

# NEW COUNCIL HOMES

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



Leroy St - Meet the Team Event –Thurs 12 Nov 2020 6pm – 7.30pm

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Southwark  
Council  
southwark.gov.uk

# MEET THE TEAM - AGENDA



November 2020 – 6pm – 7.30pm

Meet the Team – 30mins

Project Manager/Project Officer  
Architects  
Employer's Agent  
Project Group  
Q&A

About the Project – 30mins

Site of Project  
Architects' Brief  
Community Brief & Issues  
Q&A

Next Steps – 30 mins

Where we are in the Process - Design Development, Surveys  
Project Group Review  
Programme - Completing the Stages  
Q&A

# PROJECT MANAGER



## Emma Gittus – New Homes Delivery Team

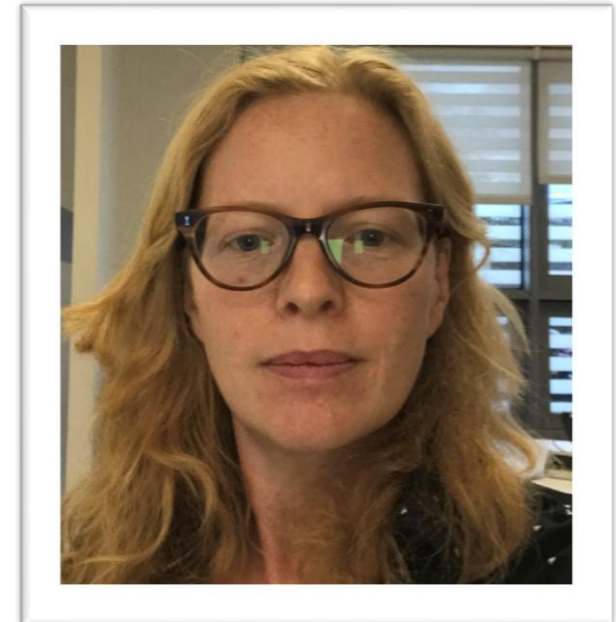
Work for Southwark Council

Main Contact for Project-based matters

Support and Guide Project Group

Client for the Project Team – instructions & direction

Work with team members such as Project Officer,  
Development Manager and other colleagues at  
Southwark



**Melanie Hill** – **PROJECT OFFICER** – sends apologies

Will be supporting this project

# ARCHITECTS



## Peter Barber Architects

Peter Barber – Director

Peter will act as the Project Director in the initial stages of the design, leading the design from the outset and retaining an involvement through to completion.



David Gouldstone - Director

David will be the day to day contact for the client and wider design team. He will work alongside Peter and other PBA architects to deliver the project.



