, however, when developed these schemes are likely to be exempt from CIL given the universities' charitable status. Overall, student housing is required to contribute towards affordable housing, and it is justified that we propose rates in line with those for residential schemes. Further commentary has been added into the viability study to provide additional explanation.
- 3.3.29. With regard to the proposed nil charge for predominantly publically funded health and education uses, we have proposed to amend the development description in the schedule to apply a nil charge to all education and health floorspace. These uses will be infrastructure themselves which CIL will help to provide.
- 3.3.30. The proposed charge for all other uses is considered justified by the viability evidence. Applying a modest CIL to such uses is considered to be unlikely to adversely affect the viability of such developments. However we have further reviewed our approach and it is proposed to lower this from £50 to £30.
- 3.3.31. With regard to a flat rate levy, the proposed option of setting different rates for different types of development and for different areas will be able to capture those sites which are able to provide a greater contribution towards infrastructure requirements. By adopting a flat rate levy, we would be foregoing the potential income that could otherwise have funded infrastructure, for the sake of simplicity. We are content that the levels that are proposed will not pose a threat to economic viability of development across the borough as a whole.

### **Charging Zones**

- 3.3.32. Several respondents stated that it is not clear how the proposed Charging Zones are derived from the viability assessment. Some considered they should be more aligned

to planning policy area designations, such as the Elephant and Castle Opportunity Area and Canada Water Action Area.

- 3.3.33. A few respondents considered there should be no differentiation between Zones 1 and 2, and 3, and to include the core area of Canada Water action area into Zone 2.

### **Comments**

- 3.3.34. The boundaries of the residential zones have been informed by research on house prices collected from various sources, as well as post code data on house prices sourced from the Land Registry. This has allowed a comparison of values achieved in neighbouring geographical areas. There is a noticeable change of values in areas around Bankside, London Bridge, Shad Thames, Riverside ward north of Jamaica Road and Rotherhithe village which are close to the River Thames and benefit from good public transport access. In addition the appraisals undertaken as part of this study have been plotted on a map to identify where developments can be considered to be most viable. This information has been used in conjunction with the Council and BNP Paribas Real Estate's understanding of viability within the borough and the use of natural boundaries (such as railway lines and roads), which broadly accord with what are considered to be the different viability areas to establish what are considered to be reasonable CIL boundaries. Based on this evidence we do not consider it appropriate to treat the planning policy designated areas as separate geographical zones. The viability study has been updated to include additional explanation

- 3.3.35. The commercial boundaries have been identified by reviewing where office developments can command higher rental values. Zone 1 is the area in which new office floorspace has primarily been concentrated over the last 10 years and this is where we propose the £70 CIL rate. The charge for hotels is varied between the north of the borough and the remainder of the borough. This reflects differences in the values that are commanded in the north of the borough, which directly influences viability and which in turn is borne out by the geographic concentration of hotel development in recent years.

- 3.3.36. The Council has sought to keep the variance of zones to a minimum.

### **S106 and CIL**

- 3.3.37. Several respondents highlighted a potential impact on securing affordable housing, as a result of the proposed CIL rates. Some stated that the level of affordable housing currently being secured by the council is below the policy requirement and CIL will worsen the situation.

- 3.3.38. A few respondents queried as to whether the Council will allow the provision of infrastructure to be provided in lieu of CIL.

- 3.3.39. In relation to the current record of recent s106 contributions negotiated by the Council, some highlighted that this is not comparable to the proposed residential CIL rate and the adoption of CIL will place a significant burden on development.

### **Comments**

- 3.3.40. The viability study results indicate that it should be possible for the Council to levy rates of CIL across all areas, subject to allowing for a buffer or margin below the maximum CIL level achievable to address risks to delivery.

- 3.3.41. With regard to the point that is made on providing infrastructure in lieu of CIL, it must be borne in mind that the purpose of CIL is to reduce such incidences occurring.
- 3.3.42. In some cases, it may be that the levels of S106, CIL, and a general lack of profitability may result in an unviable development proposal. The Council in such circumstances will investigate these circumstances and consider whether a reduction in S106 requirements – including affordable housing provision - is justified based upon viability evidence. This is no different to the current approach in the adopted Core Strategy with regards to affordable housing provision
- 3.3.43. The Council is currently preparing an updated Section 106 Supplementary Planning Document on how it intends to use Section 106 and CIL in the future. The revision is required in light of the restrictions that will apply following adoption of CIL, and will provide further detail to our approach.

#### **Instalments Policy, Exemptions and Exceptional Relief**

- 3.3.44. The majority of respondents representing the development industry queried the Council's position on adopting an instalments policy, with most respondents claiming this to be a critical factor in terms of viability of development when CIL is imposed. Many have requested that the details of such a policy are made available prior to the examination of the Charging Schedule.
- 3.3.45. The application of an exceptional relief policy was considered to be appropriate by several respondents.
- 3.3.46. LSBU provided support for the proposed nil rate for education uses, and the exemption for charities from paying CIL when it can be demonstrated that development is to be used wholly or mainly for 'charitable purposes'. However considered there should be a further exemption for investment developments undertaken by charities. Another respondent queried what safeguards are in place to prevent previously exempt buildings changing use, which in effect would alter their status from zero rating to another CIL liable use.
- 3.3.47. A few respondents prompted the Council to include more detail on the circumstances for reviewing CIL.

#### **Comments**

- 3.3.48. The Council is mindful of the advantages which a phased payment approach to CIL can give to the development industry. This may help to assist in improving the viability and deliverability of development, particularly for larger schemes. We intend to consult on an instalment policy in due course.
- 3.3.49. The availability of exceptional relief is likely to attract numerous requests with differing levels of validity. This could result in a considerable additional administrative burden on the council and it is likely that there would only be a limited number of circumstances where it would be valid. It is not proposed to introduce an exceptional circumstances relief policy at this time, however the impact of the introduction of CIL and the potential benefits or otherwise of introducing an Exceptional Circumstances Relief Policy should be kept under review.
- 3.3.50. We are mindful that the CIL charging schedule will need to be kept under review to ensure that that CIL rates remain appropriate over time. We will prepare a summary

note to accompany the adopted CIL charging schedule, setting out the approach to reviewing the CIL rates.

### Infrastructure

- 3.3.51. With regard to the supporting Infrastructure Plan (IP) document, some respondents highlighted concerns such as an absence of an infrastructure "target" and there being no apparent link between the IP and the planned growth and a failure to take into account wider funding opportunities.
- 3.3.52. Other respondents suggested there needed to be further reference to specific items of infrastructure in the IP or the removal of some items, taking care that CIL is spent on genuine infrastructure projects that support growth, and are also not retrospectively funded.

### **Comments**

- 3.3.53. In determining the size of our total or aggregate infrastructure funding gap, we have considered known and expected infrastructure costs and the other sources of possible funding available to meet those costs. This process has identified a CIL infrastructure funding target. This target has been informed by a selection of infrastructure projects or types (drawn from our infrastructure planning of the borough) which have been identified as candidates to be funded by the levy in whole or in part. The Government has recognised that there will be uncertainty in pinpointing other infrastructure funding sources, particularly beyond the short-term. The focus should be on providing evidence of an aggregate funding gap that demonstrates the need to levy the Community Infrastructure Levy. It is stated in the IP that when further certainty on funding sources is known the infrastructure funding gap will reduce.
- 3.3.54. CIL Regulation 123 requires charging authorities to set out a list of projects or types of infrastructure that it intends to fund through CIL, and therefore many of the costs for which cover had been sought through S106 contributions will be paid through CIL. S106 requirements will be scaled back to those matters directly related to a specific site, and are not set out in the Regulation 123 list. We have published a Regulation 123 Infrastructure list alongside our draft CIL Charging Schedule.

### Equalities Analysis

- 3.3.55. One respondent considered that the potential impacts (positive and negative) of the CIL proposals on 'protected characteristic' residents have not been adequately assessed. Contradictions and tensions are not identified or are ignored. For example, it is considered positive for minorities to be set a zero CIL rate for affordable housing while at the same time setting a zero rate for industrial / office space and to any development that is proposed by registered charities.

### **Comments**

- 3.3.56. We note the comments on the Equalities Analysis. It is difficult to attribute the proposed CIL rates to specific impacts on the groups identified in the Equality Act 2010. Possible impacts may arise at the point when new or improved infrastructure is actually delivered; they would not arise directly as a result of the charging schedule itself. However, the introduction of CIL should, in principle, benefit all groups by contributing to the delivery of strategic and local infrastructure and helping to achieve more sustainable development. In terms of infrastructure that will be funded (whether

in whole or in part) by CIL. The Council can monitor the type, location and value of the investments made, as well as how this compares to the patterns of growth. It is anticipated that CIL spending would be considered alongside the council's capital spending programme and will not be the sole means of funding for strategic infrastructure projects.

### **Mayor of London's Response**

3.3.57. A meeting was held in October 2012 between officers of the Council, Transport for London and Mayor of London. Having discussed the preliminary draft schedule, both in regards to viability and infrastructure provision, TfL formally responded to the consultation and suggested amendments to the Infrastructure Plan.

#### **4.1. Why we monitor our consultation?**

4.1.1. Our statement of community involvement (SCI) indicates that the success of consultation can be measured by the numbers and diversity of consultees and respondees. This is particularly important for a borough such as Southwark which is very varied and includes a high proportion of groups that can traditionally be hard to reach. By monitoring the responses we receive through consultation at each stage, we can see whether there are any obvious gaps or areas that we need to focus on at the next stage of consultation.

4.1.2. The Community Infrastructure Levy will be a charge on developers, and we need to ensure in setting the CIL rates, we have aimed to strike an appropriate balance between the desirability of funding infrastructure from CIL and the potential effects of the imposition of CIL on the economic viability of development across the borough, in accordance with the CIL Regulations.

#### **4.2. How we monitor our consultation**

4.2.1. After every stage of consultation we look at the different people and groups that have commented on the planning document and look back over the events and consultation activities we carried out to see whether we should have targeted more or different groups. We feed this into our planning for the next stage of consultation. We want to try and encourage people from all groups and areas to get involved in the responding to the consultation on our planning documents. This includes people across all nine protected characteristics groups including different ethnic, age and religious groups. It also includes involving people from different organisations to include local residents, local voluntary and community sector groups, local businesses and traders, landowners, statutory consultees such as the Environment Agency and developers.

4.2.2. We have made a strong effort to involve landowners and developers, so that we can better understand the issues that are important to them. We hosted a morning seminar which included a series of short presentations and time allocated for discussion. The event allowed landowners, developers and other interested parties to hear about the role of the CIL in helping to fund infrastructure.

4.2.3. At this stage of consultation the majority of the feedback has been through discussion at our CIL consultation event or written comments via email. We are confident that we have undertaken sufficient publicising and consultation of the Preliminary Draft Charing Schedule and have fulfilled the statutory consultation requirements as set out in the CIL Regulations (as amended).



# **CONSULTATION PLAN**

Preliminary Draft Charging Schedule

Community Infrastructure Levy

July 2012

## **1. INTRODUCTION**

- 1.1 The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding strategic local infrastructure that the council, local community and neighbourhoods want. The benefits are increased certainty for the funding and delivery of infrastructure, increased certainty for developers and increased transparency for local people.
- 1.2 Under the Community Infrastructure Levy Regulations (2010), the amount of CIL to be paid (with a figure given per square metre of development and an explanation of the method to be used to work out how much should be paid in each case) has to be explained in a formal document called a Charging Schedule. The Council has to carry out two rounds of public consultation on its proposed Charging Schedule. This is the first stage of consultation for the proposed CIL rates. The rates must be supported by evidence, such as the economic viability of new development and the area's infrastructure needs.

## **2. HOW WE ARE CONSULTING ON THE PRELIMINARY DRAFT CIL CHARGING SCHEDULE**

- 2.1 This consultation plan sets out the consultation that will be carried out on the Preliminary Draft CIL Charging Schedule. This is in accordance with our adopted Statement of Community Involvement (SCI) (2007), which explains how we will consult the community in the preparation of planning policy documents and the Community Infrastructure Levy Regulations 2010. The following sections set out how we plan to meet the statutory consultation requirements and also the additional consultation which we intend to carry out where appropriate.
- 2.2 Once we have finished consulting on the Preliminary Draft CIL Charging Schedule we will collate all the responses we receive and see whether we need to make amendments to take into account the responses. We will publish the draft CIL Charging Schedule for consultation in December 2012 along with a consultation statement which will set out our officer comments on all the responses we received stating whether we have made changes to reflect the response, and we will explain our reasoning for why we have/have not made amendments. This consultation plan should be read alongside the following documents:
- Preliminary Draft CIL Charging Schedule: To charge CIL the Council must produce and adopt a Charging Schedule setting out the levy rates.
  - The CIL Viability Study (2012): Explains the development viability evidence on which the CIL rates are based.
  - The Infrastructure Plan: Sets out the projects in need of funding from CIL with the estimated cost of the infrastructure projects required to support development in the borough; the delivery agent and the proportion of funding expected to be provided by both CIL and other sources of funding.
  - The CIL Charging Schedule background document: Provides background to the preliminary draft CIL charging schedule explaining the general principles of CIL, the evidence base and the methods used to arrive at the proposed rates.
  - The Equalities Analysis: Assesses the likely impact of the Preliminary Draft CIL Charging Schedule on the nine protected characteristics groups (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). It looks at the impact of CIL in relation to equality, diversity and social cohesion.

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

2.4 They will also be available in all of our libraries and locations listed in appendix A.

### 3. THE TIMETABLE AND METHODS OF CONSULTATION

#### *Consultation timeframe*

3.1 The SCI requires consultation over a 12 week period, comprising a period of informal consultation, followed by a 6 week period of formal consultation.

3.2 The document will be:

- Available to the public from 10 July 2012
- Taken to Cabinet for agreement for consultation on 17 July 2012
- Available for formal consultation from 21 August 2012 to 17 October 2012.

3.2 **All responses must be received by 5pm on 17 October 2012.**

#### *Consultation methods*

3.3 The tables below set out the different consultation methods we propose to use. We hope to consult with as many people as possible, from a range of groups, organisations and areas in Southwark. We have set out the statutory minimum required to meet Community Infrastructure Levy Regulations (2010) and the further methods additional to the statutory requirements that we propose to carry out. As well as making the document available on the web and in local libraries, the council will write to around 3,000 consultees in the Planning Policy team's database and officers will be available to attend meetings as required. The document will be publicised at community council meetings and an event will be held with developers to raise awareness about CIL.

3.4 We have set out dates where we have meetings confirmed. We also set out the key consultee group that the consultation method is aimed at. Please check our website for an up-to-date list of dates of meetings and events.

