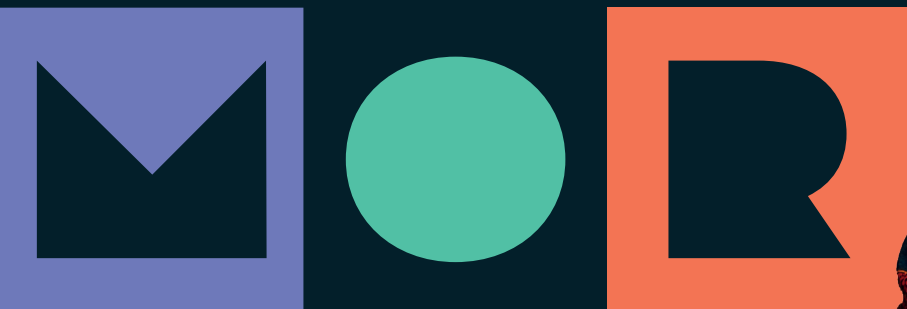




Shaping your future together

Dear Residents,

Higgins Group is working in partnership with Lambeth Council for the second phase of development in Somerleyton Road under proposals for a net-zero development of 378 new homes, of which 56 percent, 187 homes, would be affordable and 127 of these would be for social rent.

Phase 1 will deliver 63 low-cost extra care homes delivered on behalf of Housing21. In addition to the new homes, the development will provide:

- A purpose-built community gym
- New community and commercial spaces
- Public realm improvements

Initial works have begun, with the first extra care homes expected to be completed early 2029.

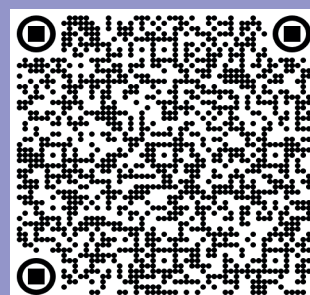
We will continue to keep you regularly informed about site progress and upcoming works in the months ahead.



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.

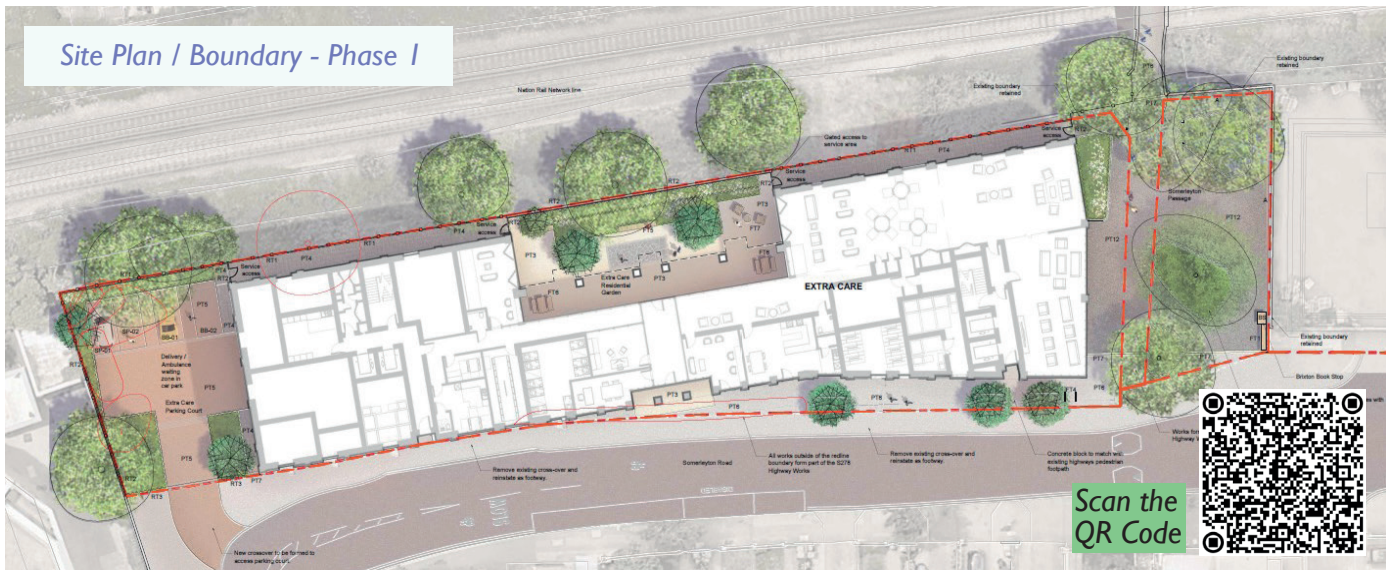


Scan the QR Code to learn more about the development

A new green neighbourhood at the heart of Brixton

SOMERLEYTON SW9

Site Progress



Completed Works July - August

- The site entrance and safety fencing (“Pitlane”) were installed on **18 August 2026** and will remain in place throughout the project. *Fig 1.1*
- A Traffic light system is now in place to manage the flow of vehicles.
- Testing of the foundation piles undertaken to meet design and safety requirements. *Fig 1.2*
- Work on the crane base is progressing, with concrete preparation completed and steel reinforcement installed. *Fig 1.3*
- Concrete pile caps, which help support the building’s structure, have been completed.
- All demolition and piling are now completed for Phase I.

