

Introductory Newsletter

Shaping your future together

Dear Residents and Stakeholders,

Welcome to the introductory newsletter for Somerleyton phase one. Higgins Group are working with Lambeth Council to deliver 378 new homes at Somerleyton Road, Brixton. Of these, 187 will be affordable homes, including 63 low cost extra care homes on behalf of Housing21.

The development will also provide a purpose-built community gym, new community and commercial spaces, and significant public realm improvements. Initial works are due to commence in late March, with the first extra care homes due to be completed in 2028.

We will keep you regularly updated on site progress and provide clear information about what to expect in the coming months.

Project Update Site Handover
Higgins have now taken full possession of the phase one site (located opposite 109 - 123 Somerleyton Rd) and are preparing to progress works at pace.



Upcoming Construction Programme

The main works, including the start of enabling activities and sub-structure construction, are currently scheduled to begin in April 2026.

Early Works Underway

- Pre-construction surveys have commenced across the site.
- Archaeological investigations are currently being carried out as part of early enabling activities.

These initial tasks ensure the site is fully prepared before major construction begins.

CONSIDERATE CONSTRUCTORS SCHEME

Looking Ahead

More updates and progress news from Somerleyton Road will follow in our next edition as the project continues to move forward.



Scan the QR Code to learn more about the development.



SOMERLEYTON SW9

Site Communication



In our capacity as a Community Contractor, we understand that working closely with residents and stakeholders is important.

The Resident Liaison Officer's (RLO) engagement with the community mainly focuses on keeping people up to date through newsletters, consultations, drop-ins and updating site notice boards. For day-to-day queries please contact Joan Borzak Managing Resident Liaison Officer at Somerleyton Road.

We will minimize disruption and ensure that the site is operated in line with Health & Safety regulations, with controlled deliveries and movement of plant and machinery.

We will be providing further updates as the project continues.

Community Engagement

Our social value success depends on our partnerships with community organisations who we will engage through volunteering, donations, and curriculum support, these groups include; Moorlands community centre, Lambeth College, The Skills Centre, South Bank Colleges, BeLambeth, Lambeth Together, Women in Construction and many more.

Meet the developer day

We are planning to host an event soon for residents to meet the project team and have your questions answered about the Somerleyton Road project. Date and time to be confirmed.

Apprenticeships, and employment for local people

The development will generate employment and training opportunities for local residents including apprenticeship roles in trade, site office and site supervision positions. Higgins also offer 2-week work experience placements and run a Management Trainee Programme. We work in partnership with Be Lambeth to ensure these roles directly benefit local people. To find out more please contact CSR@higginspartnerships.co.uk.

Duty of care

We always aim to limit disruption to all, whilst the works are in progress. All machinery used is fitted with noise suppression devices and deliveries are scheduled to avoid peak periods wherever possible.

Contact Higgins

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Project key contacts



Joan Borzak
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


Ian Mazaiwana
Project Manager
07786 278 802

Other contacts

 020 8508 5555

 Thisissomerleyton@higginspartnerships.co.uk

Emergency out of hours contact:
 0871 750 3001



Site working hours

Our contracted hours of work is:

08:00 – 18:00 weekdays

08:00 – 13:00 on Saturdays

We will not be working on Sundays or Bank Holidays