**TABLE 1: STATUTORY CONSULTATION**

Method of Consultation	Consultee	Date	Comments
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Method of Consultation	Consultee	Date	Comments
Mail out to all consultees on the planning policy mailing database who fall within CIL Regulations (2010) (2) and (5) inviting representations on the preliminary draft charging schedule.	All on planning policy consultee database (see list in Appendix B)	w/c 9 July 2012	

**TABLE 2: ADDITIONAL CONSULTATION**

Method of Consultation	Consultee	Date	Comments
Mail-out to all non-statutory consultees on planning policy database inviting representations on the preliminary draft.	All on planning policy consultee database (see list in Appendix B)	w/c 9 July 2012	
Display the Preliminary Draft CIL Charging Schedule and accompanying documents on the council's website.	All	w/c 9 July 2012	Our website will continually be updated.
Display the Preliminary Draft CIL Charging Schedule and its supporting documents at libraries, one-stop shops and area housing offices.	All (A list of these locations is shown in Appendix A)	w/c 16 August 2012	
Place a press notice in the local newspaper to advertise the start of the formal consultation period.	All	16 August 2012	Southwark News
Attend Community Councils and provide an announcement, presentation or stall.	All who attend community councils	June/July and September and October 2012	The meeting agendas can be found at: <a href="http://moderngov.southwarksites.com/ieDocHome.aspx?bcr=1">http://moderngov.southwarksites.com/ieDocHome.aspx?bcr=1</a>
Presentation and discussion at Southwark Local Strategic Partnership meetings – Economic and Housing	All who attend LSP meetings	Tbc	
Southwark Housing Association Group	Housing Associations	Tbc	
Presentation and discussion at local community meetings	Community groups and		<b>Please contact us if you would like</b>

	individuals		<b>us to attend one of your community meetings.</b>
Breakfast Workshop	Landowners, Developers and Community groups	September 2012 Date to be confirmed	

#### **4. HOW TO COMMENT ON THE PRELIMINARY DRAFT CIL CHARGING SCHEDULE**

- 4.1 We welcome your comments on the Preliminary Draft CIL Charging Schedule and the supporting documents. Please contact us if you would like to know more about CIL or to find out more about our consultation.
- 4.2 All comments must be received by **5pm on 17 October 2012**
- 4.3 Representations can be emailed or sent to:

Barbara-Ann Overwater  
 Planning Policy  
 Deputy Chief Executive's Department  
 FREEPOST SE1919/14  
 London SE1P 5LX

[planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

Tel: 0207 525 5471  
 Fax: 0207 084 0347

## Appendix B: List of locations where documents were made available to view (CIL Regulation 15 (5))

### LOCATIONS

#### **Libraries (Opening times listed individually below)**

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ  
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH  
(Monday and Tuesday 2pm – 7pm, Thursday 2pm to 7pm, Friday 10am-3pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR  
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Canada Water Library – 21 Surrey Quays Road, SE16 7AR  
(Monday - Friday 9am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB  
(Monday, Wednesday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY  
(Monday and Tuesday 2pm to 7pm, Thursday 10am to 3pm, Friday 2pm-7pm, Saturday 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ  
(Monday and Tuesday 2pm to 7pm, Thursday 2pm to 7pm, Friday 10am-3pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA  
(Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm)
- Kingswood Library - Seeley Drive, SE21 8QR  
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS  
(Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Nunhead Library - Gordon Road, SE15 3RW  
(Monday to Thursday 2pm to 7pm, Friday 10am to 3pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)

#### **Area Housing Offices**

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS  
(All open 9am- 5pm Monday - Friday)

#### **One Stop Shops**

- Peckham - 122 Peckham Hill Street, London, SE15 5JR  
(Monday – Friday 9am to 5pm, Saturday 9am to 1pm)
- Walworth - 151 Walworth Road, London, SE17 1RY  
(Monday – Friday 9am to 5pm)

## Appendix C: List of consultees including consultation bodies (CIL Regulations 15 (2) (5))

\* Please note that this list is not exhaustive and also relates to successor bodies where re-organisations occur and also includes an extensive list of residents who are on our consultation database.

### Statutory

We must consult the following consultation bodies on our Preliminary Draft Charging Schedule in accordance with the Community Infrastructure Regulations (2010) Regulation 15:

- (3) (a) Each of the following whose area is in or adjoins the charging authority's area
  - i) A local planning authority within the meaning of section 37 of PCPA (2004 (a))
  - ii) A local planning authority within the meaning of section 78 of PCPA (2004)
  - iii) A county council
  - iv) A responsible regional authority
- (b) Each parish council whose area is in the charging authority's area
- (c) The Mayor if the charging authority is a London Borough council
- (d) Any other person exercising functions of a local planning authority (within the meaning of TCPA 1990) for an area within, or which adjoins, the charging authority's area.
- (5) (a) Persons who are resident or carrying out business in its area
- (b) Such of the following as the charging authority consider appropriate
  - (i) voluntary bodies some or all of whose activities benefit the charging authority's area and
  - (ii) bodies which represent the interests of persons carrying on business in the charging authority's area*(these fall within our local consultee list set out below)*

In accordance with the Local Development Regulations 2012 and our Statement of Community Involvement (SCI) (2007) we also will consult with the following bodies and organisations

- (a) The Coal Authority
- (b) The Environment Agency
- (c) The Historic Buildings and Monuments Commission for England (known as English Heritage)
- (d) The Marine Management Organisation
- (e) Natural England
- (f) Network Rail Infrastructure Limited (company number 2904587),

- (g) The Highways Agency
- (h) A relevant authority any part of whose area is in or adjoins the local planning authority's Area (Bromley Council, Lewisham Council, Lambeth Council)
- (i) Any person—
  - (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003, and
  - (ii) who owns or controls electronic communications apparatus situated in any part of the local planning authority's area (British Telecommunications)
- (j) If it exercises functions in any part of the local planning authority's area—
  - (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section;
  - (ii) a person to whom a licence has been granted under section 6(1)(b) or (c) of the Electricity Act 1989
  - (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986
  - (iv) a sewerage undertaker; and
  - (v) a water undertaker; (Thames Water Property Services)
- (k) The Homes and Communities Agency; and
- (l) Where the local planning authority are a London borough council, the Mayor of London;

## **Non-Statutory Local consultees**

### **All Councillors**

- Liberal
- Labour
- Conservatives
- Independent

### **Voluntary organisations and community groups**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Aaina Women's Group</li> <li>• Abbeyfield Society</li> <li>• ABC Southwark Housing Co-op</li> <li>• Aborigine</li> <li>• ACAPS</li> <li>• Access London</li> <li>• Action Southwark</li> <li>• ADDACTION - Maya Project</li> </ul> | <ul style="list-style-type: none"> <li>• Adult Education</li> <li>• Advice UK London Region</li> <li>• AFFORD</li> <li>• Agenda for Community Development</li> <li>• Albert Academy Alumni Association</li> <li>• Albert Association</li> <li>• Albrighton Cricket Club</li> <li>• Alcohol Counselling &amp; Prevention Services - 1</li> </ul> |
|---|---|



- Alcohol Counselling & Prevention Services - 2
- Alcohol Recovery Project
- Alcohol Recovery Project
- Alleyn Community Centre Association
- Alone in London
- Anada Fund
- Anchor Sheltered Housing
- Apex Charitable Trust Ltd
- Art in the Park
- ARTLAT
- Artsline
- Artstree / Oneworks
- Ashbourne Centre
- Association of Waterloo Groups
- ATD Fourth World
- Aubyn Graham (The John Graham Group)
- Aylesbury Academic Grassroots
- Aylesbury Day Centre
- Aylesbury Everywomen's Group
- Aylesbury Food and Health Project
- Aylesbury Healthy Living Network
- Aylesbury Learning Centre
- Aylesbury NDC
- Aylesbury Nutrition Project
- Aylesbury Plus SRB
- Aylesbury Plus Young Parent Project
- Aylesbury Sure Start
- BAKOC
- Beacon Project
- Bede Café Training
- Bede House Association and Education Centre
- Bede House Community Development Women's Project
- Bells Garden Community Centre
- Beormund Community Centre
- Bermondsey and Rotherhithe Development Partnership
- Bermondsey Artists Group
- Bermondsey Citizens Advice Bureau
- Bermondsey St Area Partnership
- Bermondsey St Community Association
- Bermondsey Street Area Partnership
- Bermondsey Street Association
- Bermondsey Village Action Group
- Blackfriars Advice Centre
- Blackfriars Settlement (Community Care Team)
- Blackfriars Work Centre
- Blue Beat Community Centre
- Blue Beat Police Centre
- Blue Elephant Theatre Company
- Book-Aid International
- Borough Community Centre
- Borough Music School
- Borough Partnership Team, Southwark Police Station
- Bosco Centre
- Bradfield Club in Peckham
- Breast Cancer Campaign
- Breedinghurst (day and residential)
- British Film Institute
- Brook Advisory Centre
- Bubble Youth Theatre & Adult Drama
- Burgess Park (Colts) Cricket Club
- Camberwell Advocacy Office
- Camberwell Arts Week
- Camberwell Community Forum
- Camberwell Credit Union
- Camberwell Green Magistrates Court
- Camberwell Grove
- Camberwell ME Support Group
- Camberwell Police Station 212a

- Camberwell Rehabilitation Association
- Camberwell Society
- Camberwell Supported Flats
- Camberwell Working Party
- Cambridge House & Talbot
- Cambridge House Advocacy Team
- Cambridge House Legal Centre
- Canada Water Campaign
- Canada Water Consultation Forum
- Carers Support Group
- Cares of Life
- Carnival Del Pueblo
- Castle Day Centre
- CDS Co-operatives
- Centre Point (40)
- Chair - Dulwich Sector Working Group
- Charterhouse - in- Southwark
- Cheshire House(Dulwich)
- Cheshire House(Southwark)
- Childcare First
- Childcare Support
- Childminding Project
- Children's Rights Society
- Choice Support Southwark
- Choices
- Chrysalis
- Citizen Advice Bureau - Peckham
- Clublands
- Coin Street Community Builders
- Coin Street Festival and Thames Festival
- Colby Road Daycare Project
- Colombo Street Sports and Community Centre
- Committee Against Drug Abuse
- Communicate User Group

- Community Alcohol Service
- Community Care Choices
- Community Drug Project
- Community Metamorphosis
- Community Music Ltd
- Community of DIDA in the UK
- Community Radio Station
- Community Regeneration
- Community Support Group
- Community TV Trust
- Confederation of Passenger Transport UK
- Connect
- Consumers Against Nuclear Energy
- Contact A Family In Southwark
- Cooltan Arts
- Corazon Latino
- Cornerstone Community Project
- Council of Igbo Communities
- CRISP / LSE / Balance for Life
- Crooke Green Centre Association
- Crossways Centre
- Crossways Housing
- CWS Southeast Co-op
- Delfina Studios Trust
- Detainee Support & Help Unit
- Diamond Project
- Divine Outreach Community Care Group
- Dockland Settlement
- Dominica Progressive Charitable Association
- Drugs Apogee
- Drum
- Dulwich Credit Union
- Dulwich Festival
- Dulwich Hamlet Supporters Trust

- Dulwich Helpline
- Dulwich Orchestra
- Dulwich Society
- East Dulwich Society
- East Dulwich Women's Action
- ECRRG
- Education 2000 Project
- Education Action Zone
- Education Links
- Education Support Centre
- Elephant Amenity Network
- Elephant Enterprises
- Elephants Links Project Team
- Elibariki Centre
- Employing People Responsibly
- Empowerment Projects Trust
- Encore Club
- Environmental Computer Communications
- Equinox
- ESOL Project
- Evelina Children's Hospital Appeal
- Evelyn Coyle Day Centre
- EYE (Ethio Youth England)
- Faces in Focus (TIN)
- Fair Community Housing Services
- Fairbridge in London
- Fairbridge South London
- Families Experiencing Drug Abuse
- Fast Forward
- First Place Children and Parents Centre
- First Tuesday Club
- Five Bridges Centre
- Five Steps Community Centre
- Flex-Ability
- Fortress Charitable Trust
- Foundation for Human Development/ Free Press Europe
- Friends of East Dulwich Station
- Friends of Fast Forward
- Funding Advice Consultancy & Training Service
- Garden House Project
- Gateway Project
- Gateway Training Centre
- GEMCE
- Globe Education Centre
- Gloucester Grove Community Association
- Goose Green Centre
- Goose Green Lunch Club
- Grange Rd Carers Support Group
- Greenhouse Trust
- Gye Nyame for Performing Arts
- Habitat for Humanity Southwark
- Herne Hill Society
- Holmhurst Day Centre (Social Services)
- HOURBank
- Ideas 2 Vision
- ILETO
- In Tolo Theatre
- Independent Adoption Service
- Independent Advocacy Service
- Inner City Link
- Inspire
- Integratus
- International Family Welfare Agency
- International Shakespeare Globe Centre Ltd
- Isigi Dance Theatre Company
- JAA
- Jennifer Cairney Fundraiser
- John Paul Association

- Joshua Foundation Superkid
- Jubilee Renewal Projects
- Jump
- Juniper House Co-op
- Kairos Community Trust
- Kaizen Initiative
- Keyworth
- Kick Start
- Kite
- Lady of Southwark
- Lambeth Crime Prevention Trust
- Lambeth MIND
- Laura Orsini (New Group)
- Levvel Ltd
- Lewisham & Southwark Jobshare Project
- Liberty Club
- Life Builders
- Lighthours Informal Learning & Support Project
- Lighthouse Developments Ltd.
- Linden Grove Community Centre
- Links Community Hall
- Living in Harmony
- Local Accountancy Project (LAP)
- London Roses Community Services
- London South Bank University (LSBU)
- London Thames Gateway Forum
- London Voluntary Service Council
- Lorels Broadcasting Service
- Lorrimore Drop - In
- M. Hipro Words
- Magdalen Tenants Hall
- Manna Group
- Manna Society and Day Centre
- Marsha Phoenix Memorial Trust
- Mecower
- Media Action
- Meeting Point
- Members of Elephant Links
- Milewalk Project
- Millennium Reachout
- Mine Watch
- Morena
- Moses Basket Charity Care Organisation
- Multiskills Training & Recruitment
- MultisoSoc
- Myasthenia Gravis Association
- NAS International Charity
- New Generation Drug Agency
- New Peckham Varieties @ Magic Eye Theatre
- New Unity Centre Association (NUCA)
- Next Step Project
- North Lambeth Day Centre (BEDS)
- North Peckham Project
- North Southwark Community Care Support Project
- North Southwark Community Development Group
- North Southwark EAZ
- North-West Quadrant Community Development Network
- Nouvel Act
- Nunhead Action Group
- Nunhead Community Forum
- Nunhead's Voice
- Oasis Mentoring
- Oasis Trust
- OFFERS
- Old Kent Road Community Training Centre
- Omolara Sanyaolu Open Arms Foundation
- Only Connect
- Opendoor

