

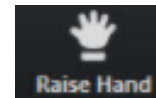
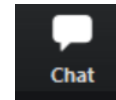


Welcome to the Kersfield Estate Meeting the Contractor Event

A few housekeeping items, so you know how to participate in today's event.

- You should be able to locate 2 icons at the bottom of your screen, Chat and Reactions button
- To submit any questions you may have please use the **chat** function – be aware all attendees can see these.
- To access this click on the chat icon at the bottom of your screen to open the window

- Use the **raise hand** function to indicate that you would like to ask a question **live** at the end of the event and raise hand (you will be unmuted by the host)
- As time allows, the presenters will address as many questions as they can
- Please be aware the session is being recorded and will be shared afterwards to those who were unable to join



Housing for All Kersfield Estate

Mark Eastmond

Development Project Manager

Housing for All

In Wandsworth we are creating a borough where housing is for all. Our housing programmes will deliver homes that prioritise local people, local workers and key workers, helping them to find a home that suits their needs.

- ❑ We will deliver 1,000 new council homes by 2027, with 60% affordable.
- ❑ We are regenerating two major estates which will deliver 2,611 new homes and local amenities such as a leisure centre, community centre, local offices and shops.
- ❑ Every council development will have its own green plan to fight climate change and reduce carbon, and improving the health and well-being of our resident
- ❑ In total we are investing half a billion in the borough over the next 10-15 years.

Kersfield

- Planning consent in February 2020 after extensive public consultation.
- Demolishing the existing electricity substation and garages to the north corner by Lytton Grove
- Seven blocks across the estate ranging from two to four-storeys to provide 41 new residential flats.
- Substantial improvements to the hard and soft landscaping around the existing estate, with new plays areas, paths, new street lighting and new planting along with new trees.



Kersfield



The new housing will feature a mix of 14 affordable and 27 market sale flats, ranging from 1 beds to 3 beds, including fully wheelchair accessible units.

Throughout the summer, there has been additional survey works undertaken whilst Wandsworth with Wates & the design team have developed the design in detail in readiness for construction and to achieve good value for the build.

To ensure the safety of our existing residents, the decision has been taken to close part of the existing parking on site. Letters were issued to existing all residents who currently hold a valid estate parking permit with the offer of a Highways Controlled Parking Zone permit for the duration of the works.

Kersfield



Proposed extensive landscaping works

- Additional trees around the estate
- New linked paths through the estate
- Extensive new soft planting
- Enhanced communal areas
- 2no. Play areas
- New lighting to paths and main areas
- Planting & stepped success from existing flats
- New binstores & pavements separating the car parking
- New cycle racks
- Car charging Bays

We listened

(pre-planning)

Key Feedback On Proposal

- Concerned about the extension of the car park outside Rosbury.
- Existing residents wanted more benefits for them.
- Residents like the open nature of the southern part of the estate and wanted this to be kept. –
- The new communal areas should feel safe and discourage anti social behaviour. –
- Concerns around the amount of tree loss and ecology on the estate. –
- Residents liked the natural surveillance to the open space which is provided by blocks F and G

Our Response

- We have reduced and reconfigured the car park outside Rosbury.
- We have included new bike storage & new binstores for existing residents, along with new 2no. play areas.
- We have positioned the balconies overlooking the open spaces, which helps to add more natural surveillance. New lighting to all areas of the estate.
- We have retained most of the mature trees along Lytton Grove to address the loss by the new scheme and are planting many more around the estate. There is extensive new soft planting

Kersfield



Welcome to the Kersfield Estate meeting the
Contractor Event

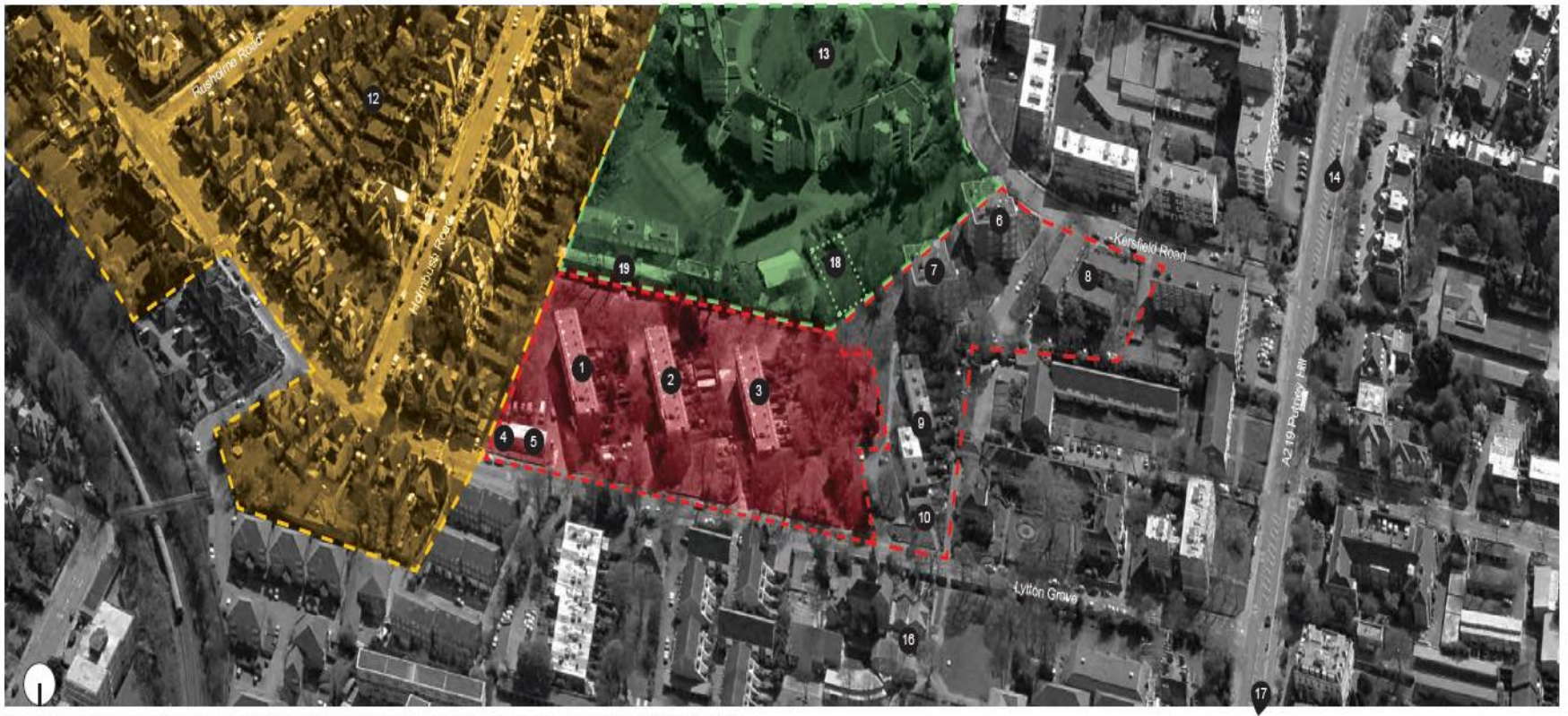
1. Welcome and update from Wandsworth Borough Council
2. Brief Site History by SH
3. The Development by SH
4. The Project Team by SH & IH
5. Aerial Views of the Exist and Planned Estate IH
6. The Design IH & RT
7. Brief Logistic plan & Timeline IH & CJ
8. Elevations and plot layout plans RT
9. CGI's RT
10. Wates Operating Procedure for Covid 19 SH & IH
11. Social Value MM

Welcome to the Kersfield Estate meeting the Contractor Event

The Key features of the new estate will include

- 7 New buildings between 2 -4 storeys
- Providing 41 new residential flats
- New carefully designed landscaping to the surround area that will include new play area's that will improve the current landscaping to the Estate .
- Carefully position buildings to have the least impact on the existing resident's

Aerial View of The Existing Kersfield Estate



Aerial View of Existing Kersfield Estate



Site Plan
Scale 1:1000 @ A3

Site area to red line:
1.28ha (12800sqm)



2 Kersfield Brief History

Kersfield Road was built on former farmland which was occupied by farm buildings in the 1890s

The first large scale housing was built in the area between 1890 and 1910 and the three Kersfield blocks were built in the 1970's



