

KINGSTON ESTATE NEW COUNCIL HOMES

WE'RE BUILDING
11,000 NEW
COUNCIL HOMES
ACROSS SOUTHWARK



Open Event Meeting – 8th October 2020

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Southwark
Council
southwark.gov.uk

SOUTHWARK NEW HOMES PROGRAMME



Our commitments

- We are committed to building **11,000 new council homes across Southwark by 2043**
- Of these, **2,500 will be delivered by 2022**
- There are currently about **10,000 households on the housing waiting list** and **2,000 families are in temporary accommodation**
- Kingston Estate is **one of 80 sites across the borough** that the council is currently developing for new council homes
- Under our local lettings policy, a **minimum of 50% of the new council homes will be for local tenants** in housing need

Why we're making them

- A shortage of affordable housing is a top concern for our residents
- The population of our borough is growing
- To help meet the housing needs of future generations
- To provide opportunities and strengthen communities

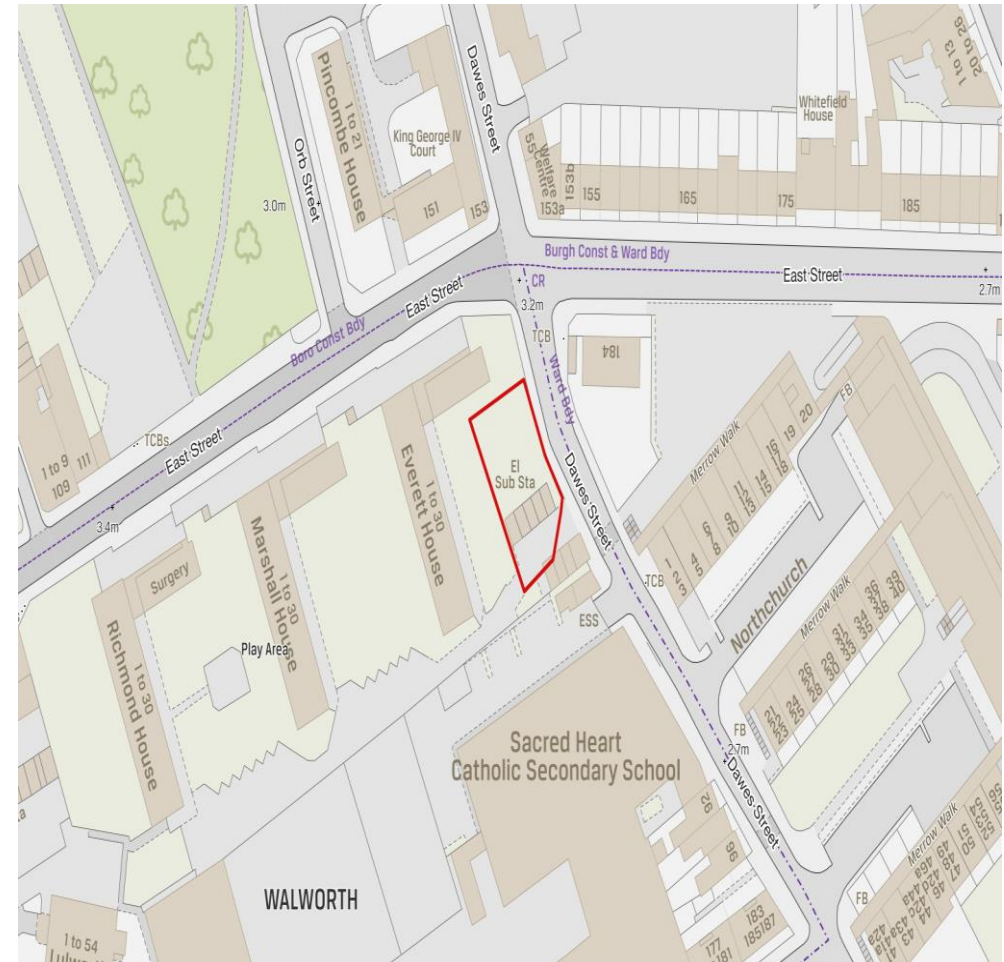
KINGSTON PROPOSAL



The proposed site for the development of new homes is a small block of garages off Dawes Street.

This site has been approved for the proposed development of new council homes at council rents. This is part of our commitment to help make lives better in the borough by building 11,000 new council homes by 2043.

