

January 2021

Southwark Council

Redevelopment of Daniels Road

Newsletter No.8



Welcome

Welcome to another monthly newsletter for the redevelopment of Daniels Road. We would like to take this opportunity to wish you all a Happy New Year.

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 of Flats We currently have the entire block wrapped in a scaffold for the installation of the external Brickwork which will be ongoing over the coming months. We have the internal wall installation well under way followed by the installation of pipes and wiring which is to be contained within the walls. The installation of the roof commenced on January 7th, 2021; this consists of creating the falls to allow the runoff of water followed by the roofing system with the Zinc cladding to follow.

Houses – We continue to progress the internal works to the houses; we are undertaking the installation of internal window cill's, skirting boards and doors. We are also preparing the walls to receive coats of paint. We removed the external scaffold before Christmas and will be removing the site perimeter fencing to allow the commencement of the external works such as bin stores and patios. We will be replacing the existing solid fencing with a more flexible solution which will also allow connection of the key services such as Gas, water and electricity.

Practical Completion - We had originally programmed to reach practical completion in early spring 2021. Due to the Global Pandemic we have only manage to operate at 50% capacity due to welfare restrictions and social distancing guidelines. We therefore anticipate completion to be early to mid-summer based on the current restrictions.

Construction progress during COVID-19

In line with government guidance the construction sector can continue to work and as such we are progressing taking all precautionary measures required. As a site team we have managed to maintain site progress and are looking forward to the time we can engage more with the local community. Please visit www.constructionleadershipcouncil.co.uk where you can find essential information on the Construction Industry's response to the Covid-19 crisis.

Key Contact Details:

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Richard Ellis – Osborne Project Manager

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General Enquires:

We have a book of concerns located in the site office, please contact Richard Ellis on the details above if there is anything you wish to discuss/ report, alternatively you can also contact us using the methods below:

☎: 0800 0258 008

✉: enquiries@osborne.co.uk

🐦: [@Osborne News](https://twitter.com/OsborneNews)

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

Posters showing our registration to the scheme are 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)

Site Security - 24/7 Monitored CCTV is in place.

Block A Progress Photos



Block B Progress Photos