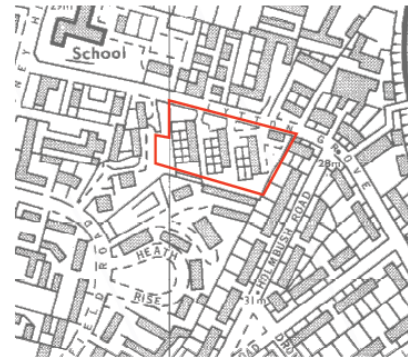
1890s



1910s



1950s



1970s

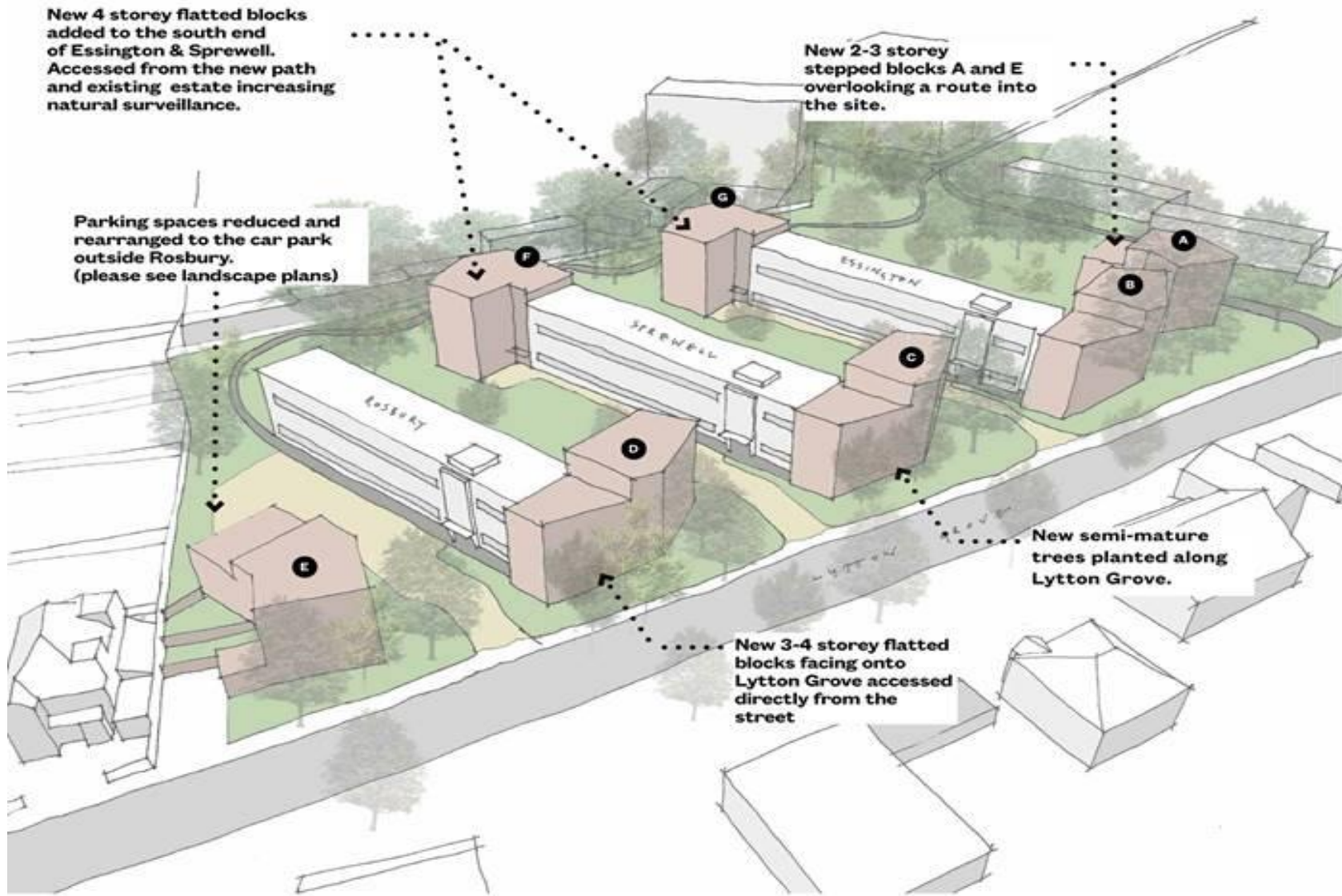
3 Kersfield Development Overview

The plan aims to sensitively respond to the existing estate and to strengthen the qualities inherent in it whilst providing much needed new housing for the Borough.

The Key features of the new estate will include

- 7 New buildings between 2 -4 storeys
- Providing 41 new residential flats
- New carefully designed landscaping to the surround areas
- Carefully position buildings to have the least impact on the existing resident's

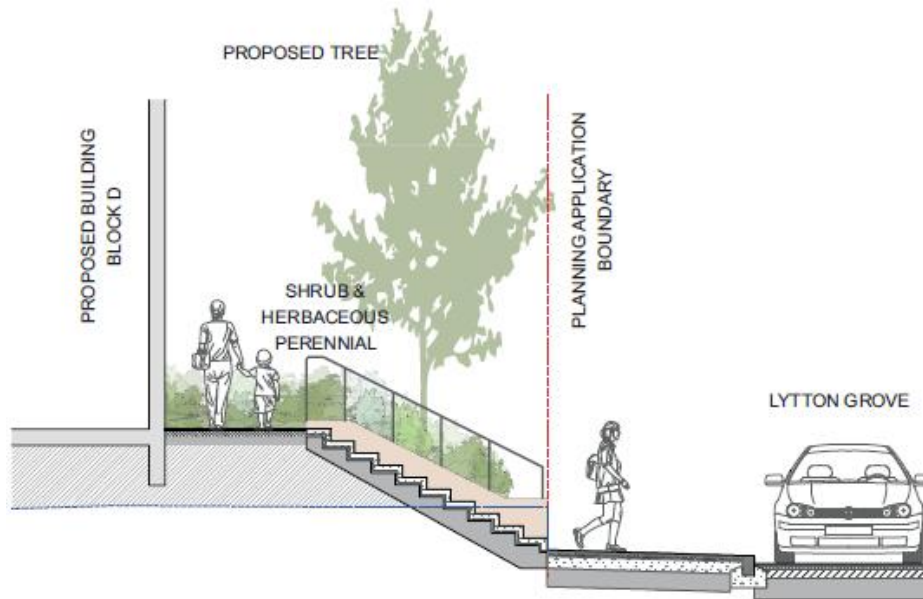
Kersfield Development Overview



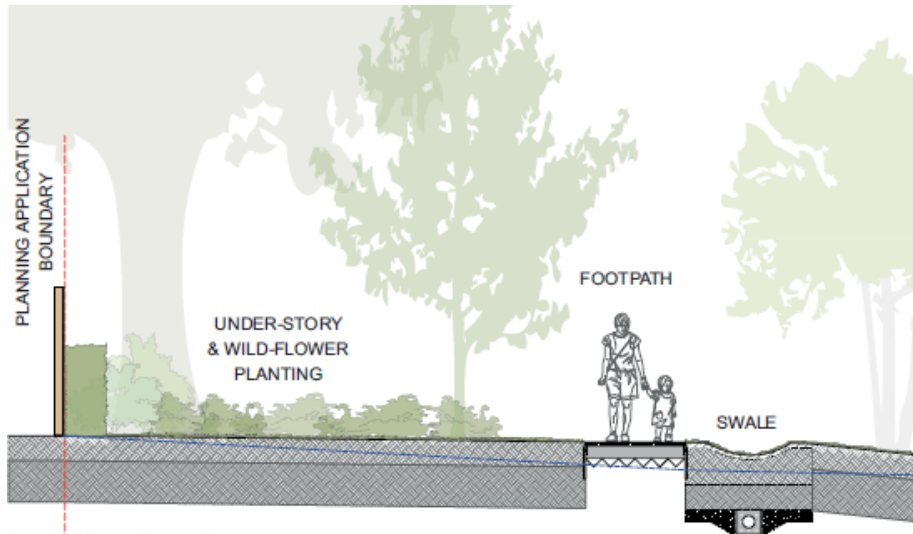
New Landscaping Plans



Section Through Block C Entrance Stairs



Section through the New Footpath along F and G



Proposed-Typical Section C



Sketch of New Footpath



Sketch of the proposed footpath through the central space with Rosbury in background.



Image of the proposed natural play in landscape.



Image of the proposed path in landscape.

4 Brief Introduction to Wates



Wates are one of the largest privately-owned construction, development and property services companies in the UK.

Wates employs over 4,000 people and works with more than 10,000 supply-chain operatives and partners to successfully deliver our projects throughout the UK.

We are committed to the long-term future of the built environment. Our award-winning corporate social responsibility and sustainability programmes underpin our vision to become the most trusted partner in the built environment, leaving a positive legacy for the communities in which we work and live.

Now in our fourth generation of family ownership, Wates' professional family shareholders are committed to the future of the business, growing the Wates Group in a sustainable way over the long term, with a view to handing over to the next generation.