# EMPLOYER'S AGENT



presented by  
**Kieran Vincent**



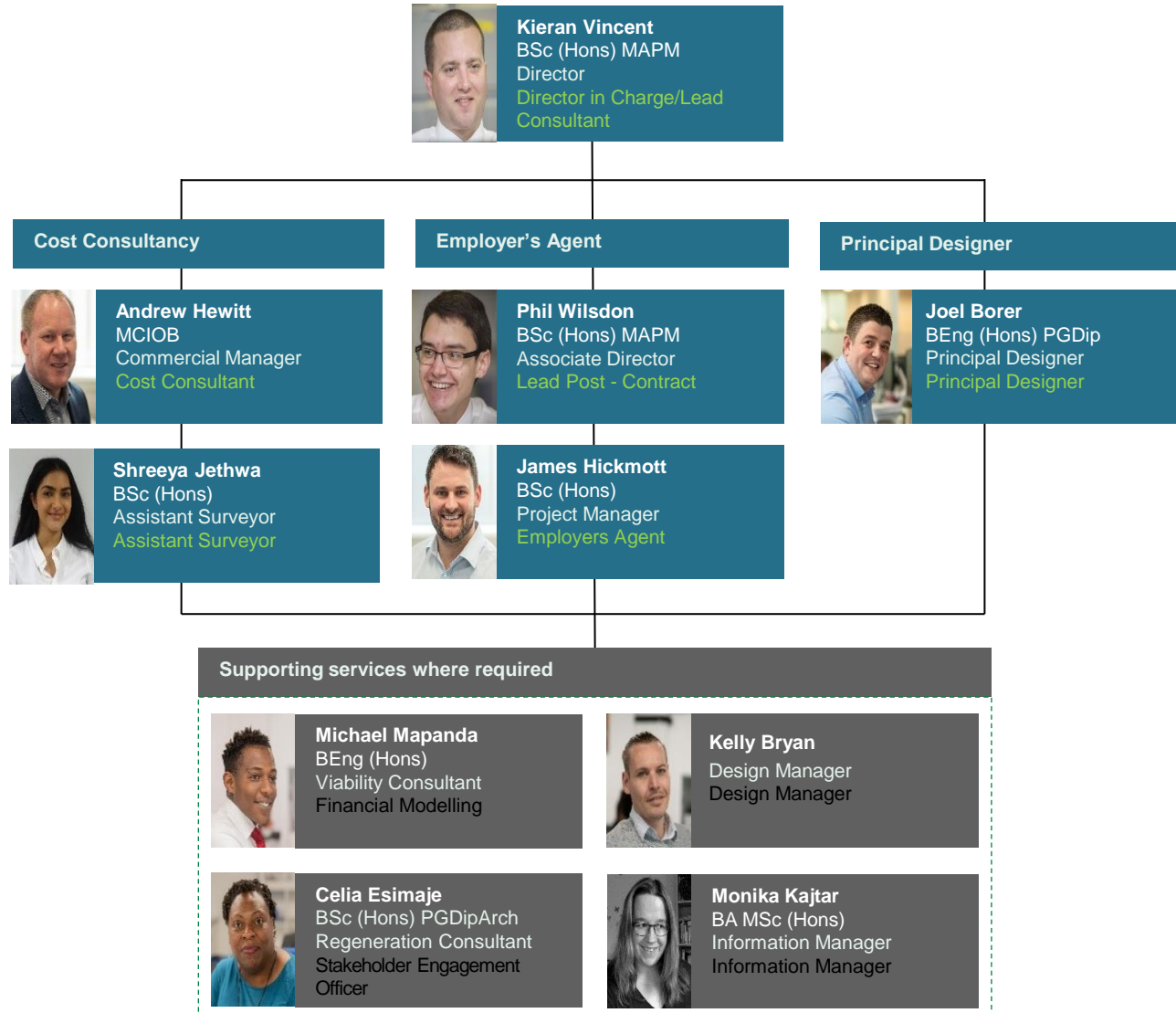
**Leroy Street Garages, Creasy  
Estate**

## Introduction to Airey Miller

- Offices in central London, Sevenoaks and High Wycombe
- Since 2008 we have delivered over 1,000 housing completions per annum, 3% nationwide
- In 2019 we handed over 1,471 dwellings.
- Members on 32 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 the Employer's Agent, our role includes, assisting LBS in managing the delivery of the project- from inception, through completion and to the end of the Defects Rectification Period. We will be responsible for preparing the full Employer's Requirements and tender documents, managing the tender process with LBS; Formalising the eventual Build Contract and for administering the build contract. We will monitor the construction works to ensure the works are in line with the contract terms.*

### ■ Quantity Surveyor

- *As the Quantity Surveyor, our role covers cost management in ensuring Value for Money for LBS. We will assess the design proposals pre-contract, prepare order of cost estimates and pre-tender estimates before tendering. Post-tender, we will analyse the all tenders (& where required, engage with tenderers to seek clarifications on their submission) and – working with the Employer's Agent – we will prepare a tender report to LBS with our recommendations. Post-Contract, we will be involved with assessing any variations and interim valuations from the contractor and certifying payments as works progress- up to the Final Account and Final Statement.*

### ■ Principal Designer

- *As the Principal Designer, our role is defined under the Construction (Design & Management) Regulations, 2015 – and it is essentially concerned with risk elimination (or reduction) in the proposed development through design development; construction; in-use; & at the end of the development's useful life. We will be engaging with the design and project team all through the project- ensuring safety matters are considered at all stages. Pre-tender, we will prepare the Pre-Construction Information Pack. Post-Contract, we will engage with the contractor to ensure safe site practices. At the end of the project we will ensure a Health & Safety File (incorporating an Operation & Maintenance Manual) is in place to facilitate safe and effective future maintenance of the development.*



# PROJECT GROUP



## Leroy Street/Creasy Estate Project Group

### MEMBERS

Current 11 members

Made up of residents of the neighbourhood – some tenants, some leaseholders and some neighbours

