

# 49-56 DODSON STREET NEW COUNCIL HOMES

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



Open Event Meeting – 8<sup>th</sup> June 2021

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Council  
southwark.gov.uk

# AGENDA



## Dodson Street Open Event Meeting

- Welcome & Introductions
- Purpose of the meeting
- Presentation:
  - Southwark New Homes Programme
  - Dodson Street Proposal Airey Miller, Employer's Agent – Company overview and involvement in the project
  - Cottrell and Vermuelen Architects – Company overview and involvement in the project
  - Proposed Development Questions & Answers
  - The Project Group
  - Next steps - Anticipated Key Dates and Timeline
  - Contacts

# 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**
- 49-59 Dodson Street 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

# DODSON STREET PROPOSAL



The proposed site for the development of new homes is at 49-56 Dodson Street. We are proposing to demolish 8 existing bedsits and 12 garages.

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.



## Introduction to Airey Miller

- Offices in central London, Sevenoaks, High Wycombe and Bristol
- Since 2008 we have delivered over 1,000 housing completions per annum, 2% nationwide.
- In 2019 we handed over 1,516 dwellings. Even with the rise of the Global Pandemic, we were still able to handover 964 dwellings in 2020.
- Members on 30 frameworks for registered providers and local authorities
- Founder and chair of the Councils Building Homes forum, attended by over 50 local authorities.



# Team



## Airey Miller services

### □ **Employer's Agent**

- As part of this role, we will assist LBS in managing the delivery of the project from inception to completion, through to the end of the Defects Rectification Period. We will be responsible for preparing Tender Documents, including Employer's Requirements, managing the Tender process with LBS and formalising and administering the build contract. Once on site we will monitor the construction, ensuring the works are in line with the contract terms.

### □ **Quantity Surveyor**

- As part of this role, we will ensure LBoS receive value for money. Through Cost Management, we will assess the design proposals pre-contract and prepare order of cost and pre-tender estimates before tendering. Post-tender, we will analyse all submissions and where required, engage with tenderers to seek clarifications on their submission. Working with the Employer's Agent, a full tender report will be provided to LBS with our recommendations. Post-Contract, we will assess any variations and review interim valuations from the contractor, certifying payments up to the Final Account and Final Statement.

### □ **Principal Designer**

- The role of Principal Designer is defined under the Construction (Design & Management) Regulations, 2015. Essentially, it is concerned with the elimination or reduction of risk through design development, construction, the buildings use, through to the end of its lifecycle. We will engage with the design and project teams throughout the development, ensuring safety matters are considered at all stages. Pre-tender, we will prepare the Pre-Construction Information Pack. Post-Contract, we will work with the contractor to ensure safe site practices. At the end of the project, we will ensure a Health & Safety File (incorporating Operation & Maintenance Manuals) is in place to facilitate safe and effective future maintenance.

## Similar projects



William Muge & Snelgrove  
Client: Dover District Council  
Location: Dover  
Sites: 2  
Dwellings: 65  
Services: EA, QS & PD advisor



RDV Small Sites (now Populo Living)  
Client: Populo Living (previously Red Door Ventures)  
Location: Newham  
Sites: 8  
Dwellings: 500+  
Services: EA, PM, CoW, QS, PD, CM & Viability



## Similar projects



Epping Small Sites  
Client: Epping Forest District Council  
Location: Epping  
Sites: 6 so far  
Dwellings: 100 so far  
Services: EA, PM, QS, DM & Information Management



Enfield Small Sites  
Client: London Borough of Enfield  
Location: Enfield  
Sites: 7  
Dwellings: 94  
Services: PM, QS, EA & CDM advice

## Other Local Projects



Higgs Estate, Southwark



Parkside phase 5 & 6, Lewisham



Homes for Lambeth Estate Regenerations



Tabard Street, Southwark



Milton House, Croydon



Clapham Common Southside, Clapham

# Other Local Projects



Ann Moss Way, Southwark



Alscot Road, Southwark



Pynfolds Estate, Southwark

## Airey Miller – Delivering Successful Projects



### PROJECT OUTPUTS – The triple constraint

- Delivering within Budget
- Delivering to Time
- Meeting Scope/Quality Requirements

### BUSINESS OUTCOMES – The other success dimensions

- Meeting Stakeholder Satisfaction
- Meeting Business Objectives
- Meeting Strategic Objectives

QUESTIONS?