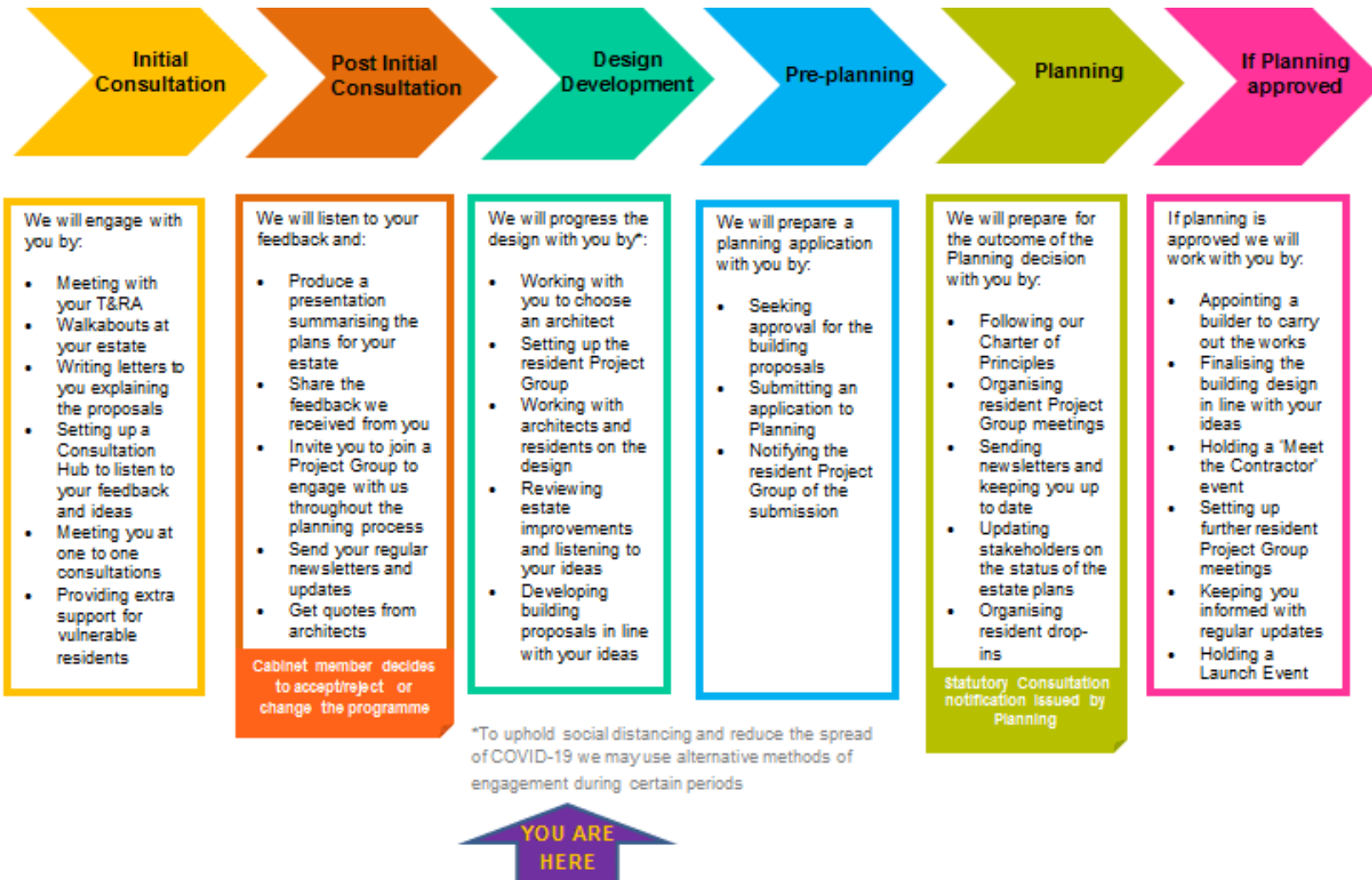
We will work with you to develop designs for this site that take into consideration the context of the local area and to develop plans for improvements that can be delivered alongside the construction of new homes.



THE PROCESS



How you can get involved



PROJECT GROUP



Let us know if you would like to join

The Project Group is a group of residents from the local area that we will work with throughout the project to help us make important decisions. It is anticipated that the Project Group will be made up of about nine local people.

We encourage you to join to play an important part in developing the proposals for this site. By being involved you will:

- Tell us **what matters most to you** about improving where you live
- Have a genuine say in how the scheme will develop and **provide feedback** on the designs at each stage of design development
- Attend **drop-ins and meetings**
- Influence how the scheme fits in with the **existing local area**
- Get involved in your **local community** and meet new people
- Learn about **architecture, design and the planning policy process**

If you would like to become a Project Group member, please let us know or after the meeting. We will then be in touch with the invitation to the first Project Group meeting.



