



OSBORNE

# Residential - Daniel's Road Estate

## Managing the build with Covid and close neighbours

**Councillor Stephanie Cryan, Cabinet Member for Council Homes and Homelessness** said *"I was excited to see the progress made on this development which will be exclusively council housing to meet the urgent need in the borough. I was impressed by Osborne's health and safety practices and their commitment to meeting the planned timescales of the project despite the disruption caused by COVID-19."*

PROJECT

19 Social Rent Homes

CUSTOMER

Southwark Council

LOCATION

Daniel's Road Southwark

CONTRACT

2 Stage D&B

COMPLETION

2021

# Need

Southwark Council plans to build 2,500 new council homes across the borough by May 2022 to tackle the urgent need for affordable housing.

At the Daniel's Road estate, residents approached the council with the suggestion of developing two separate parcels of underutilised land into new homes.

All for social rent, the development includes five town houses and a separate three storey block with 14 flats, ranging from 1-3 bedrooms. Residents and the wider community will benefit from localised regeneration to create landscaped gardens, play areas, and new pedestrian links.

With the two sites on a narrow strip of land, separated by housing, every stage of demolition and construction had to be well planned and communicated to reduce disruption. Then, several months into the build, the rapidly unfolding Covid pandemic impacted the project.

# Solution

Over 220 homes are within the proximity so managing these relationships was a key aspect to efficiently delivering this scheme. Added to that, when the pandemic hit early in 2020, many residents started to work from home and were sensitive to disruption during the day. Working closely with Southwark Council and the Tenants and Resident's Association we have:

- Actively sought methods of working to reduce noise, for instance specialist spanners were sourced for quieter removal of the aluminium formwork used to build the floor slabs.
- Supported residents during the pandemic wherever possible, including by donating excess materials for their DIY projects and assisting individuals with offloading and moving stone deliveries for their gardens. For one resident, that has scaffolding erected in their property, we mow the lawn weekly and keep the garden tidy.
- Hand delivered a monthly Newsletter, developed jointly with Southwark Council,

to over 220 homes.

- Kept individuals, adjacent to our access, fully informed on upcoming deliveries and closures.

Safety became even more of an issue when social distancing came into force. The site stopped to assess and mitigate the risk using the Construction Leadership Council guidance, and new procedures and protocols were efficiently put in place to allow work to resume safely.

# Outcome

Throughout the past 18 months, everyone has shown agility and the ability to work together and continue delivering the programme whilst keeping people safe. The necessary reduction in workforce has resulted in a corresponding 60% reduction in productivity but the council and residents have been kept fully informed at every stage and the project is on target to complete in August 2021.

Together, Southwark Council and their residents, will have converted infill land within the Daniel's Road estate into 19 much needed new safe and secure homes for social rental.