



JOSEPH LANCASTER NEW HOMES UPDATE

- **Funding and planning** permission confirmed
- Pre-Construction work underway
- **Tree removal** beginning in late February
- Site **logistics** being discussed over the upcoming period

UPCOMING TREE REMOVAL



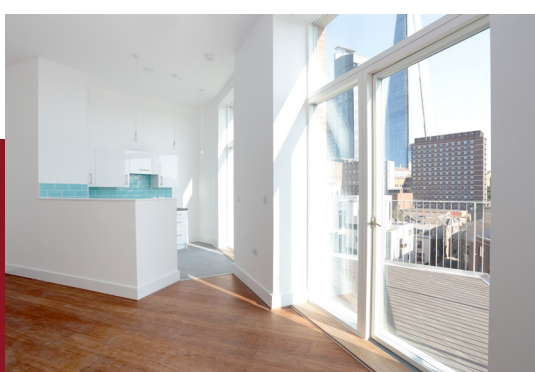
Tree removal is the first thing that you will see happening on your Estate to prepare for the construction of the new homes. The trees inside of the fencing on the Joseph Lancaster nursery site will be taken down in late February, **before the beginning of the bird nesting season**. This work is being done in February to ensure that the impact on local birds is minimal.

All of the trees that are removed will be replaced as part of the landscaping plans for the new development.

WHAT HAPPENS NEXT?

After the trees are removed, you won't see further works starting on site until later in Spring 2019. Construction site logistics, such as the location of hoardings and lorry deliveries, will be discussed with the Lawson TRA and residents over the upcoming period.





Moving with Leathermarket CBS

Are you living in a home that doesn't meet your needs?

Leathermarket CBS is building new, social-rent homes for Leathermarket JMB tenants in housing need. If your home is too small or too big for your current family size, or if you have medical needs that make your home unsuitable for you, you may be eligible to move into a new CBS home.

If you would like to find out more or discuss how a new home could meet your needs, please contact Jane Mepham at 020 7450 8025 or jane.mepham@leathermarketcbs.org.uk

WHAT WORK IS HAPPENING NOW?

Pre-Construction Works Ongoing

The **main contractor** for the Joseph Lancaster development, Buxton Building Contractors, has been appointed to undertake the **Pre-Construction Services work** for the project.

Buxton is currently leading on the preparation of the **technical design** for the homes. They are also obtaining **prices** from sub-contractors for different parts of the build, enabling them to prepare a fixed-price contract for the construction of the homes. Leathermarket CBS expects to enter into the **main build contract** in Spring 2019. Construction works will start on site shortly thereafter.

LEATHERMARKET CBS MEMBERSHIP

The CBS is a not-for-profit organisation whose directors are democratically elected by members. If you live or work in the Leathermarket CBS area and are interested in the future of your estate, we would love to have you involved as a member.

As a member, you will be kept up to date on what's happening with the Leathermarket CBS projects, have the chance to vote for the CBS board of directors, and have a voice on the work happening in your neighbourhood.

We need your input to help ensure that the CBS is serving the best interests of the community!

To register, please visit our website or contact Rachel Brain at 020 7450 8026 or rachel.brain@leathermarketcbs.org.uk



QUESTIONS? CONCERNS?

Please feel free to get in touch with the CBS Community & Communications Officers, Rachel Brain & Jane Mepham, at 020 7450 8026.

ABOUT THE CBS

Leathermarket CBS was set up by Leathermarket JMB in 2014, in response to our residents' concerns about the lack of affordable housing in the area. We work with JMB residents to co-design and build new social housing on underused areas of their Estates, and we completed our first 27 homes in 2018.



LEATHERMARKET
CBS

January 2019

Leathermarket Community Benefit Society Limited

Find us at www.leathermarketcbs.org.uk, or get in touch with CBS Community & Communications Officers, Rachel & Jane, at 020 7450 8026