

APPENDIX 1

Proposed Phase 2 Sites						
Site	Ward	Description	Number of Homes			
			Social Rent	Intermediate	Market	Total
Phase 2a						
Joseph Lancaster Nursery Annexe, Deverill Street SE1	Chaucer	Disused council building. Single storey building and surrounding land.	14	2	0	16
Canada Estate various SE16	Rotherhithe	Parcels of land on estate.	51	6	0	57
Daniels Road Car Park SE15	Nunhead	Garages and parking on north side of Daniels Road.	7	1	4	12
Albion Street Civic Centre SE16	Rotherhithe	Former municipal building.	18	2	0	20
sub total			90	11	4	105
Phase 2b						
Weston St Garages, Kipling Estate, SE1	Grange	Garage site on estate in Leathermarket JMB management	22	3	0	25
Colombo Street SE1	Cathedrals	Long lease, LBS freehold - 2 storey GP surgery	18	2	0	20
Goschen Estate, ex T&RA Hall SE5	Camberwell Green	Single storey brick building to rear of Causton House.	2	0	0	2
Pelier Street, SE17			8	0	0	8
Causton Hse, Goschen Estate, Bethwin Road SE5	Camberwell Green	Sites adjacent to the railway, adjacent to block, row of sheds and space to rear of sheds.	8	1	5	14
Meeting House Lane 95a, SE15	Livesey	Disused council office building. Former Acorn NHO, on edge of Acorn Estate.	7	1	4	12
Welsford Street Garages SE1	South Bermondsey	Garages and car parking. Former E&C site. Consists of 30 garages with large informal car parking space to rear.	15	3	9	27
Lugard Rd Garages, SE15	Nunhead	Row of 7 garages & 3 parking bays. Sub station to rear of site.	5	0	0	5
Fenham Rd Garages SE15	Peckham	12 garages on the corner of Fenham Rd and Nutcroft Rd.	6	0	0	6
Tenda Rd Car park SE16	South Bermondsey	Car parking area on Willmington Terrace.	7	1	4	12
35-41 Nunhead Lane SE15	The Lane	Site of former nursery fronting Nunhead Lane	6	1	3	10
Kinglake St. Garages SE17	East Walworth	2 storey garage block at southern edge of (New) Kinglake	7	7	0	14
Commercial Way SE15	Peckham	Former estate land. Two sites between Pentridge St & East Surrey Grove. Originally earmarked for tram.	34	6	21	61
Sub total			145	25	46	216
Total Units			235	36	50	321
		Estimated Development Cost (£m) *	47.0	7.2	10.0	64.2
		Estimated receipts (£m)**	0.0	2.5	14.0	16.5

* Assuming £200k per unit average cost

** Assuming £280k per unit average sales value and 25% equity share for intermediate