

KNIGHT'S WALK

Building better homes for current residents and more homes to help tackle the housing crisis

ISSUE #26 | 26TH JULY 2018

WHAT'S HAPPENING ON KNIGHT'S WALK:

In order to provide more and better homes in the area, Lambeth are planning to redevelop part of Knight's Walk. Because we want to produce a design which you, the residents, are happy with, we will be doing all we can to ensure that you are:

INFORMED about what is happening,
INVOLVED in the process, so that you can;
INFLUENCE what happens next.

INSIDE THIS ISSUE:

- Lambeth Update
- Activities at No.15 : Bingo
- Information on Procurement Process
- Information on Construction Management
- What's on at Durning Library



Knight's Walk residents hear about what's on at the local Garden Museum

COMING UP IN AUGUST 2018



KWGRA/REP MEETING
20.08.18 | 6-7:30pm
NO.15 KNIGHTS
WALK

This meeting will include updates from Lambeth and the Development Management Team including information about contractor procurement, tendering and Homes for Lambeth.



COFFEE + CAKE
Every Thursday 3-5pm
NO.15 KNIGHTS
WALK

Join Nataly and the make:good team **every Thursday afternoon** for sessions at No.15. **Come along to a delicious cooking session by Ilaria from the Buddhist Cafe on 30.08.18**



BEE URBAN
09.08.18 | 3-5pm
NO.15 KNIGHTS
WALK

Come along to a free visit and a tour of Bee Urban in Kennington Park - a space to learn about bee-keeping, gardening and eco living.

Let us know you are coming by calling 0800 0720 265



COUNCIL DROP IN
08.08.18 | 3:30-6:30PM
NO.15 KNIGHTS
WALK

Pop by every other Wednesday afternoon to talk to Lambeth officers about any questions or concerns you may have.

Please note this will be fortnightly, with specific dates on the back page.

Tibbalds CampbellReith

Multidisciplinary Joint Venture

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Lambeth



LAMBETH COUNCIL UPDATE

The team has been working hard over the past month finalising the detailed design information in advance of contractor procurement. This process is now close to completion and we expect to be able to go out to tender for the construction work this September.

We were pleased to be able to present procurement and construction management information to residents at this month's REP and the detail is included on the adjacent page. We continue to target a start on site for Phase 1 in Spring 2019 and the current expected programme is 15 months for construction.

In advance of the construction works commencing it is necessary for the council to relocate the existing gas supply for the estate which currently runs through the garage block, which will be demolished. This will result in all homes on Knight's Walk getting a new gas supply and meter including the retained low-rise homes, Phase 1 and Phase 2 of the development.

We expect to receive further information this month and therefore we should be able to update residents in the next REP meeting on August 20th, and in our next newsletter.



Residents should note that following further review the council is no longer considering the use of its Compulsory Purchase Order powers at Knight's Walk.



KWGRA / REP Meetings will now be held every 6 weeks, as agreed in the July Meeting. **The next meeting will therefore be on Monday 20th August**

ACTIVITIES AT NO.15 - KNIGHT'S WALK BINGO

Last month we enjoyed a variety of activities at No.15, from cooking flavoured butters using fresh herbs from the garden, to a friendly game of Bingo - with a twist!

In anticipation of a local neighbour's talk today on the architecture of Kennington, the Bingo game was 'building' themed. Instead of numbers, we played using pictures, words and images, all connected to the Knight's Walk Estate.

Those who joined in were a mixture of Bingo experts and first time players, but everyone had a great time. Special mentions go to Barbara, who made for a fantastic Bingo caller, and Alex, who won the grand prize - a London skyline mug!



PROCURING A CONTRACTOR TO BUILD PHASE ONE

In the July REP meeting Ned and David from CPC talked through the procurement process for appointing a contractor to build phase 1 of Knight's Walk.

1 Contractors List

A list of contractors will be asked if they are interested in bidding for the project, with questions about their approach.

2 HFL Assess Responses

HFL will select a short list of contractors who will submit detailed, costed bids through an Invitation to Tender (ITT)

3 Invitation to Tender

The ITT will include full details of the Phase 1 scheme to be costed and a further set of questions about engagement with residents.

