

FENHAM ROAD GARAGES MEET THE TEAM

24 November 2021

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



AGENDA



Today's Agenda

1. Meet the team – Southwark & Employer Agents
2. Meet the team – The Contractor: Bonds Builders
3. New Homes
4. Recent Bonds Projects
5. Where we are
6. Project Overview
7. Layout of Planned landscape
8. How the New Homes will look
9. Site Layout/Logistics
10. Neighbourhood Concerns
11. Bonds Community Liaison



12. Employment & Training Opportunities
13. Recycling
14. Questions

MEET THE TEAM



Southwark Council:

Janeth Aguilera- Project Manager

Email: Janeth.Aguilera@southwark.gov.uk

Ana De Agrela - Project Officer

Email: Ana.DeAgrela@southwark.gov.uk

Employers Agents: Martin Arnold

Richard Callender

Email: Rcallender@martinarnold.co.uk

Josh Raggett

Email: JRaggett@martinarnold.co.uk

Slava Hatt

Email: Shatt@martinarnold.co.uk

MEET THE TEAM



The Contractor:



Willy Treacy - Contracts Manager

Email: wtreacy@bondsbuilders.co.uk

Martin Ward - Community Liaison Manager

Email: mward@bondsbuilders.co.uk

NEW HOMES



Southwark Council is responding to the immediate affordable housing crisis with the biggest programme of council house building in London for over a generation.

The New Homes Programme aims to deliver 11,000 new council homes by 2043.

Our Vision

- Build the right kind of homes to meet a range of priority needs with good value build cost and running cost;
- Create high quality and well integrated homes where people want to live.
- Build more housing and meet the needs of our diverse population;
- Use architecture to give more identity to a place, to encourage a stronger sense of community and to reduce inequality.

Our Aims

- To address shortage of council housing for the borough's residents;
- To meet the needs of future generations;
- To develop a scheme that will be 100 per cent council housing at council rents;
- For 50 per cent of the new council homes to be let to local tenants in housing need.

WHERE WE ARE



Start on Site

- Bonds have possession of the site and are responsible for the build.
- **Project completion due Spring 2023.**
- The next steps on site will be the introduction of site hoardings, disconnection of existing services and the soft strip and careful demolition of the garages. We will then introduce our site set up/welfare facilities, which, due to site constraints will likely be a small canteen/drying room, an office and toilet block. The plan, at this stage is to situate the set up in the rear garden

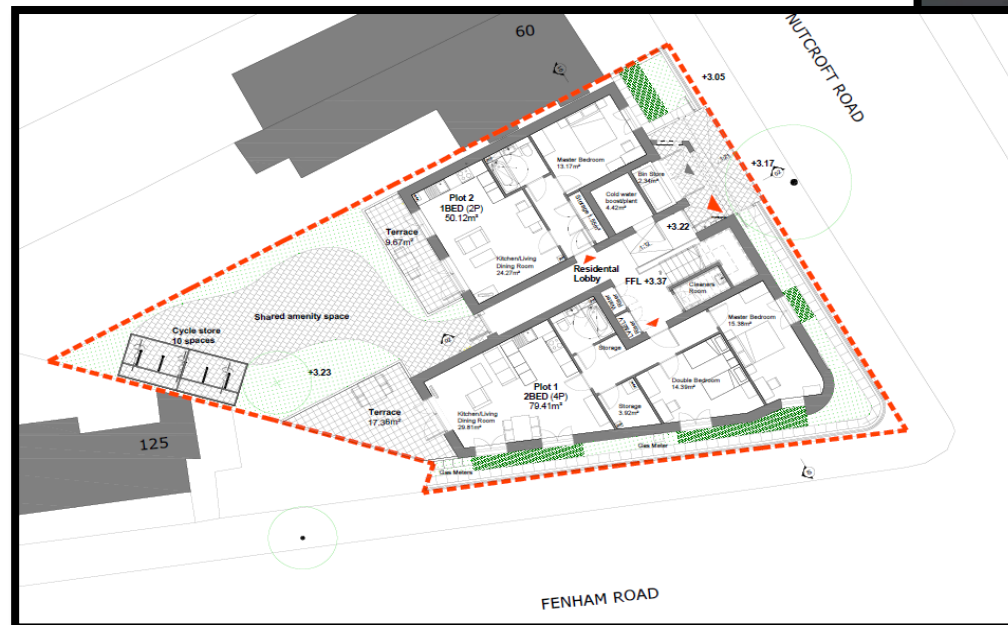
FENHAM ROAD GARAGES



Project Overview

Fenham Road will provide 5 residential units, of which 100% will be available at Council Rent genuinely affordable homes.

