

Notes of construction working group meeting: Weds 17 May 2023

Present:

- Contractors** Jas Patti (Brill Place tower),
Alan Bush and Monica Paul, Morgan Sindall (Plots 5&6)
- Residents** Lita and Sarah Smith (Charrington St), Henry Leak (Phoenix Court),
Rashida Khan, Ursula Huws (Coopers Lane), Slaney Devlin (Somers Town NF)
- LB Camden** Nerissa Sweeney, Louise Trewavas (Regeneration/CIP)
- Apologies:** Joe Lewis (Green Spaces team), Cllr Samata Khatoon

Plot 7 – Brill Place tower - update

Jas Patti, Plot 7 (Brill Place tower) developer

We anticipated completion at the end of April. Unfortunately, Henry construction have had a few delays:

- The wet riser on the 1st floor which leaked and repairs had to be done.
- A few delays on the upper levels to the Skyline Apartments.
- Some external landscaping which requires more work before we open up the tower.

In relation to dust, a lot of the external works are complete. There's no cutting or grinding or material work going outside.

Louise T (Camden)

Will the turf be reinstated?

Jas Patti

Yes, we're hopeful by the end of this month. We'll get Camden on site for PC to confirm the works have been satisfactorily completed. We'll also be re-laying a lot of that turf before we open up the park, and checking Joe Lewis (Green Spaces team) is happy with it.

Slaney (Somers Town Neighbourhood Forum)

Did you have PM 10 monitors around the boundary? People from Phoenix Court have been complaining that their windows are filthy. There's been lot of earthworks in that corner

Jas Patti

We had air quality monitors around the site as part of our planning conditions. Once we wrapped up the external building works it was agreed with the Crick that we were able to take away the air quality monitors because there had been no breaches.

Slaney

Could you (or Henry Construction) offer to clean the windows from Phoenix Court as a gesture of goodwill. Something like that would be welcomed, I'm sure.

Jas I'll check with Henry Construction

[NB since this conversation we've learned that Henry Construction has gone into administration]

Update on Landscaping works

Louise T

Joe Lewis is not able to make it, and has sent bullet points

- The team has finished procuring their landscape contractor.
- They'll be sending out update letters to residents by the end of May.
- The works are expected to start on site in August and continue for six months, finishing in February 2024

If anyone got any questions or issues for Joe if you want to just let me know now and I can take them away and get you some answers.

Slaney

Dog walkers – will there be information about where to go if the park is fenced off/closed? It might be worth putting signs on the dog exercising area. Quite a few people come there from outside the immediate area.

Ursula

We've got school summer holidays coming up and we've lost a playground. I'm just wondering what kind of space is going to be for children in in my case, especially toddlers, to play over the next couple of months.

Louise T I'll check for you both

Update on Plots 5&6

Alan Bush (Morgan Sindall):

The site has now been cleared, we've done all the tree works required: pruning back and root protection put in place. Once the machinery arrives we'll start piling.

We've got vibration detectors around the site, we'll be monitoring that we we've got 3 vibration detectors, 3 noise detectors and three dust monitors on site. At the moment, we're well within the parameters. Modern methods of piling shouldn't trigger a vibration concern.

Rashida

Speaking of noise, it's extremely high. I can't stay home because of the noise. People who do night shifts and find it impossible to sleep during day. My husband has to go in the car to sleep, away from this place. I can't open the windows with the dust and everything. It's just too much and I wonder how much longer we have to put up with this?

Alan Bush

Not much longer. The breaking out is another three weeks maximum, but I'm hoping only two. I would add that the disturbance is not going beyond the parameters of vibration or noise. We get 15 minute updates throughout the day. I know it's probably unpleasant for residents. My office shakes as well, but the noise is within the parameters.

Slaney

The piling is going to be noisy as well, though, isn't it? Rashida lives very close to the site boundary. Could the noisy works could be made shorter?

If you were living near HS2 secondary glazing (or an extra sheet of glazing) would be put in by the contractor to reduce noise to make your home more habitable during working hours.

