

Block A

**Geoffrey Close
Canterbury Close
York Close
Lambeth**

**Estate
Regeneration**

**Early works &
phase one
construction
overview**



INTRODUCTIONS

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Manager, Riverside Group

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Resident Liaison Officer,
Riverside Group

David Wade

Housing Officer, Riverside
Group

The development

Comprises:

441 homes in total

197 affordable

244 private

8 blocks

6-13 storeys



What have we been doing since we last met?

Throughout 2022 we have been working on:

- Detailed design for the first block (block A)
- Pre-start on site planning conditions
- Service connection diversion – telecoms and gas
- A temporary car parking solution for disabled residents and CPZ permits for other car users
- Construction details and logistics.

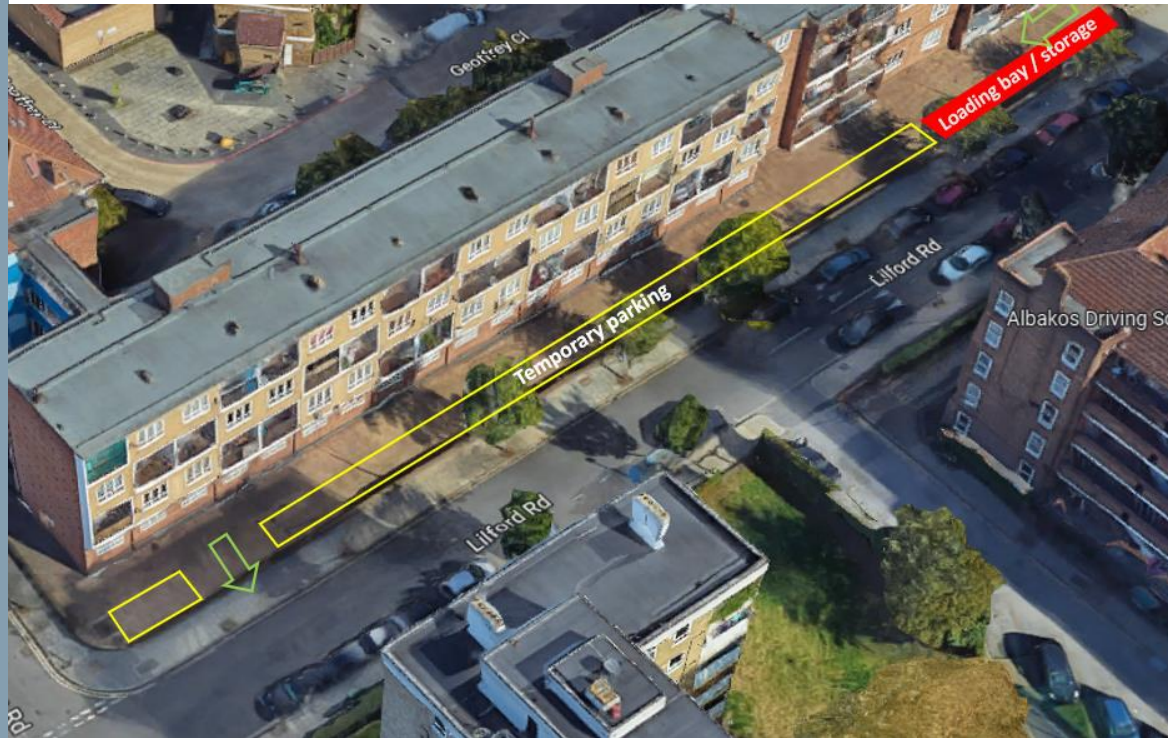
Early works

January 2023

- Create residents' disabled parking spaces
- Notices served for vehicles to leave Geoffrey Close on 16th January
- Geoffrey Close vehicle access will be closed 23th January
- Create temporary storage compound area
- Break down concrete bollards on site
- Vacate pram sheds
- Demolish pram sheds
- Relocate bin store