## Cottrell & Vermeulen

### Buildings designed for communities

As a 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.



Westborough Zero Carbon School



Cardboard Building



Streatham & Clapham High School



Brentwood School



Krishna Avanti School Harrow



Bellenden Primary School



Bellenden Primary School



Bhaktivedanta Manor new haveli



Churchill College New Graduate Housing



Krishna Avanti School Harrow

# COTTRELL & VERMEULEN HOUSING



Churchill College Cambridge



Churchill College Cambridge



Housing Aylesbury Regeneration - under construction



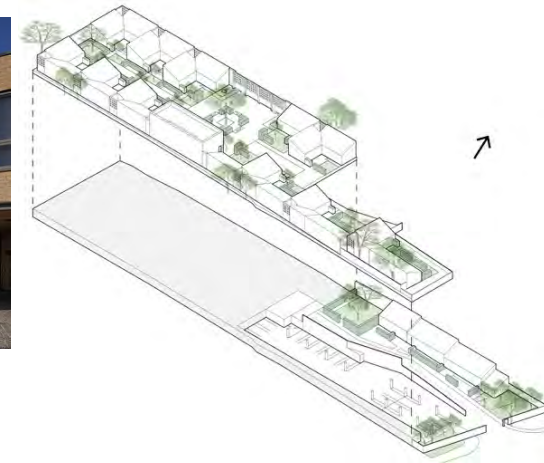
St Chad's College Cambridge



St Chad's College Cambridge



Clare College Cambridge



# OUR TEAM FOR DODSON ESTATE

Dodson is one of several estates we are working on in Southwark to deliver new homes on infill sites. This means that the project will benefit from what we are learning about the opportunities and challenges of these projects.

The current Dodson team includes Richard Cottrell and Maria Westerstahl. Paul Taylor and Louise Armour are part of our wider Southwark housing design team.

In addition to our architectural and landscape design service, we bring a consultant team of two other practices: engineers HRW for structural and civil engineering, and OR Consulting for building services. OR and HRW have helped us design and deliver a number of award winning buildings in the past and we are delighted to work with them again.