Wates have already successfully operated two site in the Wandsworth borough

4 The Wates Kersfield Project Team



Stuart Hamilton
Construction Manager



Justin Burrows
Commercial Manager



Linda Flint
Senior SHE Advisor



Ian Hawthorne
Project Manager



Sam Ismail
Site Surveyor



Rosie Terrel
Senior Design Manager



Bob Byatt
Document Controller



Chris Jones
Assistant Planner



Michelle McSorley
Community Investment
Manager

Considerate Constructors Scheme



This development will be registered under the Considerate Constructors Scheme

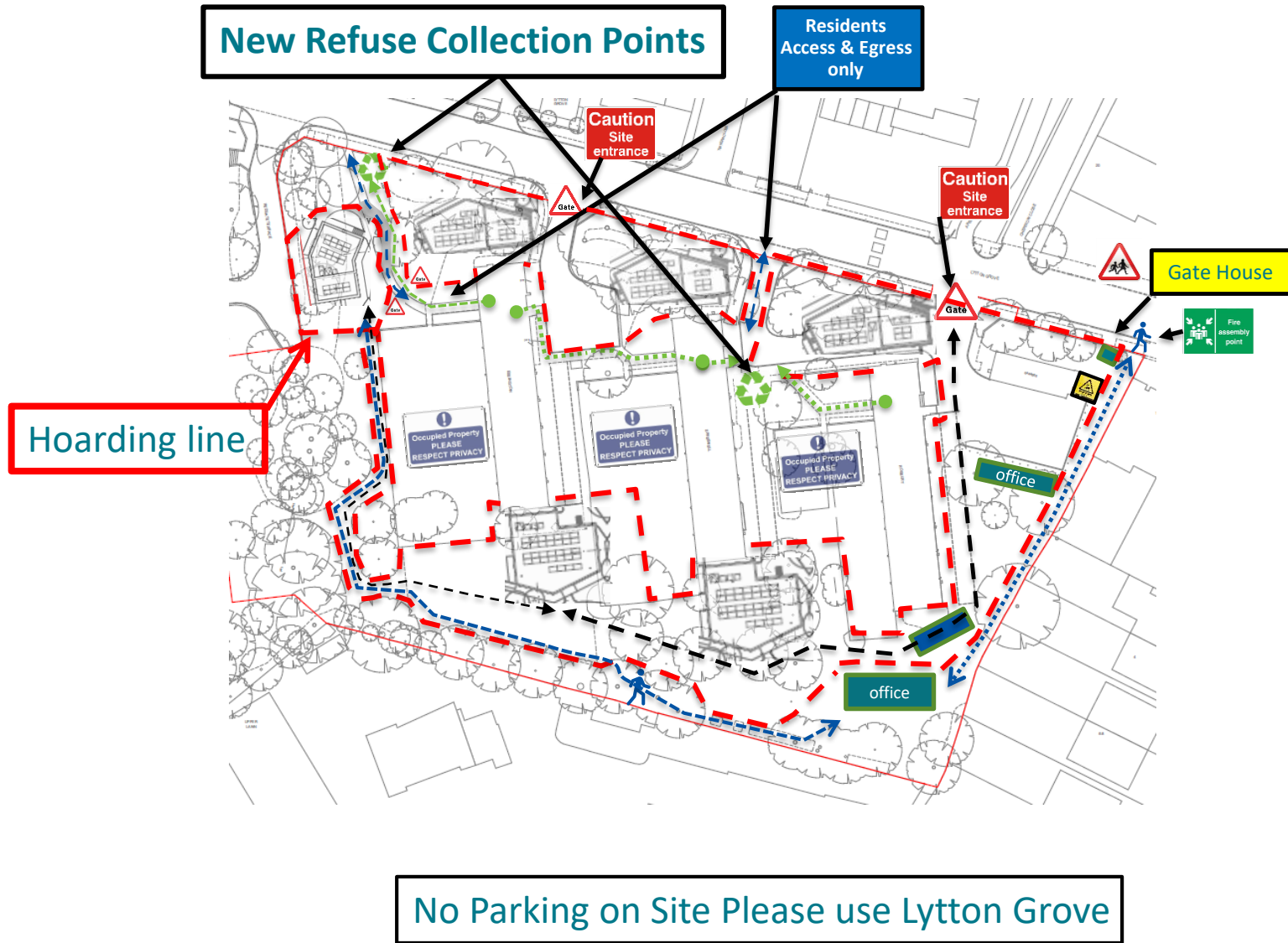
The Wates team can be contacted via email at infokersfield@wates.co.uk or at the sites pedestrian entrance gates.

The Sites working Hours will be Monday – Friday (8am – 6pm) and Saturday (8am – 1pm) . Please note that deliveries and contractors tend to arrive on site between 7am - 8am.

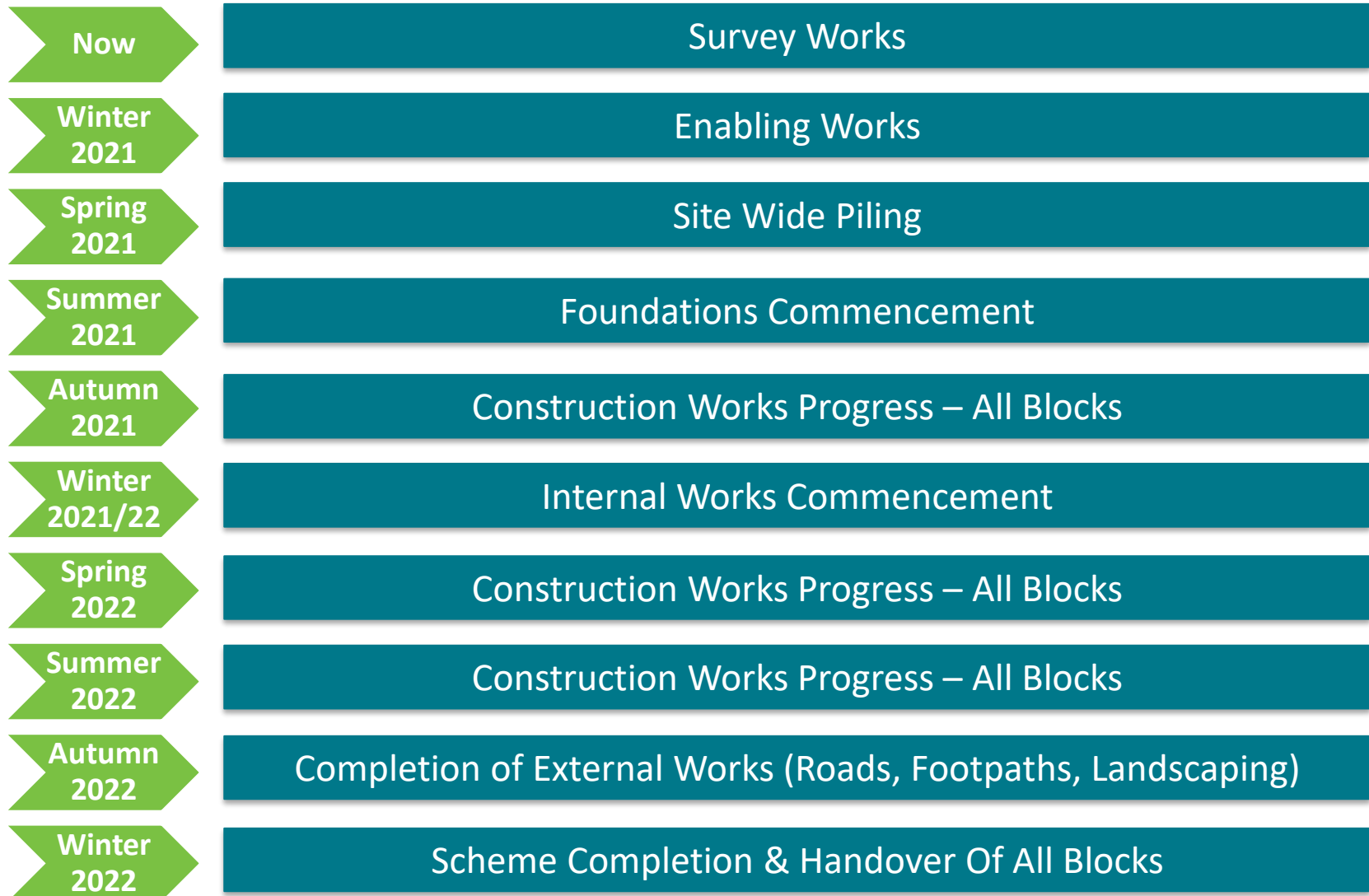
Traffic Marshall's will be stationed at the site entrance gates during working hours to ensure everyone's safety and to co-ordinate the refuse collections on collection days.