February 2023

- Erect site wide hoarding and commence enabling works



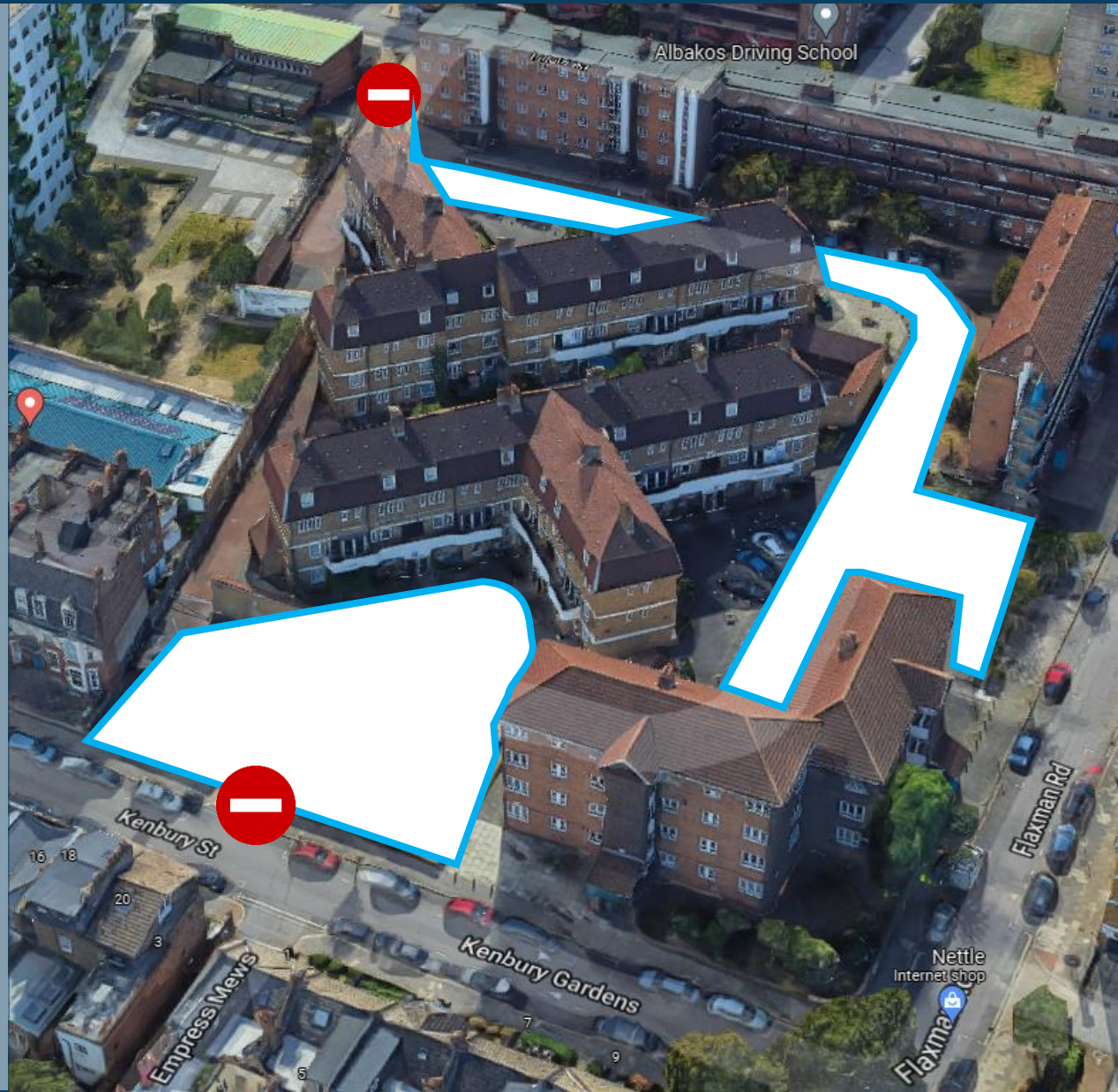
Phase One

Block A construction

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

Block A comprises 25 new homes, six storeys high.

[Hoarding](#)



Phase One

January / February 2023

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

Hoarding will be erected and traffic marshals employed to:

- Secure the area
- Manage 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](#)

Hoarding & screening

Down lighting will be along the hoarding line



Phase 1
Hoarding in place



Phase 1
Hoarding in place



Phase 1
Hoarding in place



Construction deliveries

Access - Kenbury Street & Lilford Road

Vehicle access to the site will be via A2217 Coldharbour Lane, onto Lilford Road or Kenbury Street

Delivery times

Monday - Friday: 09:00 – 15:00 & 16:00 – 16:30 (Term time)

Monday - Friday: 09:00 – 16:30 (School holidays)

Saturday: 08:00 – 13:00 (where needed)

Sunday: No vehicle movements

Public Bank Holidays: No vehicle movements



Measures in place

We will sign up to the Considerate Constructors scheme.