CVA  
RICHARD COTTRELL  
Project Director



CVA  
MARIA WESTERSTAHL  
Associate  
Project Coordinator  
Project Architect



CVA  
PAUL TAYLOR  
Architect  
Southwark Housing



CVA  
LOUISE ARMOUR  
Architect  
Southwark Housing



ENGINEERS HRW  
SIMON ROBINSON  
Director Structural Engineer



ENGINEERS HRW  
ANIA BLOCHER  
Lead Structural Engineer



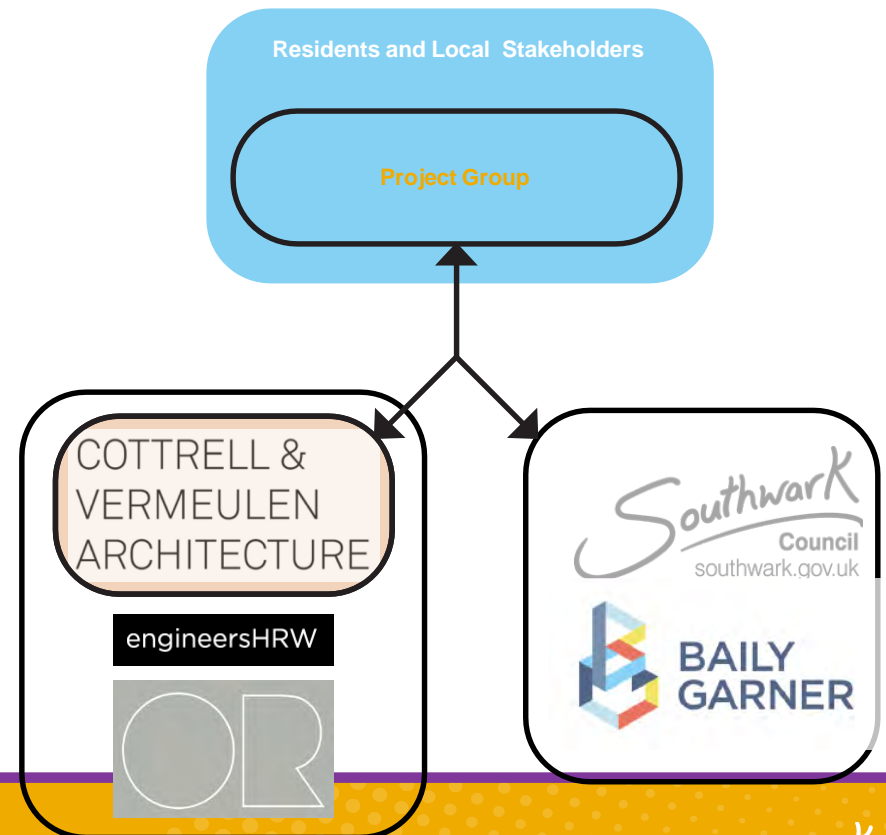
OR CONSULTING  
BABA KAKKAR  
Lead Building Services



OR CONSULTING  
MARIE MEENAN



OR  
CONSULTING  
DECLAN HUNT  
Project Electrical  
Engineer





# ENGAGING WITH RESIDENTS

To develop the brief and design for the project we would like to talk to as many residents as possible. Your local knowledge and opinions are important for a successful outcome. Currently we are restricted to remote meetings but we will be keen to return to in person consultation as soon as we can.



RIBA Stage 1 Preparation and Brief	RIBA Stage 2 Concept Design	RIBA Stage 3 Planning Submission
Residents Drop In		Public Consultation
Project Group Meeting 01	Project Group Meeting 02	Project Group Meeting 03
Resident concerns, aspirations and feedback	Proposed concept design for buildings, site, estate and public realm	Detailed design proposals in preparation for planning submission
Site constraints & opportunities	Strategies for access, waste, transport, play, landscape	Review of ongoing concerns and issues from previous meetings
Approaches to new homes design	Concepts for materials, forms and character	
Relationship to existing estate <small>RIBA = Royal Institute of British Architects</small>	Existing estate improvements	