4 Contractors Visit Site

Contractors may visit the site to get a better idea of the relationship between the demolition/construction area and existing homes.

5 Assessment of Bids

Once returned, contractors' bids will be assessed in 3 ways:

- Residents and HFL will evaluate bidders' responses to engagement questions - residents to receive training
- HFL will evaluate answers to commercial questions
- HFL will evaluate the prices submitted

6 Decision and Contract

Homes for Lambeth will decide which contractor they wish to appoint and finalise contract details with them.



CONSTRUCTION MANAGEMENT

Lambeth Council submitted an outline Construction Environmental Management Plan (CEMP) with the Knight's Walk planning application. This sets out the issues that the appointed contractor must consider when managing the construction of the new homes at Knight's Walk, including details such as:

- Who is responsible for managing the contract
- How will those responsible communicate with residents?
- Hours of working
- The demolition and construction programme
- How the construction site will be secured
- Construction access to the site
- Location of the site office
- How dust and noise will be controlled
- How access to nearby homes will be affected and managed
- Resident priorities for managing the construction process as collected in Autumn 2017

Once work has started, the contractor will be responsible for the construction site, making sure the CEMP is implemented and keeping residents up to date with activities on site - this may include attending REP meetings to give updates and answer questions. On a day to day basis, Homes for Lambeth will be represented by CPC, who will monitor the contractor's progress against the programme and deal with any issues in relation to the contract.

INDICATIVE TIMELINE*



*This timeline is indicative, based on information currently known.

TIMETABLE AUGUST 2018

ACTIVITY	DESCRIPTION	DATE TIME LOCATION
 GARDENING	Join us for a relaxing session in the garden at No.15 - there will be planting, harvesting, watering and more!	02.08.18 3 - 5pm No.15 Knight's Walk
 COUNCIL DROP - IN	Pop by No.15 to talk to Lambeth officers every other Wednesday from 8th August, to talk through any questions or queries you may have.	08.08.18 22.08.18 05.09.18 4-6:30pm No.15 Knight's Walk
 VISIT TO BEE URBAN	Come along on a visit and a free tour of The Hive at Bee Urban, Kennington - a space to learn about bee-keeping, gardening and eco living.	09.08.18 3 - 5pm Meet at No.15 Knight's Walk
 PHILOSOPHY IN THE GARDEN	Resident of Knight's Walk, Steve, will be leading a talk on philosophy in the garden of No.15 - come join us for some fascinating food for thought.	16.08.18 3 - 5pm No.15 Knight's Walk
 KWGRA/REP MEETING	This meeting will include updates from Lambeth and the Development Management Team including information on procurement and Homes for Lambeth	20.08.18 6 - 7.30pm No.15 Knight's Walk
 GARDENING AND CRAFT	Another gardening focused session at No.15 with some easy craft activities relating to this month's sessions.	23.08.18 3 - 5pm No.15 Knight's Walk
 BUDDHIST CAFE COOKING DEMO	Join us for a fantastic cooking demonstration by Ilaria from the Buddhist Cafe on Renfrew Rd. Taste delicious food from the newly released cook book and find out about activities at the centre.	30.08.18 3 - 5pm No.15 Knight's Walk

WHAT'S ON AT DURNING LIBRARY?

As some of you may know, within a walking distance from Kennington station is Durning Library, a great local library to the Knight's Walk estate. Last year we visited the library and found out that it hosts a number of exciting activities each month, these include:

 **Durning Library Book Group** | last Wednesday of the month, 7-8:30pm

 **Basic IT Skills Club** | Every Friday, 10am - 12noon

 **Durning Library Chess Club** | Every Saturday, 2:30pm - 4:30pm

 **English Speaking Classes** | Tues 10 - 11:30am and Weds 10 - 12 noon

 **Knitting for Charity** | Every Tuesday, 10:30 - 12 noon

 **Seniors Group** | Third Wednesday of the month, 3 - 4pm



FIND OUT MORE:

CALL: Lambeth - 020 7926 0385

make:good - 0203 7357 629 | Freephone - 0800 0720 265

EMAIL: knightswalk@make-good.com

WEB: estateregeneration.lambeth.gov.uk/knights_walk

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