

October, 2020

Southwark Council redevelopment of Daniels Road

Newsletter No.5



Welcome

Welcome to another monthly newsletter for the redevelopment of Daniels Road.

The Project Team

The project team consists of two Osborne personnel, Richard Ellis the Project manager and David Shields the Site Manager, totaling over 35 years of construction experience.

Upcoming Works

The project consists of the design and construction of 1 No 3 Story Residential block of flats and 5 No houses with a total of 19 new council homes.

Block B – Block of Flats, we currently have the entire of the block wrapped in a scaffold for the installation of the external Brickwork which is ongoing over the coming Months. We have the Internal fit-out underway with 1st fix partitions in place and pipes and wiring being installed.

Block A - Town houses at South West of the site. We currently have the metal zinc roofing being installed. Internally we have installed the 1st fix pipework and cables along with the partition walls. Windows and doors are underway, and we have commenced the closing up of partitions ready for finishes.

Site Security – Monitored CCTV 24/7 is in place. Despite these measures we have been broken into twice in as many weeks.

Construction progress

Covid-19

www.constructionleadershipcouncil.co.uk

volume 6

As a site team we have managed to maintain site progress During these uncertain and trying times and are looking Forward to the time we can engage more with the local Community.

Key Contact Details:

Elisha Stewart – Southwark Council Project Manager

☎: 020 7525 3069

✉: elisha.stewart@southwark.gov.uk

Richard Ellis – Osborne Project Manager

☎: 07854 962437

✉: Richard.Ellis@osborne.co.uk

A book of concerns can be found in the site office, Please feel free to pop in should you have anything to note. Our door is always open!

General Enquiries

Should you need to contact Osborne please do so via the following methods:

☎: 0800 0258 008

✉: enquiries@osborne.co.uk 🐦:

@Osborne News

Considerate Constructors Scheme

The site is registered with the Considerate Constructors Scheme (CSS), which means we will be regularly assessed by an independent body.

Posters showing our registration to the scheme will be clearly displayed on site with contact numbers for our representative. More information on the CCS can be found on their website (www.ccscheme.org.uk)

We operate an open-door policy, should you have concerns please come and speak with the friendly team

Block A Progress Photos



Block B Progress Photos



Local Lettings

We are anticipating that the 19 new homes being built at **Daniels Road will be ready to let in Spring 2021.**

5 Terraced Houses Available	5x 3bedroom 5persons	
Block B - 14 Flats Available	1x 1bedroom 2persons Wheelchair Accessible 4x 1bedroom 2persons 6x 2bedroom 4persons 2x 3bedroom 6persons 1x 3bedroom 6persons Wheelchair Accessible	
		Total: 19 Units

As you may be aware, Southwark Council will be letting all the new homes at council rents in accordance with its Local Lettings Policy. This means that half of the homes available at Daniels Road will be let exclusively to local residents* on the councils' housing register in Bands 1-3 via the bidding portal Homesearch. The remaining properties will then be advertised to all other applicants on the councils' housing register that are in housing need.

You must be registered on the councils' housing register and be in Bands 1-3 to bid for these homes.

If you need to apply for the housing register, you can submit a Housing application form by visiting <https://www.southwark.gov.uk/finding-a-new-home/looking-for-a-home?chapter=2> or by going to the Southwark Council website and selecting "Finding a new home" and "looking for a new home". Please check you meet the eligibility criteria before you complete your application.

A few weeks before the new homes are available, Southwark Council will write to local residents* that are registered in Bands 1-3 with the dates the new homes will be advertised on Homesearch.

If you have any questions about the council's local lettings policy please contact: Eishrhat Islam via email Eishrhat.islam@southwark.gov.uk or by phone on 020 7525 7360.

**Please note the allocations team are currently looking into the housing need in the local area so that we can define how far the local lettings area will be set from the development.*