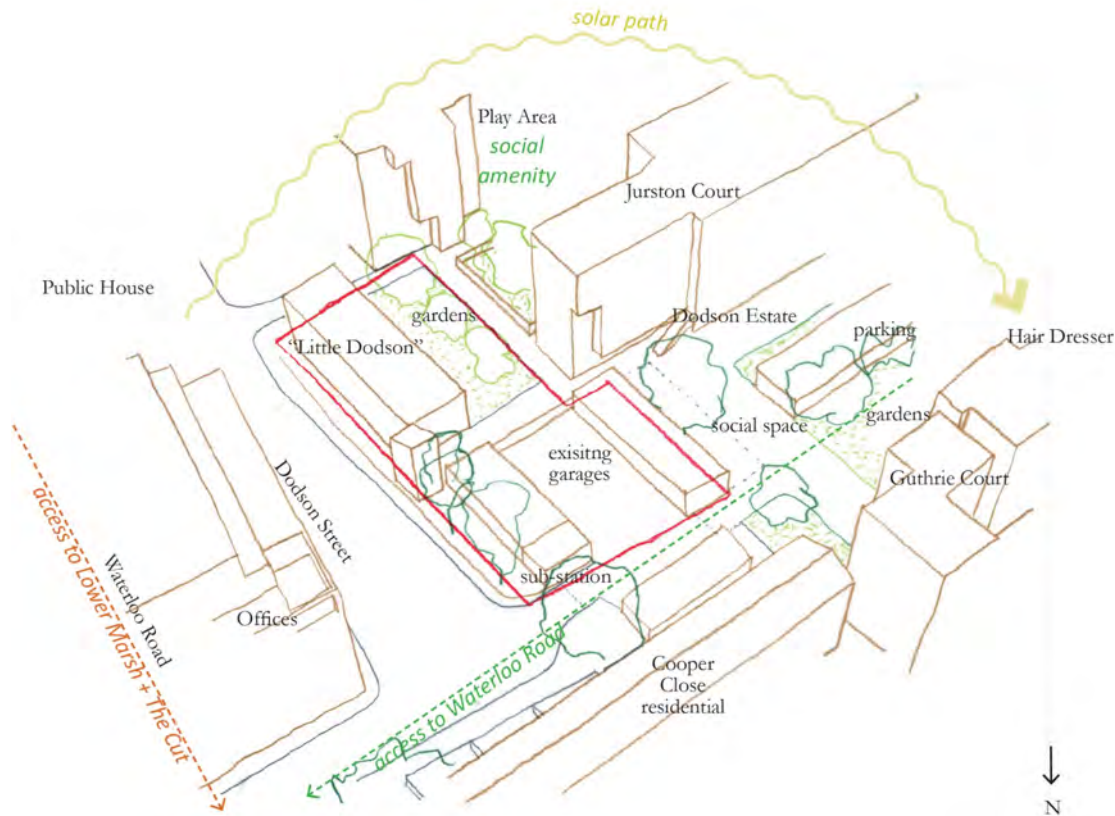
## • Consultation

- The programme on the left is the starting point for our commitment to residents to
- develop designs for planning submission and **Your feedback is very important to shaping the process** - further meetings, individual phone calls and visits to other estates could be additional tools we can use together.
- **We are committed to addressing the following issues in order to maximise our reach and inclusion:**
  - Project Group meetings
    - Identify best times in day and week to facilitate resident engagement
  - Public consultation event for residents and wider stakeholders
    - Provide presentations to residents on line and in paper form if requested
    - Avoid using jargon and complex wording on communications
    - Identify residents that may require larger font, braille and communications in a different language
  - Help Southwark provide newsletters and feedback to residents throughout the lifespan of the project



# COMMUNITY BRIEF

The purpose of the Community Brief is to capture the hopes, concerns and aspirations surrounding or directly contributing to the new council homes that will be build on the Dodson estates. It is intended to be a collection of tangible measurable matters that the Project Management Team, particularly the architect will address through the design development stages of the project.



# CONSTRAINTS & OPPORTUNITIES

Southwark have asked us to test a brief of 11 flats – 2x1b2p, 6x2b4p, 3x3b5p. on the site to help meet the urgent need for more housing of this type.

The following characteristics will inform how we develop approaches to placing homes on the site. More will be added as we proceed.