POTTER RAPER

**RESIDENT
PRESENTATION
KINGSTON ESTATE**



David Spiller
Director-in-Charge



Guy Gentry
Senior Employer's Agent



Mark Hatton
Senior Employer's Agent



Frances Sterling
Principal Designer



Chris Devereux
Senior Quantity Surveyor

Team Member	Role
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David Spiller	Director-in-Charge – To be the high level point of contact for Southwark
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Guy Gentry	Senior Employers Agent – Main point of contact for Southwark. To assist them in all aspects of the project. To drive the team to ensure the scheme meets timescales and budgets and to ensure the project meets Southwark’s brief, planning and building control requirements. To chair regular progress meetings, issue minutes and action lists. And to make sure the Contractor provides all the necessary approvals, certification and operation and future maintenance details.
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Mark Hatton	Senior Employer’s Agent – To assist guy in all aspects of the project and will be responsible for the co-ordination and management of the project team at both pre and post-contract to deliver on-time, on-budget and to a high quality
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Chris Devereux	Senior Quantity Surveyor – To assist Southwark in all aspects of project costs and to advise on procurement. To monitor progress payments and issue payment certificates, negotiation and agreement of any additional unforeseen costs.
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Frances	Principal Designer – Responsible for advising Southwark on Construction Health and Safety matters. Ensuring the design
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PROJECT TEAM

- To ensure completion of the project to agreed programme and within agreed budget
- To ensure completion of the project to meet Southwark's brief and all relevant building control, fire and planning requirements
- To ensure works are carried out in accordance with the requirements of the construction, design and management regulations and all relevant Health & Safety
- To prepare tender documents and assess and report on the results. Make recommendations for appointment of Contractor and construction processes
- To ensure the Contractor completes the works and issues all the required certificates, sign-offs and approvals, as well as the operating and manuals etc.



PROJECT GROUP MEETINGS

Team Members Roles

PROJECT EXAMPLES



Project Name	Client	Accommodation Created	Services Provided	Completion Date
Devons Estate Infill Sites	Poplar Harca	18 dwellings of affordable housing, rented and shared ownership	Employer's Agent Principal Designer Quantity Surveyor Party Wall	March 2022
Watford Social Rent Programme	Watford Community Housing	The demolition of existing buildings and the design and construction of 33 residential units for social rent across various infill sites	Employer's Agent Principal Designer	May 2021
Infills Packages 6&7	Westminster City Council	3-bed, 5-person houses mostly over 3 stories	Employer's Agent Quantity Surveyor	2021
Cambridge Infill Sites	Cambridge Investment Partnership	five sites which are all being demolished and replaced with 15 social rent units across Cambridge.	Employer's Agent Quantity Surveyor Clerk of Works	June 2020
Infills Sites	LB Tower Hamlets	5 sites providing 135 units	Employer's Agent Quantity Surveyor Clerk of Works	August 2019

PROJECT EXAMPLES



Project Name	Client	Accommodation Created	Services Provided	Completion Date
Coventry Road	Circle Anglia	Infills sites converted into 2 bungalows for rented tenure	Employer's Agent Principal Designer Clerk of Works	April 2017
Rough Rew	Mole Valley Housing Association	Development of an un-used and unsightly garage blocks in their estate with the provision of 6 2-bed houses, 2 2-bed and 1 1-bed flats	Employer's Agent Principal Designer Clerk of Works	March 2015
Merton Garage Sites	Circle Group	Development of un-used and unsightly garage blocks around their estate with the provision of 12 4-bed and 8 3-bedroom houses and 2 2-bedroom flats	Employer's Agent Principal Designer Quantity Surveyor Clerk of Works	January 2015
Shadwell Infill Site	Peabody (Services) Ltd	Provision of a terrace of 4 four-bedroom houses	Employer's Agent CDM Co-Ordinator Quantity Surveyor	October 2014
Edenside Infill Sites	Circle Group	Development of unused garage blocks to provide 6 2-bed bungalows, 7 2-bed houses, 5 1-bed flats, 17 2-bed flats	Employer's Agent CDM Co-Ordinator Quantity Surveyor Clerk of Works	October 2014