Already participated in Community Brief and architects selection interviews

### ROLE

Representative body for local residents to review and scrutinise the team

Helped to formulate the Community Brief

Helped to interview the Architects

Will form a focused-group at every stage

QUESTIONS & ANSWERS

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PROJECT TEAM

# PROJECT OBJECTIVES



**To contribute to Southwark's target of delivering 2,500 homes by 2022.**

Provide all new homes at Leroy Street Garages as council house (social rented) tenure

The broad mix is to follow Southwark's current housing policy – this might alter slightly

10% 1 bedroom 2 person

60% 2 bedroom 3 person (or 4 person)

30% 3 bedroom 5 person (or larger)

A target housing figure of up to 24 new homes

Take into account the local housing needs

Car free development

Provide adequate drop off/pick up/deliveries to new homes

Integrate with existing Creasy Estate & Leroy Street (consider playground, green spaces, reduction in crime)

Clarity on waste management, bin storage, footpaths, and bike storage

Provide enhanced open space and green space

Take into account Community Brief – next slide

# COMMUNITY BRIEF - CREATED IN AUGUST 2020



## Created by Project Group, Informing Project Team

### ISSUES RAISED

Includes concerns about whether site is appropriate for new homes

Impact on existing households is key issue

Construction disruption

Loss of storage (garages)

Loss of outside space (garage amenity space)

### ASPIRATIONS FOR NEW HOMES

Minimise Daylight/Sunlight Impact

Keep new building low

Retail/re-provide storage space

Minimise overlooking/overcrowding

Minimise construction disruption

Create harmonious architecture

Attractive and/or useful landscaping

Including Aspirations for Creasy Estate

Community

Brief

<https://consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/leroy-street-garages-proposed-homes/>

**WE WILL UPDATE COMMUNITY HUB INFORMATION AFTER THIS MEETING**

# LEROY STREET SITE



1. Keep the new building line away from the existing south facing elevation.
2. Retain the existing mature trees and green space.
3. Provide passive overlooking to the street and playground
4. Improve the routes around and through the site.

# SITE 01 : DAYLIGHT / SUNLIGHT



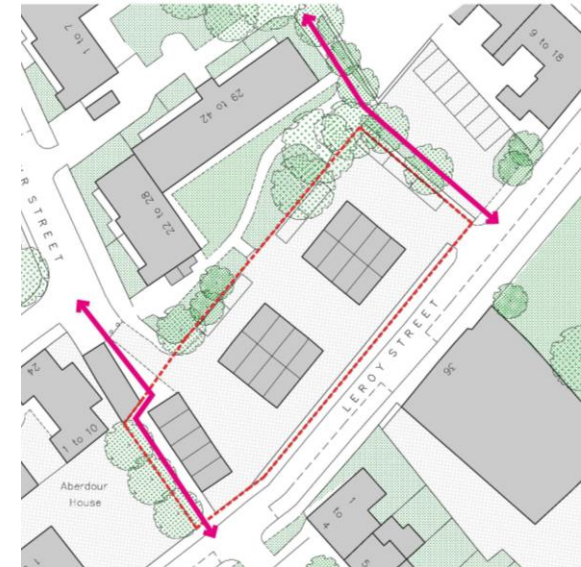
Design to reduce the impact of the new development on the sunlight / daylight for the existing buildings.

# SITE 02 : RETAIN EXISTING TREES AND GREEN SPACE



Retain the existing mature trees and green space.

# SITE 03 : IMPROVE ACCESS



Improve existing routes through the estate and Improve positive connections



# SITE 04 : POSITIVE STREET EDGE



Increase views over the road and amenities to provide passive surveillance and minimise the potential for anti social behaviour

# SITE 05 : LAYOUT AND MASSING



Consider the site coverage and massing to respect the existing building and landscape