## Opportunities

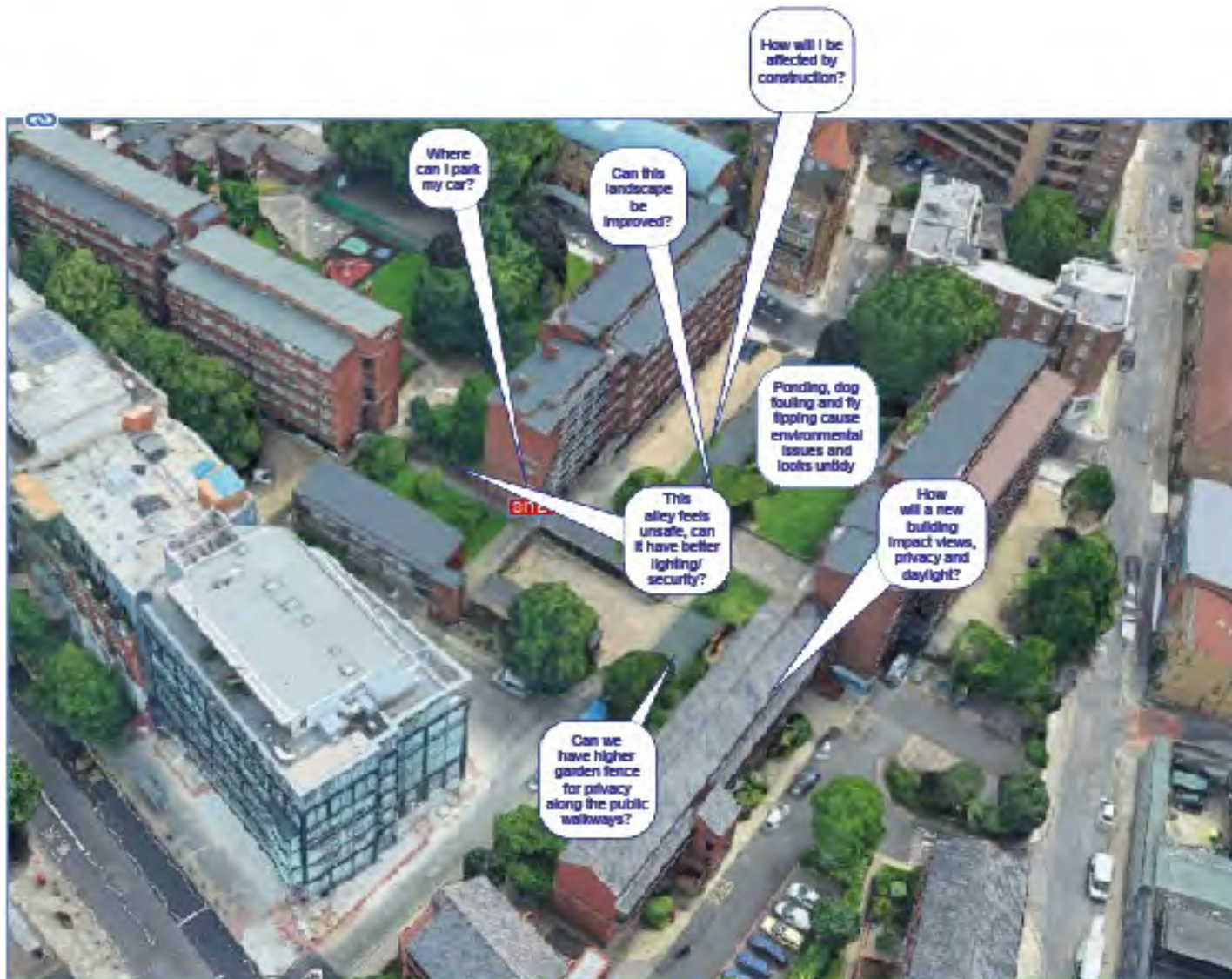
1. Create a defined edge to Dodson- new homes could be accessed directly from here, mirroring the buildings opposite
2. Improve the landscape on and around the site, this could include bins, seating, planting and be safe and child friendly
3. Draw inspiration from the existing estate

## Constraints

- A. Adjacent resident access
- B. Tree roots will limit where new foundations can go
- C. Daylight and privacy I
- D. Existing green spaces

# THE SITE & THE ESTATE

It is important that the new homes relate well to the existing estate. The project is also an opportunity to review and improve the experience of entering and moving around the estate. During the consultation last year, residents expressed some concerns and questions, shown below. We would like you to expand on these points and add more in response to the developing proposals.



We also have some questions for you:

- What you like about the estate
- How you move around it
- Where you might rest, socialise and play outside your home
- Where you feel safe
- Where bins and recycling are collected
- Any ideas you have for improvements

You can share your thoughts at any time by email or phone.

