

SOUTHMERE REDEVELOPMENT

Welcome to the Durkan Community Newsletter for March / April 2020.

We would like to take this opportunity to thank everyone who came along to meet Durkan and Peabody staff at the Information Hub on Yarnton Way last month. You all raised some interesting questions, some of which we have shared below.

FAQs

Q1: Where is the water feature located?

A1: The water feature will be located in the new central square adjacent to Southmere lake. It is an 18-jet water feature.

Q2: What are the holes in the podium between Tilehurst and Blewbury for?

A2: These are to provide natural light and ventilation to the car park below.

Q3: Where are the shops / commercial units?

A3: The shops/commercial units are generally around the new central square. There are no new shops in between Tilehurst and Blewbury.

Q4: Will new fobs be provided and will they only open the blocks the resident lives in.

A4: Fobs will be programmed to provide access to the new doors and gates and the individual blocks.

Q5: Will Staplehurst and Deal have access to the new communal podium and walled gardens?

A5: No, residents of Staplehurst and Deal will not have access to the new podium garden, but they will have access to the new public playground and square.

Q6: What is the tower currently being built near Southmere lake?

A6: This is the stair core and lift shafts for the new residential block. The cores are being built in advance of the floors which will follow.

Q7: What is happening with parking enforcement on Yarnton Way?

A7: The London Borough of Bexley is responsible for the car parking on Yarnton Way and will advise on any parking enforcement.

Q8: What new play areas are being provided and where are they?

A8: There is play equipment on the podium between Tilehurst and Blewbury. There is also a new play area near the new library.

Q9: Why is there a car park beside Blewbury House where a walled garden was meant to be?

A9: This is a temporary car park. It will be removed to make way for the walled garden which will be completed early in 2021.

Q10: When is the alleyway running parallel with the school being removed?

A10: This will be removed at the start of 2021 and access will be reopened between Southmere Drive & Tavy Bridge and Yarnton Way.

Fig 1: This is a computer-generated image of how the new communal garden/podium between Blewbury House and Tilehurst Point will look.



PROGRESS ON SITE

The brickwork on the first phase is progressing well and will reach the roofs of the blocks in the coming months. As we approach the summer months the scaffold should start to be removed. The two tower

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cranes will also be removed in the next 2-3 months, we will write to you with updates.

The first of the new homes now have kitchens and bathrooms fitted and are ready for decoration.

The next phase 1b is progressing well, and all of the blocks are now coming out of the ground.

The stair and lift shafts are being built in advance of the main floors. The last of the piled foundations will be complete within the next two weeks and the rig will be removed from site.

Two new tower cranes will be installed in between the Health Centre and Harrow Manor Way in the next month. Again, we will write to you and let you know the proposed.

Fig 3: Residents Homes block C2 which is adjacent to Southmere lake, the tower in the middle is the stair core & lift shaft.



EMPLOYMENT FOR LOCAL PEOPLE At Soutmere

Durkan and Peabody are working hard to offer opportunities for local people who have been out of work for long periods because of difficult life events. Two local people from this group have

been employed since January. 16 additional jobs have been created for other residents including a Trainee site manager taken on by Durkan.

Tony Gallagher the Durkan Project Director for Southmere gave a site tour on 14th February to 20 local young people on the Youthbuild UK construction 'bootcamp' who were looking to get into the construction industry and gave a careers presentation at the Graduation event.

Durkan also attended a careers event at the Harris Academy on 27th February 2020 to talk to young people about working in construction.

Thamesmead Employment & Training News

Durkan are currently working with sustainability charity Groundwork (London) and our logistics company to offer five more opportunities. A young person with cognitive disorder has been taken on by a subcontractor plus a Local resident with learning disabilities is now employed via partnership with Bexley Twofold (LB Bexley)

Titmuss Avenue training Centre has been refurbished and modernised by Durkan it will home to the Youthbuild training project and Peabody economic inclusion team.

DURKAN TAKE PART IN CLEANER CONSTRUCTION FOR LONDON FILMING

We were recently interviewed by Cleaner Construction for London for their new film about air quality which shares best practice within the industry. Durkan were featured because all of the construction vehicles being used at Southmere meet the Major of London's stringent emissions targets.