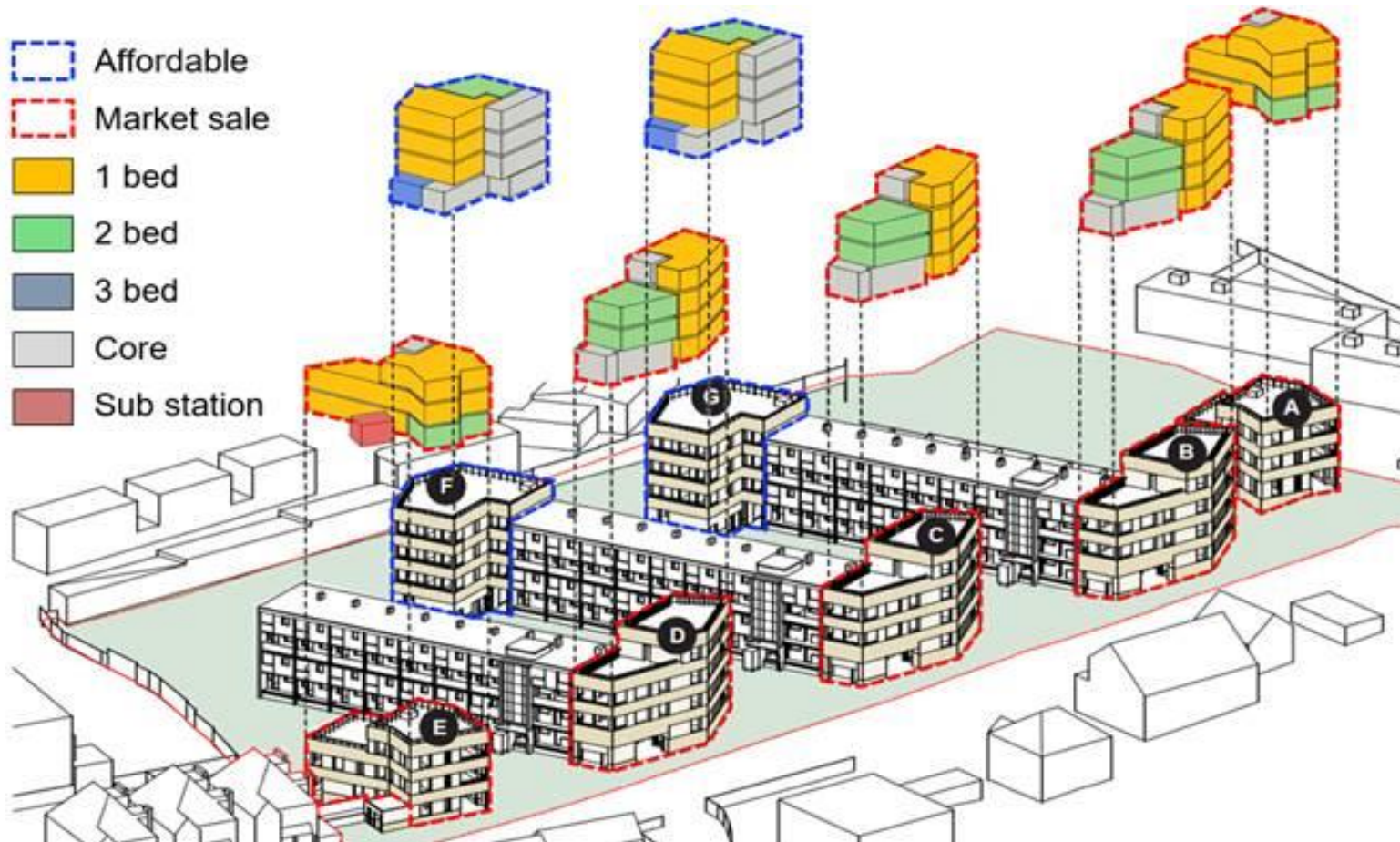
7 Brief Logistic Plan



Indicative Plan - Timeline



8 Elevations and Plot Layouts



Block F&G South Elevation



Block F&G West Elevations



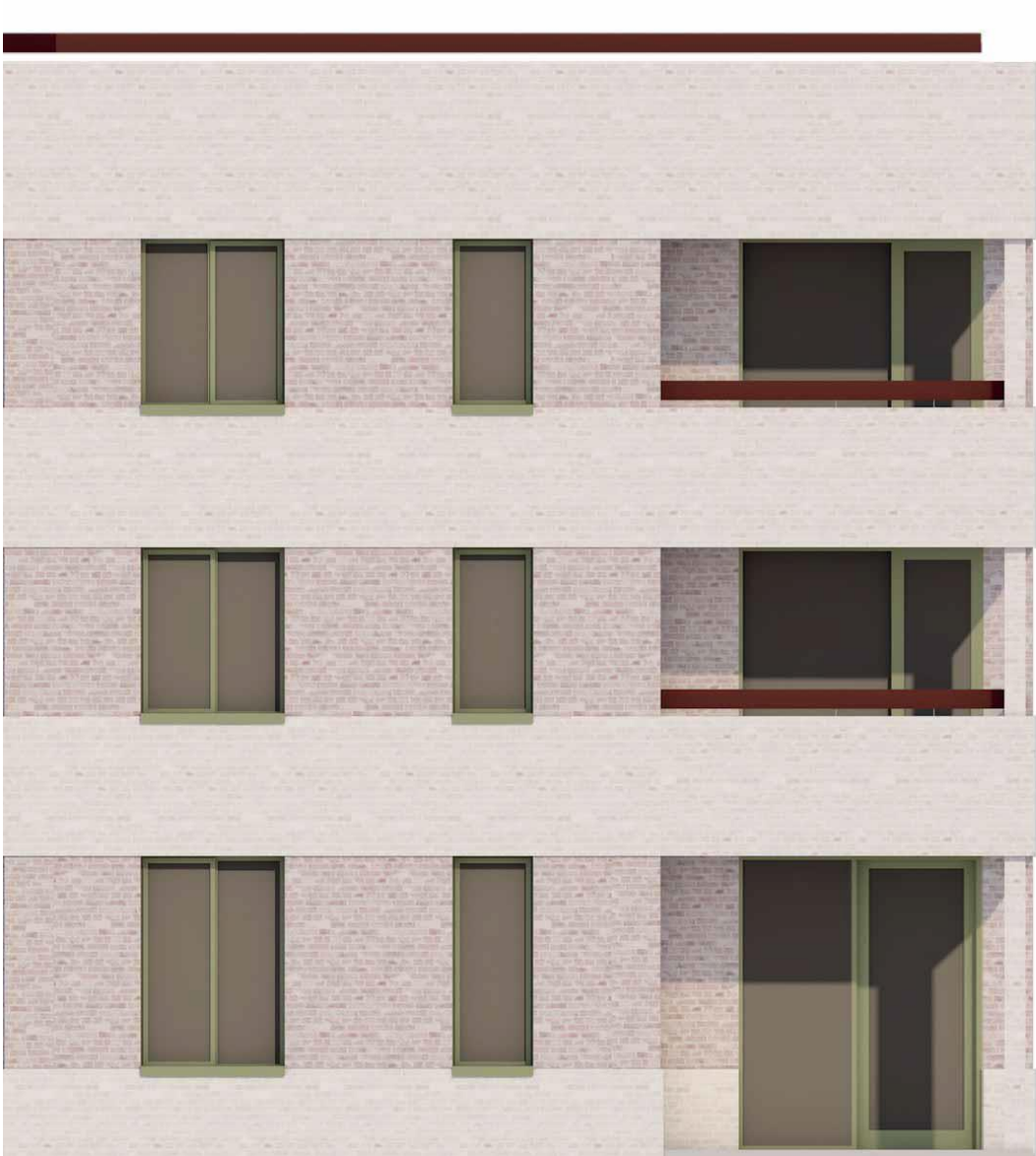
Block B,C,D East Elevation



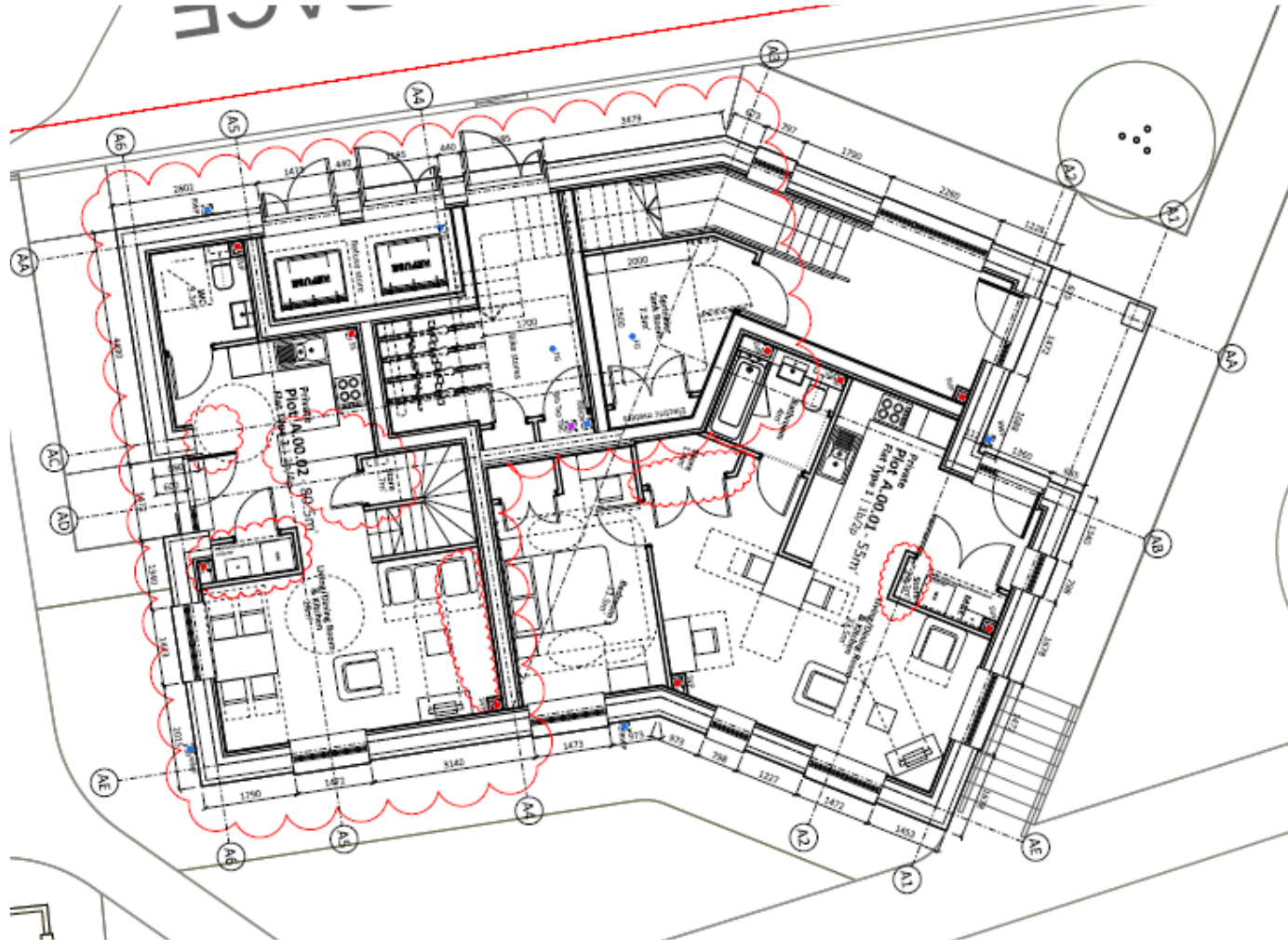
Block B,C,D North Elevation



Block A & E



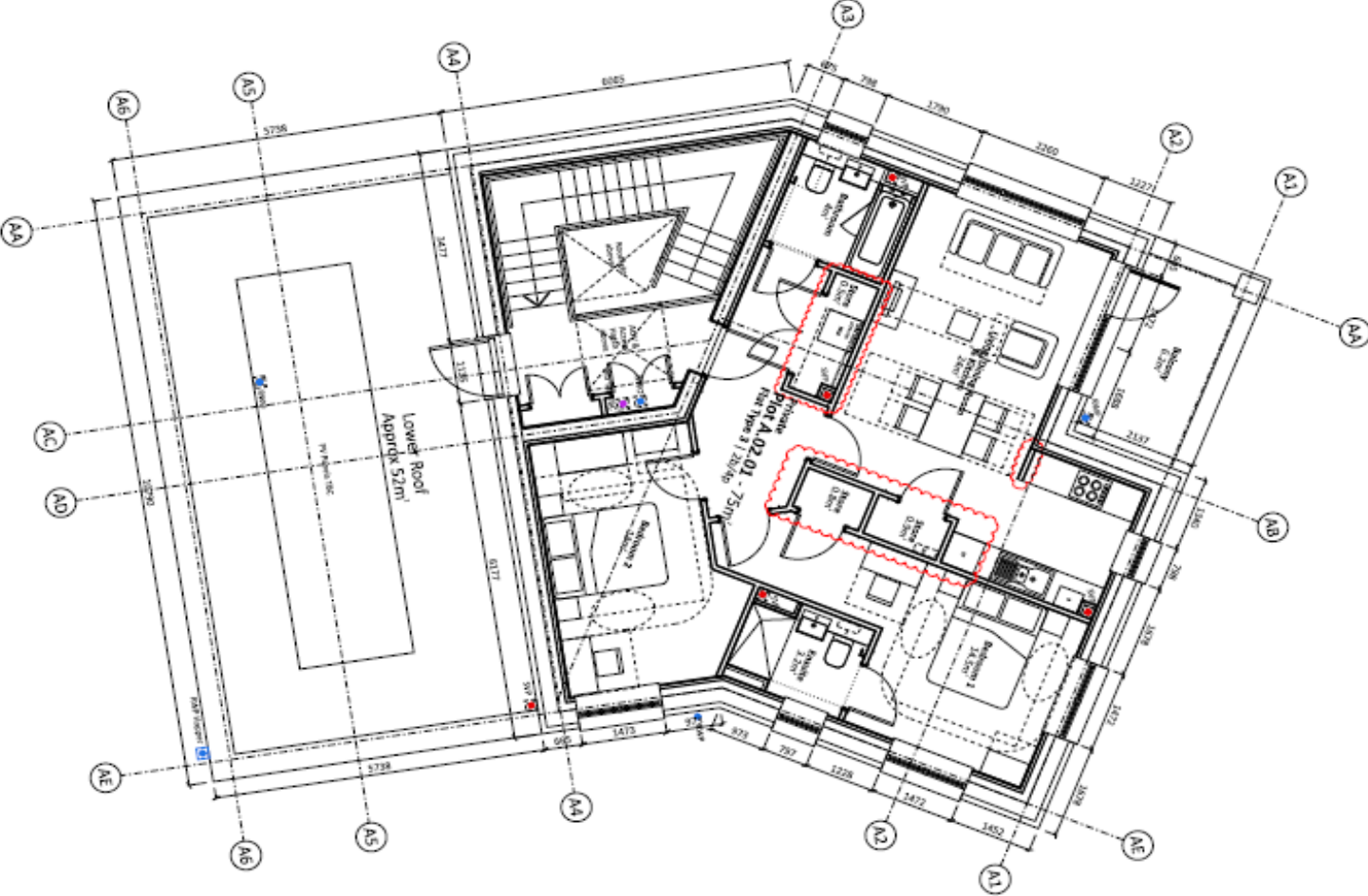
Block A Ground Floor layout



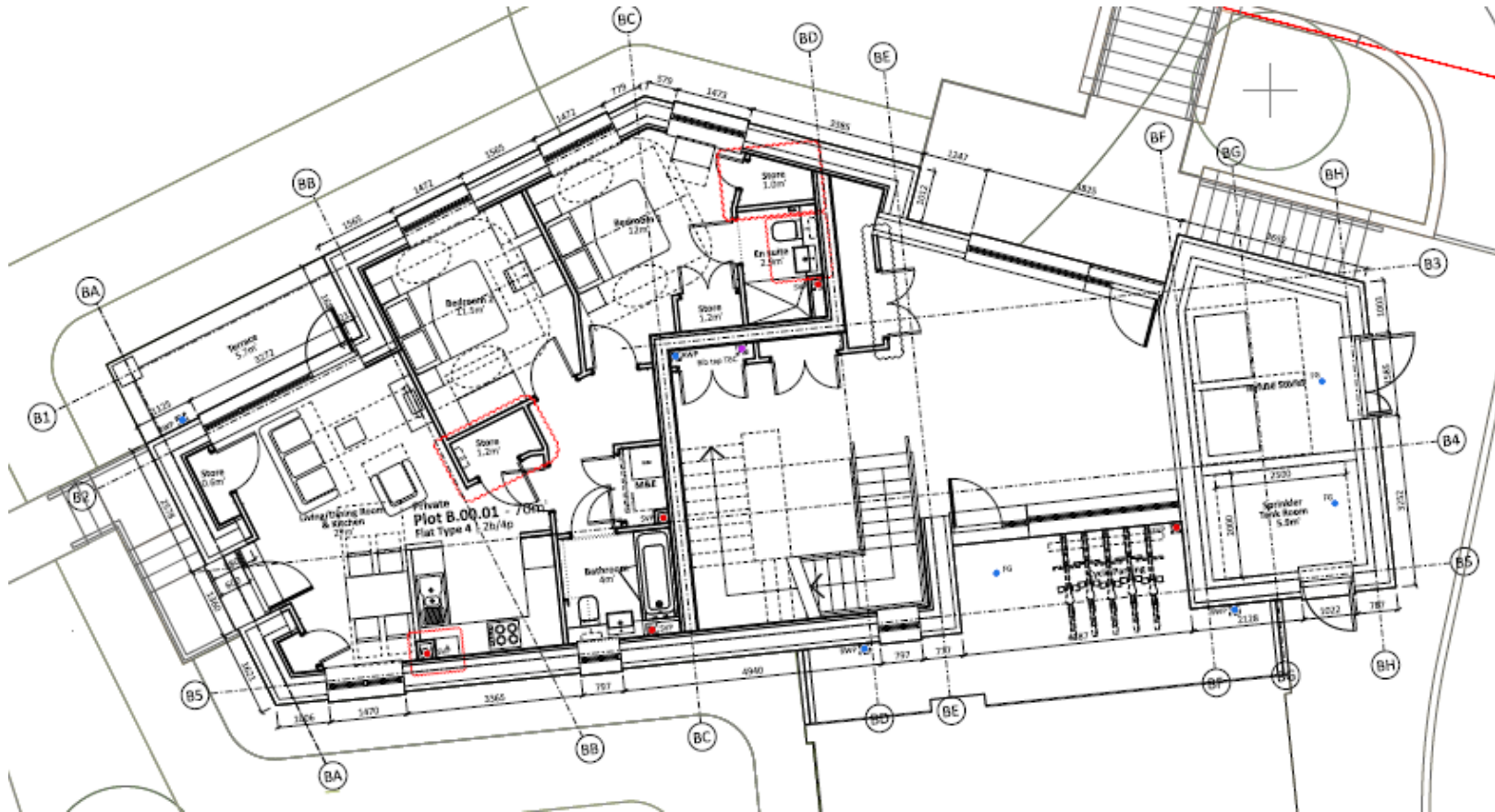
Block A 1st floor Layout



Block A 2nd Floor Layout



Blocks B-D Ground Floor layouts



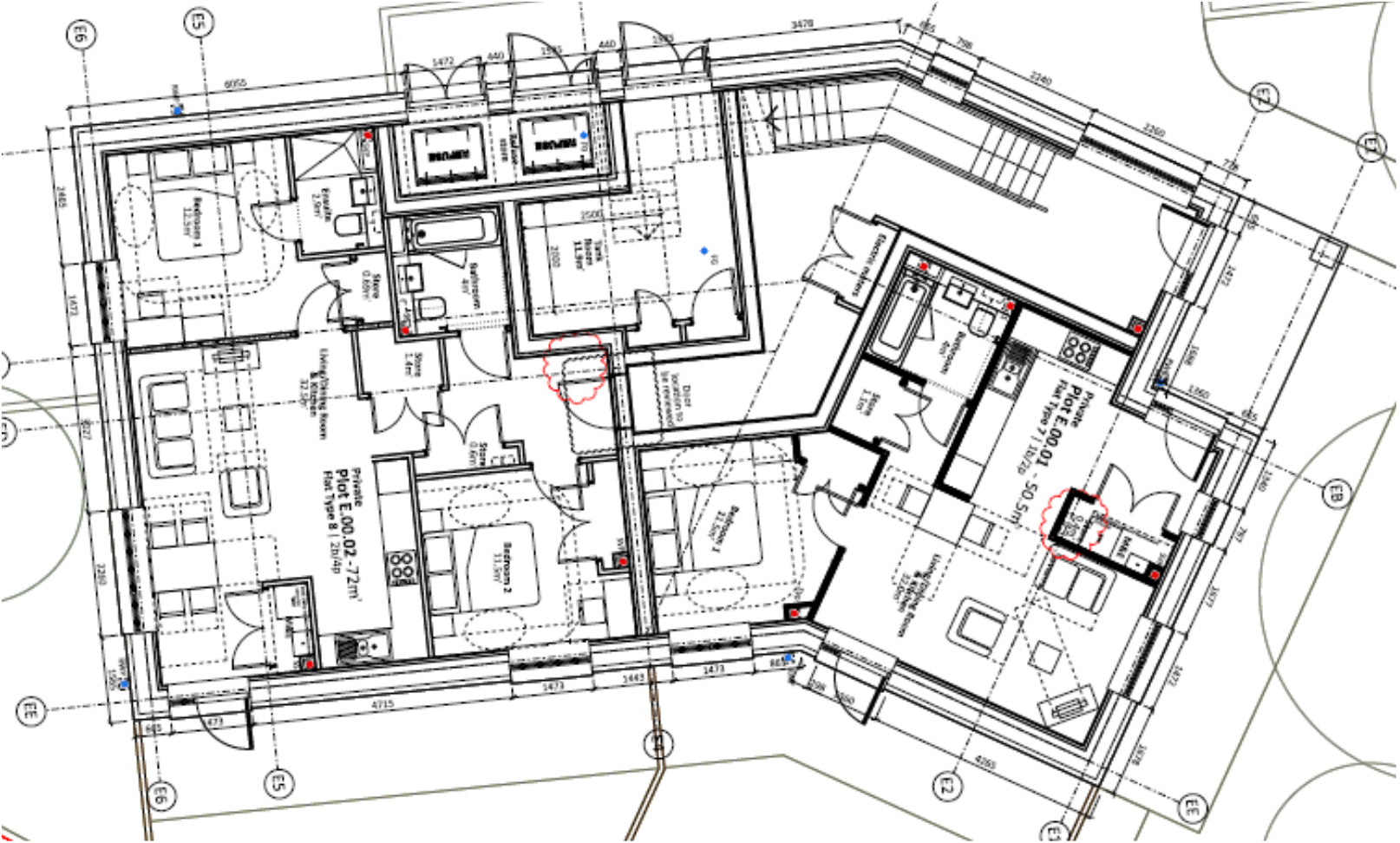
Blocks B-D 1st and 2nd Floors Layouts



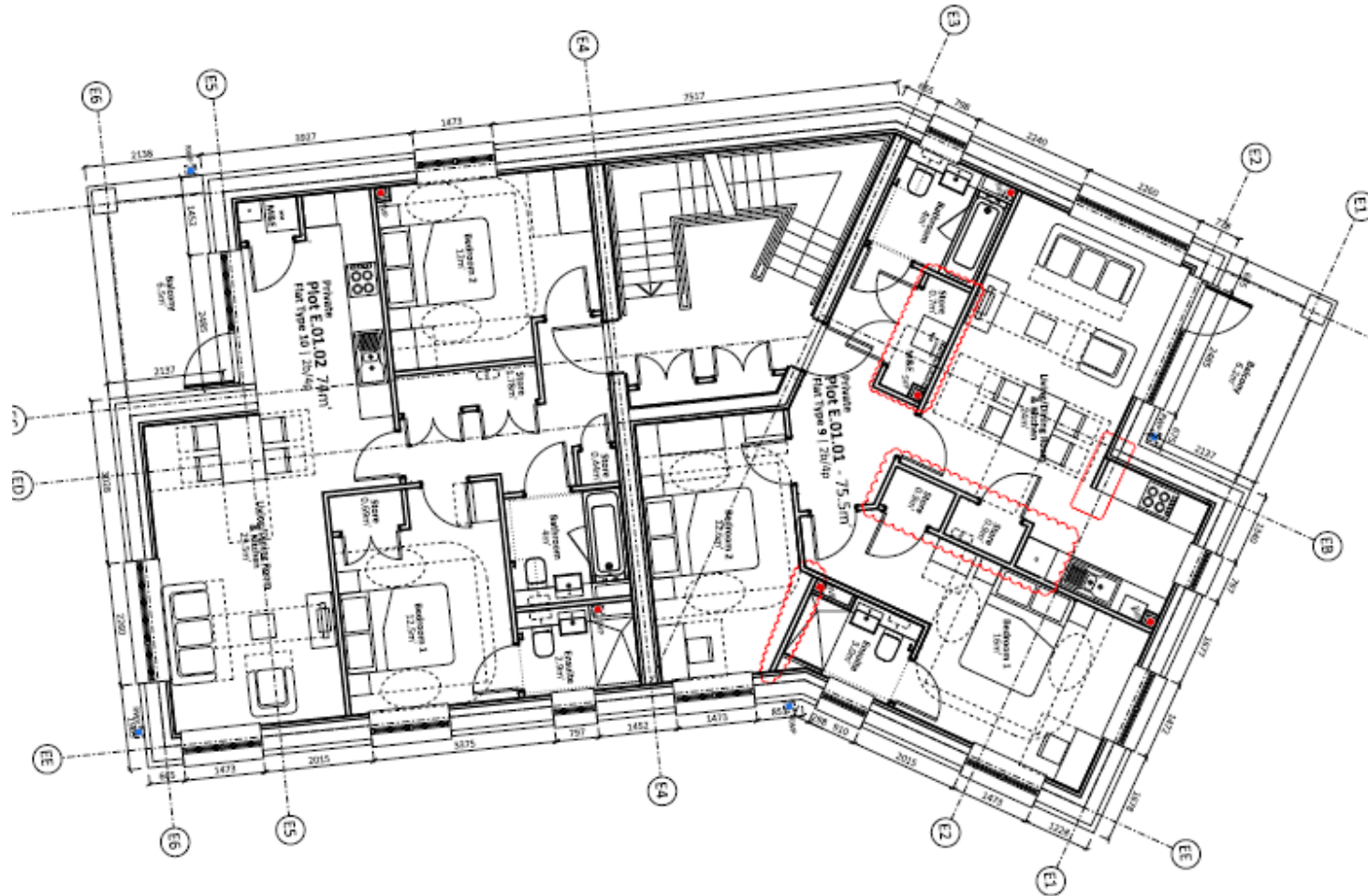
Blocks B-D 3rd Floors Layouts



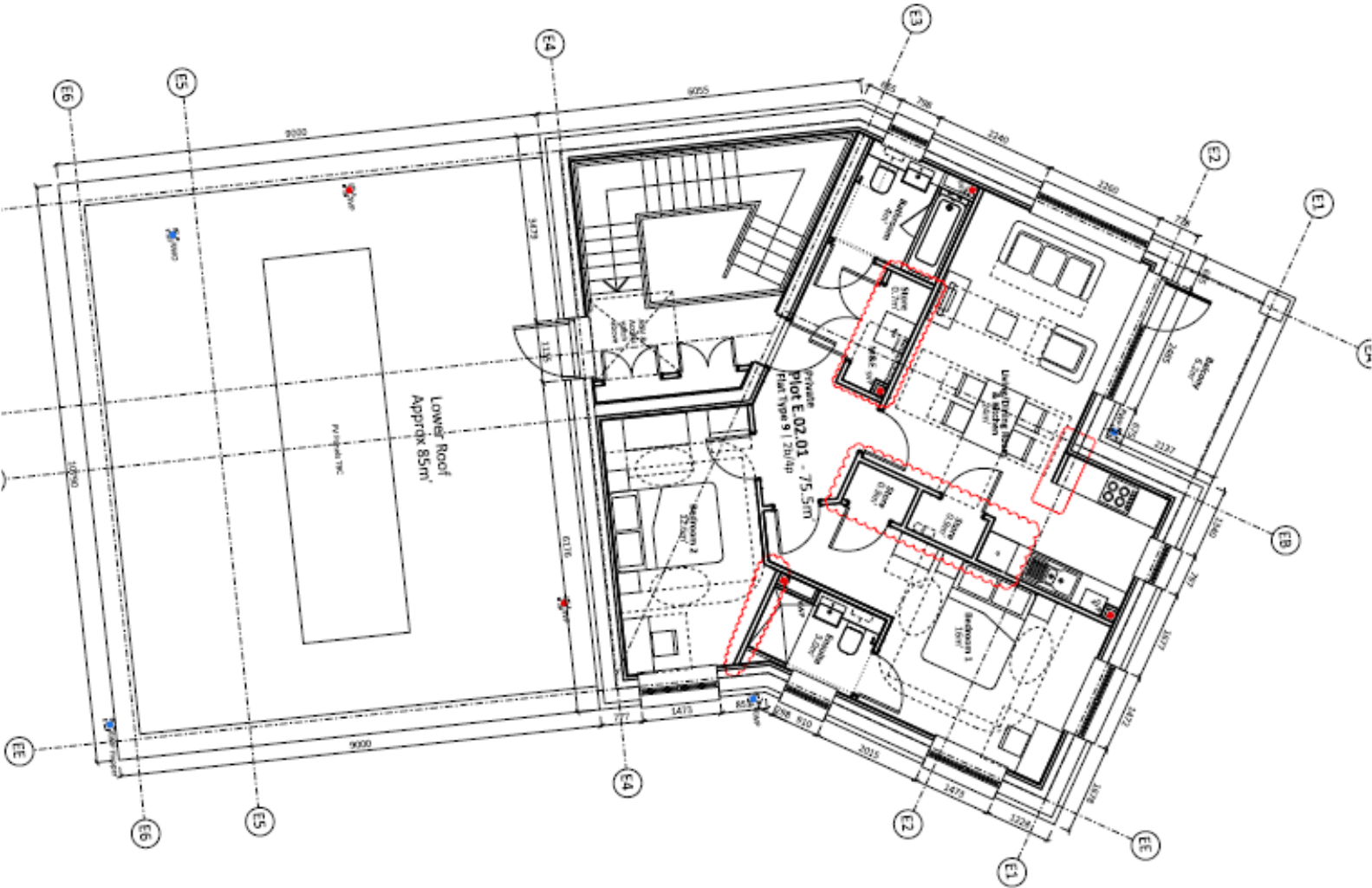
Block E Ground Floor Layout



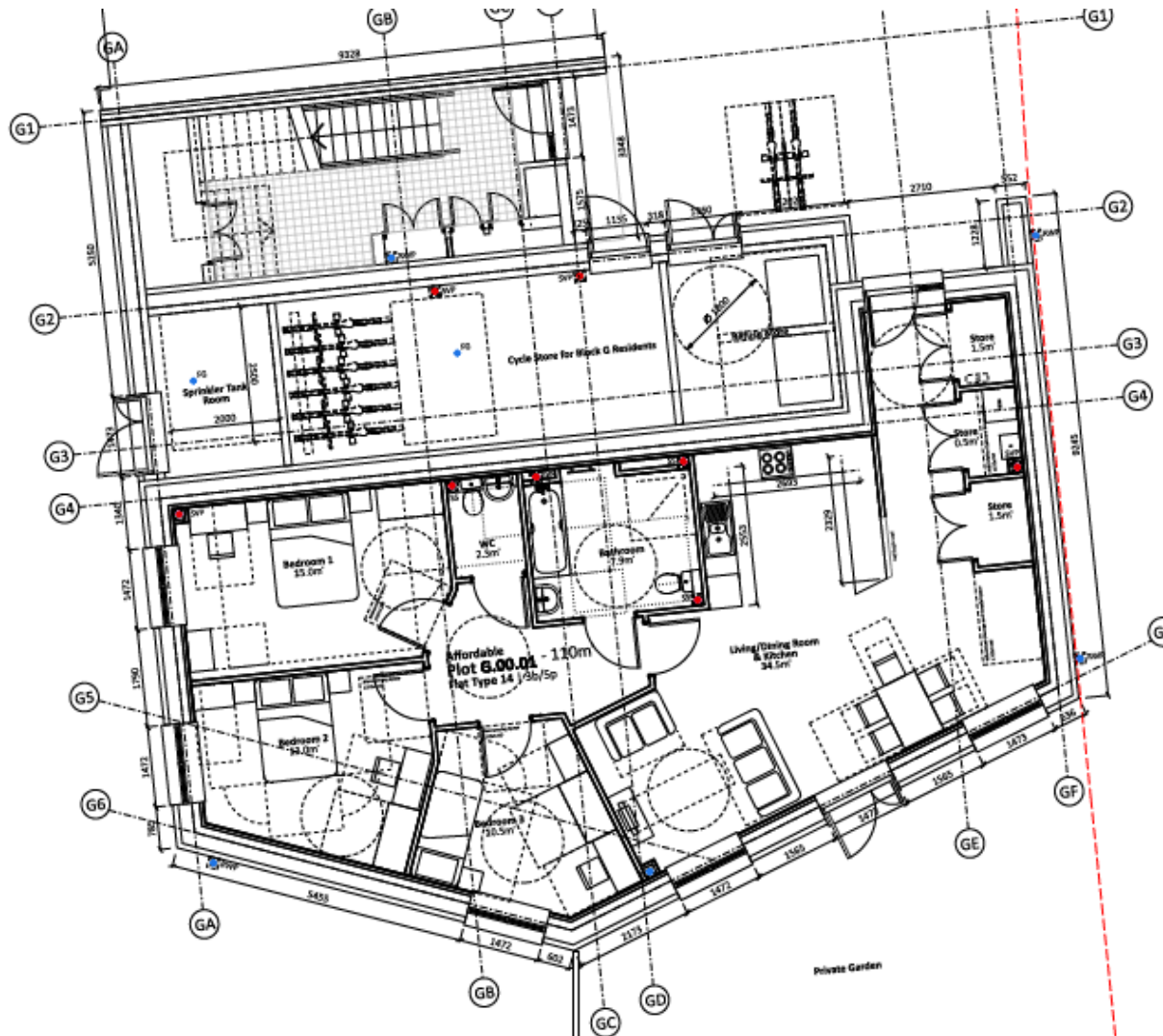
Block E 1st floor Layout



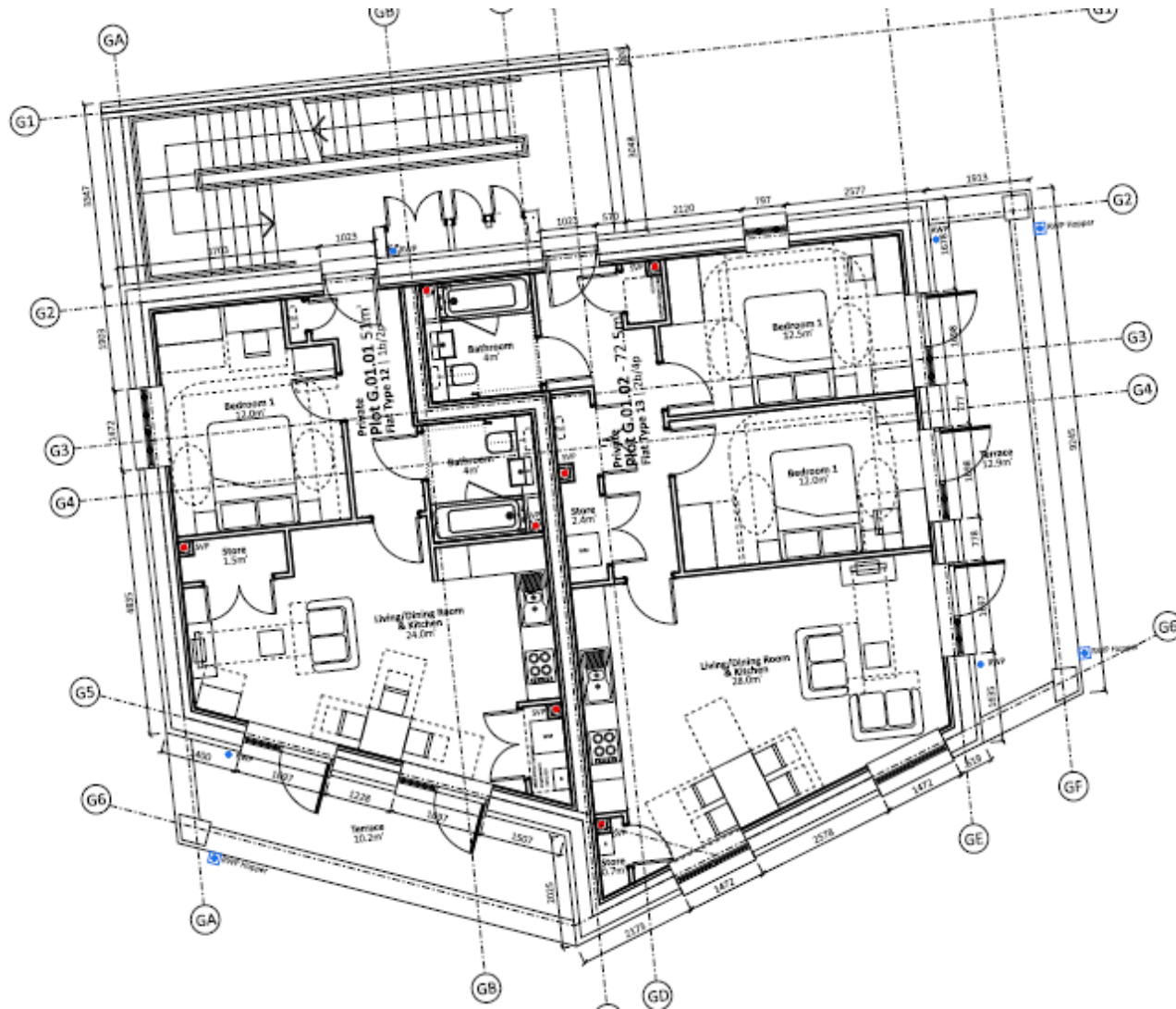
Block E 2nd Floor Layout



Blocks F & G Ground floor layouts



Blocks F & G 1st - 3rd Floor Layouts



9 CGI View looking south in between Blocks B and C



10 Operating Procedure for Covid 19

CORONAVIRUS ESSENTIAL SITE OPERATING PROCEDURES



FOR FURTHER
INFORMATION, PLEASE
SEE OUR DEDICATED
CORONAVIRUS HUB



TRAVEL TO SITE ALONE

If you must use public transport, maintain 2M SOCIAL DISTANCES AT ALL TIMES.
If this is not possible then use alternative means of transport to site.



KEEP YOUR DISTANCE - AT LEAST TWO METRES APART

Non-essential physical work that requires close contact
MUST NOT be carried out.



STAGGER WORK TIMES AND BREAKS

And have dedicated eating areas. All food must be pre-prepared.