- News board to cover site activities with monthly updates. Located on the hoarding near the site office.
- Complaints log
- Work to the latest legislation

Dust control, noise & vibration management

- Continuously monitor the site for air quality, noise and vibration during construction works
- Best endeavours will be made 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

Phase 1

Timeline overview

Target dates

January / February 2023

Temporary car parking on Lilford Road
Geoffrey Close closure, all vehicle access suspended
Hoarding erected throughout the site
Site access to construction and emergency vehicles only
Clear Block A site area

February 2023 - Winter 2024/2025

Construction of Block A
Handover to Riverside
First 25 households moving into their new homes

Anticipated move in dates

Phase 1

Winter 2024/2025 - 71-84 Geoffrey Close residents move

Phase 2

Demolish - 71-84 Geoffrey Close

Autumn 2025 - 1-24 Canterbury, 17-49 & 50-70 Geoffrey Close move

Phase 3

Demolish 1-24 Canterbury, 17-49 & 50-70 Geoffrey Close

Summer 2027 - 1-28 York Close, 1-16 Geoffrey Close move

Phase 4

Demolish 1-28 York Close & 1-16 Geoffrey Close

Winter 2029 (private sales)



Block A

Flat types

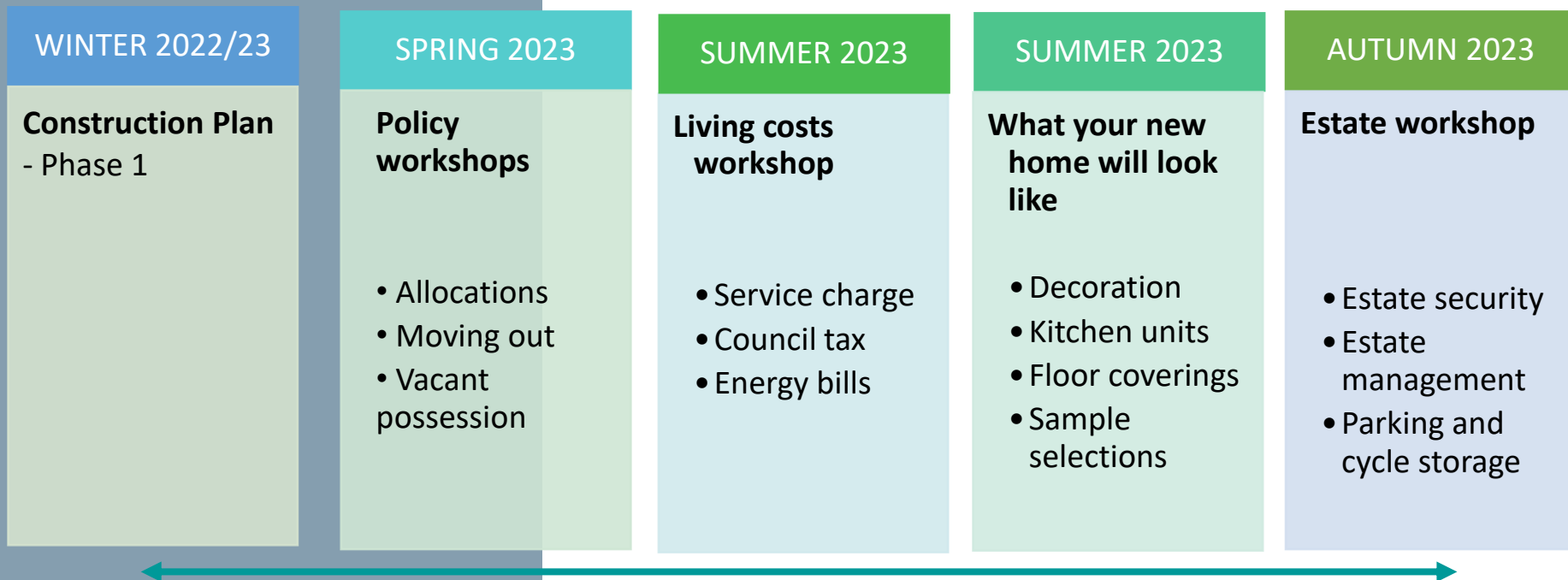
Mandatory moves will be 71-84
Geoffrey Close

Remaining 12 homes will be
offered to residents in 50-70
Geoffrey Close based on their
housing need.

| Home | Number of homes | Size (sq. ft.) |
|--|-----------------|----------------|
| One bed, two people | 8 | 568 |
| Two bed, four people | 2 | 801 |
| Two bed, four person. Wheel-chair | 1 | 938 |
| Three bed, four person | 7 | 812 |
| Three bed, four person. Wheel-chair | 2 | 939 |
| Three bed, five person | 5 | 943 |
| Total | 25 | |

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?

