

# COMMERCIAL WAY MEET THE TEAM

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

02 December 2020

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Council  
southwark.gov.uk

# AGENDA



## Today's Agenda

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



# MEET THE TEAM



## Southwark Council

Camilla Jean Baptiste - Project Manager

Email: [Camilla.Jean-Baptiste@southwark.gov.uk](mailto:Camilla.Jean-Baptiste@southwark.gov.uk)

Khang Le- Project Officer

Email: [khang.le@southwark.gov.uk](mailto:khang.le@southwark.gov.uk)

## Employers Agents: Martin Arnold

Stephen Mitchell

Email: [SMitchell@martinarnold.co.uk](mailto:SMitchell@martinarnold.co.uk)

Teddy Arnold

Email: [TArnold@martinarnold.co.uk](mailto:TArnold@martinarnold.co.uk)

# MEET THE TEAM



## The Contractor: Durkan

Ron Francis – Contracts Manager for Durkan

Email: [ron.francis@durkan.co.uk](mailto:ron.francis@durkan.co.uk)

Sonia Allen – Community Liaison Manger for Durkan

Email: [Sonia.allen@durkan.co.uk](mailto:Sonia.allen@durkan.co.uk)

# WHERE WE ARE



## Start on Site

- Durkan have possession of the site and are responsible for the build.
- **Project completion due Spring/Summer 2023.**
- Cronin Street and alleyways closed for the duration of the build.

# COMMERCIAL WAY



## Project Overview

Commercial Way will provide 109 residential units, of which 74 will be available at Council Rent (including eight wheelchair-adapted /accessible units) and 35 as other genuinely affordable homes.

- 109 new affordable homes
- 74 for rent, 35 for shared ownership
- 10x new car spaces, with new hard and soft landscaping
- 8x Wheelchair accessible homes
- Two 9 storey blocks either side of Cronin Street



# LAYOUT OF PLANNED LANDSCAPE



# HOW THE NEW HOMES WILL LOOK





# SITE LAYOUT / LOGISTICS



The footpaths which connect Cronin Street to East Surrey Grove and Pentridge Street will be closed from 16 November 2020 to February 2023.

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 Durkan.



# NEIGHBOURHOOD CONCERNS



## Your safety

- Secure Lighting : You have asked Southwark and Durkan to review the security on the pathways that you use regularly, works are underway to repair the lighting on these pathways.
- Cronin Street closure : You have voiced your concerns as to the closure of this street, please be advised that the closures are for the Safety of the community as a whole and that all considerations for emergency vehicles and rubbish collections have been made.
- We will keep you updated on the progress of the woks in these areas and how soon the roads can be opened up again.
- The safety of the community is very important to us and we want you to continue to let us know

# DURKAN COMMUNITY LIAISON



- Durkan 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 Durkan 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 Clarion 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.
- Durkan 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 Durkan can get involved with your community events in the future.



# RECENT DURKAN PROJECTS



## Beachcroft House – Maida Vale

The new building is part five and part four stories high, set over lower ground and four upper levels and includes balconies/terraces to the front and rear. New podium deck and associated landscaping and gardens.



# EMPLOYMENT & TRAINING OPPORTUNITIES



## We will be offering:

- We will encourage our supply chain groups to offer local employment opportunities.
- We will partner Lewisham and Southwark College to offer work experience placements for local residents.
- We have a long-standing partnership with the *Construction Youth Trust* in Southwark. We will support them to deliver careers engagement and employability support to local schools
- We will also support local charities e.g. PECAN and Millwall Community Trust by taking part in CV and interview skills workshops with local residents experiencing barriers to employment