- 5 new affordable homes
- 100% Council Rent
- Car free development
- 1 x 2 storey block to Nutcroft Road
- & 1 x 3 storey blocks to Fenham Road.



LAYOUT OF PLANNED LANDSCAPE



Tiles to the private terrace.
Colour- light grey



Permeable paving to the entry area.
Permeable paving to allow for irigation of the tree roots. Colour- light buff



Pavers to defensive space- access for maintenance.



Preamble paving to the entry area.
Preamble paving to allow for irrigation of the tree roots. Colour- light buff



Low brickwall with railing on top. Brickwall to be made with protrusion to ensure no flat topping for people to sit and loiter.



Native defensive shrub planting adjacent to ground floor windows

HOW THE NEW HOMES WILL LOOK



SITE LAYOUT / LOGISTICS



We will erect a solid hoarding around the perimeter of the site to ensure that the site is fully secure and there is no risk to members of the public. The pedestrian and vehicle gates will be kept locked at all times to prohibit unauthorised access and there will be signage on the hoarding giving emergency contact details for Bonds Builders.

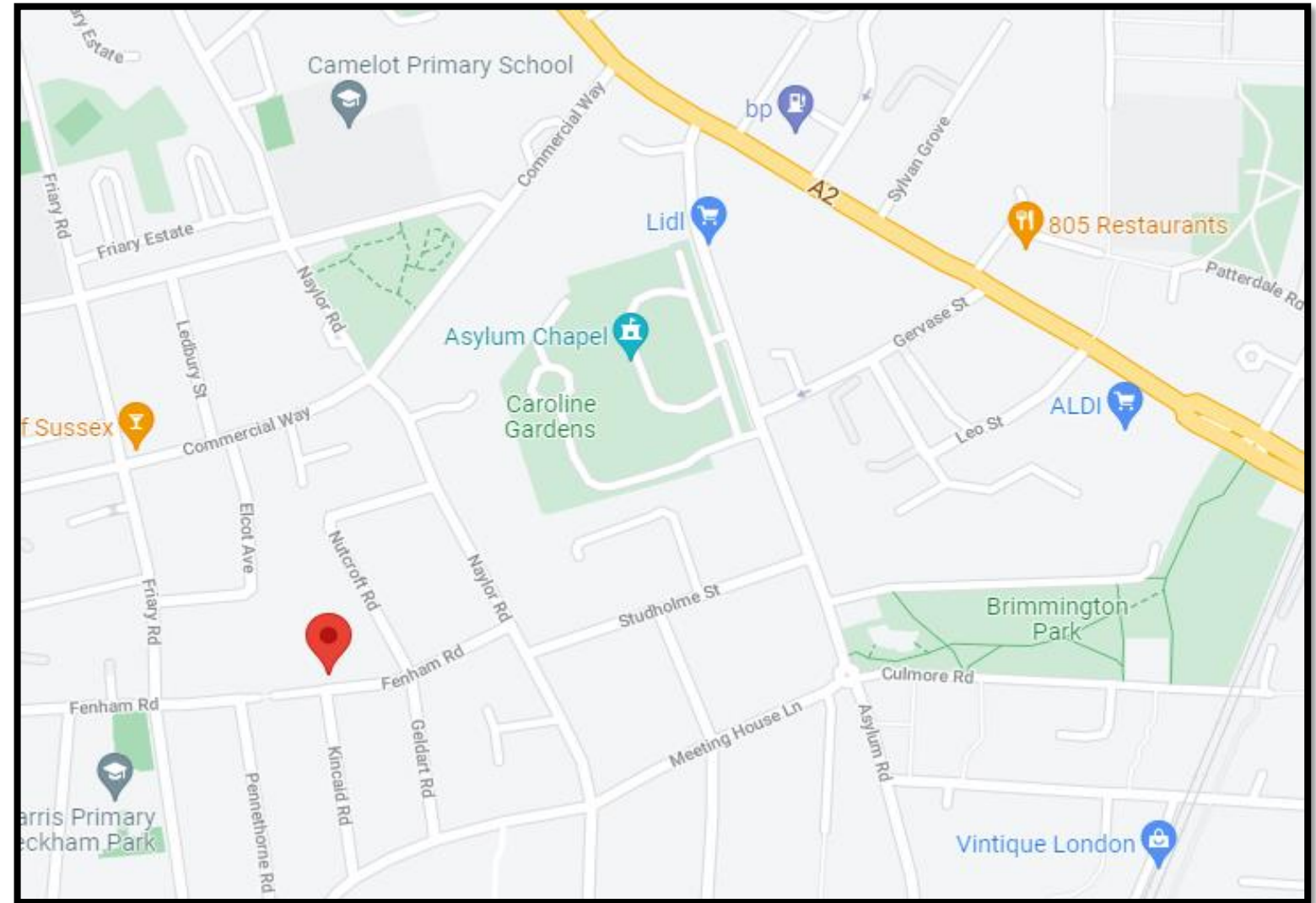
Vehicular access to the site will be via the A2, Old Kent Road. Commercial Way and Naylor Road. Strict instructions will be in force with our suppliers to ensure the correct sized vehicles are used.