- Opendoor Community Support Team
- OTDOGS
- Outset
- Outset Jobsearch Project
- Oval House Workshop
- Oxford and Bermondsey Club Forum
- Pachamama
- Panda London
- Papa Mandela London Project
- Parent Talk
- Parents Association
- Patchwork HA
- Pathways Trust
- Peckham Area
- Peckham Befrienders
- Peckham CAB
- Peckham Day Centre
- Peckham Open Learning Centre
- Peckham Pop-In
- Peckham Society
- People Care Association
- People to People
- Peoples Association in Southwark
- Phoenix House
- Pierres Vivantes Charity
- Pitt Street Association
- Plunge Club
- Pneumonia Community Link
- Pool of London Partnership
- Positive Education Learning Centre
- Premier Self Defence
- Prisoners Families & Friends Service
- Psychosynthesis and Education Trust
- Publication

- Pumphouse Educational Museum
- Queens Road Parents & Carers Support Group
- Queensborough Community Centre
- Radiant Idea
- RAP Academy
- Realise IT Network
- Redriff Community Association
- Right Lines
- Rimin Welfare Charity Association
- Rise and Shine
- Rockingham Community Association
- Rockingham Community Centre
- Rockingham Management Committee
- Rockingham Women's Project
- Rolston Roy Art Foundation
- Rotela Tech Ltd
- RPS Rainer Housing
- RSPCA
- Ruban Educational Trust
- S.E. Lions Football Club
- Saffron Blue Promotions
- Sarcoidosis & Interstitial Lung Association
- SASS Theatre Company
- SAVO
- SCA Renew
- Scoglio Arts @ Community Centre
- SCOPE
- SCREEN
- SE5 Alive
- SELAH Social Action Network
- Selcops
- SETAA, Aylesbury Learning Centre
- Seven Islands Leisure Centre
- Seven Islands Swimming Club

- SGI-UK
- Shaka
- Shakespeare's Globe
- Shep-Su Ancestral Design
- Sicklenemia
- Silwood Family Centre
- Sirewa Project
- SITRA
- SKILL
- South Bank Employers' Group
- South Bermondsey Partnership
- Southside Rehabilitation Association
- Southwark Adult Education
- Southwark Alarm Scheme
- Southwark Alliance Partnership Team
- Southwark Arts Forum
- Southwark CABX (Citizens Advice Bureaux) Service
- Southwark Carers
- Southwark Cares Incorporated
- Southwark Caring Housing Trust
- Southwark Community Care Forum
- Southwark Community Development Agency
- Southwark Community Drugs Project
- Southwark Community Team
- Southwark Community Youth Centre & Arts Club
- Southwark Congolese Centre
- Southwark Consortium
- Southwark Co-op Party
- Southwark Co-operative Development Agency
- Southwark Council Benefits Campaign
- Southwark Dial-a-Ride
- Southwark Domestic Violence Forum
- Southwark Education & Training Advice for Adults (SETAA)
- Southwark Education and Cultural Development
- Southwark Education Business Alliance
- Southwark Habitat for Humanity
- Southwark Heritage Association
- Southwark Law Centre
- Southwark Libraries
- Southwark LSP/Alliance
- Southwark Mediation Centre
- Southwark Mind
- Southwark Model Railway Club
- Southwark Mysteries Drama Project
- Southwark Park Day Centre
- Southwark Park Group
- Southwark Playhouse
- Southwark Police & Community Consultative Group
- Southwark Social Services
- Southwark Trade Union Council
- Southwark Trade Union Support Unit
- Southwark Unity
- Southwark User Group
- Southwark Victim Support
- Southwark Women's Support Group
- SPAM
- Speaking Up
- Sports Action Zone
- Sports Out Music In
- Spreading Vine
- Springboard Southwark Trust
- Springboard UK
- Springfield Lodge
- St Clements Monday Club
- St Georges Circus Group
- St Jude's Community Centre
- St Matthew's Community Centre
- St. Martins Property Investment Ltd.

- Starlight Music Project
- STC Working Party
- Stepping Stones
- Surrey Docks Carers Group
- Sustainable Energy Group
- Swanmead
- Tabard Community Committee
- Tai Chi UK
- TGWU Retired
- Thames Reach
- The Black-Eyed Peas Project
- The British Motorcyclists Federation
- The Livesey Museum
- The Prince's Trust
- The Shaftesbury Society
- The Southwark Mysteries
- Three R's Social Club
- Thresholds
- Tideway Sailability
- Tokei Martial Arts Centre
- Tomorrow's Peoples Trust
- Tower Bridge Magistrates Court
- Trees for cities
- Trios Childcare Services
- Turning Point
- Unite
- United Colour & Naylor House Crew
- Urban Research Lab
- URBED
- Vauxhall St Peters Heritage Centre
- Victim Support Southwark
- Voice of Art
- Voluntary Sector Support Services

- Volunteer Centre Southwark
- Volunteers in Action
- Volunteers in Action Southwark
- Wakefield Trust
- Walworth Society
- Walworth Triangle Forum
- Waterloo Breakaway
- Waterloo Community Counselling Project
- Waterloo Community Regeneration Trust
- Waterloo Sports and Football Club
- Waterloo Time Bank
- Way Forward
- WCDG
- Welcare Mothers Group
- West Bermondsey '98
- West Bermondsey Community Forum
- Wickway Community Association
- Wild Angels
- Willowbrook Centre
- Windsor Walk Housing
- Woman of Peace Counselling Group
- Women Development Programme
- Women in Harmony
- Women's Ivory Tower Association
- Women's Self-Development Project
- Women's Worker
- Woodcraft Folk
- Workers Educational Ass.
- Working with Men
- XL Project
- Young Carers Project
- Young Women's Group AAINA

## Neighbourhood Forums

- Bankside Residents Forum
- Bermondsey Neighbourhood Forum

## Major landowners and development partners in the borough

### Businesses

- 7 Star Dry Cleaners
- A & J Cars
- A J Pain
- A R London Builders
- ABA (International) Ltd
- Abbey Rose Co Ltd
- Abbey Self Storage
- Abbeyfield Rotherhithe Society Ltd
- ABS Consulting
- Academy Costumes Ltd
- Accountancy Business Centre
- Ace
- Ace Food
- Addendum Ltd
- Albany Garage
- Alex Kennedy
- Alfa Office Supplies
- Alpha Employment Services
- Alpha Estates
- Alpha Logistics & Securities Ltd
- AM Arts
- AMF Bowling Lewisham
- Anchor at Bankside
- Andrews & Robertson
- Angie's Hair Centre
- Anthony Gold, Lerman & Muirhead
- Archer Cleaners
- Architype Ltd
- Archival Record Management plc
- Argent Environmental Services
- Argos Distributors Ltd
- Arts Express
- ARUP - Engineering Consultants
- ATAC Computing
- Auditel
- Austins
- Australia and New Zealand Banking Group Ltd
- Azhar Architecture
- Bankside Business Partnership
- Bankside Theatre
- Bankside Traders Association
- Barclays Bank PLC
- Barratt East London
- Barrie Howard Shoes
- Barton Willmore
- Baxhor Travel Ltd
- BBI
- BBW Solicitors
- Beaumont Beds Ltd
- Bedford Hill Gallery & Workshops Ltd



- Bells Builders Merchants (Dulwich) Ltd
- Bells Play Group
- Bellway Homes
- Bermondsey Goode Foods
- Bert's Fish Bar
- Better Bankside
- Big Box Productions Ltd
- Big Metal
- Bims African Foods
- Black Business Initiative
- Blackfriars Wine Bar/Warehouse
- Blakes Menswear
- Bloy's Business Caterers
- Boots the Chemist
- Boyson Car Service
- Bramah Museum
- Brian O'Connor & Co
- Britain at War Experience
- Brixton Online Ltd
- Brockwell Art Services
- Brook Advisory Centre
- Brook Street Bureau
- Brunel Engine House Exhibition
- BTA
- BTCV Enterprises Ltd
- Bubbles
- Burnet, Ware & Graves
- Bursand Enterprises
- Business Extra
- Bywater Properties
- C Demiris Laboratory Services Ltd
- C Hartnell
- C S M L (Computer Systems & Network Solutions)
- Caitlin Wilkinson MLIA (Dip)

- Calafield Ltd
- Camberwell Arts
- Camberwell Traders Association
- Cap UK, Confederation of African People
- Capital Careers
- Capital Carers
- Cascade Too Florist
- CB Richard Ellis Ltd
- CD Plumbers
- CGMS Consulting
- Charterhouse in Southwark
- Childsplay
- Choice Support
- Chris Thomas Ltd
- Cicely Northcote Trust
- Citiside Plc
- City Central Parking
- City Cruises PLC
- CityLink
- Claybrook Group Ltd
- Clean Up Services
- Cleaning Services (South London) Ltd
- Clearaprint
- Club Copying Co Ltd
- Cluttons
- Colliers CRE
- Colorama Processing Laboratories Limited
- Colworth House Ltd
- Community Radio Broadcasting
- Consultants at Work
- Consumers Food and Wine
- Continental
- Continental Café
- Copy Copy

- Copyprints Ltd
- Cosmic Training & Information Services
- CTS Ltd (Communication & Technical Services Ltd)
- Cuke Bar
- Cyclists Touring Club
- Cynth-Sinclair Music Venue
- Cyril Silver & Partners LLP Surveyors
- D E Cleaning Service
- David Trevor- Jones Associates
- Davis Harvey & Murrell Ltd
- Davy's of London (WM) Ltd
- Delta Security UK Limited
- Development Planning Partnership
- Dickens Developments
- District Maintenance Ltd
- Doble, Monk, Butler
- Dolland and Aitchison
- Dolphin Bay Fish Restaurant
- Donaldsons
- Donaldson's Planning
- Douglas Jackson Group
- DPDS Consulting Group
- Dr J Hodges
- Dransfield Owens De Silva
- Driscoll House Hotel
- Drivers Jonas
- Drivers Jonas
- Dulwich Books
- Dulwich Chiropody Surgery
- Dulwich Hamlet Football Club
- Dulwich Sports Club
- Dulwich Village Traders Association
- Duncan Vaughan Arbuckle
- Duraty Radio Ltd

- Dynes Self-Drive Cars
- Eagle Speed Car Services
- East Street Traders
- Easyprint 2000 Ltd
- ECRRG
- Edita Estates
- Edwardes of Camberwell Ltd
- Elephant Car Service
- Eminence Promotions
- Emma & Co Chartered Accountants
- EMP plc
- Employment Service
- English Partnerships (London and Thames Gateway)
- Equinox Consulting
- Etc Venues Limited
- Euroclean Services
- Euro-Dollar Rent-a-Car
- Express Newspapers/United Media Group Services Ltd
- Ezekiel Nigh Club
- F & F General Merchants
- F A Albin & Sons Ltd
- F W Woolworth plc
- Feltbrook Ltd
- Field & Sons
- Fillocraft Ltd
- Finishing Touches
- Firstplan
- Flint Hire & Supply Limited
- Florence Off-Licence & Grocery
- Focus Plant Ltd
- Foster-Berry Associates
- Franklin & Andrews
- Friends Corner
- Fruiters & Florist

- G Baldwin & Co
- G M Imber Ltd
- G Worrall & Son Ltd
- GAAD Support Services
- General Commercial Enterprises
- George Yates Estate Office Ltd
- GHL Commercials
- Gisella Boutique & Design Workshop
- Glaziers Hall Ltd
- Glenn Howells Architects
- Godwin Nede & Co
- Golden Fish Bar
- Gowers Elmes Publishing
- Grace & Mercy Fashion
- Graphic House
- Gregory Signs
- Gretton Ward Electrical Ltd
- Guy's & St Thomas' NHS Foundation Trust
- Haime & Butler
- Hair and Beauty
- Hair Extension Specialist
- Hairports International
- Hall & Dougan Management
- Harvey's Catering & Equipment Hire Ltd
- Hayward Brothers (Wines) Ltd
- HCS Building Contractors
- Heartbeat International
- Hepburns
- Herne Hill Traders Association
- Hollywood Nails
- Home Builders Federation
- Hopfields Auto Repairs
- Hopkins, Williams, Shaw
- HSBC PLC (Southwark Area)

- Hygrade Enterprises
- Hygrade Foods Ltd
- Iceland Frozen Foods Plc
- Icen Projects Ltd
- Imperial War Museum
- Implement Construction Ltd
- Indigo Planning
- IPC Magazines Ltd
- Isaac & Co
- Isambard Environmental
- J K Computers Ltd
- J R Davies Associates
- J Sainsbury plc
- Jade Catering Services
- Jani-King (GB) Ltd
- Jay Opticians
- Jet Reprint
- JETS
- JK Computers
- Jones Yarrell & Co Ltd
- Juliets
- Kalmars
- Kalpna Newsagent
- Kamera Obscura
- Kellaway's Funeral Service
- Ken Creasey Ltd
- Key Property Investments Ltd
- King Sturge
- Knight Office Supplies Ltd
- Kumasi Market
- L Tagg Sewing Machines
- Lainco, Lainco
- Lambert Smith Hampton
- Lambrucus Ltd

- Land Securities
- Lane Heywood Davies
- Lanes Butchers Ltd
- Leslie J Sequeira & Co
- Lex Volvo Southwark
- Life Designs
- Light Projects Ltd
- Lloyds Bank plc
- Local Recruitment Brokerage Ltd
- Londis & Jamaica Road Post Office
- London & City Central
- London Bridge Dental Practice
- London Bridge Hospital
- London Builders Merchants
- London Dungeon
- London Self-Storage Centre
- London Tile Warehouse
- London West Training Services
- London's Larder Partnership
- London South Bank University (LSBU)
- Look Good Design
- Lord Nelson
- Louise Moffatt Communications
- Lovefinders
- Lucy's Hairdressing Salon
- LWTS Ltd
- M & D Joinery Ltd
- M Armour (Contracts) Ltd
- M H Associates
- M H Technical Services
- M V Biro / Bookbiz
- Mackintosh Duncan
- Magreb Arab Press
- Malcolm Judd & Partners

- MARI
- Marks and Spencer Plc
- Marris & Cross and Wilfred Fairbairns Ltd
- Matthew Hall Ltd
- Mayflower 1620 Ltd
- McCarthy & Stone
- MCQ Entertainments Ltd
- Metrovideo Ltd
- Michael Dillon Architect & Urban Designer
- Minerva PLC
- Ministry of Sound
- Miss Brenda Hughes DMS FHCIMA FBIM Cert. Ed.
- MK1 Ladies Fashion
- Mobile Phone World Ltd
- Mono Consultants Limited
- Montagu Evans
- Motability Operations
- movingspace.com
- Mulcraft Graphics Ltd
- Myrrh Education and Training
- Nabarro Nathanson
- Nandos
- Nathaniel Lichfield & Partners Ltd
- National Provincial Glass Co Ltd
- National Westminster Bank plc
- Neil Choudhury Architects
- Network Rail
- Nevins Meat Market
- New Dome Hotel
- New Future Now
- New Pollard UK
- New Start Up
- Ngomatiya Gospel Record Production
- Nicholas D Stone

