



**Geoffrey Close
Canterbury Close
York Close
Lambeth**

**Estate
Regeneration**

**Initial works &
phase one
overview**

INTRODUCTIONS

OUR TEAM

Dan Brady,
Development Director,
Bellway London

Danny McTier,
Construction Manager,
Bellway London

Carol Squires, ITA, Source
Partnership

Rob Williams, ITA, Source
Partnership

Steven McIntosh, Project
Leader, Riverside Group

Gareth Crawford, Senior
Development Manager,
Interim, Riverside Group

Joanne Downs, Tenant
Engagement Manager,
Riverside Group

Mandy Rana, Resident
Liaison Officer, Riverside
Group

David Wade, Housing
Officer, Riverside Group

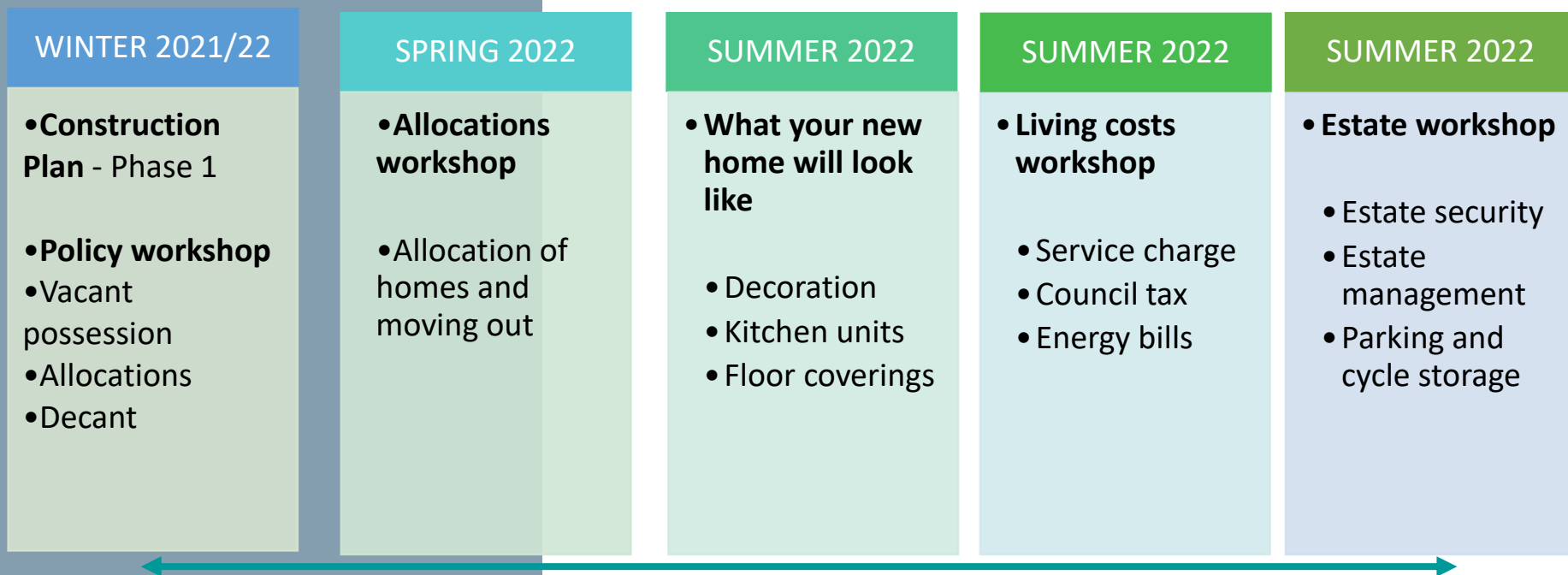
What have we been doing since we last met?

Following a resolution to grant planning consent by Lambeth's planning committee, we have:

- Been negotiating legal agreements with Lambeth to finalise planning consent and allow us to begin construction
- Secured additional grant from the GLA to deliver shared ownership and rent-to-buy homes
- Employed a building inspector to ensure your new homes meet a high quality standard
- Started developing an estate management plan
- Been working through construction details and logistics

Engagement timeline

Here is an indicative timeline on how we will consult with you during the first phase of construction:



Regular drop-in surgeries with the project team and your ITA, Source Partnership

Our Riverside Promise

- Keep the existing community together
- Keep the same tenancy rights and rent levels
- A new home for all existing tenants, that will meet their housing need
- Help you through these changes by compensating you with home loss and disturbance payments
- Private outdoor space for everyone
- Improved security by design management
- Improved access with lifts within blocks and home layouts on one level



How will we support you?

