

Dodson Street T&RA Queries
Meeting held on 26 February 2020

Present:

Andrew Harrison -T&RA
 Alison Blackstone -T&RA
 Andy Ross - T&RA
 Khang Le - LBS Project Officer
 Coral Mitchell - LBS Project Manager (Note taker)

T&RA Initial Queries	
1. Have Southwark done an infrastructure survey? The drains for a start are already overloaded.	Concerns over drainage capacity will be mitigated by way of survey of existing infrastructure. Summary of results of survey to be shared with T&RA. All utilities and services will be surveyed. Survey Reports are issued under license, therefore I am unable to share full report.
2. How many flats in total?	Current estimate approximately 11 flats/maisonettes.
3. How many will be social housing?	The scheme will be 100% council rents. Council rent levels are lower than London Affordable Rents.
4. Has the council directly informed the current residents of Little Dodson and those who have garages?	Correspondence has been sent to all residents and ward Councillor. Letters will sent to garage owners in due course.
5. Where will Little Dodson residents be rehoused whilst building takes place?	Residents will receive housing priority in the borough. Home loss and disturbance payments will be made. LBS will carry out an Equality Impact Assessment to inform rehousing requirements. Leaseholders will be subject to leasehold buy back provision.
6. Will everyone displaced be offered a flat in the new build once it's complete?	All council tenants will have a right to return when the development is completed.

7. How high will they build?	Current estimate approximately 4/5 storey.
8. What will the impact be on blocks around the build? Lack of light and privacy.	Day light and sunlight survey will be carried out to assess the impact of the build on the existing surroundings. Issues will be mitigated as part of the design process. In terms of privacy and overlooking - this will be considered as part of the design process. It is usual for the orientation of the build to take into account the positioning of habitable and non habitable rooms to mitigate this. It will also be considered by planners. Also LBS design standards also sets out design requirements in this regard.
9. What will the construction working hours be and what steps will be taken to minimise disruption, dust, noise?	Planning will be granted subject to planning conditions. Conditions will include permitted hours of operation, dust control. I will share with you a sample of condition on another scheme that was granted planning in February 2020, for your information.
10. Will the piazza be taken over by the building contractors for comfort stations and storage?	Site set up will need to be considered. My current assumption is that we may be able to site it within the site boundary adjacent to the development while the build takes place, and it will be removed prior to landscaping. We will have a better idea as the design progresses.

Other key matters and actions discussed:	
Resident engagement	<p>T&RA will work with CM to ensure engagement requirements and expectations are met. CM will attend T&RA meetings, as required. Need to consider methods of engagement other than online. Government directive in regard to COVID-19 pandemic will continue to dictate what we can do. CM confirmed that once the professional project team is established LBS will hold a residents drop in event to introduce the project team to the community. We will also be encouraging additional representation to the Project Group. Once the Project Group is established, meetings will be held at design stages prior to planning submission. Residents will continue to be updated on the consultation hub/common place. Results of the resident's survey will assist to inform proposals. Returning residents will continue to be consulted on progress of the project.</p>
Existing drainage and drainage survey	<p>This issue will be flagged up and placed on the project risk register/issues log.</p>
LBS commitment to estate improvements	<p>Any commitments made will be looked at as part of the design process. There is a capped budget in place to facilitate this.</p>
Estate improvements	<p>Decorations to communal areas of existing blocks will generally fall under Major Works. CM will try to establish the extent of any works and the programme. CM will also query, with the Major Works team if any of the works can be brought forward. Post meeting note - I am advised that the estate improvement budget can be used for decorations to communal areas. As stated this is a capped amount and availability of funding will be subject to what other improvements requested by residents. We will need to assess this at a later stage.</p>

The Greening Project	CM advised that this is a potential landscaping project being carried out on the highway. CM to share any information that becomes available.
Anticipated programme (indicative only, subject to change)	RIBA 1 - June 2021 RIBA 2 - August 2021 Planning submission - December 2021 Planning consent - February 2022 Start on site July 2022 Completion - November 2023
Vulnerable residents	This issue will be recorded on the project issues log, and will be managed.
Garages	The garages will not be reprovided.