Southwark Council Redevelopment of Daniels Road

Welcome
Welcome to another monthly newsletter for the redevelopment of Daniels Road.

The Project Team
The project team consists of three Osborne personnel, Richard Ellis the Project manager, David Shields the Site manager and Leire Saavedra the Site manager, totaling over 39 years of construction experience.

Upcoming Works
The project consists of the design and construction of a 3 storey residential block of flats and 5 houses providing a total of 19 new council homes.

Block of Flats
Externally:
- Brickwork completion
- Powder coated balconies and railings
- Downpipes and zinc cladding

Internally:
- Wall closures and plastering works
- Lift installation
- Main stairs and walkways

Houses Internally works are completed, snagging is underway. Externally, works being carried out:
- Bin stores and patios,
- Fencing to the gardens
- Paving of the rear entrances.

Practical Completion - We anticipate completion mid-summer 2021. Due to the Global Pandemic we have only managed to operate at 50% capacity due to welfare restrictions and social distancing guidelines.

Local Lettings
Southwark Council will be letting all 19 new homes at Daniels Road at council rents in accordance with their Local Lettings Policy. This means that half of the homes available at Daniels Road will be let exclusively to local residents* on the council's housing register in Bands 1-3 via the bidding portal, Home search.

The remaining properties will then be advertised to all other applicants on the council's housing register that are in housing need. You must be registered on the council's housing register and be in Bands 1-3 to bid for these homes. If you need to apply for the housing register, you can submit a Housing application form by visiting https://www.southwark.gov.uk/finding-a-new-home/looking-for-a-home?chapter=2 or by going to the Southwark Council website and selecting "Finding a new home" and "looking for a new home". *Please check you meet the eligibility criteria before you complete your application.*

A few weeks before the new homes are available to let Southwark Council will write to local residents* that are registered in Bands 1-3 with the dates the new homes will be advertised on Home search.

If you have any questions about the council's local lettings policy please contact: Eishrhat Islam via email Eishrhat.islam@southwark.gov.uk or by phone on 020 7525 7360.

Homes Available
Block A - 5x3bed5persons Terraced Houses available
Block B - 14 Flats available
1x 1bed2persons Wheelchair Accessible
4x 1bed2persons
6x 2bed4persons
2x 3bed6persons
1x 3bed6persons Wheelchair Accessible

Construction progress during COVID-19

In line with government guidance the construction sector can continue to work and as such we are progressing taking all precautionary measures required. Please visit www.constructionleadershipcouncil.co.uk where you can find essential information on the Construction Industry's response to the Covid-19 crisis.

Key Contact Details:

Patricia Lewin – Southwark Council Project Manager

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▢: Patricia.lewin@southwark.gov.uk

Richard Ellis – Osborne Project Manager

▢: 07854 962437

▢: Richard.Ellis@osborne.co.uk

General Enquiries:

We have a book of concerns located in the site office, please contact Richard Ellis using the details above if there is anything you wish to discuss or report, alternatively you can also contact us using the methods below:

▢: 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 are regularly assessed by an independent body. Posters showing our registration to the scheme are 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)

Block A Progress Photos

Block B Progress Photos