

Welcome to the latest edition of the Twelve Trees Community Newsletter from Berkeley Homes South East London



We are delighted to share key construction updates with you and introduce you to the Berkeley Homes Delivery Team.

Dear neighbour,

I hope you are well and keeping safe and well during these unprecedented times.

It has been a while since our last update due to the uncertainty of the pandemic and I wanted to take this opportunity to introduce myself to you all and give you and an update on our TwelveTrees Project - formally known as Stephenson Street.

As you might have seen over the course of the year, we started enabling works last summer and have recently commenced the construction of a new bridge and an associated pedestrian crossing. This will link the development with the existing area - bridging communities and making the area more accessible for local people.

This past year has demonstrated the importance of connections and building relationships (even if done remotely) and we are keen to continue working in partnership with you and the rest of the community as we bring forward this exemplar development, which we hope will set new standards for future living, with health and wellbeing at the heart of its design.

In this newsletter we will be sharing updates about our works to date, upcoming construction works, our work in the community and our flagship apprenticeship scheme.

We remain committed to the wider transformation of the area and we continue work with local groups and stakeholders in ensuring that both existing and new residents will fully benefit from this exciting new development.

Moving forward, and when safe to do so, there will be further opportunities for you to contribute to shaping the development. I look forward to meeting you all in the near future and hope you find this newsletter informative could enjoy.



Sam Yell
Project Director

By the end of Phase 1 we will have created:

 **2,500**
construction jobs

 **4,500**
sq m of retail and
commercial space

 **315**
operational jobs

 **Community
centre**

 **30%**
of site wide
public realm

 **1,000**
pupil secondary
homes

 **1,048**
homes



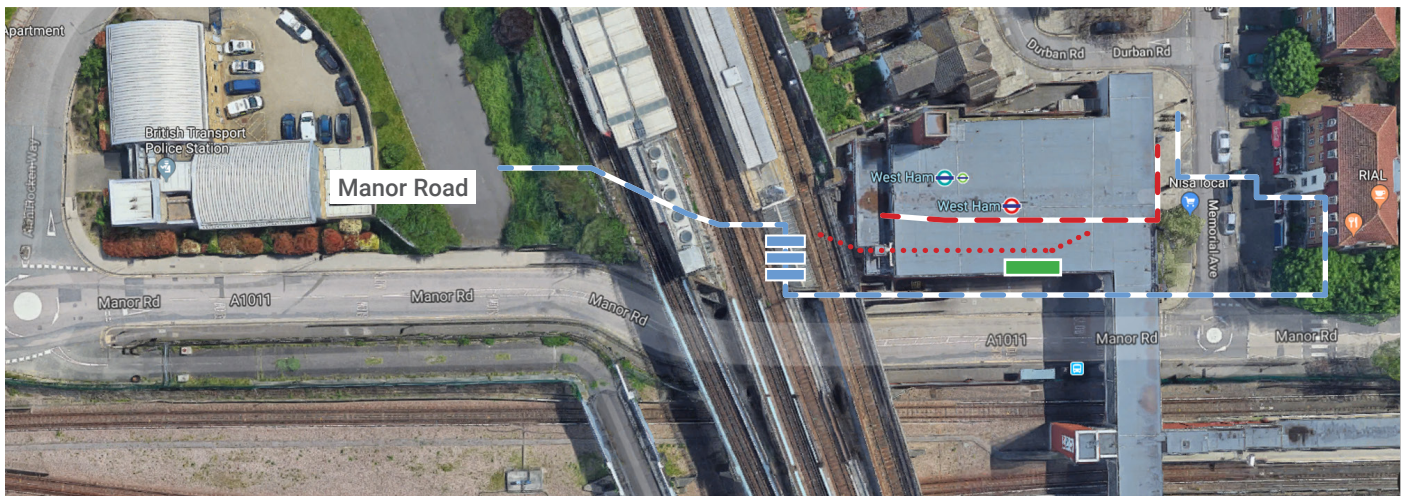
Construction updates

As our site is currently separated from the rest of the community by the rail lines and the very busy and intensely circulated Manor Road, we have entitled the first phase of our works 'Bridging Communities'. This phase will mainly consist of delivering major infrastructure elements of our masterplan, namely two footbridges and one road bridge, from June 2021 when these works commence.