- Nichols Employment Agency
- Norman W Hardy Ltd
- Nutec Productions
- & S Builders
- OCR (Quality Meats) Ltd
- Office Angels
- Oliver Ashley Shoes
- Olley's Traditional Fish & Chips
- On Your Bike Ltd
- Over-Sixties Employment Bureau
- P J Accommodation
- Panache Exclusive Footwear
- Patel, K & S (Amin News)
- Paul Dickinson & Associates
- Peabody Pension Trust Ltd
- Peabody Trust
- Peacock & Smith
- PEARL
- Peppermint
- Peterman & Co
- Phil Polglaze
- Philcox Gray & Co
- Pillars of Excellence
- Pizza Hut
- Planning & Environmental Services Ltd
- Planning Potential
- Pocock Brothers Ltd
- Port of London Authority
- Potter & Holmes Architects
- Precision Creative Services
- Premier Cinema
- PricewaterhouseCoopers
- Primavera
- Prodigy Ads

- Prontaprint
- Purser Volkswagen
- Q2 Design
- Quarterman Windscreens Ltd
- Quicksilver
- R B Parekh & Co
- R J Parekh & Co
- R Woodfall, Opticians
- Rajah Tandori and Curry
- Ranmac Employment Agency
- Ranmac Security Ltd
- Rapleys LLP
- Red Kite Learning
- Redder Splash
- Reed Employment
- Richard Harrison Architecture, Trafalgar Studios
- Richard Hartley Partnership
- Rive Estate Agents
- Rizzy Brown
- RK Burt & Co Ltd
- Robert O Clotey & Co
- Rodgers & Johns
- Rodney Radio
- Rodney Road Traders Association
- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail Group
- RPS Planning Transport and Environment
- Rusling, Billing, Jones
- S & S Dry Cleaners

- S C Hall & Son
- S T & T Publishing Ltd
- Sainsbury's plc
- Salon 3A Unisex Hairdressing
- Samuel Brown
- Savages Newsagents
- Savills Commercial Limited
- Savills Planning
- SCEMSC
- Scenic Art
- SEA / RENUÉ
- Sea Containers Services Ltd
- SecondSite Property Holdings
- Service Point
- Sesame Institute UK
- SETAA
- Shalom Catering Services
- Shopping Centres Ltd (Surrey Quays)
- Simpson Millar (incorporating Goslings)
- Sinclair Robertson & Co Ltd
- Sitec
- Skalps
- Smile Employment Agency
- Softmetal Web Designer
- South Bank Employers Group
- South Bank Technopark
- South Central Business Advisory Centre
- South East Cars
- South Eastern Trains
- South London Press Ltd
- Southern Railway
- Southwark & Kings Employees Credit Union Ltd.
- Southwark Association of Street Traders
- Southwark Chamber of Commerce

- Southwark Credit Union
- Southwark News
- Spaces Personal Storage
- Spacia Ltd
- St. Michael Associates
- Stage Services (London) Ltd
- Start Consulting
- Stephen Michael Associates
- Steve Cleary Associates
- Stitches Marquee Hire
- Stream Records
- Stroke Care
- Studio 45
- Studio 6
- Sumner Type
- Superdrug Stores Plc
- Supertec Design Ltd
- TA Property Consultants
- Tangram Architects & Designers
- Tate Modern
- Taxaccount Ltd
- Team London Bridge
- Terence O'Rourke
- Tesco Stores Ltd
- Tetlow King Planning
- The Bakers Oven
- The Chapter Group PLC
- The Clink & Bankside Co Ltd
- The Clink Prison
- The Design Museum
- The Dulwich Estates
- The Edge Couriers
- The Financial Times
- The Hive

- The Mudlark
- The New Dome Hotel
- The Old Operating Theatre
- The Peckham Experiment
- The Stage Door
- The Surgery
- Thermofrost Cryo plc
- Thomas & Co Solicitors
- Thrifty Car Rental/Best Self Drive Ltd
- Timchart Ltd
- Tito's
- TM Marchant Ltd
- Tola Homes
- Tom Blau Gallery
- Toucan Employment
- Tower Bridge Travel Inn Capital
- Trade Winds Colour Printers Ltd
- Trigram Partnership
- Turning Point - Milestone
- Two Towers Housing Co-Op
- United Cinemas International (UCI)
- United Friendly Insurance PLC
- Unity Estates

#### **Environmental**

- Bankside Open Spaces Trust
- Dawson's Hill Trust
- Dog Kennel Hill Adventure
- Dulwich Allotment Association
- Dulwich Society Wildlife Committee
- Friends of Belair Park
- Friends of Burgess Park
- Friends of Geraldine Mary Harmsworth Park
- Friends of Guy Street Park

- Venters Reynolds
- Victory Stores
- Vijaya Palal
- Vinopolis
- W Uden & Sons Ltd
- Wallace Windscreens Ltd
- Walsh (Glazing Contractors) Ltd
- Walter Menteth Architects
- Wardle McLean Strategic Research Consultancy Ltd
- Watson Associates
- West & Partners
- Wetton Cleaning Services Ltd
- WGI Interiors Ltd
- White Dove Press
- Whitehall Clothiers (Camb) Ltd
- Wilkins Kennedy
- William Bailey, Solicitors
- Wing Tai Super Market
- Workspace Group
- Workspace Ltd (C/o RPS PLC)
- Xysystems Ltd
- Yates Estate
- Yinka Bodyline Ltd

- Friends of Honor Oak Recreation Ground
- Friends of Nunhead Cemetery
- Friends of Nursery Row Park
- Friends of Peckham Rye
- Friends of Potters Field Park
- Friends of Southwark Park
- Groundwork Southwark
- Lamlash Allotment Association
- Lettsom Garden Association

- London Wildlife Trust
- National Playing Fields Association
- Nature Park
- North Southwark Environmental Network
- One Tree Hill Allotment Society
- Rotherhithe & Bermondsey Allotment Society

### **Black and Minority Ethnic groups**

- Afiya Trust
- African Research & Information Bureau (ARIB)
- African Child Association
- African Children and Families Support
- African Community Development Foundation
- African Community Link Project
- African Elders Concern
- African Foundation For Development
- African Graduate Centre
- African Heritage Association
- African Inform
- African Root Men's Project (ARMPRO)
- African Regeneration Association
- African Research
- African's People's Association
- African Women's Support Group
- Afro-Asian Advisory Service
- Afro-Caribbean Autistic Foundations
- Ahwazi Community Association
- AKWAABA Women's Group
- Alliance for African Assistance
- Amannagwu Community Association UK
- Anerley French & Swahili Club
- Anti-Racist Alliance
- Anti-Racist Integration Project
- Arab Cultural Community

- Southwark Biodiversity Partnership
- Southwark Friends of the Earth
- Surrey Docks City Farm
- Victory Community Park Committee
- Walworth Garden Farm

- Arab Cultural Community
- Asian Society
- Asra Housing Association
- Association of Minority
- Association of Sri Lankans in UK
- Association of Turkish Women
- Aylesbury Turkish Women's Group
- Aylesbury Turkish Women's Project
- Bangladeshi Women's Group
- Bengali Community Association
- Bengali Community Development Project
- Bengali Women's Group
- Bhagini Samaj Women's Group
- Birlik Cemiyet Centre
- Black Awareness Group
- Black Cultural Education
- Black Elderly Group Southwark
- Black Elders Mental Health Project
- Black Organisation for Learning Difficulties
- Black Parents Network
- Black Training Enterprise Group
- Cara Irish Housing Association
- Caribbean Ecology Forum
- Caribbean Women's Network
- Carr-Gomm Society Limited
- Centre for Inter-African Relations



- Centre for Multicultural Development and Integration
- Charter for Non-Racist Benefits
- Chinese/Vietnamese Group
- Confederation of Indian Organisations (U.K.)
- Daryeel Somali Health Project
- Educational Alliance Africa
- Eritrean Community Centre
- Eritrean Education and Publication Trust
- Ethiopian Refugee Education & Careers Centre
- Ethno News
- French Speaking African General Council
- Ghana Refugee Welfare Group
- GHARWEG Advice, Training & Careers Centre
- Great Lakes African Women's Network
- Greek Community of South London
- Gulu Laity Archdiocesan Association
- Here & There - Somali Training Development Project
- Igbo Tutorial School
- Integration Project for the Francophone African Community
- International Ass of African Women
- International Association for Sierra Leoneans Abroad
- Irish Families Project
- Irish in Britain Representation Group
- Istrinsabbha-Sikh Women's Group
- Ivorian Social Aid Society
- Mauritius Association
- Mauritius Association of Women in Southwark
- Mercyline Africa Trust (UK)
- Mitali Asian Women's Project
- Multi- Lingual Community Rights Shop
- RCA/ Southwark Irish Pensioners Project
- Rockingham Somali Support
- Rondalya Phillipino-UK
- Sidama Community in Europe
- Sierra Leone Community Forum
- Sierra Leone Muslim Women Cultural Organisation
- Society of Caribbean Culture
- Somali Community
- Somali Community Association in Southwark
- Somali Counselling Project
- Somali Group
- Somali Health and Education Project
- Somali Mother Tongue & Supplementary Class
- Somali Project
- Somali Women & Children's Project
- South East Asian Elderly
- South London Arab Community Group
- Southwark African Support Services
- Southwark Asian Association
- Southwark Bhagini Samaj
- Southwark Chinese Women's Group
- Southwark Cypriot & Turkish Cultural Society
- Southwark Cypriot Day Centre & Elders Group
- Southwark Cypriot Turkish Association
- Southwark Ethnic Alliance
- Southwark Ethnicare Project
- Southwark Irish Festival
- Southwark Irish Forum
- Southwark Multicultural Link in Education
- Southwark Race and Equalities Forum
- Southwark Somali Advisory Forum c/o CIDU
- Southwark Somali Refugee Council
- Southwark Somali Union
- Southwark Travellers Action Group
- Southwark Turkish & Cypriot Group
- Southwark Turkish Association and Community Centre
- Southwark Turkish Education Group
- Southwark Turkish Perkunlunler Cultural Ass.

- Southwark United Irish Community Group
- Southwark Vietnamese Chinese Community
- Southwark Vietnamese Refugee Association
- Strategic Ethnic Alliance
- Sudanese Welfare Association
- Suubi-Lule African Youth Association
- The Burrow & Carragher Irish Dance Group
- Uganda Refugee Art & Education Development Workshop
- UK Ivorian Space

- Union of Ivorian Women
- Urhobo Ladies Association Ltd
- Vietnamese Women's Group
- Vishvas
- Walworth Bangladeshi Community Association
- West African Community Action on Health & Welfare
- West Indian Standing Conference
- Women of Nigeria International
- Yemeni Community Association

### **Religious**

- Apostolic Faith Mission
- Bermondsey Methodist Central Hall
- Bethel Apostolic Ministerial Union
- Bethnal Apostolic Ministerial Union
- Brandon Baptist Church
- British Red Cross
- Celestial Church of Christ
- Christ Church (Barry Road)
- Christ Church Southwark
- Christ Intercessor's Network
- Christian Caring Ministries Trust
- Christian Life Church
- Christway Community Centre
- Church of St John the Evangelist
- Churches Community Care Project
- Crossway United Reformed Church
- Daughters of Divine Love Training Centre
- Dulwich Islamic Centre
- Elephant & Castle Mosque
- English Martyrs Church
- Finnish Church in London
- Fountain of Life Ministries
- Gospel Faith Mission

- Grove Chapel
- Herne Hill Methodist Church
- Herne Hill United Reformed Church
- Holy Ghost Temple
- Jamyang Buddhist Centre
- Mary's Association
- Metropolitan Tabernacle
- Muslim Association of Nigeria
- New Peckham Mosque & Muslim Cultural Centre
- Norwegian Church
- Our Lady of La Salette & St Joseph
- Pakistan Muslim Welfare
- Peckham St John with St Andrew
- Pembroke College Mission
- Salvation Army
- Sasana Ramsi Vihara
- Seal of Rastafari
- Single Parents Holistic Ministry
- Sisters Community Delivery Health
- Sisters of the Sacred Heart
- South East Catholic Organisation
- South East London Baptist Homes
- South East Muslim Association

- South London Industrial Mission
- South London Tabernacle Baptist Church
- South London Temple
- Southwark Cathedral
- Southwark Churches Care
- Southwark Diocesan Housing Association
- Southwark Hindu Centre
- Southwark Islam Cultural Trust
- Southwark Multi-Faith Forum c/o CIDU
- Southwark Muslim Council & Dulwich Islamic Centre
- Southwark Muslim Forum
- Southwark Muslim Women's Association
- Southwark Muslim Youth Project
- Southwark Salvation Army
- St Anne's Church, Bermondsey
- St Anthony's Hall
- St Christopher's Church (Pembroke College Mission)
- St Georges Roman Catholic Cathedral
- St Giles Church
- St Giles Trust

#### **Residents groups**

- Abbeyfield T&RA
- Acorn T&RA
- Adams Gardens T&RA
- Alberta T&RA
- Alvey T&RA
- Applegarth House T&RA
- Applegarth TMO
- Astbury Road T&RA
- Atwell T&RA
- Aylesbury T&RA
- Baltic Quay Residents and Leaseholders
- Barry Area T&RA

- St Hugh's Church
- St John's Church, Peckham
- St Mary Magdalene Church - Bermondsey
- St Mary's Greek Orthodox Church
- St Matthews at the Elephant
- St Peters Church
- St. Johns Church, Goose Green
- St. Jude's Community Centre
- St. Matthew's Community Centre
- St. Michael's Vicarage
- Sumner Road Chapel
- Swedish Seaman's Church
- Taifa Community Care Project
- The Church Commissioners
- The Church of the Lord (Aladura)
- The Rectory
- Tibetan Buddhist Centre
- Trinity In Camberwell
- Vineyard Community Church
- Walworth Methodist Church

- Bellenden Residents Group
- Bermondsey Street T&RA
- Bermondsey Street TA.
- Bonamy & Bramcote Tenants Association
- Borough and Scovell T&RA
- Brandon T&RA
- Brayards Rd Estate TRA
- Brenchley Gardens T&RA
- Bricklayers Arms T&RA
- Brimtonroy T&RA
- Brook Drive T&RA
- Browning T&RA