Alan Bush

The aim is to get the heavy breaking out done in two weeks, but I think three weeks would be the worst case. Sorry. Yes, the piling duration of approximately 6 weeks is noisy. However, it's airborne noise and should be well within the limits and it's a mechanical noise.

Slaney

Whatever it is, I think communication is key. It's best if people are told what to expect, when. Do you address those issues in your newsletter?

Alan Bush

We aim is to get the newsletters delivered out by Friday night.

Ursula Huws

I just wanted to emphasize the same point about the importance of information - letting people know in advance about the works

Monica Paul MS

We completely agree, and communication is key. We will make sure going forward that you have more regular newsletters, especially if works are going to take place that will be noisy.

Slaney

If you bring in the piling rig, it may be that you're having to go different route to normal or you're going to have to shut the roads, just inform people beforehand. If there's a WhatsApp group it would be good to post it there

Monica

Using WhatsApp would be great. If someone has access to the account could you add us?

Slaney

I don't know whether the monitors are up and and working, but dust is escaping.

Alan B

We've had monitors on site since the end of January. and we've been carrying out that monitoring as a planning condition. Everything that comes into the site is covered on the vehicles. The workers on site roll back the cover after it comes in.

Everything that goes out is mainly dug clay – basically it's wet. There are also broken concrete bricks, these are damped down and covered, I think a potential problem might be the crushed concrete heap that we've got there, which is ready for the pile mat.

At the moment we're damping that down on every hour.

I'm not sure it is that, but that's the only thing I imagine can cause dust. It's massive, it's the size of five houses.

Road safety/pedestrian safety issues

Slaney

I thought the construction site set up was going to have lorries going in, taking up part of the road, and then going straight out again. But the lorries are actually going into site and then coming out again from the gate.

One of your lorry drivers exiting the other day came out really fast.

It was three o'clock, and he was bombing down Purchase St and there's a car coming the other way. It was dangerously fast at a time when lots of parents and children are around the place. Then another lorry went in immediately afterwards.

It'd be better if people didn't go 20 miles an hour thinking it's the limit, but it would be better if they really crawled slowly around that corner because it's a residential area.

Alan Bush

I'll feed that back to the traffic Marshall Slaney.

Lita

There are signs on the pavement by the school that force pedestrians into the cycle lane. We don't know what's happening there.

Slaney

The school is doing construction work, they're doing upkeep, remedial works, and they've taken the pavement.

Lita

They've taken the whole width of the pavement; you have to go into the cycle lane and sometimes you can't cross the road to get to the other pavement on the other side of the road. It's a bit dangerous for the children coming in and out, also for pedestrians that are trying to walk along there, if you've got cycles coming either way. There's never anybody working on it, so I don't understand why it's still there.

Louise Trewavas

We'll find out what's going on and at least get a timetable for when they finish. And draw to their attention that they probably need to put up some more signs explaining to people how to safely navigate. Thanks for raising that.

Update on social value from Morgan Sindall

Monica Paul

We've been working with Kings Cross Construction Skill Centre to help us recruit.

We've successfully recruited somebody, a traffic Marshall, from the local area that joined on Monday. Direct employment with Morgan Sindall.

We're currently recruiting for an apprentice groundworker for our subcontractor. Kings Cross Construction Skill Centre sent through about 3 CVs yesterday, so we might have an apprentice on site fairly soon as well.

In terms of wider community engagement we're keen to collaborate with Edith Neville primary school, but no response so far. Are you able to encourage the school to explore some ideas with us?

We're getting quite a bit of a request for work experience, but some of the students are 15 or 14 and we can't accommodate until they turn 16 so we say please come back to us just as soon as you turn 16.

Slaney

Are you working with the local secondary schools?

Monica Paul

I'm in contact with a couple of secondary schools and colleges. Our requirement is that they are 16 and they don't necessarily have to have a CSCS card. This is a card that everyone that works in construction site need to have.

There will be lots more opportunities in terms of jobs for local people and apprenticeships.

Louise Trewavas

If anyone knows any young people interested in apprenticeships please encourage them to contact Monica

Date for the next meeting

A number of people are away on 14 and 21 June, so proposed date is Thursday 22 June