Site working hours will be:-

8am – 4.30pm weekdays

8am – 1.00pm Saturday (rarely used)

No work on Sundays or Bank Holidays



NEIGHBOURHOOD CONCERNS



Your safety

- Street closure: Please be advised that Bonds are not proposing the closures of either Nutcroft Road or Fenham Road. The additional traffic that deliveries may cause will be kept to the absolute minimum and carefully scheduled to avoid busy times.
- There may be a need to close off a small area of pavement in Fenham Road, this for site health and safety reasons and the need to protect our neighbours and general public during the offloading of site materials. Meetings are being arranged with Southwark Highways Department to establish the correct way forward and obtain the necessary licences.
- The safety of the community is very important to us at all times and we want you to continue to let us know if there is something that concerns you.

The Site will be registered and monitored with the

Considerate Constructors Scheme.

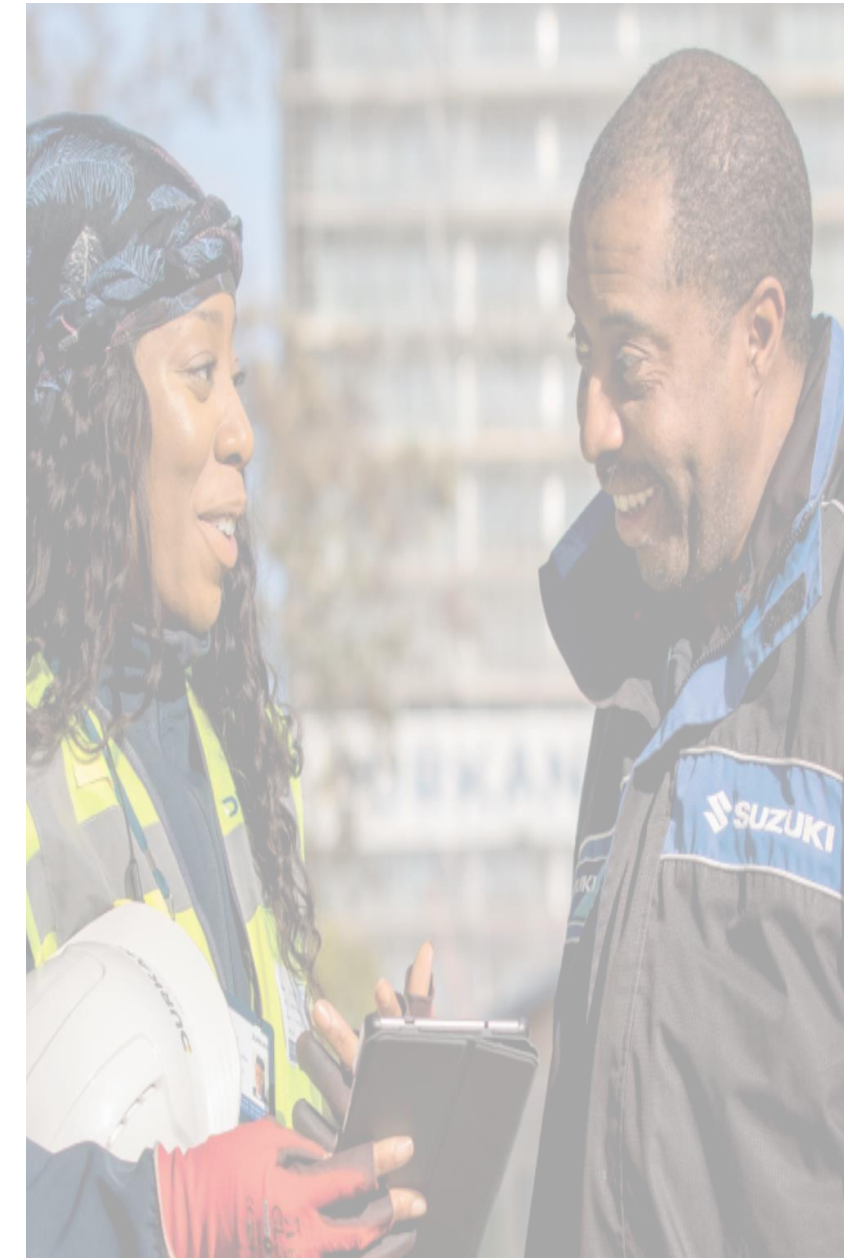
(information displayed on the site hoarding)



BONDS COMMUNITY LIAISON



- Bonds community liaison services shall be available during pre-construction and construction, we shall then handover to our Customer Care department.
- Pre-construction - we are there to gather your concerns, share Bonds contacts, provide regular news bulletins which will keep you up to date on the progress and what to expect next.
- During construction, we may hold resident drop-in days or zoom meeting if required, handle any complaints/concerns which are tracked to your satisfactory conclusion and shared with LB Southwark on a regular basis.
- We shall send you letters of notification ahead of any noisy, dusty works, notifications of any work that may affect the surrounding community.
- Bonds Liaison Officer works closely with the site team keeping up to date on site activity and logistics and feeds back any community concerns to the project team.
- We'd like to hear from you with suggestions on how Bonds can get involved with your community events in the future.



RECENT PROJECTS –



Welsford Street, SE1 – Former Garage Site

The provision of 10 new houses – four 2bed and six 4bed for LB Southwark in Bermondsey.



EMPLOYMENT & TRAINING OPPORTUNITIES



We will be offering:

- We will encourage our supply chain groups to offer local employment opportunities.
- We will seek to make contact and partnership with the local job centre to allow Southwark resident the first opportunity of any jobs going a part of this project, so creating local jobs for local people
- This will reduce the number of unemployed people within the borough of Southwark.

RECYCLING & ENVIRONMENTAL IMPACT



We shall be working with green sector social enterprise Community Wood Recycling to minimise waste/maximise re-use of timber.