What’s Happening Next

- Groundworks are continuing and are expected to be completed by the end of October.
- A tower crane is due to be installed in mid-September to support the construction work.



Fig 1.1



Fig 1.2



Fig 1.3

- Construction of the building structure above ground is planned to start in early October.

* Please be aware that the works recently taking place on Somerleyton Road are being carried out by Thames Water and are not part of the Higgins development works.

SOMERLEYTON SW9

Community Engagement

Working with Our Community

Thank you for your patience, feedback, and continued support throughout the works. We greatly appreciate your cooperation. If you have any questions or concerns, please do not hesitate to contact the site team. We are always happy to help.

Somerleyton Road | Meet The Developer Event

Thank you to everyone who attended our Meet the Developer Event at Somerleyton Road on 23 July 2026. We appreciate you taking the time to join us, learn more about the development, and share your feedback. Your views are helping to shape the project and ensure it reflects the needs of the local community. We look forward to keeping the conversation going and working together to deliver positive benefits for Somerleyton Road.



Moorlands Summer Fun Day

On 18 July 2026, our volunteer attended and supported the event which promoted community wellbeing, social interaction, and stronger connections between residents and local stakeholders. We also contributed **£800** towards their upcoming Winter Community Fun Day event.



We have donated **£4,400** towards Brixton Soup Kitchen Back to School Community Drive.



Lambeth Net Zero Contractors Challenge 05 August 2026

Our Lambeth Social Value Apprentice did a Q&A session where young people had the opportunity to speak with him about his personal journey into Construction from education.



Scan the QR Code

The Skills Centre

On 07 July 2026, our volunteers attended the People with Convictions Programme event to promote the range of career opportunities that will be created through the project.

FOR PEOPLE WITH CONVICTIONS
The Skills Centre is offering a 12 day, full-time construction programme designed to help you gain essential site skills, qualifications, and confidence to move into work in the construction industry.

WHO IS IT FOR?
People with convictions who are interested in a career in construction
No previous construction experience required
A positive attitude and commitment to attend full time are essential

PROGRAMME DETAILS: Location: Earls Court Skills Centre

Dates: 22nd June - 7th July
Time: Monday to Friday, 8.30am - 4.00pm
Duration: 12 days, full time

WHO IS IT FOR?
People with convictions who are interested in a career in construction
No previous construction experience required
A positive attitude and commitment to attend full time are essential



Site Communication



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 BeLambeth to ensure these roles directly benefit local people.

To find out more please contact CSR@higginspartnerships.co.uk.



Insight into the range of construction careers



Discover future opportunities with Higgins



Shadow an experienced professional



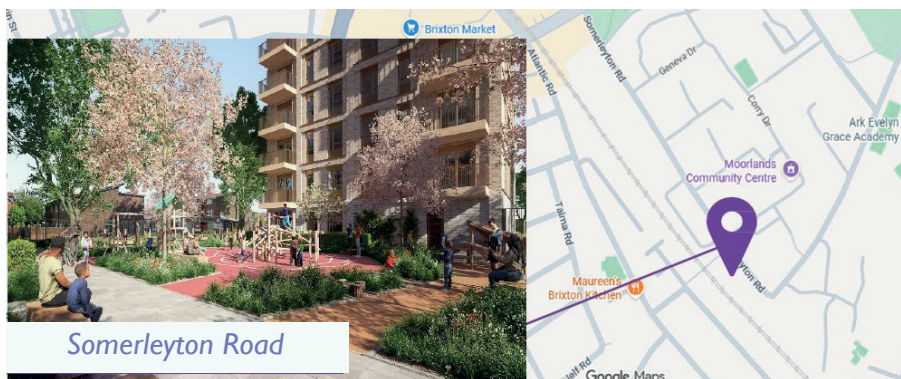
Improve your CV



Build three essential skills

Candidates must be:

- Aged over 18
- A resident of Lambeth
- CSCS Card Preferable



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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One Langston Road,
Loughton, Essex
IG10 3SD

Tel: 020 8508 5555

Email: Info@higginspartnerships.co.uk

Web: www.higginspartnerships.co.uk

@ HigginsPartner

Project Key Contacts



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Managing Resident Liaison Officer
07793 902 544



Ian Mazaiwana

Project Manager
07786 278 802

Site Office

Studio 14, Viaduct Business
Centre, Coldharbour Lane,
Brixton, SW9 8PL

Other contacts

020 8508 5555

Thisissomerleyton@higginspartnerships.co.uk

Emergency out of hours contact:

020 8289 5858



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