ABOUT POTTER RAPER



PROJECT MANAGEMENT



QUANTITY SURVEYING



EMPLOYER'S AGENT



BUILDING SURVEYING



JOINT VENTURE MANAGEMENT



HEALTH, SAFETY & ENVIRONMENTAL



FUND/BANK MONITORING



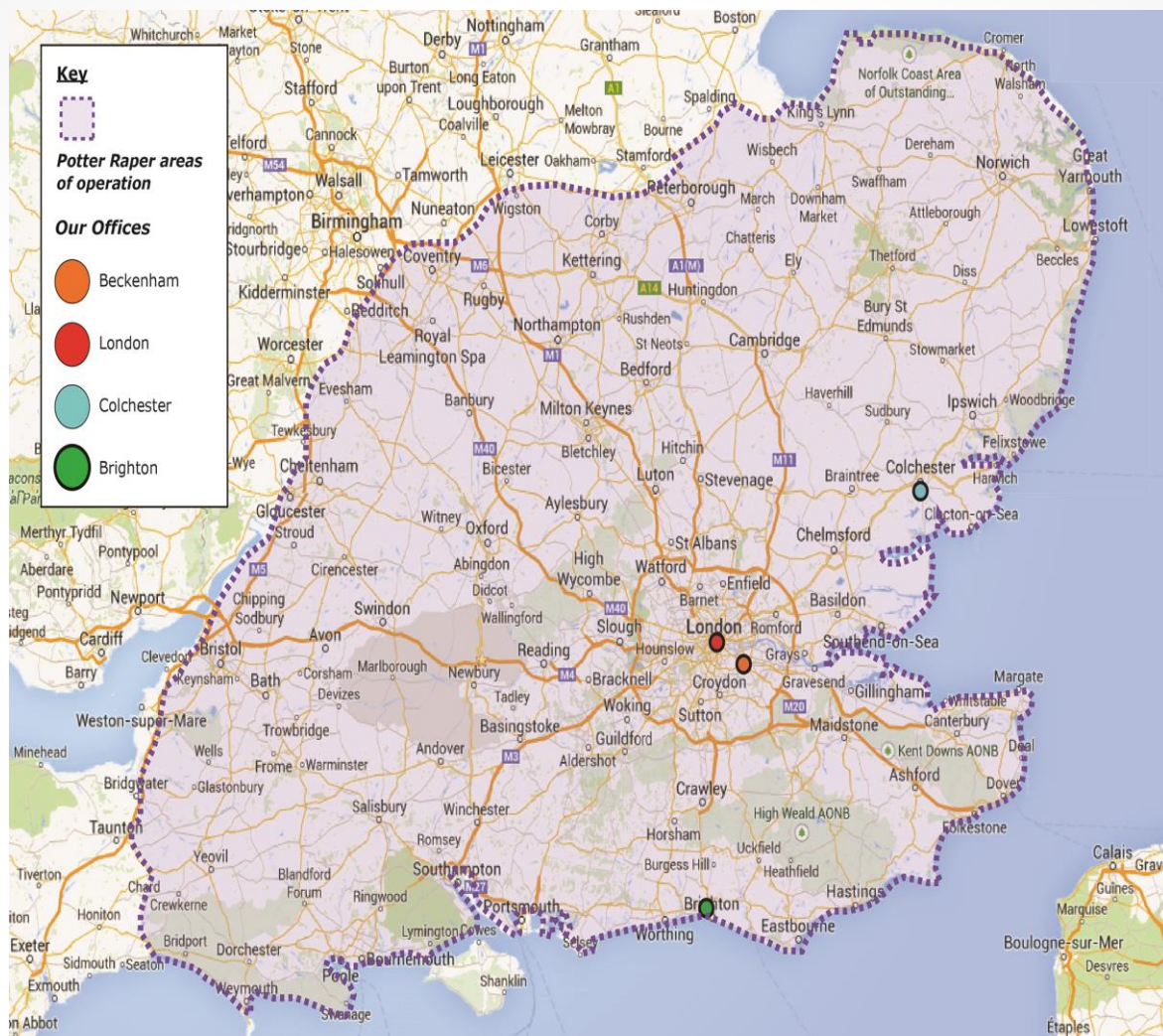
CLERK OF WORKS



LASER SCANNING & CAD



WE HAVE A SIMPLE GOAL - TO
PROVIDE **CONSTRUCTION
CONSULTANCY SERVICES** OF
THE HIGHEST QUALITY.



- We employ over 170 people within our company.
- We believe that **strong working relationships** can make a project.
- Our **client-focused outlook** is upheld by all employees.
- Our **Directors** pioneer this attitude and **lead by example**, remaining **involved** and **accessible** at all times.

OFFICE LOCATIONS

Resourcing Methodology

WHO WE WORK WITH...

Working with the public and private sectors, our Clients include –

- Local Authorities
- Registered Providers
- Education Providers
- Funding Institutions / Banks
- Health Providers
- Private Developers





POTTER RAPER

THANK YOU

KINGSTON ESTATE REDEVELOPMENT

Residents Drop in event 8 October 2020 - 6pm to 7.30pm



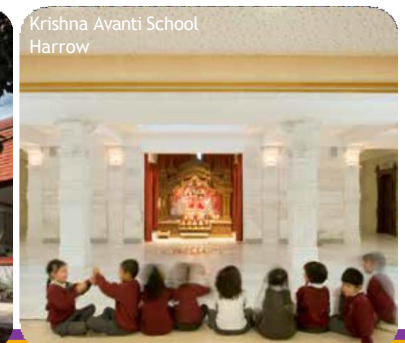
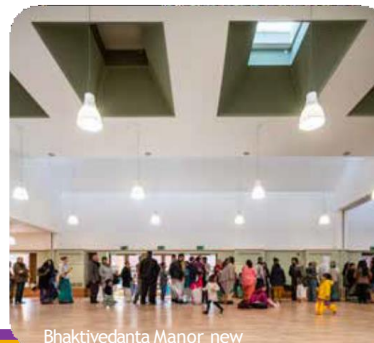
Cottrell & Vermeulen

Buildings designed for communities

As practice we have been working in South London and Greater London for 30 years, completing a number of school, community and housing projects. Our portfolio of work spans a broad range of clients, stakeholders, budgets, timelines and sites, from small-scale but impactful community projects to working for central government, within large masterplans or framework design consortia.