QUESTIONS?

# QUESTIONS & ANSWERS



- 1. Size of the development** – number of flats and number of floors. Various documents state that the development will comprise 11 flats. This is only slightly more than currently exists in Little Dodson. Given the intention to increase the height of the new block to 4 or 5 floors plus the significant expansion of the site to include the garages it seems likely that the development will consist of 20+ flats. Please confirm the number of units that were used in the cost planning of the scheme and any update based in the initial design development. **There are no firm proposals at this stage. The outcome of the initial capacity study, 11 units, is our starting point. The Project Group that will be made up of residents, will work with the project team to devise the scheme.**
- 2. Right to return policy.** Please confirm the policy on the right of return for current residents and for the provision of temporary accommodation during construction. The number of residents wishing to return will be dependent on the number of suitable sized homes being re-provided. **The rehousing strategy is currently being compiled for internal approval. The number of residents wishing to return will depend on the number of suitable sized accommodation being re-provided. All residents will be given Priority 1 nominations as part of the rehousing process to facilitate construction.**
- 4. Housing priorities.** Will tenants on the estate who are currently living in overcrowded or unsuitable accommodation get priority for rehousing in the new block? **50% of the homes will be let to existing tenants from the local area subject to an agreed local lettings policy and available units.**
- 5. Site and building surveys.** At the last meeting you committed to sharing summaries of all surveys carried out during the concept design phase including site power and services, drainage, rights of light etc. Please confirm what surveys have been commissioned, when they took place and when the survey results will be made available to the TRA and residents – **Summary findings of reports will be shared as and when they become available, once the Project Group is in place.**

# QUESTIONS & ANSWERS CONTINUED



6. **Vulnerable residents.** What provision has been considered for vulnerable residents who may be affected by construction noise, dust and disruption.? *At present the matter is noted on our issues log to be considered as we work through the project. We do not know the method of construction at this point and therefore unable to assess the likely level of disruption.*
7. **Construction process.** What will be the permitted period for construction – Monday to Friday. Will construction be permitted at weekends? How will the privacy of the people in the adjacent blocks be preserved? *Site operation hours will be a condition of planning, typical site operation hours are expected to be 8am to 6pm, Monday to Friday; and 8am to 1pm on Saturday. The privacy of existing adjacent homes will be addressed through the design process.*
8. **Positioning of construction site huts, materials stores etc.** Where will these be located and how will disruption to residents be minimised? No damage or taking over of garden or grass areas is acceptable. *We cannot comment on this at this stage, as we do not have any design proposals at present. This will be considered as we work through design development.*
9. **Funding for estates improvements** – timing, application process. In previous consultation documents and in the last meeting it was stated that the scheme is able to provide funding for a number of estates improvements. When will this funding be available, how much funding is available for improvements and what is the application process for accessing this funding? *Funding is available for estate improvements. The funding will be applied if we secure planning consent. Funding is at a rate of £20,000 per new unit.*

