

WE'RE BUILDING
11,000 NEW COUNCIL HOMES 
ACROSS SOUTHWARK



The Resident
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Tel: 07984 228291

Date: 23 February 2022

Ref: **Lindley Estate preparation**



1/001528

Dear Resident

RE: New Homes – Lindley Estate site preparation works

We are writing to let you know that treatment works will be carried out to remove the Japanese Knotweed which is situated outside 157-159 Commercial Way.

The works will commence on **Monday 7th March 2022 to Friday 11th March 2022 between 8:00 am and 5 pm.**

Japanese knotweed, a non-native invasive plant species as listed on schedule 9 of the Wildlife and Countryside Act 1981, has been identified within the boundary of Lindley House.

Japanese knotweed can potentially cause damage to building structures by targeting weak points, such as cracks in masonry. If an appropriate treatment method is not implemented, groundworks associated with the redevelopment of the site could also exacerbate the infestation problem by spreading associated impacted materials around site (and potentially off-site).

Japanese Knotweed Solutions Ltd (JKSL) have been employed by the council to excavate and remove the Japanese knotweed. The plant materials includes the subsoil containing the underground stem will then be disposed off-site at an appropriate licenced disposal facility.

During the works a clean site policy will be implemented to prevent cross-contamination occurring. Off-site disposal is considered to be the most robust remediation method to use when dealing with Japanese knotweed, resulting in there being the least risk to the future use of the site.

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Small plant machinery will be used during the works. Upon completion of the works, the excavation areas will then be backfilled with clean soil to make safe.

The works will involve our contractor removing soil from the areas marked in yellow on the map below:



The works are estimated to take five days and we anticipate there will be some noise whilst this is being carried out and this may have an impact on drainage pipes located near the block.

The contractor will be placing welfare facilities on site which will require the suspension of the estate car parking bays, numbers 42-49.

We aim to get these works completed as quickly as possible to minimise any inconvenience and we apologise in advance.

Should you require any further information then please contact me on 07984 228 291.

Kind regards

Melanie Hill

Project Officer



BELLS GARDEN & LINDLEY ESTATE UPDATE

FEBRUARY 2022

This edition of the newsletter focuses on providing you with the details of the new team, enabling works and update on the new contractor.

You may not have heard from us for since November but we have been working behind the scenes to move the new homes planned for Bells Garden and Lindley Estate one step closer to being delivered.

The first phase of the delivery of council homes at Bells Garden and Lindley Estate will commence next month.

Just a reminder that we will be building 127 new homes, 83 on the Bells Garden Estate and 44 on the Lindley Estate, a new community centre, a Multi-Use Games Area (MUGA), play space, a retail unit and landscaping.

MEET THE TEAM

We are pleased to confirm Margaret Burrell and Melanie Hill will be the Councils Officers leading on the construction phase of the delivery of new Council Homes at Bells Garden and Lindley Estate.

Melanie and Margaret will work with the local community, TRA, Project Group, stakeholders, Councillors and the appointed contractor to ensure people living close to the site and wider

community are updated regularly prior to the works commencing and during the construction period.