- Brunswick Park T&RA
- Buchan T&RA
- Camberwell Grove T&RA
- Canada Estate T&RA
- Caroline Gardens T&RA
- Castlemead T&RA
- Cathedral Area RA
- Champion Hill T&RA
- Comus House T&RA
- Conant T&RA
- Congreve and Barlow T&RA
- Consort T&RA
- Cooper Close Co-op T&RA
- Cossall T&RA
- Crawford Road T&RA
- Crosby Lockyer & Hamilton T&RA
- Croxted Road E.D.E.T.R.A
- Delawyck Residents Association
- Delawyck T&RA
- D'Eynsford Estate T&RA
- Dickens T&RA
- Dodson & Amigo T&RA
- Downtown T&RA
- Draper Tenants Association
- East Dulwich Estate T&RA
- East Dulwich Grove Estate T&RA
- Elephant Lane Residents Association
- Elizabeth T&RA
- Elmington T&RA
- Esmeralda T&RA
- Four Squares T&RA
- Gateway T&RA
- Gaywood Estate TA
- Gaywood T&RA

- George Tingle T&RA
- Gilesmead T&RA
- Glebe North and South T&RA
- Gloucester Grove T&RA
- Goschen T&RA
- Grosvenor T&RA
- Grove Lane Residents Association
- Haddonhall Residents TMO
- Haddonhall Tenants Co-op
- Halimore TA
- Harmsworth Mews Residents Association
- Hawkstone T&RA
- Hayles T&RA
- Heygate T&RA
- House Buildings T&RA
- Juniper House T&RA
- Keetons T&RA
- Kennington Park House T&RA
- Kinglake T&RA
- Kipling T&RA
- L T&RA
- Lant T&RA
- Lawson Residents Association
- Lawson T&RA
- Leathermarket JMB
- Ledbury T&RA
- Lettsom T&RA
- Library Street Neighbourhood Forum
- Longfield T&RA
- Lordship Lane & Melford Court T&RA
- Magdalene Tenants & Residents Association
- Magdalen T&RA
- Manchester House T&RA
- Manor T&RA

- Mardyke House T&RA
- Mayflower T&RA
- Meadow Row T&RA
- Metro Central Heights RA
- Millpond T&RA
- Neckinger Estate T&RA
- Nelson Square Gardens T&RA
- Nelson Square Community Association
- New Camden T&RA
- Newington T&RA
- Northfield House T&RA
- Nunhead Residents Association
- Oliver Goldsmith T&RA
- Osprey T&RA
- Parkside T&RA
- Pasley Estate T&RA
- Pedworth T&RA
- Pelier T&RA
- Penrose T&RA
- Plough and Chiltern T&RA
- Puffin T&RA
- Pullens T&RA
- Pullens Tenants Association
- Redriff Tenants Association (Planning)
- Rennie T&RA
- Rochester Estate T&RA
- Rockingham Management Committee
- Rockingham TRA
- Rodney Road T&RA
- Rouel Road Estate T&RA
- Rye Hill T&RA
- Salisbury Estate T&RA

- Sceaux Gardens T&RA
- Setchell Estate T&RA
- SHACCA T&RA
- Silwood T&RA
- Southampton Way T&RA
- Southwark Group of Tenants Association
- Southwark Park Estate T&RA
- St Crispins T&RA
- St James T&RA
- Styles House T&RA
- Sumner Residents T&RA
- Surrey Gardens T&RA
- Swan Road T&RA
- Sydenham Hill T&RA
- Tabard Gardens Management Co-op
- Tappesfield T&RA
- Tarney Road Residents Association
- Tenant Council Forum
- Thorburn Square T&RA
- Thurlow T&RA
- Tooley Street T&RA
- Trinity Newington Residents Association
- Two Towers T&RA
- Unwin & Friary T&RA
- Webber and Quentin T&RA
- Wendover T&RA
- West Square Residents' Association
- Wilsons Road T&RA
- Winchester Estate TA
- Wyndam & Comber T&RA

## Housing

- Affinity Sutton
- Central & Cecil Housing Trust
- Dulwich Right to Buy
- Excel Housing Association
- Family Housing Association Development
- Family Mosaic
- Habinteg
- Hexagon - Southwark Women's Hostel
- Hexagon Housing
- Hexagon RSL
- Home-Start
- Housing for Women
- Hyde RSL
- Lambeth & Southwark Housing Society
- London & Quadrant Housing Trust

- Love Walk Hostel
- Metropolitan Housing Trust
- Octavia Hill Housing Trust
- Peabody Estate (Bricklayers)
- Pecan Limited
- Rainer South London Housing Project
- Sojourner Housing Association
- South East London Housing Partnership
- Southwark Housing Association Group (SOUHAG)
- Southern Housing Group
- Southwark & London Diocesan H A
- Southwark Park Housing
- Stopover Emergency & Medium Stay Hostels
- Wandle RSL

#### **Education/young persons**

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

- Blackfriars Housing for Young
- Blackfriars Settlement Youth Club
- British Youth Opera
- Camberwell After-School Project
- Camberwell Choir School
- Camberwell Scout Group
- Cambridge House Young People's Project
- Camelot After School Club
- Caribb Supplementary School and Youth Club
- Caribbean Youth & Community Association
- CASP Playground
- Charles Dickens After School Clubs
- Chellow Dene Day Nursery
- Child and Sound
- Children's Day Nursery
- Community Education Football Initiative

- Community Youth Provision Ass.
- Copleston Children's Centre
- Dyason Pre-School
- Early Years Centre
- Early-Birds Pre-School Playgroup
- East Dulwich Adventure Playground Association
- East Dulwich Community Nursery
- Ebony Saturday School
- Emmanuel Youth & Community Centre
- First Steps Montessori Playgroup
- Founder Union of Youth
- Future Generation Youth Club
- Garden Nursery
- Geoffrey Chaucer Youth Club
- Goose Green Homework Club
- Grove Vale Youth Club
- Gumboots Community Nursery
- Guys Evelina Hospital School
- Half Moon Montessori Playgroup
- Happy Faces Playgroup Under 5's
- Hatasu Students Learning Centre
- Heartbeat After School Project
- Heber After School Project
- Hollington Youth Club
- Joseph Lancaster After School Club
- Justdo Youth Network
- Ketra Young Peoples Project
- Kids Are Us Play centre
- Kids Company
- Kinderella Playgroup
- Kingsdale Youth Centre
- Kingswood Elfins
- Lawnside Playgroup
- Linden Playgroup
- Louise Clay Homework Club
- Millwall Community Sports Scheme
- Mint Street Adventure Playground
- Mission Youth Centre
- Mother Goose Nursery
- NCH Action for Children Eye to Eye Meditation
- Nunhead Community Education Service
- Nunhead Green Early Years
- Odessa Street Youth Club
- Peckham Drop in Crèche
- Peckham Park After School Club
- Peckham Rye After School Care
- Peckham Settlement Nursery
- Peckham Town Football Club
- Pembroke House Youth Club
- Pickwick Community Centre & Youth Club
- Playshack Playgroup
- Rainbow Playgroup
- Reconcillors Children's Club
- Riverside After School Club
- Rockingham Asian Youth
- Rockingham Community Day Nursery
- Rockingham Estate Play
- Rockingham Playgroup
- Rotherhithe Community Sports Project
- Sacred Heart Pre-School Day Care
- Salmon Youth Centre
- Save the Children Fund
- Scallywags Day Nursery
- Scarecrows Day Nursery
- Sesame Supplementary School
- Sheldon Health Promotion Toddlers Group
- Sixth Bermondsey Scout Group
- Somali Youth Action Forum

- South London Children's Scrap Scheme
- South London Scouts Centre
- Southwark Catholic Youth Service
- Southwark Childminding Association
- Southwark Children's Foundation
- Southwark Community Planning & Education Centre
- Southwark Opportunity Playgroup
- Southwark Schools Support Project
- Southwark Somali Homework Club
- Springboard for Children
- St Faiths Community & Youth Association
- St Giles Youth Centre
- St John's Waterloo YC
- St Marys Pre-School
- St Peters Monkey Park
- St. George's Youth Project
- St. Peter's Youth & Community Centre
- Surrey Docks Play Ass.
- Tabard After School Project
- Tadworth Playgroup
- Tenda Road Early Years Centre
- The Ink Tank Arts and Crafts After School Kids Club
- Trinity Child Care
- Tykes Corner
- Union of Youth
- Upstream Children's Theatre
- Westminster House Youth Club
- YCGN UK (Youth Concern Global Network)
- YHA Rotherhithe
- Youth Concern UK
- Anando Pat Community School
- Archbishop Michael Ramsey Sixth Form Centre
- Beormund School
- Butcher CoE School

- British School of Osteopathy
- Brunswick Park Primary
- Cathedral School
- Cobourg Primary School
- Crampton Primary
- Crampton School (Parents)
- Dachwyng Supplementary School
- Dulwich College
- Dulwich Hamlet Junior School
- Dulwich Village CE Infants School
- Dulwich Wood School
- Emotan Supplementary School
- English Martyrs RC School
- Eveline Lowe School
- Friars School
- Gabriel Garcia Marquez School
- Geoffrey Chaucer School
- Gharweg Saturday School
- Gloucester Primary
- Goodrich Primary
- Grange Primary
- Institute of Psychiatry
- James Allen's Girls School
- Kingsdale School
- Kintmore Way Nursery School
- Lighthouse Supplementary School
- Little Saints Nursery School Ltd
- London College of Printing
- London School of Law
- London South Bank University
- Morley School
- Mustard Seed Pre-School
- Nell Gwynn School
- Notre Dame RC



- Pui-Kan Community Chinese School
- Robert Browning Primary School
- Sacred Heart School
- South Bank University
- Southwark College (Southampton Way)
- Southwark College (Surrey Docks)
- Southwark College (Waterloo)
- Southwark College Camberwell Centre
- St Anthony's RC
- St Francesa Cabrini RC
- St Francis RC
- St George's Cathedral
- St George's CE
- St John's CE School
- St Josephs Infants School
- St Josephs RC School

- St Judes CE School
- St Olave's & St Saviour's Grammar School Foundation
- St Paul's Primary School
- St Peter's Walworth CE School
- St Saviour's & St Olave's CE
- St. George the Martyr School
- Surrey Square Infant and Junior School
- The Archbishop Michael Ramsey Technology College
- The Charter School
- Townsend Primary School
- Victory Primary School
- Walworth Lower School
- Walworth Upper School
- Waverley Upper School
- Whitefield Pre-school
- Whitstable Early Years Centre

## Health

- Alzheimer's Disease Society
- Bermondsey & Rotherhithe Mental Health Support Group
- Community Health South London
- Daryeel Health Project
- Dyslexia Association of London
- Guys and St. Thomas' Hospital Trust
- Health Action Zone
- Health First
- Hospital and Prison Action Network
- London Dyslexia Association
- London Ecumenical Aids Trust
- LSL Health Alliance
- Maudsley Befrienders & Volunteers
- Maudsley Social Work Team
- Maudsley Volunteers
- Mental Health Project

- Oasis Health Centre
- Phoenix Women's Health
- Southwark Health Alliance
- Southwark HIV & Aids Users Group
- Southwark Phoenix Women's Health Organisation
- St Christopher's Hospice
- Terence Higgins Trust
- Aylesbury Health Centre
- Aylesbury Medical Centre
- Bermondsey & Lansdowne Medical Mission
- Blackfriars Medical Centre
- Borough Medical Centre
- Camberwell Green Surgery
- CHSL NHS Trust
- Elm Lodge Surgery
- Falmouth Road Group Practice

- Guy's and St Thomas' NHS Foundation Trust
- Maudsley Hospital
- Old Kent Road
- Parkside Medical Centre
- Princess Street Health Centre
- SHA Strategic Health Authority Southside

- The Diffley Practice
- The Grange Road Practice
- Townley Clinic
- Walworth Clinic
- Walworth Road Health Centre

### **Transport**

- Green Lanes & REPA
- Lambeth and Southwark Community Transport (LASCOT)
- Living Streets
- London Cycling Campaign
- London Transport Users Committee
- Southwark Community Transport

- Southwark Cyclists
- Southwark Living Streets
- Southwark Pedestrian Rights Group
- Southwark Transport Group
- SUSTRANS

### **Pensioners/older people**

- Age Concern Carers Support Group
- Age Concern Southwark Community Support
- Age Concern Southwark Primary Care Project
- Age Concern Southwark: Head Office
- Association of Greater London Older Women (AGLOW)
- Aylesbury Pensioners Group
- Bermondsey Care for the Elderly
- Bermondsey Pensioners Action Group
- East Dulwich Pensioners Action Group
- East Dulwich Pensioners Group
- Fifty+ Activity Club
- Golden Oldies Club
- Golden Oldies Community Care Project
- Golden Oldies Luncheon Club
- Local Authority Elderly Home

- Old Age Directorate
- Over 50's Club
- Pensioners Club
- Pensioners' Forum
- Pensioners Pop-In (Borough Community Centre)
- Rockingham Over 50's
- Rotherhithe Pensioners Action Group
- South Asian Elderly Organisation
- Southwark Black Elderly Group
- Southwark Irish Pensioners
- Southwark Muslim Pensioners Group
- Southwark Pensioners Action Group
- Southwark Pensioners Centre
- Southwark Pensioners Forum
- Southwark Turkish Elderly

### **Disability**

- Action for Blind People
- Action for Blind People (Training Centre)
- Action for Dysphasic Adults
- Age Concern Southwark Black Elders Mentally Frail
- Bede Learning Disabilities Project
- Cambridge House Literacy Project
- Handicapped Playground Ass
- IBA for Children & Adults with Mental & Physical Disabilities
- Keskeedee Arts for Disabled People

- Latin American Disabled People's Project
- Organisation of Blind African Caribbeans
- Sainsbury's Centre for Mental Health
- Sherrie Eugene Community Deaf Association
- Southwark Disabilities Forum c/o CIDU
- Southwark Disablement Association
- Southwark Multiple Sclerosis Society
- Southwark Phoenix and Leisure Club for People with Disabilities

### **Refugee Groups/Recent Immigrants**

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

### **Lesbian, gay, bisexual and transgender**

- Southwark LGBT Network

### **Other Consultees**

- Age Concern
- British Waterways, Canal owners and navigation authorities (Port of London)
- Centre for Ecology and Hydrology
- Southwark Chamber of Commerce
- Church Commissioners
- Commission for Architecture and the Built Environment
- Commission for New Towns and English Partnerships
- Crown Estate Office
- Civil Aviation Authority
- English Partnerships
- Commission for Racial Equality
- Department of the Environment, Food and Rural Affairs
- Southwark Primary Care Trust

- Regional Public Health Group - London
- Diocesan Board of Finance
- Disability Rights Commission
- Disabled Persons Transport Advisory Committee
- H.M Prison Service
- Highways Agency
- Home Office
- Electricity, Gas, Telecommunications Operators
- National Grid
- Council for the Protection of Rural England
- London Wildlife Trust
- Royal Society for the Protection of Birds
- Equal Opportunities Commission
- Fire and Rescue Services
- Friends of the Earth Southwark
- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- Help the Aged
- Housing Corporation
- Learning and Skills Council
- Southwark Equalities Council
- Regional Housing Boards
- Railfreight Group
- Road Haulage Association
- House Builders Federation
- Traveller Law Reform Coalition
- London Transport Buses
- London Underground
- Marine Management Organisation
- National Disability Council Secretariat
- National Grid Company Plc.
- National Playing Fields Association
- Network Rail
- Office of Rail Regulation
- Police/Crime Prevention
- Port of London Authority
- Post Office Property Holdings
- Southern Railway
- Sport England - London Region
- Thameslink Trains
- Transport for London
- Women's National Commission
- Southwark Volunteer Centre

## Appendix D: Preliminary Draft CIL Charging Schedule consultation letter (CIL Regulations 15 (2) (5))



Planning Policy  
Direct Line: 020 7525 5471  
Facsimile: 020 7525 5561

24<sup>th</sup> July 2012

Dear Sir/ Madam

**COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES:  
THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED 2011)**

**CONSULTATION ON THE PRELIMINARY DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL)  
CHARGING SCHEDULE**

I am writing to notify you that we are currently consulting on our Preliminary Draft CIL Charging Schedule.