ESSENTIAL VISITORS TO SITE ONLY

Strictly NO ACCESS to anyone who is not carrying out essential works.
This includes customers and visiting supply chain management.



LIMIT MEETINGS AND INDUCTIONS

If ABSOLUTELY NECESSARY only, hold meetings in open areas and keep attendees to a critical minimum, keeping at least two metres apart.



SANITISE TOUCHPOINTS

Regularly clean and sanitise touchpoints including entry systems, doors, handles, taps, handrails, machinery, equipment, telephones, and keyboards.



AVOID LIFTS, HOISTS AND CONFINED SPACES

Use stairs instead but where necessary, lower capacity in lifts and hoists.



ENHANCE CLEANING PROCEDURES

For toilets, changing rooms, shower facilities and welfare spaces.



MORE BINS IN BETTER PLACES

Make sure there are plenty of accessible bins, and that these are emptied regularly throughout the day.



INCREASE VENTILATION

In enclosed spaces and open windows.




NEVER SHARE PPE

And ensure it is thoroughly cleaned after each use.
Single use PPE must be properly disposed of.






SEND PEOPLE HOME IMMEDIATELY

If they are showing any signs of a cough, sore throat, or fever and ensure they DO NOT return until self-isolation is completed.

C **RONAVIRUS**

2020

20 seconds handwashing 2m distancing 0 excuses



WE'RE SAFER TOGETHER ZERO HARM

CREATING TOMORROW TOGETHER wates.co.uk



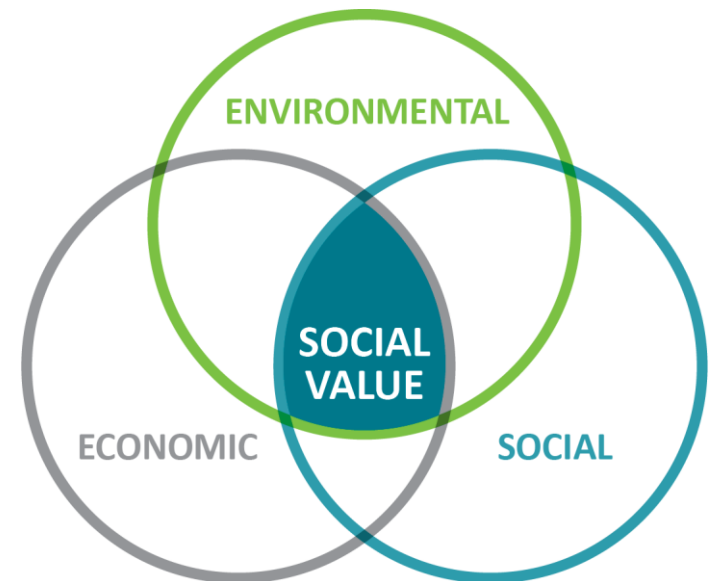
Social Value – Kersfield Estate



What is Social Value?

Promoting social, economic and environmental wellbeing

to create long-term, sustainable improvements for society



Legislated by The Public Services (Social Value) Act 2012

