

June 30th, 2020

Southwark Council redevelopment of Daniels Road

Newsletter No.3



Welcome

Welcome to another monthly newsletter for the redevelopment of Daniels Road. Osborne has been appointed as the principal contractor and will be managing all site activities. Our newsletters will be issued on a regular basis to local residents and surrounding businesses ensuring you are kept up-to-date on our progress and when works are due to start

The Project

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.

For the duration of the works there will be a footpath partially closed along Daniels Road. Deliveries to site will be via Daniels Road, they will be marshalled and controlled to ensure residential access is not inconvenienced and ensure safe deliveries.

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 B – Block of Flats, We appreciate that the removal of the Aluminum shuttering is a noisy process, however we record the noise monitoring on site and it is well within the guidelines set out by Southwark Council. We will be removing the shuttering again on the following dates – 1st, 2nd and 3rd June and again on the 6th, 7th and 8th June. You will be pleased to know that this will conclude the concrete frame and with it the noisier works.

Block A - Town houses at South West of the site. We will be installing the Roof's week commencing the 29th June 2020 and the internal fit-out will commence three weeks after this.

Other Items – Certain properties are experiencing difficulty with SKY Satellite signal, whilst we cannot speak to Sky on your behalf we are happy to provide advice and support where possible. In the first instance please discuss this with Sky customer services on **03300 413 000**.

Site Security – We have been broken into now 4 times and vandalized twice. We now have CCTV monitoring the full site perimeter, this is monitored live when site is closed and at every camera location there is a speaker. Should someone gain access to site out of hours a CCTV operator will come over the speaker and advise the person/persons that they are on CCTV and the police have been called, should you hear this please do not be alarmed as it will all be taken care of accordingly.

Noise and Dust suppression along with traffic management will be in place for the duration of works here at Daniels Road.

Minimizing Inconvenience

We have been working closely with the London Borough of Southwark Council project team and RLF (Robinson Low Francis), to devise a strategy that causes the least amount of inconvenience as possible.

Our working hours are from 8am-6pm (weekdays). Site delivery times will be programmed outside of peak times (8am-9am and 3pm-4pm) to avoid disruption, and all deliveries will be controlled by a Traffic Marshal. We have noise monitoring on site which is live and currently levels are 70db or less. We also have three dust suppression bowsers which spray fine mists of water into the air at regular intervals using 4000 liters a week of water. Please note the use of water for dust suppression will cause dusty water to settle on cars in close proximity to the site. Anyone affected by dust on their cars please come and speak to the site team and we will arrange to power wash them during working hours

Construction during Covid-19

Osborne will be implementing enhanced site safety measures at the Daniels Road site in accordance with Covid-19 as advised by UK Government and following the procedures and guidance set out within the Construction Leadership Council "Site Operating Procedures (version 3)". Construction Leadership Council website;

www.constructionleadershipcouncil.co.uk

Whilst acknowledging the difficulties caused by COVID-19, the Council and its contractors continue to be committed to its target of delivering 11,000 new homes by 2043, to provide much needed council homes for those in housing need. Therefore, where possible, the council and its contractors continue to operate on a business as usual basis to ensure that new homes continue to be developed.

To find out more and keep updated about the development please visit the council website:
<https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/nunhead-and-queen-s-road/daniels-road>

Key Contact Details:

Elisha Stewart – Southwark Council Project Manager

☎: 020 7525 3069

✉: elisha.stewart@southwark.gov.uk

Richard Ellis – Osborne Project Manager

☎: 07854 962437

✉: Richard.Ellis@osborne.co.uk

A book of concerns can be found in the site office,
Please feel free to pop in should you have anything to

note. Our door is always open!

General Enquiries

Should you need to contact Osborne please do so via the following methods:

☎: 0800 0258 008

✉: enquiries@osborne.co.uk 

@Osborne News

Considerate Constructors Scheme

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

Posters showing our registration to the scheme will be 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)

We operate an open door policy, should you have concerns please come and speak with the friendly team.