**What is the Community Infrastructure Levy (CIL) and the Charging Schedule?**

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding strategic local infrastructure that the council, local community and neighbourhoods want. The benefits are increased certainty for the funding and delivery of infrastructure, increased certainty for developers and increased transparency for local people.

We have prepared a document called a charging schedule which sets out the amount of CIL to be paid (pounds per square metre of new floorspace) and an explanation of the method to be used to work out how much should be paid in each case. We will carry out two rounds of consultation on the proposed Charging Schedule. This is the first stage of consultation. Our proposed CIL levy is supported by evidence, including a study of the economic viability of new development and Southwark's infrastructure needs.

The CIL Charging Schedule will eventually replace the section 106 standard charges set out in the adopted Section 106 planning obligations supplementary planning document (SPD). Section 106 planning obligations will continue to be used for affordable housing and anything required just for the specific site (like a new access road). We will consult on a revised Section 106 planning obligations SPD later in the year.

**Where can I view the Preliminary Draft CIL Charging Schedule?**

The draft CIL Schedule is available to view on the council's website at:  
[http://www.southwark.gov.uk/info/856/planning\\_policy/2696/community\\_infrastructure\\_levy](http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy)

There are a number of documents which support the Preliminary draft CIL Charging Schedule. These include a Consultation Plan, an Equalities Analysis, an Infrastructure Plan and a CIL Viability Study. You can also see these on our website.

**How do I comment on the Preliminary Draft CIL Charging Schedule?**

To provide comments please email [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX  
Switchboard - 020 7525 5000 Website - [www.southwark.gov.uk](http://www.southwark.gov.uk)  
Chief Executive – Elena Kelly

Or you can mail your response to:  
Planning Policy  
Chief Executive's Department  
FREEPOST SE1919/14  
London SE17 2ES

The Preliminary Draft CIL Charging Schedule was published on **10 July 2012**. Formal consultation on the document will begin on **5 September 2012**. All comments must be received by **5pm Wednesday 17 October 2012**.

**Where can I see a hard copy of the Preliminary Draft CIL Charging Schedule and its supporting documents?**

You can see a hard copy and the supporting documents at the locations on the back of this letter.

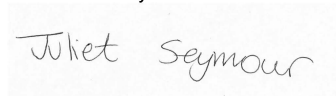
**What happens next?**

If you have any queries about the Preliminary Draft CIL Charging Schedule or its supporting documents, please contact the Planning Policy team on 020 7525 5471 or by email at [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

When we receive your comments we will acknowledge your response by email (or letter if an email address is not provided) within 10 days.

Following this round of consultation we will consider all the responses we receive. We will provide a comment on all the responses we receive and we plan to publish our draft CIL (for the second round of consultation) in December 2012.

Yours faithfully



Juliet Seymour  
Planning Policy Manager

**Planning Policy** – Chief Executive's Department, PO Box 64529, London SE1P 5LX  
**Switchboard** - 020 7525 5000 **Website** - [www.southwark.gov.uk](http://www.southwark.gov.uk)  
**Chief Executive** – Elena Kelly

## **LOCATIONS**

### **Libraries (Opening times listed individually below)**

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ  
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH  
(Monday and Tuesday 2pm – 7pm, Thursday 2pm to 7pm, Friday 10am-3pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR  
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Canada Water Library – 21 Surrey Quays Road, SE16 7AR  
(Monday - Friday 9am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB  
(Monday, Wednesday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY  
(Monday and Tuesday 2pm to 7pm, Thursday 10am to 3pm, Friday 2pm-7pm, Saturday 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ  
(Monday and Tuesday 2pm to 7pm, Thursday 2pm to 7pm, Friday 10am-3pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA  
(Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm)
- Kingswood Library - Seeley Drive, SE21 8QR  
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS  
(Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Nunhead Library - Gordon Road, SE15 3RW  
(Monday to Thursday 2pm to 7pm, Friday 10am to 3pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)

### **Area Housing Offices**

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS  
(All open 9am- 5pm Monday - Friday)

### **One Stop Shops**

- Peckham - 122 Peckham Hill Street, London, SE15 5JR  
(Monday – Friday 9am to 5pm, Saturday 9am to 1pm)
- Walworth - 151 Walworth Road, London, SE17 1RY  
(Monday – Friday 9am to 5pm)

**Planning Policy** – Chief Executive's Department, PO Box 64529, London SE1P 5LX  
**Switchboard** - 020 7525 5000 **Website** - [www.southwark.gov.uk](http://www.southwark.gov.uk)  
**Chief Executive** – Elena Kelly

# Appendix E: Press Notice (CIL Regulation 15 (5)) Thursday September 6 2012



## NOTICE OF FORMAL CONSULTATION

### COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES: THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED 2011)

#### PRELIMINARY DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

##### What is the Community Infrastructure Levy (CIL) and the Charging Schedule?

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding strategic local infrastructure that the council, local community and neighbourhoods want.

We have prepared a document called a charging schedule which sets out the amount of CIL to be paid (pounds per square metre of new floorspace) and an explanation of the method to be used to work out how much should be paid in each case. We will carry out two rounds of consultation on the proposed Charging Schedule. This is the first stage of consultation. Our proposed CIL levy is supported by evidence, including a study of the economic viability of new development and Southwark's infrastructure needs.

The CIL Charging Schedule will eventually replace the section 106 standard charges set out in the adopted Section 106 planning obligations supplementary planning document (SPD). Section 106 planning obligations will continue to be used for affordable housing and anything required just for the specific site (like a new access road).

##### Where can I view the Preliminary Draft CIL Charging Schedule?

The schedule and the supporting documents can be viewed on the council's website at: [http://www.southwark.gov.uk/info/856/planning\\_policy/2696/community\\_infrastructure\\_levy](http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy)

##### How do I comment on the Preliminary Draft CIL Charging Schedule?

To provide comments please email [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

Or you can mail your response to:

Planning Policy  
Chief Executive's Department  
FREEPOST SE1919/14  
London SE17 2ES

The Preliminary Draft CIL Charging Schedule was published on **10 July 2012**.

Formal consultation on the document will begin on **5 September 2012**. All comments must be received by **5pm Wednesday 17 October 2012**.

##### Where can I see a hard copy of the Preliminary Draft CIL Charging Schedule and its supporting documents?

You can see a hard copy and the supporting documents at the locations listed below. If you have any queries please contact the Planning Policy team on 020 7525 5471 or by email at [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

#### LOCATIONS

##### Libraries (Opening times listed individually below)

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ  
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH  
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 17-21 Camberwell Church Street, SE5 8TR  
(Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR  
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB  
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY  
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ  
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA  
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- **Kingswood Library:** Seeley Drive, SE21 8QR  
(Monday – Friday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 – 17:00)
- **Newington Library:** 155-157 Walworth Road SE17 1RS  
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- **Nunhead Library:** Gordon Road, SE15 3RW  
(Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

##### Area Housing Offices (Open Monday – Friday 09:00 – 17:00)

- Nunhead & Peckham Rye – 27 Bournemouth Road, SE15 5TY
- Camberwell – Harris Street, SE5 7RX
- Rotherhithe – 153-159 Abbeyfield Road, SE16 2LS

##### One Stop Shops (Open Monday – Friday 09:00 – 17:00)

- Peckham one stop shop – 122 Peckham Hill Street, SE15 5JR
- Walworth one stop shop – 151 Walworth Road, SE17 1RY



## Appendix F: CIL Newsletter published on the Southwark Council website

# REVITALISE

# have your say



Southwark Community Infrastructure Levy

July 2012



- The Community Infrastructure Levy (CIL) is a new levy that the Council is seeking to charge developers undertaking new building projects in the borough.
- Almost all development has some impact on infrastructure, services and amenities - or benefits from it - so it is only fair that such development pays a share of the cost.
- Any new build – that is a new building or an extension – is only liable for the levy if it has 100 square metres, or more, of

gross internal floor space, or involves the creation of additional dwellings, even when that is below 100 square metres.

- The money raised can be used to help fund a wide range of infrastructure that the council, local community and neighbourhoods want such as new or safer road schemes, flood defences, schools and other educational facilities, health and social care facilities, park improvements, green spaces and recreational facilities.

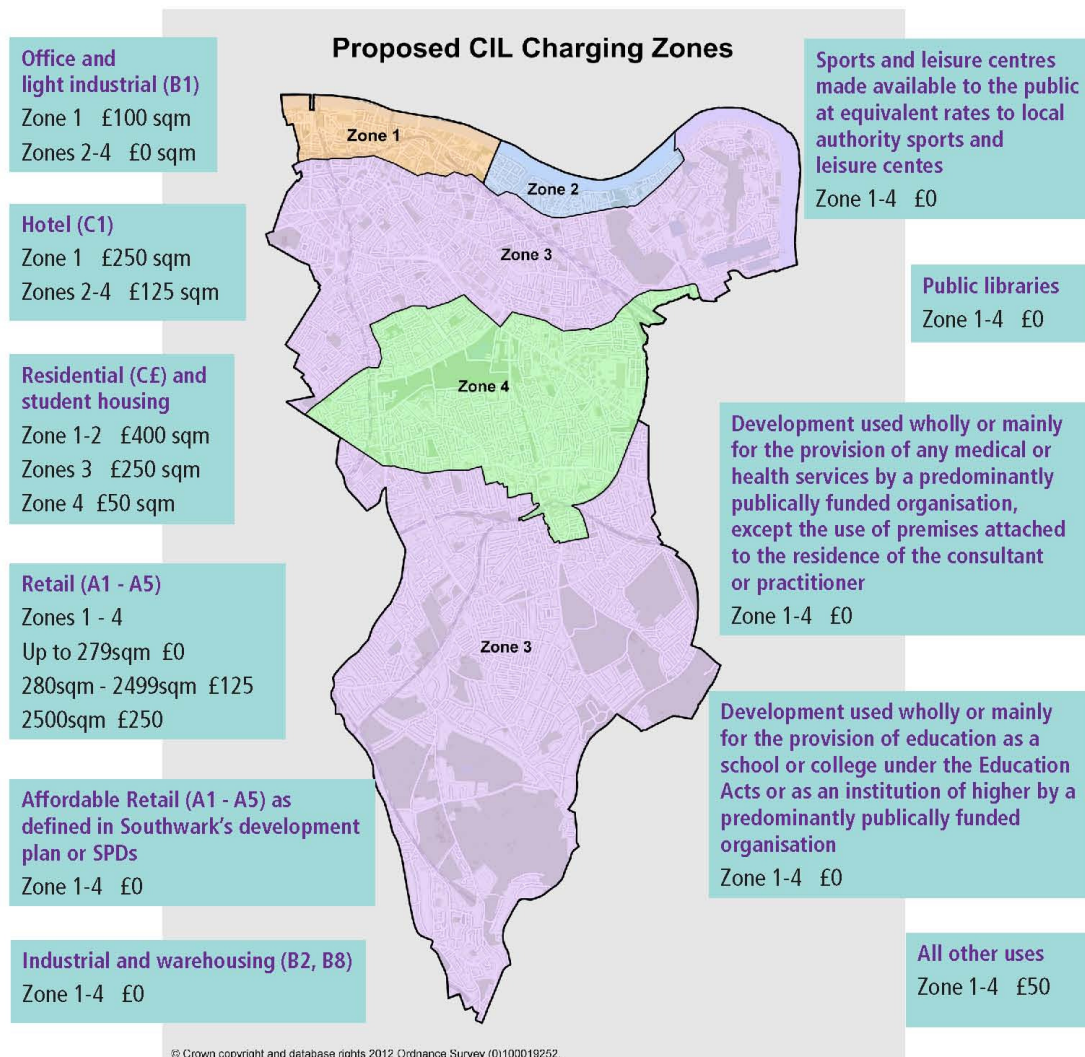
[www.southwark.gov.uk](http://www.southwark.gov.uk)

## What we are consulting on

We are seeking your views on our Preliminary Draft CIL Charging Schedule, the first stage of consultation on CIL which is required under the Community Infrastructure Regulations (2010). This sets out the proposed levy rates (pounds per square metre of new floorspace) and charging zones in the borough.

The CIL levy rates and charging zones have been informed by an economic viability study encompassing a series of viability appraisals of sites around the borough. The number of proposed zones and their locations reflect broad land value ranges.

We have also prepared an Infrastructure Plan which sets out strategic infrastructure required to support growth over the period of 2011-2026, the period of Southwark's Core Strategy.





## How to get involved

To give you the chance to find out more, have your say or just to ask questions, we will be attending Community Councils in September and October. We will also be holding a breakfast seminar in August/ September (date to be confirmed)

### 18 September 2012

Dulwich Community Council  
(venue to be confirmed)  
Presentation

### 24 September 2012

Peckham and Nunhead Community Council  
(venue to be confirmed)  
Presentation

### 24 September 2012

Camberwell Community Council  
(venue to be confirmed)  
Presentation

### 10 October 2012

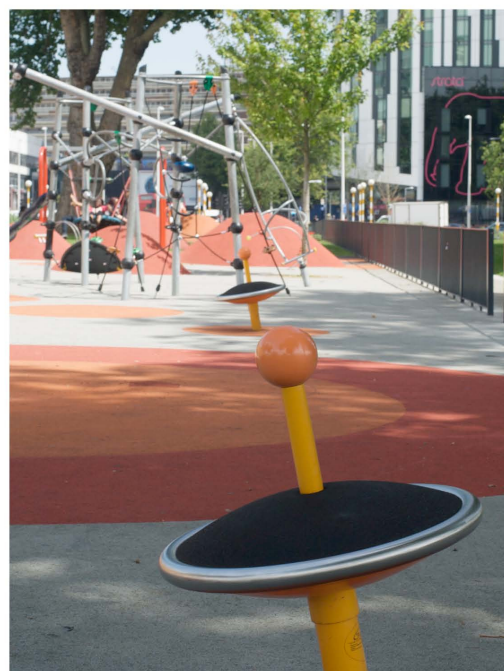
Bankside and Borough/  
Walworth Community Council  
(venue to be confirmed)  
Presentation

### 10 October 2012

Bermondsey and Rotherhithe Community Council  
(venue to be confirmed)  
Presentation

Please check on the website to find out the details for the community council meetings [http://www.southwark.gov.uk/info/200137/community\\_councils/2572/your\\_community\\_council](http://www.southwark.gov.uk/info/200137/community_councils/2572/your_community_council)

**Your feedback is really important. In deciding the CIL Levy rates this will provide developers with much more certainty 'up front' about how much money they will be expected to contribute. We will be consulting on this document until 17 October 2012.**



Visit [http://www.southwark.gov.uk/info/856/planning\\_policy/2696/community\\_infrastructure\\_levy](http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy) to view the Preliminary Draft CIL Charging Schedule. There are a number of documents which support the Preliminary draft CIL Charging Schedule. These include a Consultation Plan, an Equalities Analysis, an Infrastructure Plan and a CIL Viability Study. You can also see these on our website.