- Skip days to help with clearing out unwanted items
- We will replace existing parking permits with CPZ permits and cover the cost during construction and five years after that
- We will consult with you prior to each construction phase
- We will compensate you at least £7,100 for moving, plus disturbance payment
- We will provide a removal service for all and packing and wrapping service for those who need it

WHO WE ARE



Bellway began as a small family business in 1946, today we are one of the UK's biggest housebuilders.

- 22 Operating divisions
- Bellway London Partnerships- One of 6 London & SE
- In 2020-21, Bellway supported 31,500 direct, indirect and induced jobs
- Built 10,138 new homes in 2020-21
- Built 2,230 affordable homes for HA & Local Govt partners
- £71.3m invested in communities
- £176.5m payments to National & local Governments
- Awarded NHBC 5 star status 5 years running

The New Development

Comprises:

441 homes in total

197 affordable

244 private

8 blocks

6-13 storeys



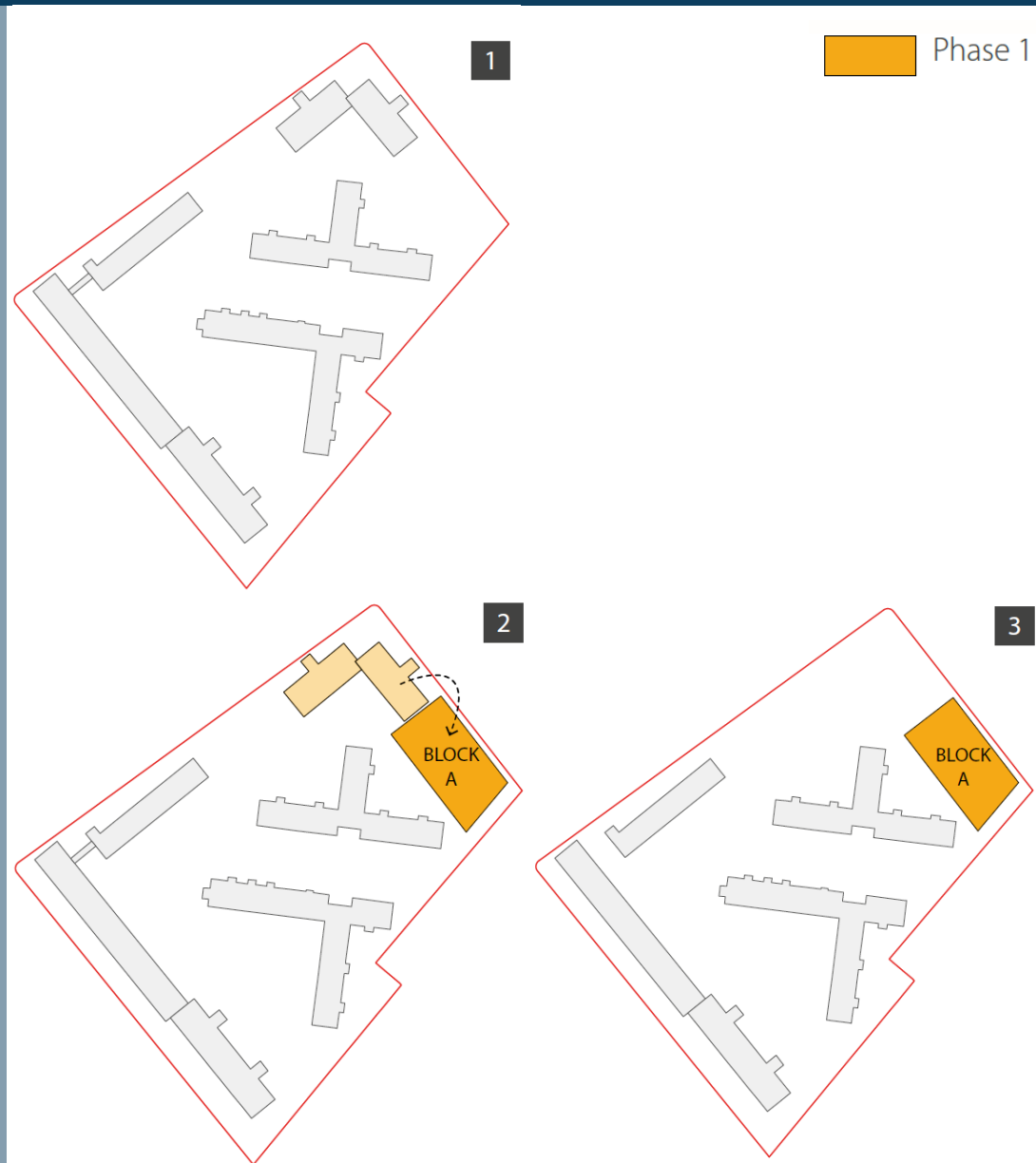
Phasing & Decanting

Target dates

Phase 1

Block A construction period
Summer 2022 - Autumn 2023

Decant 71-84 Geoffrey Close
into Block A



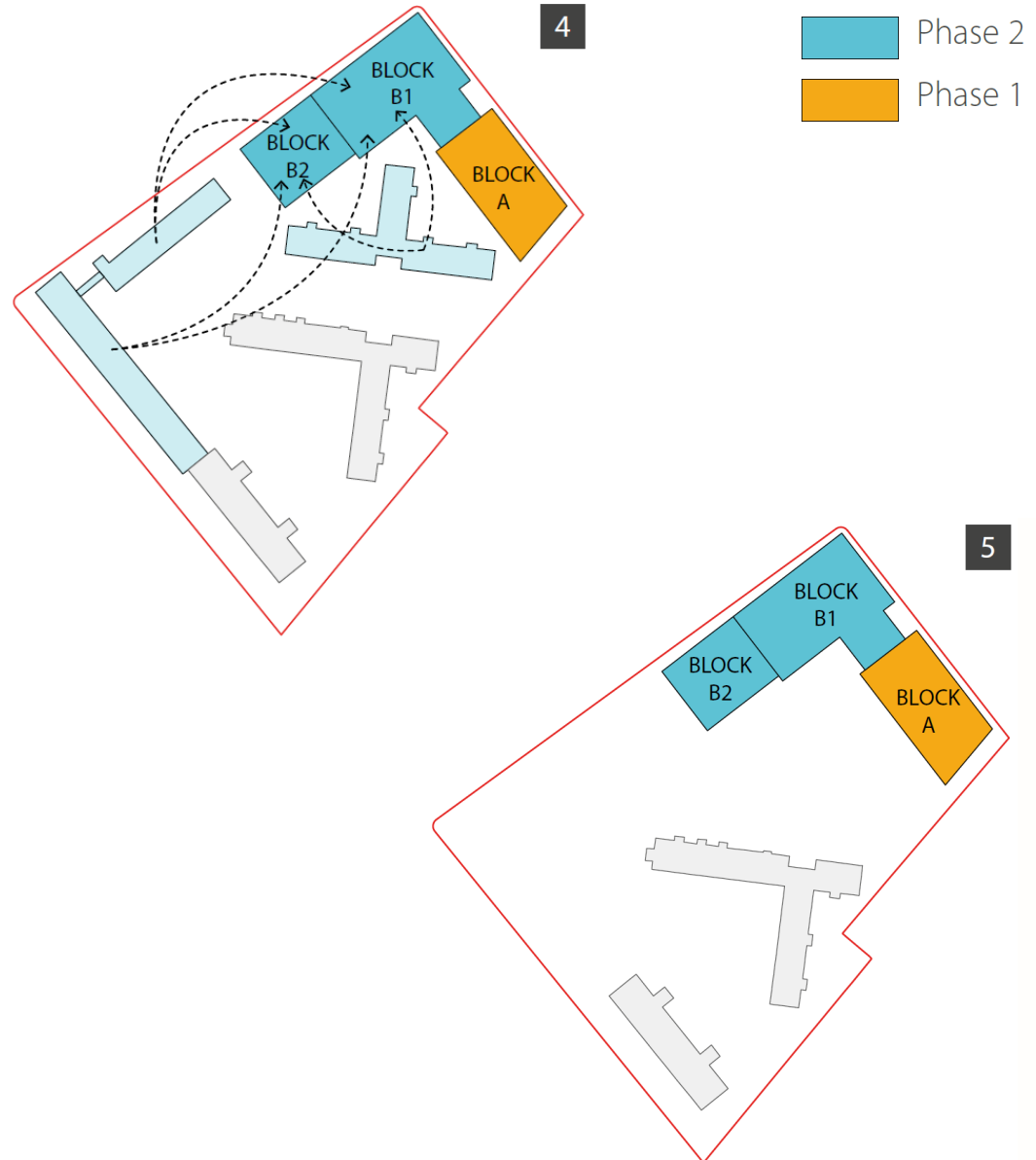
Phasing & Decanting

Target dates:

