



Penry Street new homes update and virtual meet the Contractor. June 2020

Your quarterly update about the development of new homes on Penry Street

What you need to know:

We're building new homes on Penry St as part of our commitment to providing more quality council homes across the borough. We've committed to creating 11,000 new council homes by 2043 – a big goal, but crucial if we're going to tackle the housing crisis and ensure our residents have quality homes they can be proud of, now and in the future.

We're building 24 homes, including 13 new council homes and three new retail spaces on Penry Street as a way to improve the area for all residents, as well as provide new homes. These new homes will be built on the site of the former petrol station at the corner of Penry Street and Old Kent Road, and will provide:

- A five storey mixed use building comprised of three retail spaces on the ground floor, 24 flats with cycle parking at ground level, garden areas and a roof garden
- Thirteen social rented homes and eleven private sale homes, prioritised for local people.

Works will take place in two phases between 2020 and 2022:

Phase 1: Enabling works, which will include demolition and some intrusive surveys

Phase 2: Main construction works

Timeline

June 2020	<ul style="list-style-type: none">• The demolition enabling works were delayed by Covid-19, but we are now able to get started.• Virtual 'Meet the Demolition Contractor' event, details below• Demolition starts, including removal of buried tanks.
Spring 2020	<ul style="list-style-type: none">• Contractor appointed for the main construction works.• An event to meet the main works contractor.• Main construction works start.
Late 2022	<ul style="list-style-type: none">• Construction completes, residents move into the new homes and the shops open

Latest updates

- We have now finalised the designs to include upgrades to the windows, amenity spaces, more efficient heating, and hot water systems.
- In May 2020 new Building Regulations was issued that require additional fire safety measures within our buildings. A submission to Planning will be made to allow for the incorporation of these new safety measures into the existing design.
- Due to Covid-19 we have been working with the demolition contractor to ensure measures to comply with Government guidelines.
- We have appointed a party wall surveyor to deal with boundary related matters, and they have written to neighbouring properties.
- We are about to appoint DDS Demolition Ltd as London Borough of Southwark's Appointed Contractor for the demolition works.

We are hosting a virtual 'Meet the Contractor' drop-in event online, and would like to invite you to attend on: Tuesday 16th June 2020 at either 5pm, 6pm or 7pm for a period of 30 minutes each.

For details of how to join please email: Jacqueline.Flynn@southwark.gov.uk or call 020 7525 3208

Members of our Demolition team will be available to answer any queries you may have, and we look forward to seeing you or hearing from you at the event.

Should you be unable to attend the event or have any queries about, or during, the demolition works, please email site supervisor Dan Pettman: DPettman@dds-demolition.co.uk or Eric Rosay: ERosay@dds-demolition.co.uk who will be happy to assist.

Working with you

It's really important to us that we work with residents when we create new homes in Southwark. As part of creating new homes on Penry St, we'll be sending you quarterly updates and holding open meetings at key stages of the development.

Contact us

If you'd like to know more or have any concerns or questions, please contact:
Jacqueline Flynn - Jacqueline.Flynn@southwark.gov.uk / 020 7525 3208