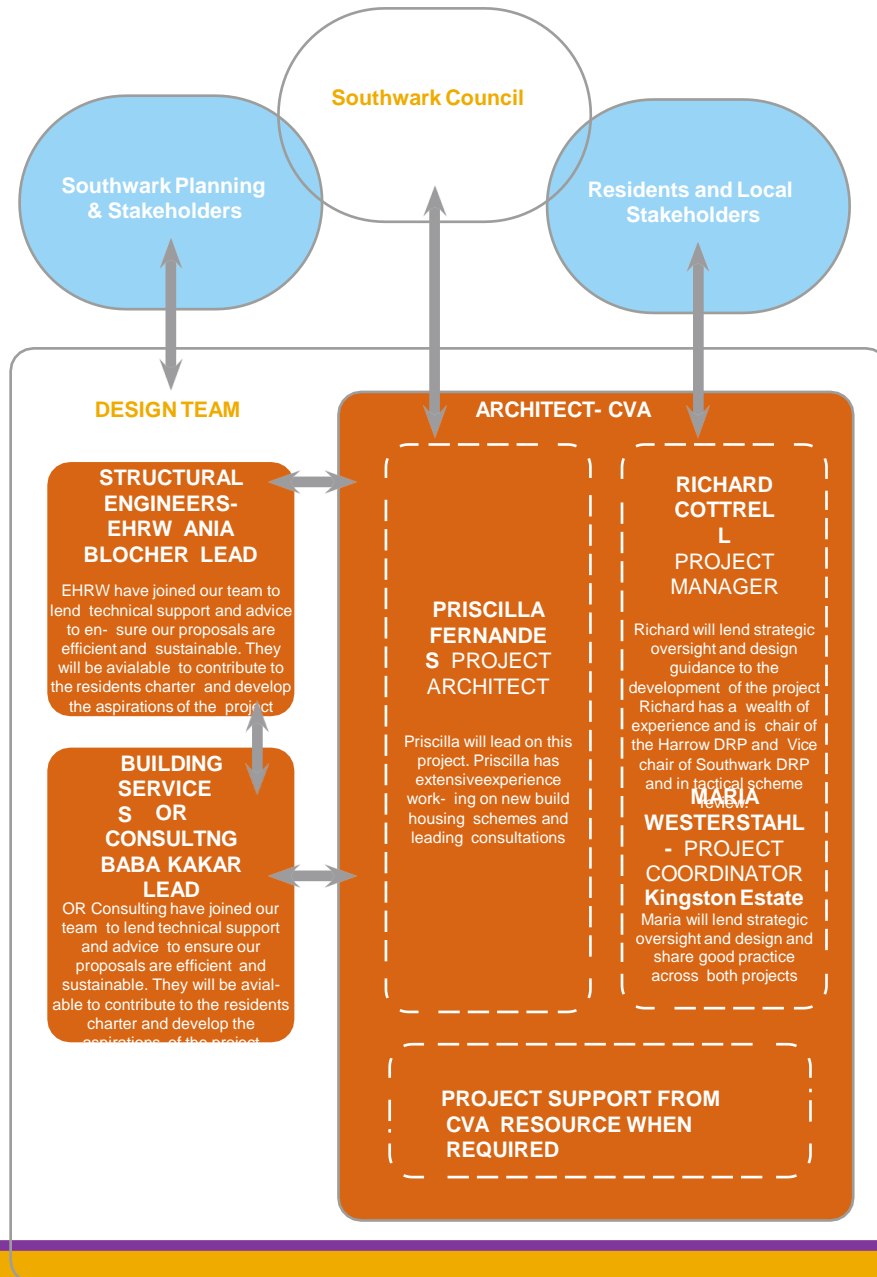
We immerse ourselves in the communities we design for to ensure that designs are suited to our client's needs - from observing prayer and offerings at the Bhaktivedanta Manor Temple, to staying in college accommodation to understand how to improve ways of living, or hosting student design sessions with the schools we work with.

This helps us define a project vision together, understand what interventions and spaces will have the greatest impact in the long term, and make them integral to the project. We propose that the diversity of our work is a direct reflection of this approach to design.



CONSULTANT TEAM FOR KINGSTON ESTATE

The team for Kingston, Cottrell & Vermeulen Architecture, Engineers HRW and OR Consulting has a long established working relationship, and our offices are local to your site. Between us we have worked on a range of projects in Southwark.