The more social value created, the more communities will benefit



Social Value Strategy

Creating a new bespoke Social Value delivery model; providing a range of activities/services that all local residents / wider community can access. Activities will be categorised within three overarching core themes.

- **Creating Aspirations** – through Education and Training
- **Creating Prosperity** – through Local Employment and Local spend
- **Creating Stronger Communities** – through community belonging, trust and pride



Creating Aspirations - Benefiting the Borough

- Work Experience placements
- Construction Careers, Advice & Guidance Events
- Pre-employment training (Building Futures / construct a career)
- Traineeship programme for under represented groups eg: care leavers / SEND / Homeless
- Aspiring the Young people of Wandsworth Via schools and Colleges

Creating Prosperity - Benefiting the Borough

- Jobs created on the Construction Project
- Training Weeks on site (apprenticeships / traineeships etc..)
- Use of SMEs and Local spend



Creating Stronger Communities - Benefiting the Borough

- Community Event (s)
- Volunteering
- Supporting local charities,
 - Funding
 - professional services / time
- Environmental projects





What has our approach been so far?

- During the Covid 19 lockdown – we created virtual programmes in London and have reached a number of Wandsworth residents
- Reached out to local schools
- Reached out to many local charities and agencies to be future partners

Pre-employment Virtual Training – 3 Weeks