QUESTIONS & ANSWERS

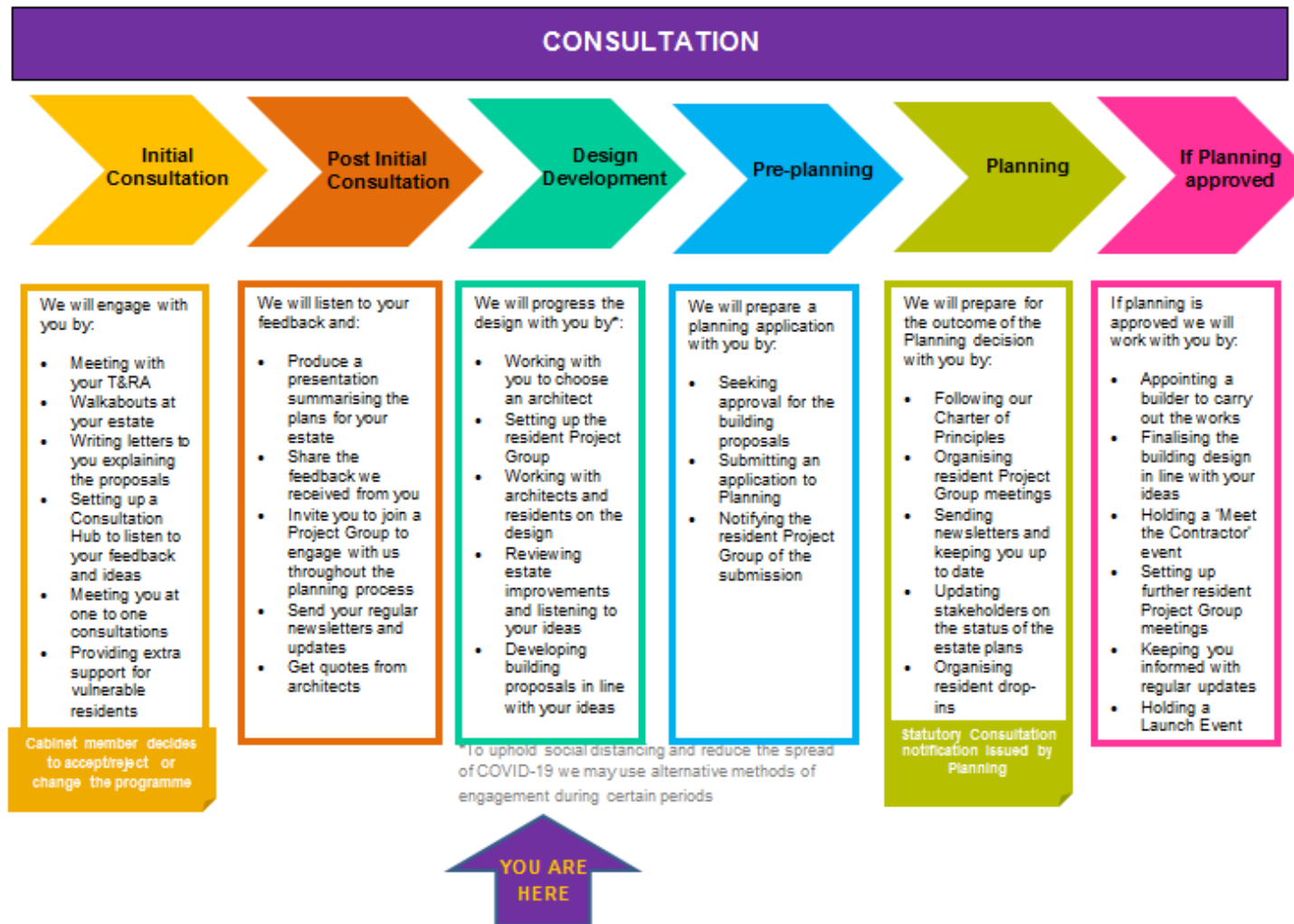
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SITE & BRIEF

# Where we are



## How you can get involved



# NEXT STEPS PROGRAMME



## Indicative Dates for the Project – Will be Kept Updated

12 November 2020	Open Resident Meeting via Zoom
November – January 2020	Project Manager site visits & Project Group liaison – create engagement process
December 2020	Project Group Review Stage 1 designs
January 2021 – June 2021	Further Design Development – working with Project Group (design review) & Resident Events/Newsletters
May/June 2021	Open event for all residents prior to the submission of a planning application
July 2021	Planning submission
October 2021	Planning approval
December 2021	Appointment of contractor
January 2022	‘Meet the contractor’ event for residents
August 2023	Building completed. Residents move into their new homes

QUESTIONS & ANSWERS

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NEXT STEPS

# 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 020 7525 1937

## 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.