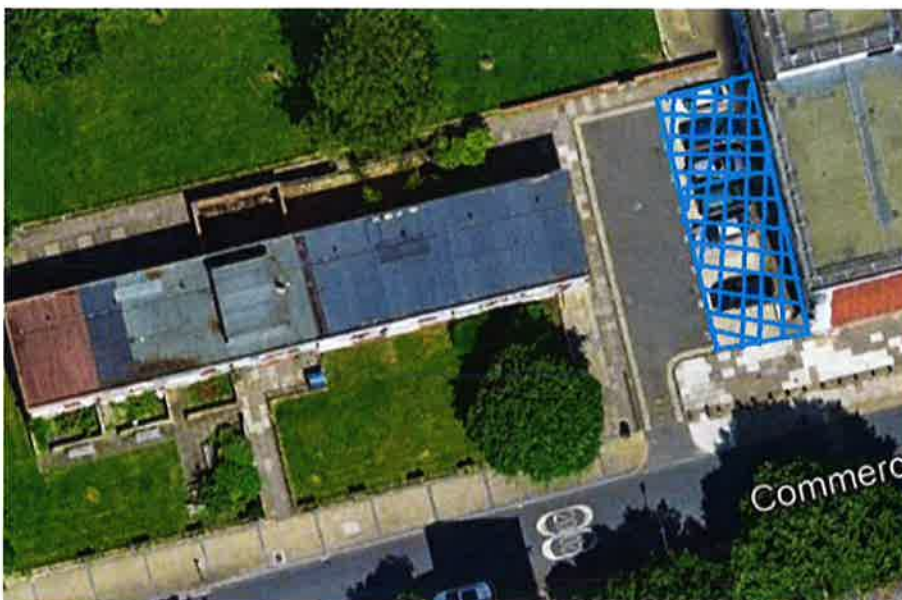
If you have any comments or questions please contact Margaret Burrell or Melanie Hill via email; Newhomesbells.lindley@southwark.gov.uk

JAPANESE KNOTWEED CLEARANCE

Before we can start to build the new homes on Lindley Estate we need to carry out treatment works to remove Japanese Knotweed. This will take place the first week of March 2022.

The purpose of treating the Japanese knotweed is to stop the spread of the plant before the main works start for the new homes. The works will involve removing soil from the areas marked on the site map below. We estimate the removal of the knotweed will take up to five days. On completion of the works, the areas will be reinstated and the holes will be back filled.

The contractor will be placing welfare facilities on site, which will require the suspension of the estate car parking bays, numbers 42-49 during the works. The suspended bays are detailed on the map below which is highlighted in blue. We will be writing formally to residents who use the bays to confirm when the bays will be suspended, and how we can assist.



HOARDING OF THE LINDLEY NEW HOMES AREA

Once the building is empty and secured, 157-159 Commercial Way be demolished to allow for the new homes to be built.

As well as treating the Japanese Knotweed we will be hoarding the new homes area. This is to ensure that unauthorised persons do not go into the works area which will be empty in the next few weeks.

We will write to you all closer to the time to let you know when the works will start and who to contact during the erection of the hoarding.

PHASING OF WORKS AND PLAY FACILITIES

During the consultation process, residents raised concerns about the potential loss of play facilities during the construction works. You said, phasing should be considered to minimise the disruption to the estate.

We have listened to your feedback and we are having discussions with the shortlisted contractors to ensure the play facilities remain accessible for as long as possible, before the main works commence. Once a contractor is appointed, we will speak to you in more detail about the phasing and play facility arrangements.

WASTE MANAGEMENT AT BELLS GARDEN

Many of your raised concerns about bin storage, waste management and broader estate improvements.

We have been working with a design team to identify areas within Bells Gardens that could benefit from adding additional bin stores and improved recycling areas. In addition, we are also assessing areas that could accommodate additional bicycle storage.

A waste management strategy is being developed with Southwark colleagues and we write to you shortly with the proposed options and timescales.

CONTRACTOR UPDATE

We are looking forward to introducing you to the new contractor who will work in partnership with the council to deliver the homes on Bells Garden and Lindley Estate in the next coming months. Once appointed, the new contractor will be featured in next month's newsletter. The contractor will publish a monthly newsletter giving you regular updates on the completed and proposed works.

You will receive an invitation for to the 'Meet the Contractor' event in the next coming months. The event will be your opportunity to ask questions, raise any concerns, share your ideas and make suggestions.

KEEP UP TO DATE

1. Online – please follow the links to view both schemes on the Council's consultation hub:

www.southwark.gov.uk/bellsgardenspreplanning

www.southwark.gov.uk/newhomeslindley

2. If you do not have internet access and wish to be provided with a printed copy, or for further support, please telephone or email Helen.Laker@southwark.gov.uk
rahala.khalida@southwark.gov.uk

The New Homes programme

You can find frequently asked questions about our New Homes Programme on our website:
<https://www.southwark.gov.uk/housing/new-council-homes/new-council-homes-faqs>

southwark.gov.uk/11000homes