CIDORI Delivered in Partnership with: **O'Neil Brennan** **Wates**

FORMING CAREER OPPORTUNITIES IN CONSTRUCTION

CONSTRUCT A CAREER 2020

3 WEEK ON-LINE TRAINING:

- Introduction to Construction
- Digital Skills
- Personal Resilience & Perseverance
- Securing Employment

JUST SOME OF THE TOPICS COVERED:

- Starting work in the construction industry
- Health & Safety - accidents at work, site safety and working at heights
- Asbestos Awareness, Manual Handling, Fire Marshall and Wellbeing in the Workplace
- Digital Skills - essential IT skills needed for the course and beyond
- Personal Resilience - how to bounce back & forward from setbacks and manage self-determination
- Work-skills - improve your CV & job applications: Employers come in the class and share roles available
- Meet with our employers and discuss your opportunities - Guaranteed interviews

PLUS: (CSCS) test-to work on a construction site, you must pass this test and carry a CSCS card.

WHAT WILL YOU COME AWAY WITH?

- Level 1 Certificate of Introduction to Construction
- Level 1 Award in Health & Safety in a Construction Environment
- Level 1 Personal Resilience & Perseverance Award
- Level 1 Certificate in Securing Employment
- Level 1 Certificate of Introduction to Digital Skills
- We prepare you for your Health, Safety & Environment Labourer Test
- We book and pay for you to sit your CSCS test at your local Pearson test centre as soon as possible after completing the training - on passing you get your FREE 5 year CSCS card

EDUCATION PROVIDER FUNDING THE TRAINING:

Barnet Southgate College

LABOURER