Contact us at [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or on 0207 525 5471.

[www.southwark.gov.uk](http://www.southwark.gov.uk)

## Next steps

Following this round of consultation we will consider all the responses we receive and provide comments.

We plan to publish the next stage of consultation, our draft CIL Charging Schedule, in December 2012.

The CIL Charging Schedule will eventually replace the section 106 standard charges set out in the adopted Section 106 planning obligations supplementary planning document (SPD). Section 106 planning obligations will continue to be used for affordable housing and anything required just for the specific site (like a new access road). We will consult on a revised Section 106 planning obligations SPD later in the year.

We will also be asking for ideas to revise the community project bank list with new infrastructure projects. This is because under the Localism Act (2011), the council must identify a 'meaningful proportion' of Southwark CIL that will be spent on providing infrastructure in local areas to ensure that those people affected by development see some of the benefit.

If you require information in your language, or in other formats such as audio or large print, please call 020 7525 5000

### Arabic

يحتوي هذا المنشور على معلومات عن الخدمات التي تقدمها بلدية سوثرك (Southwark). إذا كنت ترغب في الحصول على معلومات بلغتك الأصلية الرجاء الاتصال بالرقم المبين هنا: 020 7525 5000

### Bengali

এই পিকলেটটিতে সাধারণ কাউন্সিলের পরিষেবাসমূহের তথ্য দেওয়া আছে। আপনার যদি নিজের ভাষায় তথ্যের প্রয়োজন হয়, তাহলে যে টেলিফোন নম্বর দেওয়া আছে তাতে টেলিফোন করুন। টেলিফোন নম্বর: 020 7525 5000

### French

Ce dépliant contient des renseignements sur les services de Southwark Council (municipalité de Southwark). Si vous avez besoin d'obtenir ces renseignements dans votre langue, veuillez appeler le : 020 7525 5000

### Somali

Warqaddaan yar waxaa ku qoran macluumaad ku saabsan adeegyada Guddiga Dowladda Hoose ee Southwark. Haddii aad u baahan tahay macluumaad ku qoran luqaddaada, fadlan wac lambarka 020 7525 5000

### Spanish

Este folleto contiene información sobre los servicios prestados por el ayuntamiento de Southwark. Si necesitara alguna información en su propio idioma, por favor llame al 020 7525 5000

### Turkish

Bu broşür Southwark Belediyesi'nin servisleri ile ilgili bilgi içerir. Eğer kendi dilinizde bilgi edinmek isterseniz, lütfen 020 7525 5000 numaralı telefonu arayınız

### Vietnamese

Tờ rơi này cung cấp thông tin về các dịch vụ của hội đồng quận Southwark. Nếu quý vị muốn có bản dịch sang ngôn ngữ mình nói, xin vui lòng gọi số: 020 7525 5000

## **Appendix G: CIL consultation workshop with landowners and developers - Power Point slides and meeting notes**







## CIL Breakfast workshop

Tim Cutts, LBS Planning Policy  
Barbara-Ann Overwater, LBS Planning Policy  
Zayd Al-Jawad, LBS s106 Manager  
Dr Anthony Lee, BNP Paribas


[www.southwark.gov.uk](http://www.southwark.gov.uk)



### Agenda

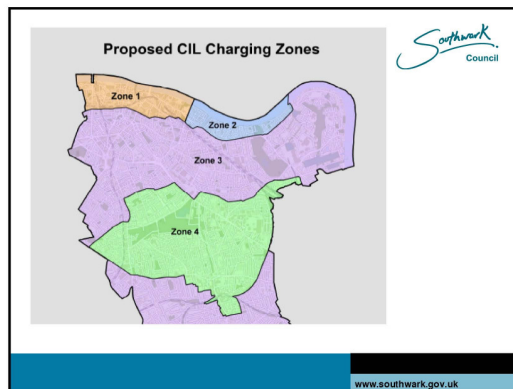
- Introduction
- What is CIL?
- Southwark CIL viability study
- CIL in context
- Q&A
- Infrastructure plan
- Other matters: collection of CIL, instalment policy etc
- Q&A


[www.southwark.gov.uk](http://www.southwark.gov.uk)




Use	Zone #	Size	CIL Rate per sq.m.	£
Office and light industrial (B1)	Zone 1	N/A	£100	
	Zones 2-4	N/A	£0	
Hotel (C1)	Zone 1	N/A	£250	
	Zones 2-4	N/A	£125	
Residential (C3) and student housing	Zones 1-2	N/A	£400	
	Zone 3	N/A	£250	
	Zone 4	N/A	£50	
	Zones 1-4	Up to 275m <sup>2</sup>	£0	
Retail (A1-A5)	Zones 1-4	2500m <sup>2</sup> - 25000m <sup>2</sup>	£125	
	Zones 1-4	>25000m <sup>2</sup> +	£250	
	Zones 1-4	N/A	£0	
Affordable Retail (A1-A5) as defined in Southwark's development plan or SPDs	Zones 1-4	N/A	£0	
Industrial and warehousing (B2, B8)	Zones 1-4	N/A	£0	
Sports and leisure centres made available to the public at equivalent rates to local authority sports and leisure centres	Zones 1-4	N/A	£0	
Public libraries	Zones 1-4	N/A	£0	
Development used wholly or mainly for the provision of any medical or health services by a predominantly publicly funded or organisation, except the use of premises attached to the residence of the consultant or practitioner	Zones 1-4	N/A	£0	
Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher by a predominantly publicly funded organisation	Zones 1-4	N/A	£0	
All other uses	Zones 1-4	N/A	£50	

[www.southwark.gov.uk](http://www.southwark.gov.uk)





### SOUTHWARK INFRASTRUCTURE PLAN



**WHAT IS THE INFRASTRUCTURE PLAN?**

- Identifies strategic infrastructure needed to support growth and development in the borough over the Core Strategy period (2011-2026)
- Part of the evidence base to support the proposed CIL Charging Schedule
- Identifies the type and range of possible projects needed in the borough which could receive CIL funding and the estimated cost of those projects

[www.southwark.gov.uk](http://www.southwark.gov.uk)



### Demand for Infrastructure

**1. Planned Development:**

Core Strategy (2011) - Southwark is planning to provide, between 2011 and 2026

- 24,450 net new homes
- 32,000 net new jobs
- 80,000 sqm net new shopping and leisure floorspace
- 425,000-530,000 additional business floorspace



[www.southwark.gov.uk](http://www.southwark.gov.uk)

**2. Population Growth in Southwark:**

Population in 2011 estimated to be:


- 292,119 (ONS 2010 mid-year population estimate)
- 289,991 (GLA 2011 PLP Low)

Population in 2026 projected to be:

- 367,000 (ONS 2010 based projections)
- 342,546 (GLA PLP Low) and 345,051 (GLA PLP High)

Population arising from DCA potential housing units:

- (2011-2026) approximately 46,234 (7,355 children between 0-15 years)
- (2013-2026) approximately 37,352 (6,041 children between 0-15 years)



www.southwark.gov.uk

**How was the Infrastructure Plan prepared?**

- Reviewed and updated the list of infrastructure projects in Core Strategy (2011)
- Review of the council's plans and strategies and the list of infrastructure projects contained within
- Review of development partner's plans and projects
- Information gathering direct from partners

The plan reviews infrastructure needs by type. Includes:

- costs of infrastructure to support growth
- indicative phasing timescales,
- responsibilities and delivery partners,
- the known and anticipated funding sources

www.southwark.gov.uk

Infrastructure	Total Cost	Committed Funding	Funding Shortfall
Transport	£1.36 billion	£1.17 billion	£190 million
Open Space, Public Realm and Biodiversity	£60.6 million	£2.5 million	£58 million
Education	£110 million	£50 million	£60 million
Primary Health Care	£159 million	£2 million	£157 million
Arts and Cultural Facilities	£16.2 million	£14.2 million	£4 million
Sport and Leisure	£32.9 million	£26.7 million	£4.2 million
Socio-Economic Infrastructure	£9.25 million	£0	£9.25 million
Sustainability Infrastructure	£21.5 million	£0	£21.5 million
Secondary Infrastructure	£13.1 million	£0	£13.1 million
Emergency Services	£0	£0	£0
<b>TOTAL COSTS</b>	<b>£1.78 billion</b>	<b>£1.26 billion</b>	<b>£517 million</b>




www.southwark.gov.uk

**Consultation**

- Write to us or email responses to:
- [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)
- All comments must be received by **5pm Wednesday 17 October 2012.**

www.southwark.gov.uk

**Southwark's CIL Administration**

- Southwark's approach to Instalment Policy
- Exceptional relief process
- Exemptions
- Assumption of Liability, Commencement Notices, and Collection of CIL
- Spending CIL (Reg 123 list) and local projects
- S106 planning obligations

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**Southwark's approach to Instalment Policy**

- It will apply to Southwark CIL and Mayoral CIL in Southwark
- Considering the Mayor's proposed 2 staged payments. < £500k 60 days, ≥ £500k 240 days
- Cash flow 'v' income, views?

www.southwark.gov.uk



### Exceptional relief process

- Only for Affordable Housing and Charities for charitable purposes. Not for charities for investment purposes.
- Apply before Commencement, formal process
- Restrictions on use for 7 years, claw-back

### Exemptions

- CIL Free:
- Health (any)
  - Education (any)
  - public libraries (public rates and access).
  - Leisure centres (public rates and access).

### Assumption of Liability, Commencement Notices, and Collection of CIL

Developer / Owner must submit an Assumption of Liability Notice saying who will pay what. Can change this at any time

The Council must receive a Commencement Notice before commencement to benefit from any instalment policy.

Collection of Mayoral CIL and Southwark CIL to be harmonised where possible. Acknowledgement letter and receipts for all Notice.

### – Spending CIL (Reg 123 list) and local projects

Infrastructure Plan

Updating the Community Infrastructure Project List

### S106

- Relationships with CIL, no double counting
- New S106 SPD for site Specific mitigation
- AH
  - Car Free
  - Highways works, crossovers
  - Trees
  - Potentially wheelchair housing
  - Travel Plans



# Community Infrastructure Levy

Southwark Council  
Breakfast Briefing



## Agenda

### 1. CIL – the Decision-Making Framework

- What is CIL
- Reasons for doing CIL
- The legislative framework
- CIL v s106

### 2. Rate Setting

- Viability Evidence
- The Preliminary Draft Charging Schedule

### 3. Questions



# Community Infrastructure Levy

The Decision-Making Framework



## What is the Community Infrastructure Levy?

- CIL a levy on all new development to be reinvested in infrastructure to support growth
- Transparent, standard charge (per square metre)
- Rates are set by a 'Charging Authority'
- Rates may vary by use and/or geography (variations must be justified by viability evidence)
- CIL will be charged through the Planning process
- CIL is payable by the developer on commencement of development
- CIL must be spent on Infrastructure
- A proportion of CIL raised in a neighbourhood will be reinvested in infrastructure to support development in that neighbourhood
- Limits on use of S106 from April 2014



## How the Council will charge & collect CIL

STEP 1: Produce a charging schedule (rates per square metre)



STEP 2: Set up systems

STEP 3: Launch and begin to issue charging notices



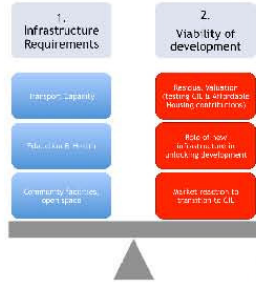
## Setting the Rate in the Charging Schedule

Charging Authorities must "**aim to strike what appears to the Charging Authority to be an appropriate balance between**":

- Meeting all or part of the infrastructure funding gap; **and**
- The potential impact of CIL upon the economic viability of development across its area.