CVA
RICHARD COTTRELL
Project Director



CVA
PRISCILLA FERNANDES
Lead Consultant / Architect



CVA
MARIA WESTERSTAHL
Project Coordinator



OR CONSULTING
BABA KAKAR
Lead Building Services



ENGINEERS HRW
SIMON ROBINSON
Director Structural Engineer



OR CONSULTING
DECLAN HUNT



OR CONSULTING
MARIE MEENAN



ENGINEERS HRW ANIA BLOCHER

COTTRELL & VERMEULEN HOUSING



Churchill College Cambridge



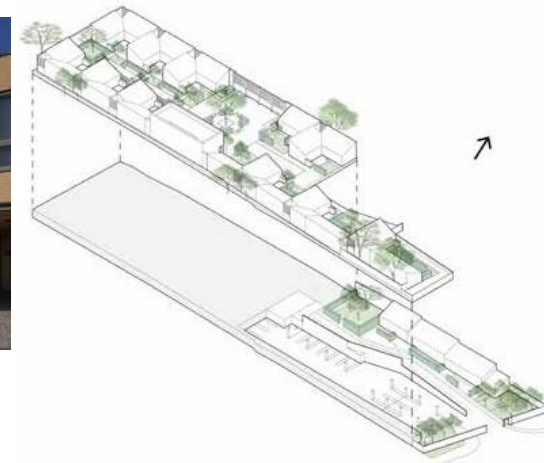
Churchill College Cambridge



Housing Aylesbury Regeneration



St Chad's College Cambridge



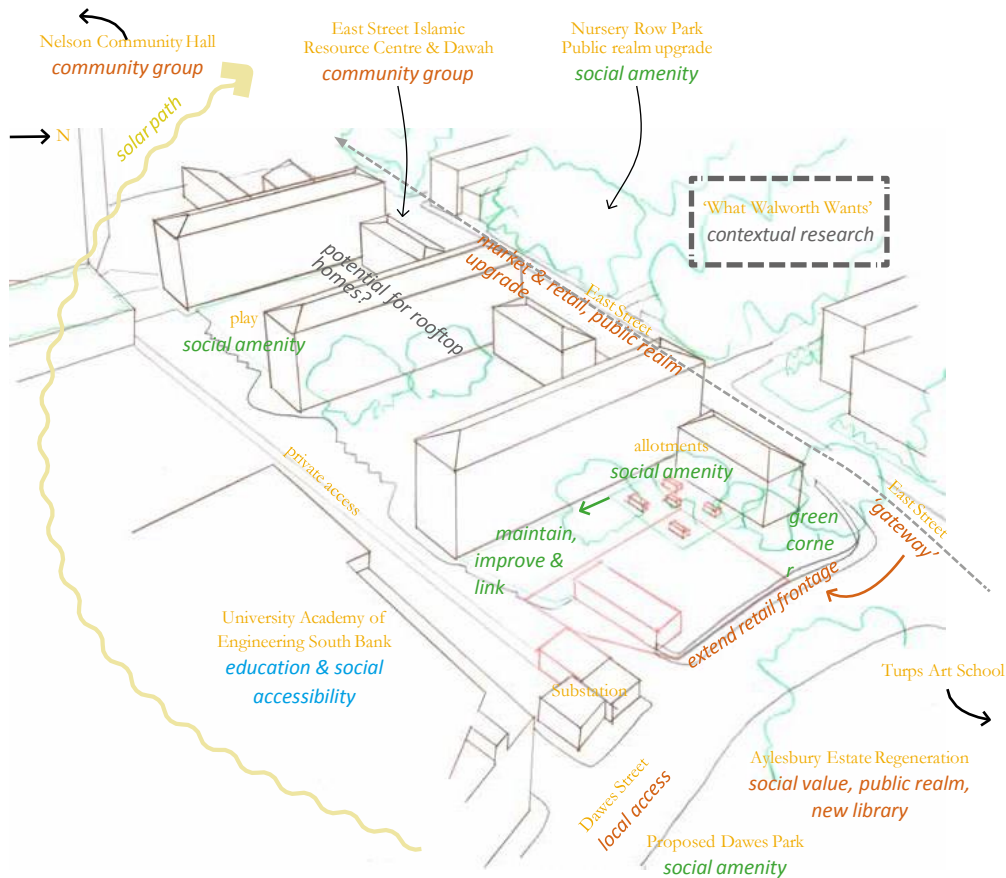
RESPONSE TO COMMUNITY BRIEF

Southwark initial brief is for eight homes, consisting of four, one bedroom flats and four two bedroom flats all at council rents, located in the area of the existing garages.

It is intended at the outset to carry out a consultation to develop a Community Brief to understand key issues that matter to residents most about the estate where the new homes will be built, for the architects, through their designs, will be required to find solutions for.