Phase 2

Block B construction period
Autumn 2023 – Summer 2025

Decant 17-70 Geoffrey Close &
1-24 Canterbury Close into B1
& B2



Phasing & Decanting

Target dates:

Phase 3

Block C construction period
Summer 2025 – Spring 2027

Decant 1-16 Geoffrey Close &
1-28 York Close into Block C1

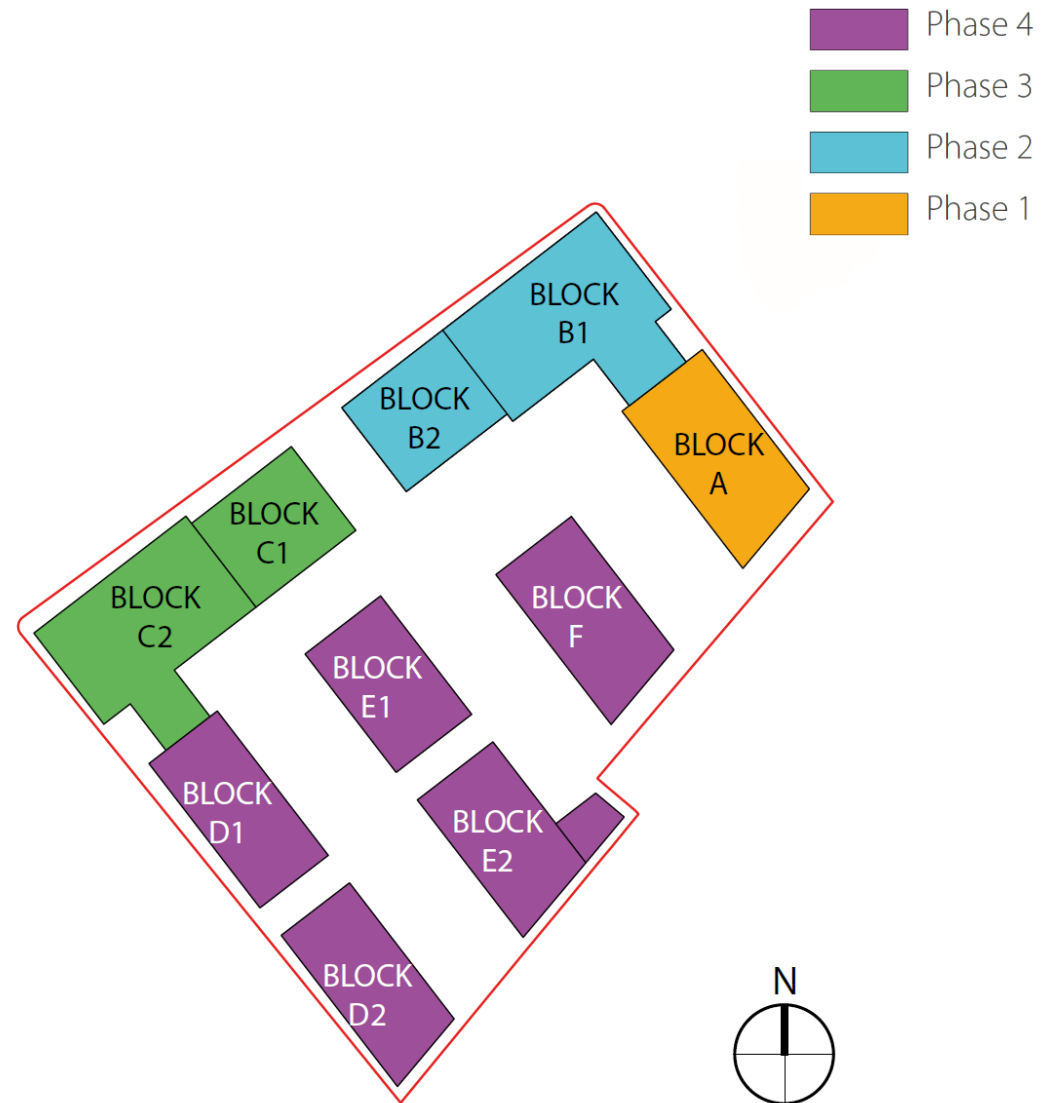


Phasing

Target dates:

Phase 4

Block D-F construction period
Spring 2025 – Summer 2027



Initial enabling works

Jan - Feb 2022

Screening erected around the ball court. The ball court area will be closed.