Community Wood Recycling

Working together to

- ✓ save resources
- ✓ change lives

2020

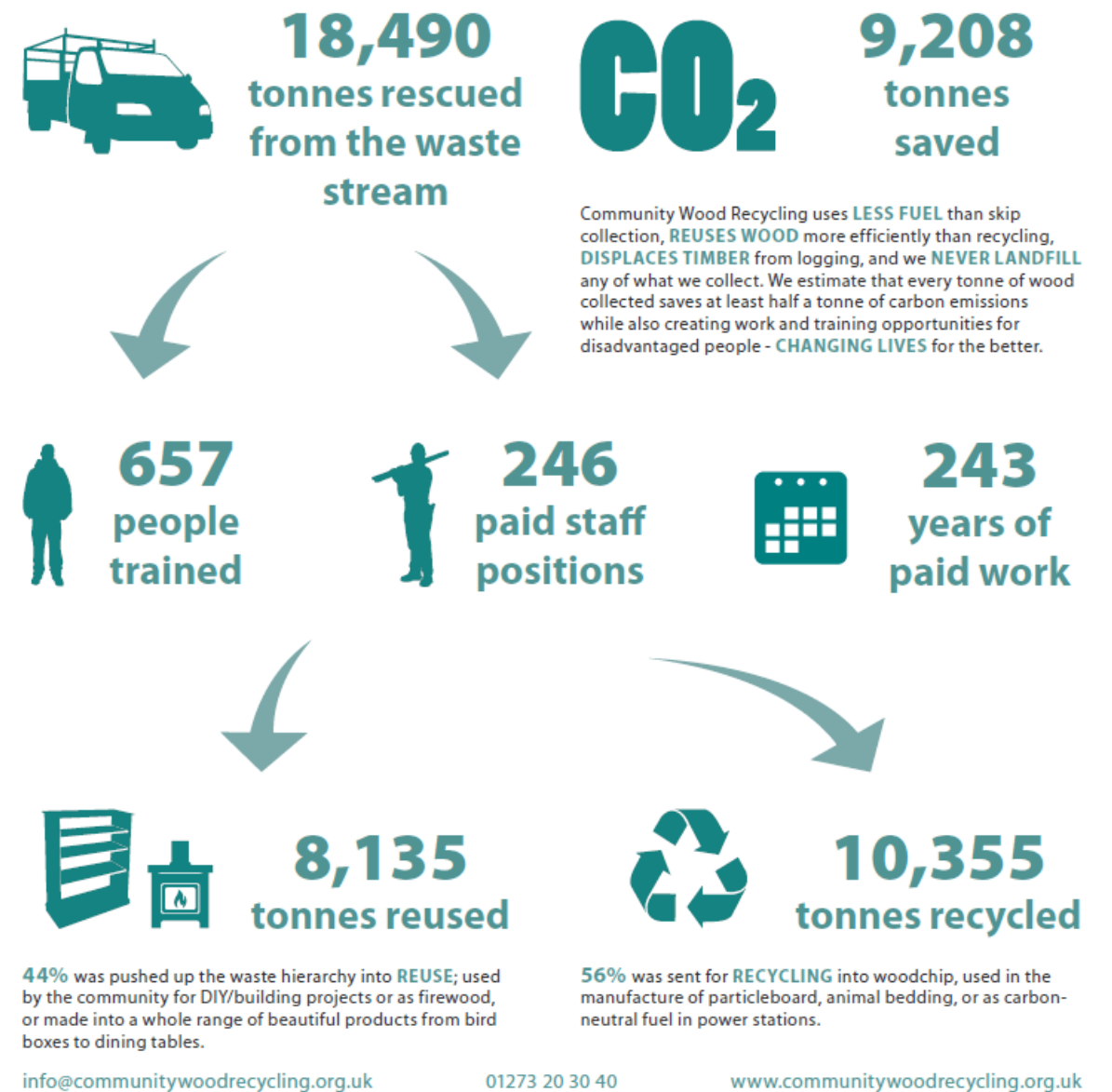
Community Wood Recycling is a network of social enterprises collecting and reusing waste wood in the most environmentally beneficial way while creating jobs and training for disadvantaged people.

Our service is based on the principles of the circular economy; by saving wood we are building a more sustainable society. We promote community reuse, one of the most powerful tools available to fight waste.

This labour-intensive activity provides a wide range of disadvantaged people - including those recovering from substance abuse or from mental health issues, people with learning difficulties and ex-offenders - with a way to build their confidence and self-esteem. They are able to learn new skills, helping them to overcome barriers to finding employment.

Impact estimates are calculated based on the volume of wood collected and the total network social outcomes during the year of collection.

SOCIAL AND ENVIRONMENTAL IMPACT REPORT COMMUNITY WOOD RECYCLING





QUESTIONS?