- 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, go through lessons learnt and repeat the process outlined in this presentation.
- We will compensate you at least £7,800 for moving, plus disturbance payment
- We will provide a removal service for all and packing and wrapping service for those who need it.

Contact us

Resident Liaison Officer – Mandy Rana, Riverside

T: 07929 368 603

E: lambeth@riverside.org.uk

Housing Officer – David Wade, Riverside

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

Construction Manager - Lewis Disbury, Bellway

T: 07855 170 020

E: Lewis.Disbury@bellway.co.uk





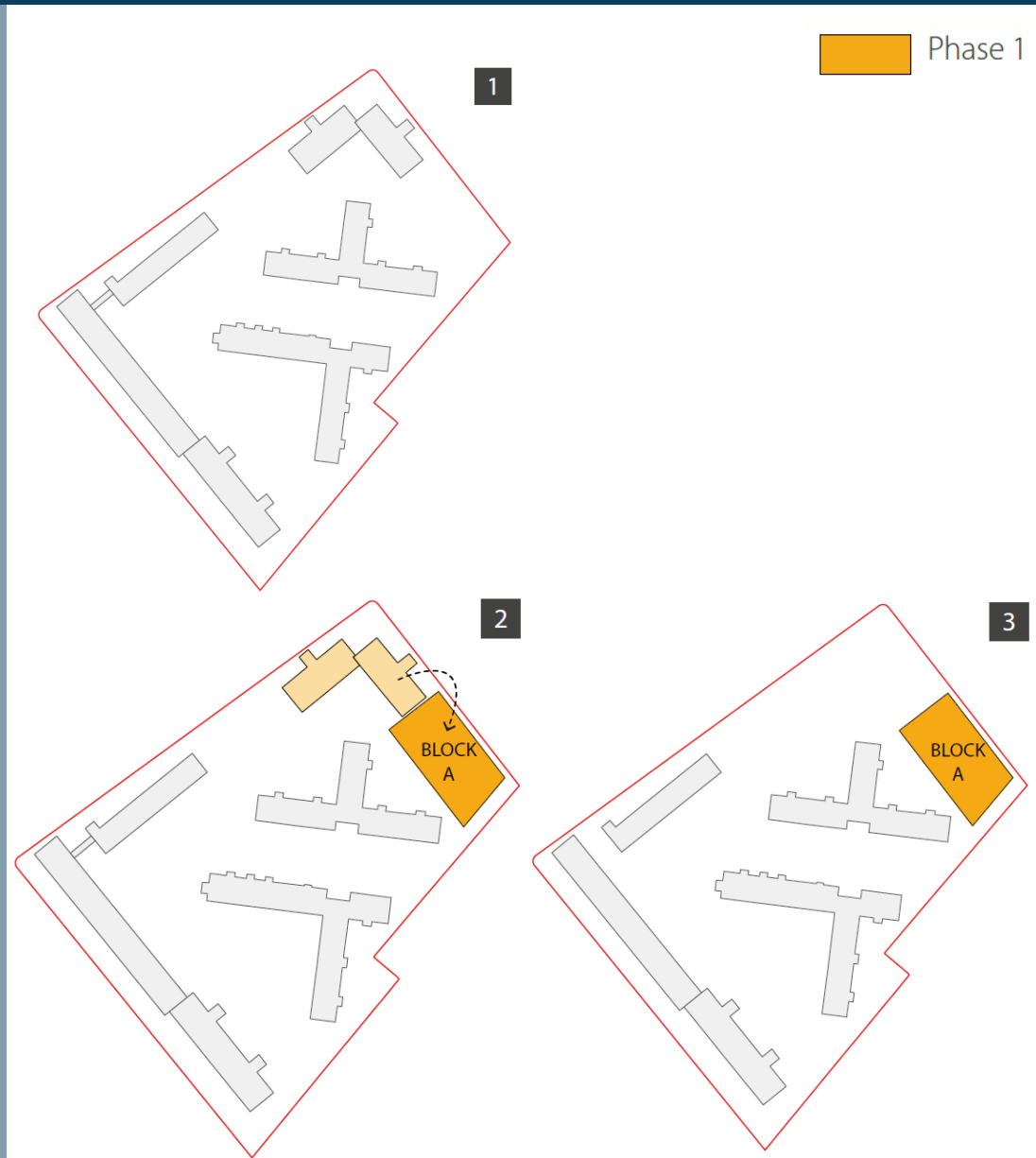
Phasing & Decanting

Target dates

Phase 1

Block A construction period

Decant 71-84 Geoffrey Close into Block A



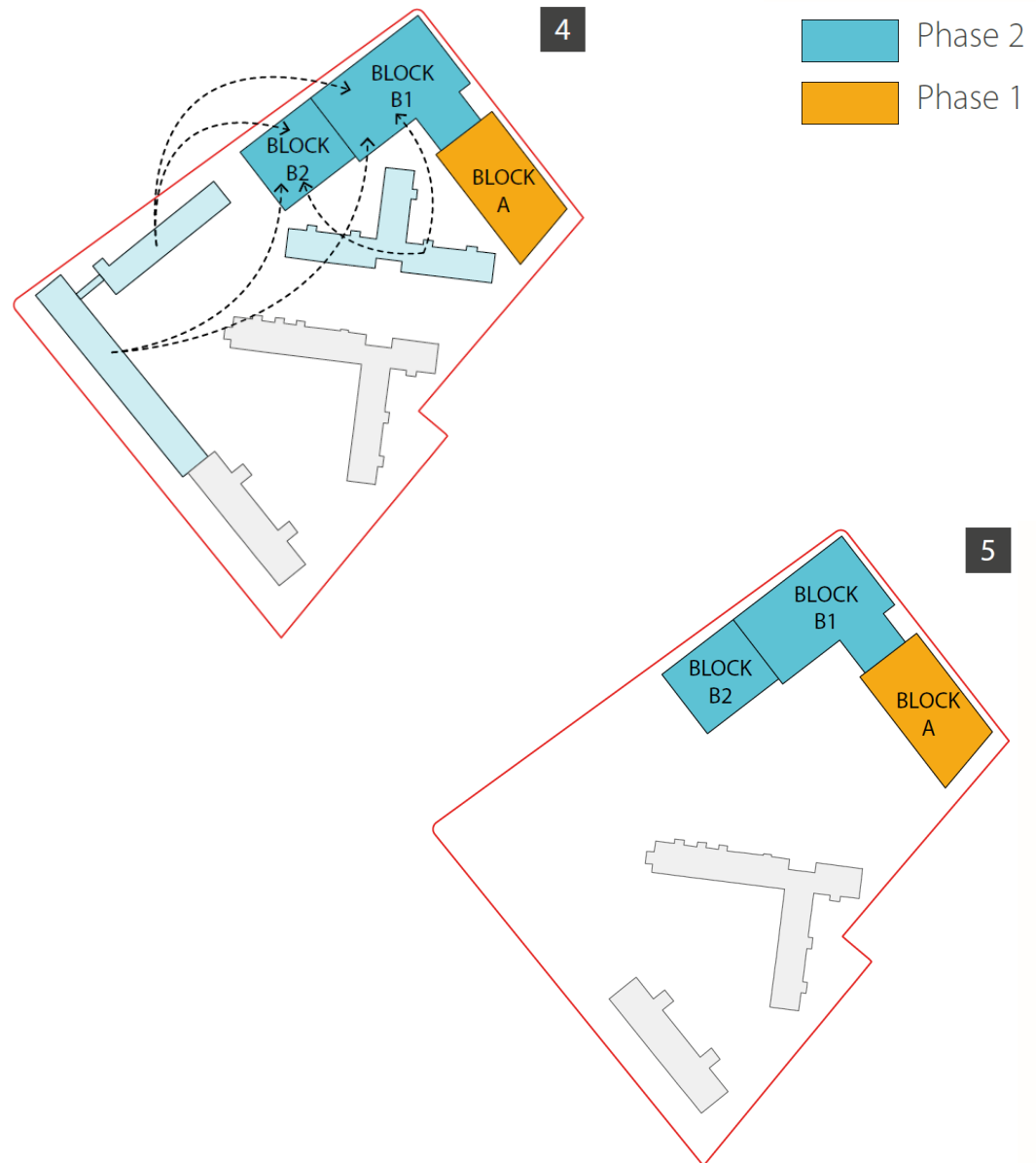
Phasing & Decanting

Target dates:

Phase 2

Block B construction period

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



Phasing & Decanting

Target dates:

Phase 3

Block C construction period

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



Phasing

Anticipated move dates

Phase 4

Block D-F construction period