# 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**

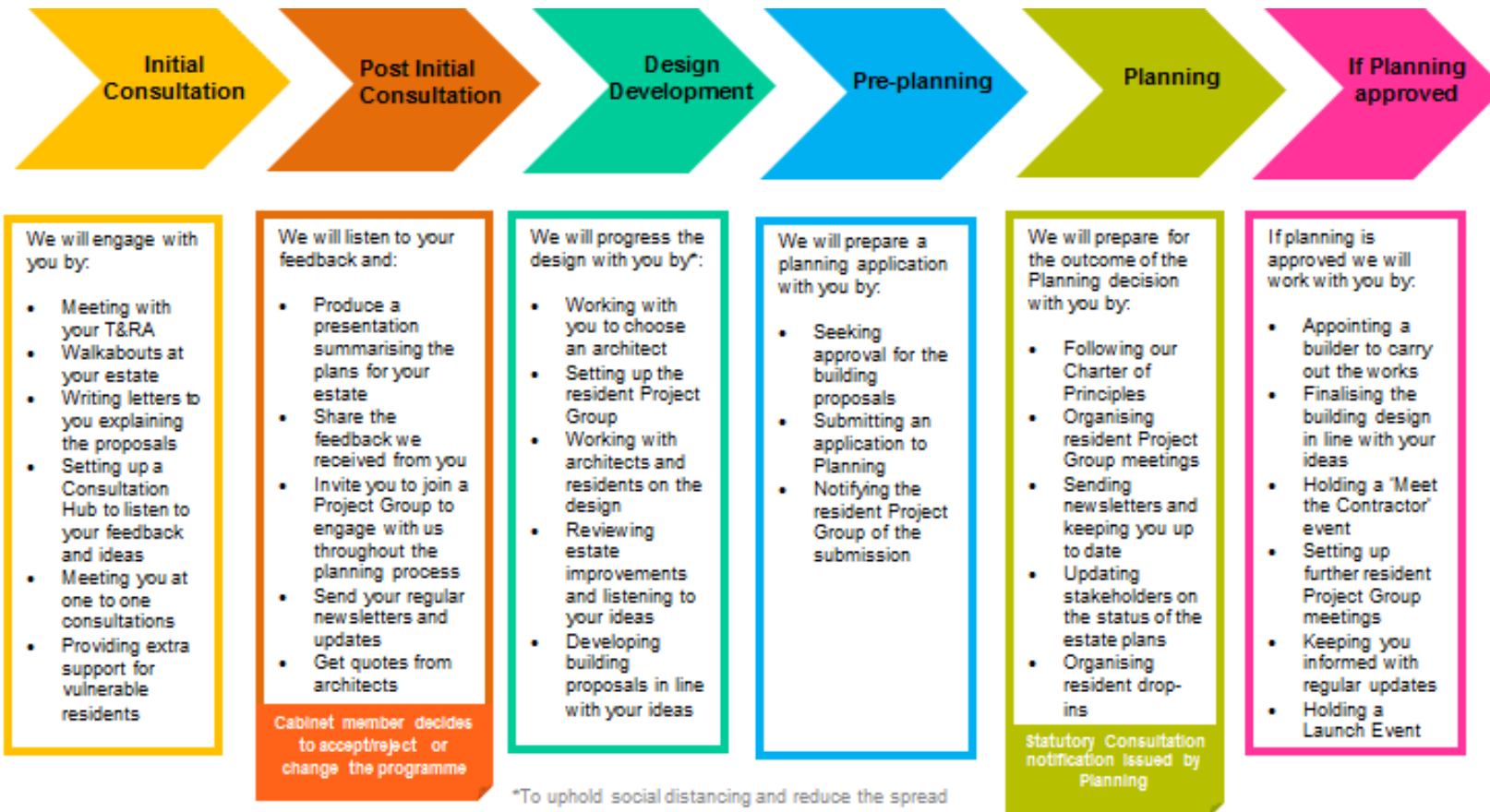
If you would like to become a Project Group member, please let us know or after the meeting. We will then be in touch with the invitation to the first Project Group meeting.



# THE PROCESS



## How you can get involved



Cabinet member decides to accept/reject or change the programme

Statutory Consultation notification issued by Planning

\*To uphold social distancing and reduce the spread of COVID-19 we may use alternative methods of engagement during certain periods



# NEXT STEPS



## Anticipated Key Dates and Timeline

8 <sup>th</sup> June 2021	Open Resident Meeting via Zoom
End June 2021	Resident Project Group set up
July 2021– February 2022	We'll work with residents on the design of the development
Spring 2022	Open event for all residents prior to the submission of a planning application
Spring 2022	Planning submission
Autumn 2022	Planning approval
Winter 2022	Appointment of contractor
Winter 2022	'Meet the contractor' event for residents
Spring/Summer 2024	Building completed. Residents move into their new homes

# 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](mailto: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.