# RECYCLING



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

**DURKAN**  
In partnership with  
**Community Wood Recycling**

Working together to  
✓ save resources  
✓ change lives

01 Jan 2012 - 18 Nov 2020

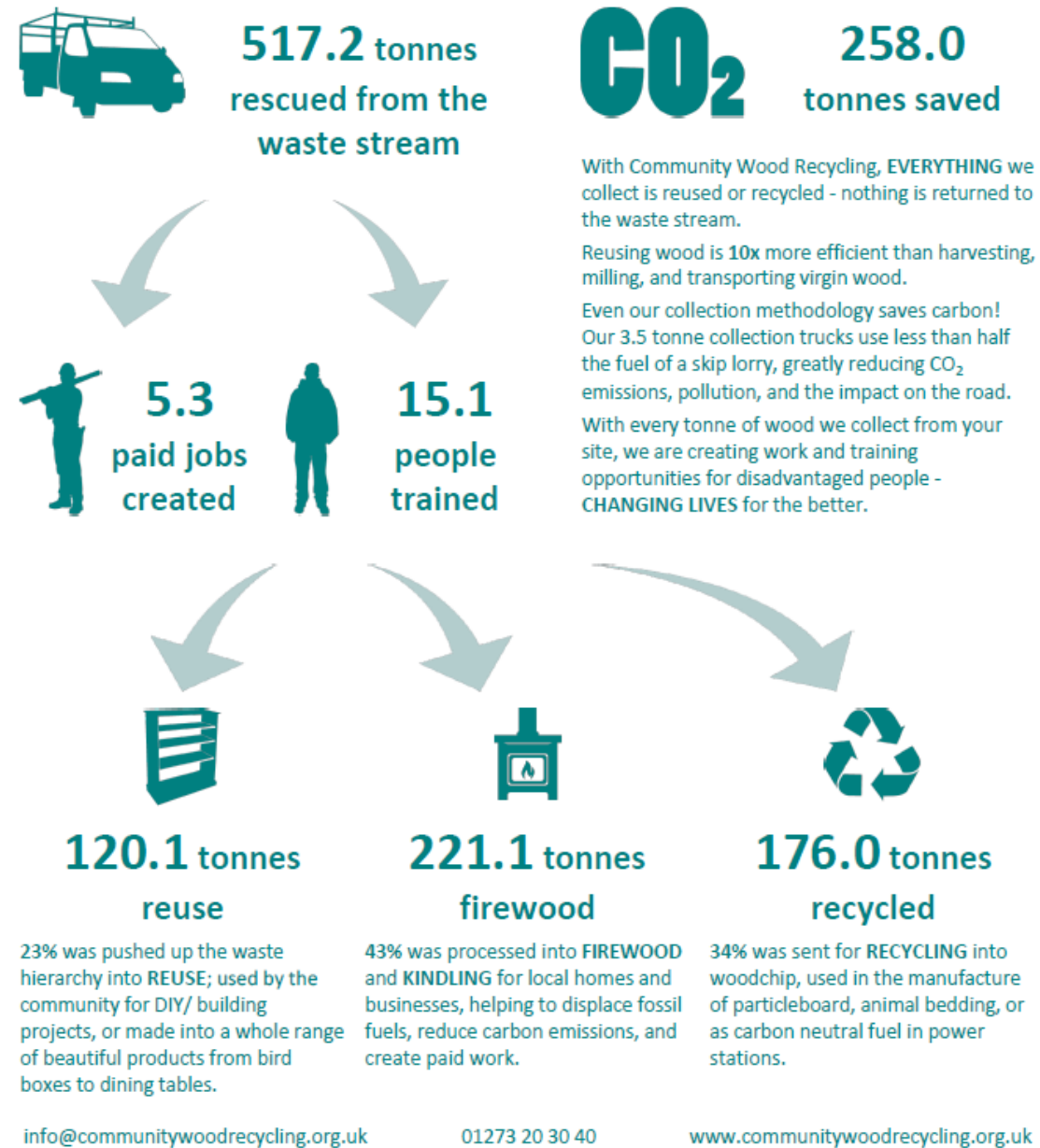
Community Wood Recycling is a network of social enterprises collecting and reusing waste wood in the most environmentally beneficial way while creating jobs and training for disadvantaged people.

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 Durkan Limited





QUESTIONS?