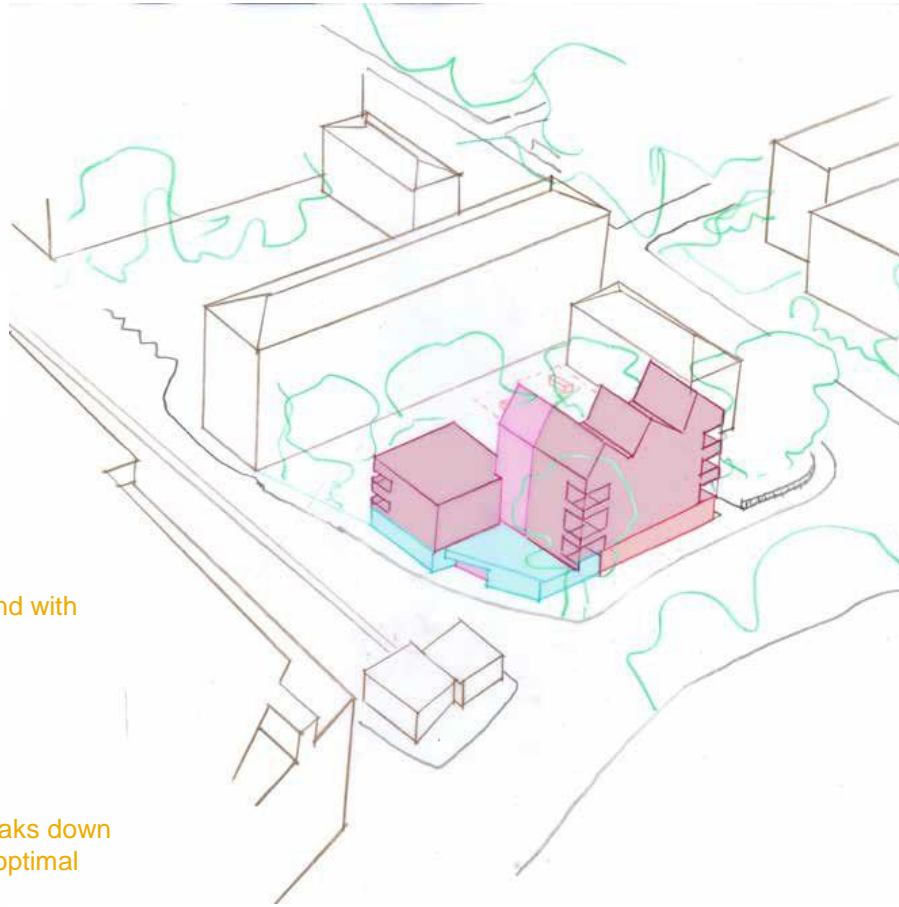
Opportunities and constraints

- The dynamic urban context offers important moments of connection and collaboration. With Southwark as freeholder there is an opportunity to explore not only the precise boundary of the site but also the brief. We think it's worth exploring additional commercial and community space to boost social and economic value.
- The potential for shared amenity and facilities across the wider estate should be explored early to establish mutual benefit
- The eastern aspect is beneficial for dual aspect and can offer a well defined edge to a protected and improved shared amenity space