Feb- Summer 2022

Initial non-disruptive works:

- Ground investigation/ drainage works

We will then also be:

- Working through detailed design of your new homes with the architects and planners
- Appointing subcontractors and arranging material deliveries



Phase One

Summer 2022

Geoffrey Close will be closed off and all internal estate parking suspended.

Hoarding will be erected and traffic marshals employed to:

- Secure the area
- Protect residents health & safety
- Manage construction traffic

Bellway & Riverside will make arrangements to ensure that refuse collections and emergency vehicles can still access the site when necessary.

Residents will still be able to use the footpaths on and around the estate to access their homes and gardens.



Hoarding & screening

Standard design



Screening for the ball court

Typical timber hoarding (2.4m high | c. 8ft)



Phase 1 Hoarding in place

Fenced off Logistics Area (existing fencing to three sides with sheeting applied to the fence). Temporary 'Heras' fencing to be used on fourth side to allow traffic marshals to open up for material offloading, vehicle turning, concrete pumping etc.

Access road through the estate to be closed off to non-construction vehicles and controlled by Traffic Marshals. Access for emergency services to be maintained 24/7.

ENTRY FOR CONSTRUCTION TRAFFIC ONLY

Footpath closure for hoarding and working space. Access for Site personnel

50-70 Geoffrey Close

71-84 Geoffrey Close

1-24 Canterbury Close

17-49 Geoffrey Close

1-16 Geoffrey Close

Escape door location (The London Animal Hospital)

1-28 York Close

ENTRY FOR CONSTRUCTION TRAFFIC ONLY

Site Entrance

NO RESIDENTS PARKING AVAILABLE ON THE ESTATE

- Indicative routes to/ from entrances
- LAH emergency escape route
- Temporary pedestrian walkway adjacent to hoarding
- Private Entrance
- Communal Entrance
- Site area with hoarding / fencing | No public routes across site

Existing / new public walkways & footpaths will be available unless they clash with a hoarded / fenced site area

Phase One

Block A construction

Block A will be constructed first, in the Kenbury Street side of the site.

Block A comprises 26 new homes, six storeys high.



Phase 1

Timeline overview



Target dates

Jan-Feb 2022

Ball court closing



Summer 2022

Geoffrey Close closure, parking suspended.
Site access to construction and emergency vehicles only
Clear Block A site area

Summer 2022 - Autumn 2023

Construction of Block A and associated works for
handover to Riverside

Construction deliveries

Access - Lilford Road

Primary vehicle access to the site will be via A2217 Coldharbour Lane, onto Lilford Road

Delivery times

Monday - Friday: 08:00 – 18:00

Saturday: 08:00 – 13:00



Measures in place

We will sign up to the Considerate Constructors scheme

We will provide adequate notice when we have large scale deliveries and are undertaking noisy works

- Weekly news board to cover site activities
- Complaints log
- Work to the latest legislation

Dust control, noise & vibration management

- Continuously monitor the site for air quality, noise and vibration
- Best endeavours to minimise noise and disturbance

Recycling

- A Site Waste Management Plan (SWMP) will be developed and will be used on this project. We will segregate waste where possible



Typical RoboWatch Tower



Typical noise measuring device



Construction period



Hours of working:

The hours of working generally will be:

Monday to Friday: 08:00 – 18:00

Saturday: 08:00 – 13:00

Site project team

Details of the site project team will be provided on the site notice board.

Issues/complaints:

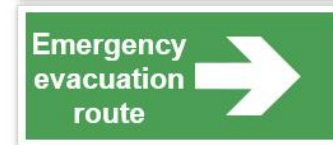
Residents will be provided with contact details to contact us, if required, outside of working hours. |



Typical fire route signage



Typical Internal Directional signage



Typical External Directional signage



Muster Point signage



Refuge Point signage

Contact us

Resident Liaison Officer – Mandy Rana

T: 07929 368603

E: lambeth@riverside.org.uk

Housing Officer – David Wade

T: 0345 111 0000

E: david.wade@riverside.org.uk

ITA – Carol & Rob @ Source Partnership

T: 0800 616 328

E: carol@sourcepartnership.com or
rob@sourcepartnership.com