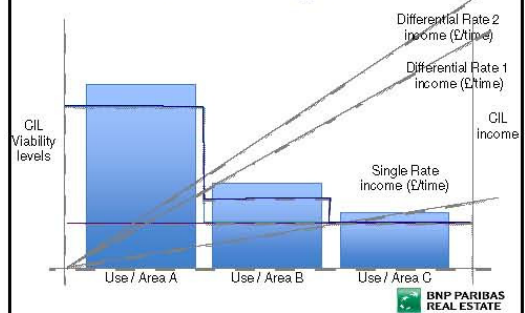


### Balancing act: the need for CIL income v CIL's impact on development



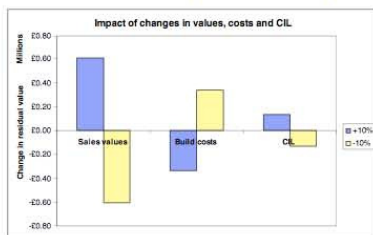
BNP PARIBAS REAL ESTATE

### Differential vs Single Rate



BNP PARIBAS REAL ESTATE

### Strategic Consideration: The proportional impact of CIL on development viability



BNP PARIBAS REAL ESTATE

### What the Examiner must check

- The independent examiner should check that:
- The charging authority has complied with the required procedures set out in the Planning Act 2008 and CIL Regulations
  - The charging authority's draft charging schedule is supported by background documents contain appropriate available evidence
  - Evidence has been provided that shows the proposed rate would not put at serious risk overall development in the area

BNP PARIBAS REAL ESTATE

### Other authorities' approaches to rates

Charging Authority	Approach (all rates per square metre)
Shropshire	Residential £80 & £40 (£0 for all other uses)
Newark	Complex matrix of differential rates
LB Redbridge	Simple £70 for all uses
Portsmouth	Resi £120, Commercial £0, In-centre retail £53, Hotels £53
Bristol	Resi £70&50, retail £120, student ac £100
Wandsworth	Nine Elms Resi up to £575, £250 other resi, Roehampton £0, office £100
Bath & North East Somerset	Resi - £100-200, Office £30, Hotel £100, Retail £150, Student Accommodation £100

BNP PARIBAS REAL ESTATE

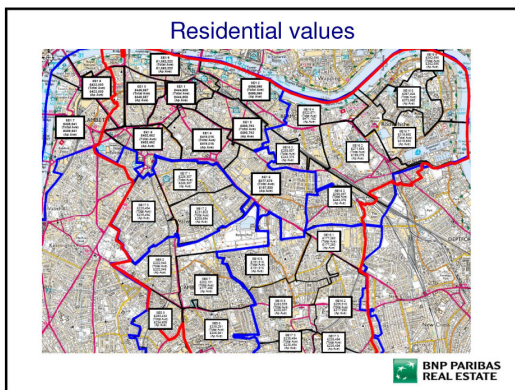
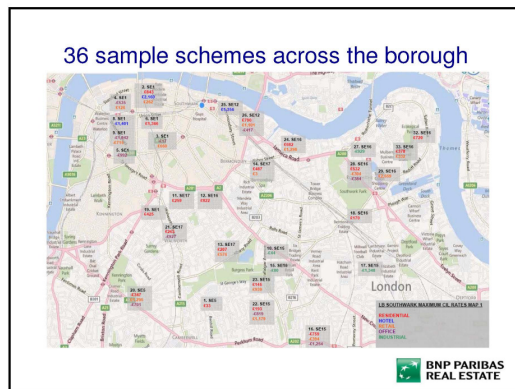
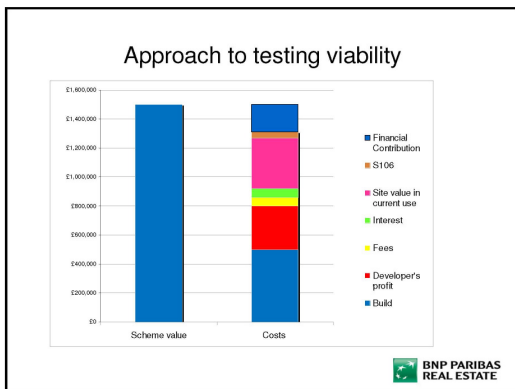
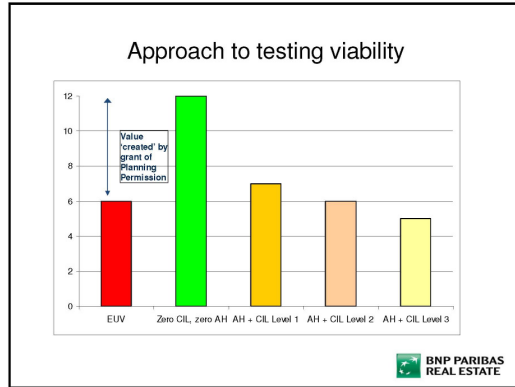
## Community Infrastructure Levy

Viability methodology and results

BNP PARIBAS REAL ESTATE

### Our approach

Logos for Bristol Council, Borough Poole, Croymond Council, London Borough of Redbridge, Wandsworth, and BNP Paribas Real Estate. A document titled 'Viability Testing Local Plans' is also shown.



### Maximum CIL rates: Residential

Site number	Area	Maximum CIL (including Mayoral CIL)
11	Zone 3	1258
12	Zone 3	1882
14	Zone 3	1487
18	Zone 3	1428
20	Zone 3	1347
21	Zone 3	1283
28	Zone 3	1032
30	Zone 3	14,728
32	Zone 3	1720
33	Zone 3	1078
36	Zone 3	1715
37	Zone 3	1261
40	Zone 3	11,366
41	Zone 3	12,728
2	Zones 1 and 2	1842
8	Zones 1 and 2	11,368
24	Zones 1 and 2	1682
26	Zones 1 and 2	1790
1	Zone 4	128
13	Zone 4	1207
16	Zone 4	1750
19	Zone 4	1710
22	Zone 4	1192
23	Zone 4	1145
24	Zone 4	1201

### Maximum CIL rates: Retail

Site number:	Area	Maximum CIL (including Mayoral CIL)
14	Zone 3	£3
20	Zone 3	£1,295
28	Zone 3	-£304
29	Zone 3	£2,669
33	Zone 3	£332
2	Zones 1 and 2	£262
3	Zones 1 and 2	£660
4	Zones 1 and 2	£126
9	Zones 1 and 2	-£715
24	Zones 1 and 2	£1,292
26	Zones 1 and 2	£1,101
13	Zone 4	£576
16	Zone 4	-£394
22	Zone 4	£1,179
23	Zone 4	£939
34	Zone 4	£779



### Maximum CIL rates: Office

Site number:	Area	Maximum CIL (including Mayoral CIL)
20	Zone 3	-£701
21	Zone 3	-£327
28	Zone 3	-£384
3	Zone 1	-£17
4	Zone 1	-£336
9	Zone 1	-£1,942
26	Zone 1	-£417
16	Zone 4	-£1,264
22	Zone 4	-£319



### Maximum CIL rates: Hotels

Site number:	Area	Maximum CIL (including Mayoral CIL)
2	Zone 1	£2,160
8	Zone 1	-£1,401
25	Zone 1	£1,956

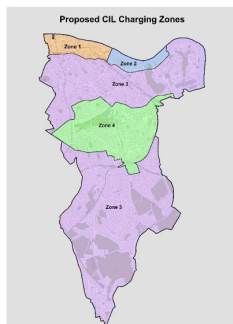


### Maximum CIL rates: Industrial

Site number:	Area	Maximum CIL (including Mayoral CIL)
10	Zone 4	-£14
15	Zone 4	-£30
17	Zone 4	-£1,348
27	Zone 3	-£329



### Charging zones




### Additional considerations

- Council considered the following factors:
- Potential for individual site costs varying from norm
  - Variation in existing use values and premium required
  - Potential movements in values and costs over life of CS
  - Avoiding setting CIL that is high in comparison to existing S106



### Proposed rates

Use	Area	Size	CIL Rate (excluding majorCIL) £/sqm
Office	North Area (Zone 1)	N/A	£100
	Rest of borough (Zones 2-4)	N/A	£0
Hotel	North Area	N/A	£250
	Rest of borough (Zones 2-4)	N/A	£125
Real and student accommodation	North Area (Zones 1 and 2)	N/A	£400
	Mid + South Area (Zone 3)	N/A	£250
	Central Area (Zone 4)	N/A	£50
Retail	Whole borough	Up to 280m <sup>2</sup>	£0
		280m <sup>2</sup> - 2500m <sup>2</sup>	£125
		2500m <sup>2</sup> +	£250
			£0
Industrial	Whole borough	N/A	£0
Other floorspace	Whole borough	N/A	£50



### CIL in context

- CIL exemptions:
  - Affordable housing
  - Charities (providing development serves charitable objects)
- Instalments policy – now set at CA's discretion
- Discount for existing floorspace

CIL on whole floorspace @ £100 psm = £100,000

Actual CIL payable = £30,000


Total floorspace: 1000 sqm

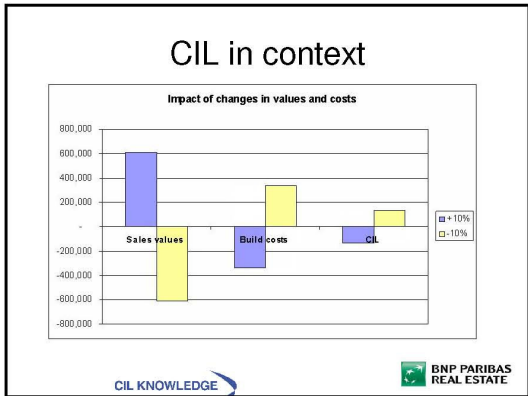
Net chargeable area: 1000 sqm

- Existing floorspace: 300 sqm

- Affordable Housing: 400 sqm

= 300 sqm





# Questions



## CIL CONSULTATION WORKSHOP

<b>Presented by</b>	Dr Anthony Lee, Senior Director, BNP Paribas Real Estate
	Tim Cutts, Team Leader, Planning Policy
	Zayd Al-Jayad, S106 Agreements Manager
	Barbara-Ann Overwater, Senior Planner, Planning Policy
<b>Date</b>	19 September 2012: 8am – 10am
<b>Location</b>	Southwark Council, 160 Tooley Street, London, SE1P 5LX

<b>Attendees</b>	
<b>Savills</b>	<b>Amicus Horizon Development</b>
<b>Cundall Planning</b>	<b>Quod</b>
<b>London First</b>	<b>British Land</b>
<b>BDP</b>	<b>London South Bank University</b>
<b>St George London</b>	<b>DP9</b>
<b>GL Hearn</b>	<b>Gerald Eve</b>

Question	Response
1. How does CIL compare to the amount we have typically received through s106?	We anticipate potential CIL income from residential development to be around £10 million per year for the first five years. CIL is a new and different system of helping to fund and secure infrastructure to support development and is not intended to replicate S106 collection. Officers have estimated the potential annual CIL take against S106. It is predicted that this will be higher than overall S106 annual sums, mainly because CIL will be applied to a wider range of development sites and CIL will be applied to developments at a smaller scale than S106.
2. How is affordable retail being dealt with; is it viability driven or policy driven?	CIL must be predicated purely on economic viability and cannot be used as a mechanism for promoting policy. The viability analysis showed that CIL impacts on retail schemes differently dependent upon size. In light of this the Council proposes to charge different rates dependent upon size. Viability analysis shows that the proposed CIL rate would not have a negative impact on the viability of retail schemes under most circumstances where the units are larger than 250sqm. For schemes with less than 250sqm of floor space the council proposes a £0 per sqm rate and therefore no further CIL charge beyond the Mayor's proposed charge. The premise of affordable retail provision is to provide space for occupiers at a low affordable cost. The size of affordable retail units (as per Southwark's definition) fall below 249sqm therefore would fall within the £0 levy rate.

**Post note: We have since updated the schedule to remove the affordable retail component and also amended the retail development types.**

3. Has any work been done to consider whether student housing is more aligned with hotels rather than other residential?

No evidence has been provided to show that student accommodation is unable to afford CIL at the proposed rates.
4. How many schemes in the borough are achieving 35 percent affordable housing. If 35% is not being achieved in the borough in the majority of cases, then wouldn't it be more appropriate for a lower requirement to have been factored in to the viability work as part of sensitivity analysis.

The CIL appraisals have incorporated the Council's requirement for 35% affordable housing. Because CIL will take a top slice of development value, there may be potential impact on the amount of affordable housing that could be secured.
5. Scenario test with lower affordable housing levels

It is important to ensure the appraisals include the Council's minimum affordable housing policy.
6. What range of retail was tested; did it include non-food?

The CIL Study has appraised a number of schemes which include a retail element, and has incorporated a blended retail assumption of A1-A5 into the appraisals. These are set out in the CIL viability study.
7. Is Southwark in favour of subsuming the Affordable Housing requirement into CIL if changes to the Regulations allow it?

Incorporating affordable housing into CIL would probably be in addition to on-site affordable housing. It might be more workable on small sites, where affordable housing contributions could be collected through CIL rather than a separate payment in lieu.
8. Concern that very few schemes will have discountable floorspace given the limited scope in the Regs, so the bulk of schemes will have a much higher CIL liability than we are currently estimating. What assumptions have been made for existing floorspace.

We understand that there may be some variance in the amount of existing floorspace on an individual development site compared against the average amount of existing floorspace which is observed in a wider area. It must be borne in mind that the use of an assumption percentage is considered appropriate in the exercise of broadly testing viability across the borough. Furthermore, it should be noted we have proposed a margin or buffer between the maximum CIL rates which are indicated as viable for development schemes (as set out in the CIL viability study) and the recommended CIL rates to allow for movement in scheme variables.
9. Concern that s106 will not be scaled back sufficiently and that £1k per unit is far lower than the likely s106, particularly in Opportunity areas

CIL Regulation 123 requires charging authorities to set out a list of projects or types of infrastructure that it intends to fund through CIL, and therefore many of the costs for which cover had been sought through S106 contributions will be paid through CIL. S106 requirements will be scaled back to

those matters directly related to a specific site, and are not set out in the Regulation 123 list. The Council will produce a Regulation 123 Infrastructure List prior to implementing CIL to identify the infrastructure that will be funded only from CIL receipts. It is intended that this list will be produced as part of the Draft Charging Schedule. Given that site mitigation is likely to differ from site to site, the level of residual S106 and S278 costs are difficult to quantify precisely. The amount which has been factored into the appraisals is derived from a review of historic s106 contributions.

10. IDP should be clarified where under funding mechanisms it states "s106 and/or CIL", partly to address the above point

We will review the IDP to make it more clearer.

11. Query raised regarding the schemes that are unviable have ignored in the appraisals.

With regard to the exclusion of the unviable sites, it stands to reason that if a scheme is deemed to be unviable prior to the imposition of CIL, then it is unlikely that it will come forward and CIL would therefore not be a factor that is part of the developer/landowners decision making. The approach is considered robust, in terms of establishing a maximum viable rate of CIL, by ensuring that the development schemes which are currently viable and which may be affected by the CIL requirement are included in the analysis

12. What will be the process of securing onsite community facilities such as health centres etc and the relative discounts which could be applied to the overall CIL contribution?

If a large development requires provision of a community facility to mitigate against its direct impacts on the surrounding area, this will be likely to be secured as part of the site-specific s106 mitigation measures, provided the requirement meets the tests set out in the CIL regulations.

13. Explanation of S106 Planning Obligations SPD consultation

We are planning to prepare a revised s106 Planning Obligations SPD and consult around the same time as the Draft Charging Schedule in December 2012-January 2013

**Post note: We have now reviewed the timetable and plan to consult in late Spring 2013.**

14. Strategic sites and Opportunity Area sites are different to other sites and need to be assessed separately

The CIL Viability Study tests the ability of a wide range of sites and types of development throughout the borough to yield contributions to infrastructure requirements through CIL. In accordance with CIL guidance, the sites selected include a range of developments, including large high density strategic development sites located in the Opportunity Areas and intensification area. We are not relying upon a small number of large sites to deliver our housing and employment targets, rather a number of sites located right across the borough.

15. Where will the council spend the CIL monies collected each

We have an Infrastructure Plan which sets out the range of projects in the borough which require



year?

funding. The Council will produce a Regulation 123 Infrastructure List prior to implementing CIL to identify the infrastructure that will be funded only from CIL receipts. It is intended that this list will be produced as part of the Draft Charging Schedule.

- 16.** Will the council be considering setting out an Installment policy?

We will consult on an instalments policy next year.

**Appendix H: Individual representations and officer responses on the consultation of the Preliminary Draft CIL Charging Schedule (Regulation 15 (7))**

**(separate document)**