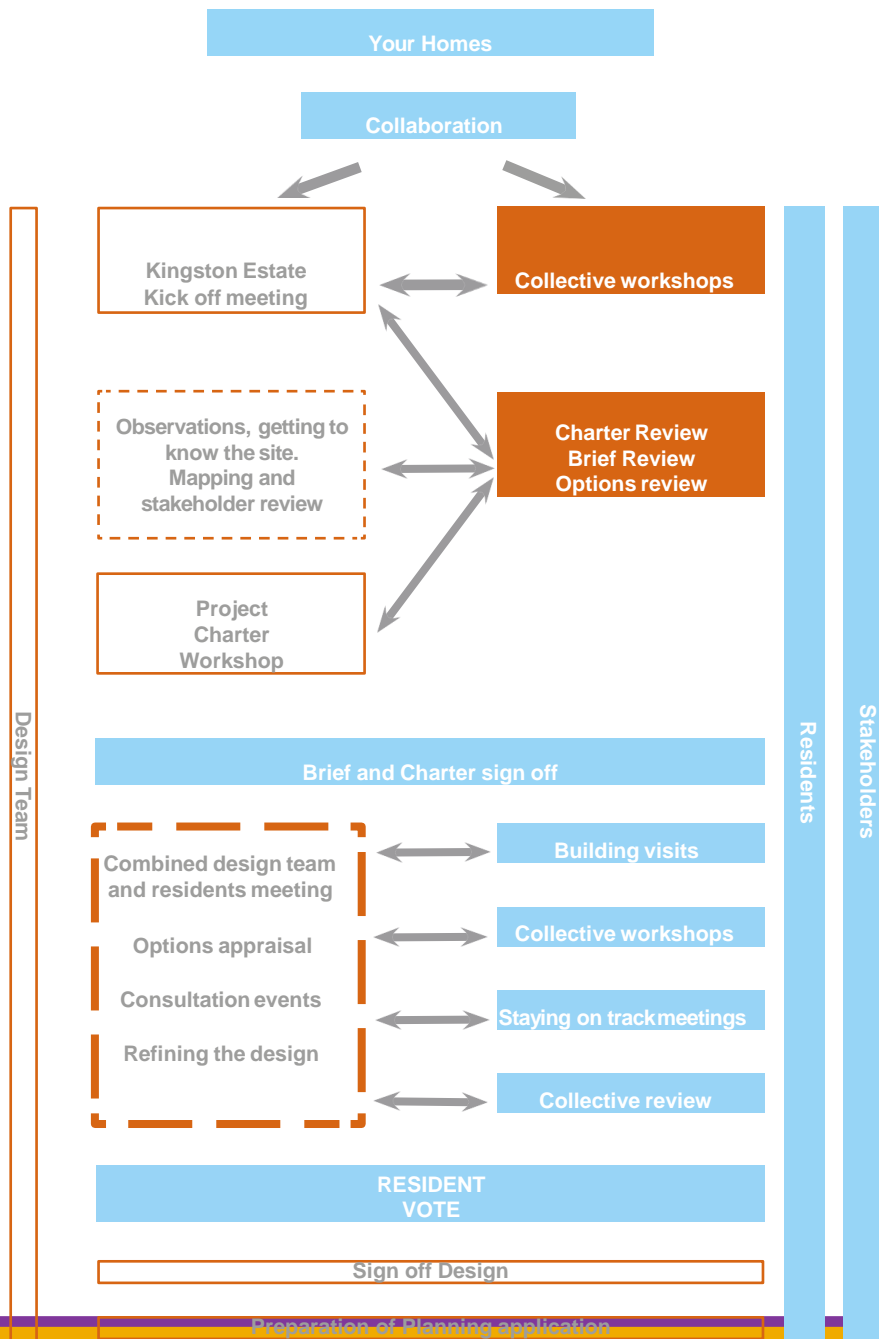
RESPONSE TO SITE ISSUES

We have done some diagrams to start a conversation with you



Thoughts on Design Standards

- Providing a range of new housing
- Raising living conditions for all residents by upgrading existing amenity.
- Engaging with local stakeholders and groups to inform potential retail/community space
- Using open and inclusive design to create opportunities for social interaction whilst ensuring good security. Principally this is done through an active ground floor.
- The long street boundary creates good potential for direct street access
- Our proposal preserves existing green infrastructure with potential to increase biodiversity through additional landscaping
- The shared rear landscape offers good opportunities to incorporate safe incidental play
- Local character is diverse with good opportunity to develop architectural language specific to project, increasing sense of place and ownership
- Maintaining access routes throughout the project



ENGAGING WITH KINGSTON RESIDENTS

To develop Kingston Community Brief we would like to talk to as many residents as possible because your local knowledge and opinions are important for a successful outcome. Covid-19 restrictions are a challenge, so discussions may be telephone conversations, or small groups meeting outdoors under an open air gazebo. It will be good to know your ideas.



Priscilla consulting with a Sikh Temple in Mile End, London Metropolitan University Architecture students, Priscilla's zoom meeting.

We commit to addressing the following issues in order to maximise our reach and inclusion:

- Identify best times in day and week to facilitate participation around other commitments.
- Take steps to help presentations can be seen and heard by all who are present - lighting, speech, translation
- Avoid using normative language and assumptions about protected characteristics such as age, gender, sexuality, family life or marital status
- Ensure that a record of the material is available online and, if possible, on site
- Provide several formats of contributing feedback or comments

Consultation :

- 3 public consultations
- up to a maximum of 4 resident small group / 1 to 1 meetings
- all necessary meetings / stakeholder ad-hoc meetings to broker the proposal
- if appropriate a visit to a precedent development

Our aim in consultation and collaboration is to generate a synthesis of voices into a shared environment that responds to multiple specific needs at once.

NEXT STEPS



Target Key Dates and Timeline

8 th October 2020	Open Resident Meeting via Zoom
End October 2020	Resident Project Group set up
October 2020 – March 2021	We'll work with residents on the design of the development
Spring 2021	Open event for all residents prior to the submission of a planning application
Spring 2021	Planning submission
Summer 2021	Planning approval
Winter 2021	Appointment of contractor
Winter 2021	'Meet the contractor' event for residents
Spring/Summer 2023	Building completed. Residents move into their new homes

SOME INITIAL QUESTIONS



Let us know your thoughts and any other questions

- Are there things we ought to be made aware of such as access, security, vandalism, antisocial behaviour?
- Are there any problems with the existing building layout: Bins, Bikes, circulation etc.?
- What would you like to see improved on the site?
- How well is the garden used at the moment and who uses it most?
- Do you have any suggestions for improvement of the garden?
- Are there any issues within the local area that we should be aware of and should take into consideration as part of the development of the designs?
- What sort of thing would you like to see from the new development in terms of design or general feedback?

Add HUB link:

<https://consultations.southwark.gov.uk/ho-using-community-services-department-community-engagement-team/72220cba/>

CONTACT



How to get in touch

A dedicated New Homes consultation mailbox has been created for you to contact us if you have any queries; please use this email address NHDTPHase5Consultation@southwark.gov.uk

Or you can give us a call on 07523 921266.

Covid-19 Impact

Due to current restrictions regarding Covid-19, initial Project Group meetings will be held virtually. Future meetings and consultation will be held in accordance with the latest government guidelines and the preferences of Project Group members

If you need any help or support to attend virtual meetings or would like to provide feedback in an alternative way, please let us know and we will work out alternative ways to meet your needs.