To book your place on our next E-Learning course, contact: **ABBEY TEMLETT 07722 598099**
 atemleTT@cidori.co.uk
 www.oneilbrennan.com/construct-a-career/jobseeker www.cidori.co.uk/buildmycareer/

- During the Covid 19, we have partnered with Cidori and O'Neil and Brennan to run several Digital
- Pre-employment training 'Construct a Career'. Courses are running every week, starting each Monday.
- **Each person will come away with?**
- Level 1 Certificate of Introduction to Construction
- Level 1 Award in Health & Safety in a Construction Environment
- Level 1 Personal Resilience & Perseverance Award
- Level 1 Certificate in Securing Employment
- Level 1 Certificate of Introduction to Digital Skills
- We prepare you for your Health, Safety & Environment Labourer Test
- We book and pay for participants to sit your CSCS test at your local Pearson test center as soon as possible after completing the training - on passing they get a FREE 5-year CSCS card

Pre-employment – Virtual Training

- Reached over 500 people
- So successful, they are running EVERY week
- Wates involvement; is to provide a overview and history of Wates, a director to share their career journey, virtual site tours, CIAG and career pathways
- Transition into roles with O’Neil and Brennan and opportunities within the Wates group and supply chain



Social Value – Next Steps



Reach out and build local partnerships

Create a wider virtual work experience programme for schools and college learners and adults

Reinstate Work Experience from September

To start recruitment and apprenticeships in line with the site construction programme's