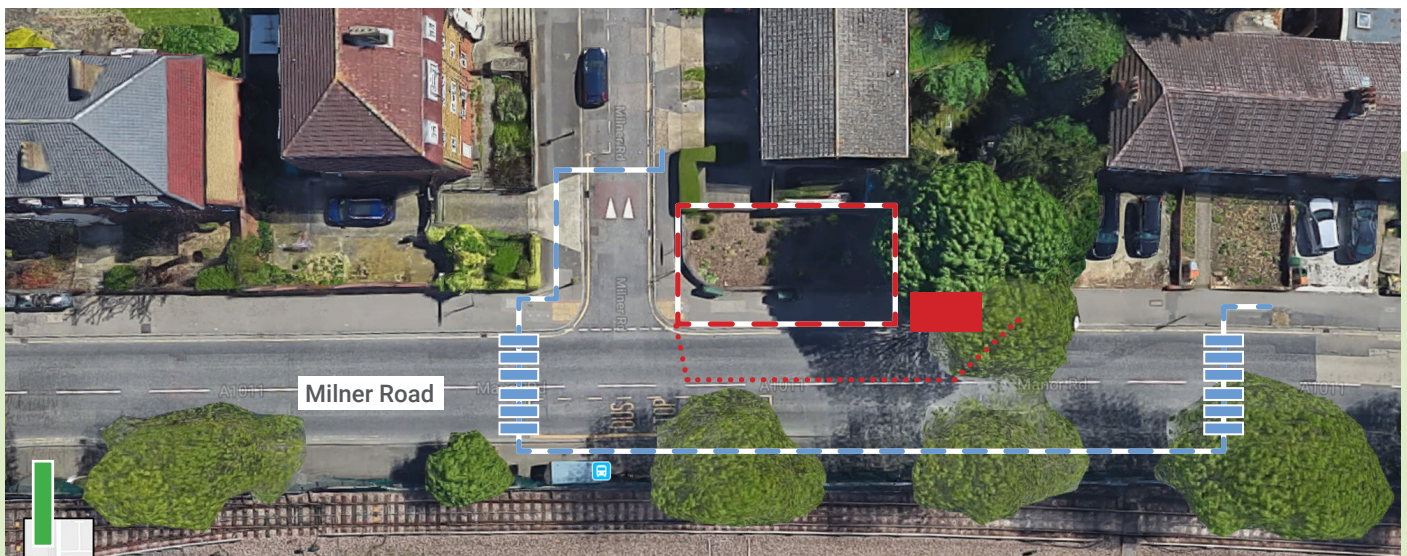
As a result of our extensive public consultation and engagement programme, we have also agreed to deliver a pedestrian crossing on Manor Road to serve pupils attending Gainsborough School and improving safety for pupils and the local community along this very busy road. This crossing will also be delivered during this 'Bridging Communities' phase of construction - creating a safer and better connected community for all.

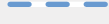
The images below show the planned works and diversions that will be put in place to ensure public safety during the construction of the bridges and crossing.


Planned works at West Ham Station






Planned works at Milner Road




-  Temporary pedestrian diversion route proposed for duration of the bridge construction works.

 Temporary pedestrian crossing installed under existing bridge, for duration of the works.

 Bus stop to be suspended for periods when lane closures are in place.
-  Boundary indicating 24-hour lane closure during bridge works. This will be removed on completion of the south pedestrian bridge

 GB2 Barriers on footpath edge

 Mobile welfare unit

Being a good neighbour

We remain committed to working with the local community, and most importantly our neighbours to ensure that any disruption from the works is minimised throughout the construction phases.

All of our construction sites across the Berkeley Group are registered with the Considered Constructors Scheme (CCS). The CCS seek to improve the image of the construction industry by striving to to promote and achieve best practice. We are devoted to ensuring that we are working within the strict guidelines set out by the CCS and are proud members of the scheme.

For upcoming works, this means that we are looking to manage construction traffic with lane closures, where necessary, rather than whole road closures, to minimise impact on our neighbours and traffic flows in the area. In light of this, a detailed Construction Management Plan has been developed by Berkeley Homes and approved by London Borough of Newham, which sets out the strict guidelines in which works will be carried out. This includes traffic management with lane closures, and road closures when the bridge decks are being lifted in overnight.

For more information on the CCS please visit: www.ccscheme.org.uk

Work programme

Our site working times are as follows:

Monday - Friday: 8am - 6pm

Saturday: 8am - 1pm

Sunday & Bank Holidays: No works without prior approval from Newham



Managing COVID and staying safe



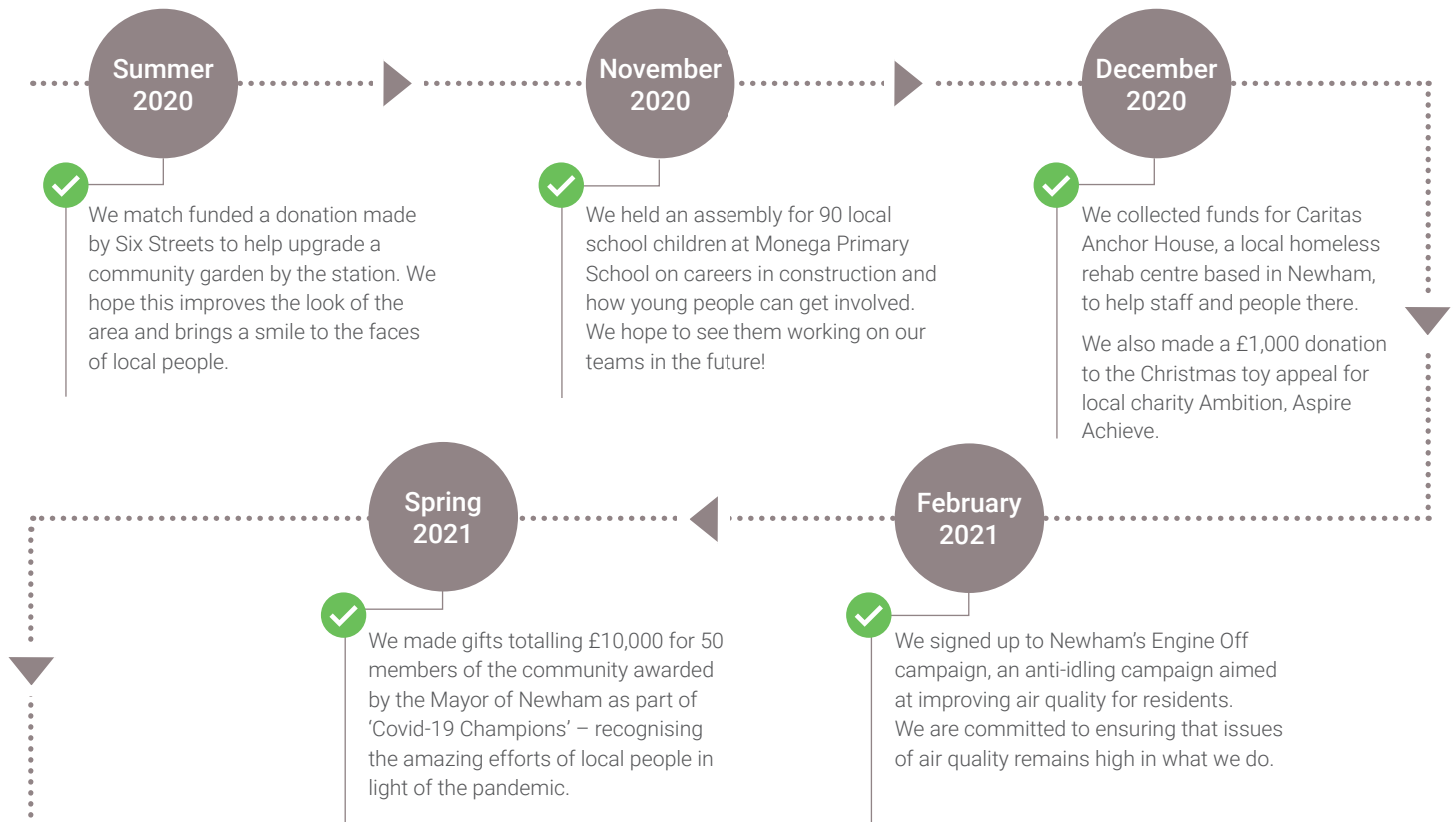
Safety is one of our key values and its never been more important during these unprecedented times. We are taking all the necessary precautions to manage Covid-19 both on and off site, to ensure the safety of our workforce whilst working or walking in the local community.

Safety measures include social distancing, regular deep cleaning of all facilities and equipment, the use of infra-red thermometers to temperature check all site visitors and operatives and the use of masks whilst in our offices or on-site which we are monitored via the use of drones, regular guidance and updates as well as spot checks. Just a few of the ways we are trying to keep the community safe.



What we have done so far

Since we first started works on site last year, we have been actively supporting local organisations and some our hardest working members in the community. Have a look at the timeline below to see what we have been up to.



NOW

We are keen to deliver this development together with the local community, which is why we are committed to employing 25% of our workforce on site from the local Newham community. We are already working closely with Our Newham Work and New Vic College on work placements, experience and apprenticeships. We are keen to ensure local people have the opportunity be part of this once in a lifetime development and encourage all local residents regardless of age and ability to get in touch to see what training and employment opportunities we have on offer. We are always looking for local causes at the heart of the community to work with and would welcome any ideas that you may have. Do feel free to get in touch with the team should you have any suggestions.



For more information about apprenticeship and employment opportunities contact: reachapprenticeships@berkeleygroup.co.uk

Get in touch

We have recently updated our community website to ensure you have access to all the information you need about the project. Should you have any questions or queries however please do feel free to get in touch with Mari Chisholm or Lisa Clements at Berkeley Homes who are leading the development of TwelveTrees Park.

You can get in touch with them using the following details:

✉ StephensonStreet@berkeleygroup.co.uk

☎ 020 7601 7300

🖱 www.berkeley-stephensonstreet.co.uk

