

Highgate Newtown Regeneration Project Construction Working Group

Meeting #14 – 10th May 2023



AGENDA

- | | | |
|----|---|------------|
| 1. | Welcome & Introductions | Luke Joyce |
| 2. | Actions and update since Previous Meeting | Luke Joyce |
| 3. | Works on Site | Farrans |
| 4. | Upcoming Works | Farrans |
| 5. | Open Forum | All |
| 6. | Any Other Business | All |

Actions and update since Previous Meeting

ACTION 1 - Further work is needed on the issue of traffic routes and parking in the area to avoid additional problems being created by the development. Officers to liaise further with Highways and parking colleagues to highlight the issue and implement changes to mitigate.

- Discussions underway with transport and highway colleagues

ACTION 2 - Better communication from contractor and officers required regarding scaffolding, the impact of works, and repairing/replacing amenities - particularly on Bertram St.

- Quarterly Newsletter Issued
- Notification about boundary wall issued
- Notification about drainage works issued

ACTION 3 - Site visit to 120 Brookfield arranged with officers and Farrans to look at the garden and to consider and agree mitigation. Cllrs to be copied in.

- Meeting undertaken. Discussion underway with Ground maintenance team.

UPDATE SINCE LAST MEETING – Block D balcony, site meeting attended. Officers reviewing options with Planning colleagues and architects.

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Project Update



Progress, lookahead and
community engagement



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Works on Site

Block A

Balcony works nearing completion
Cladding underway
Scaffolding removed
Internal fit out nearing completion, final decorations ongoing and snagging underway

Block B

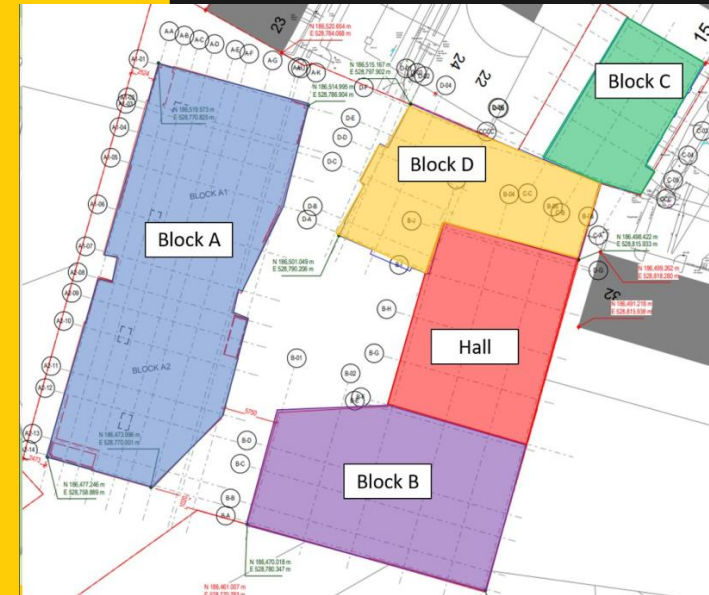
Brickwork complete
Cladding commenced
Scaffolding removed
Internal fit continuing, including the install of the feature stair

Hall & Block D

Block D making good progress, internal fit well underway – install of kitchens and doors complete

Block C

Enabling works including new drainage and ground floor slab complete, roofing works progressing and install of new 1st floor nearing completion



Progress pictures



Block A – corridor

FARRANS CONSTRUCTION



Block A – bathroom WIP



Block A – Kitchen

Progress pictures



Block B – Feature staircase



Block B – Façade



Block D – Façade

Upcoming Works

- Complete cladding works to all elevations
- Complete PV and green roof install to blocks A, B and D
- Continue on with the internal fit out across all blocks
- Continue with M&E install across all blocks
- Commence fit-out works to block C and hall
- Continue external works including soft and hard landscaping
- Installation of main drainage connection on Bertram Street
- Removal of the crane from site in early June

Project Completion Date: August 2023



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HNCC NEWSLETTER
April 2023

Welcome to the latest edition of the project newsletter providing an update on progress to date and upcoming activities for the Highgate Newtown Community Centre and wider regeneration project. If you have any queries do not hesitate to contact us at camden@farrans.com



PROGRESS UPDATE

Block A

- Brickwork completed
- Internal fitout near completion - including doors, kitchens & flooring

Block B

- Internal fitout near completion
- Electrical install at final fix
- Roofing works near completion

Block C

- Steel frame installed
- Roof removed and prepared for new installation

Hall & Block D

- Block D making good progress
- Internal fitout commenced



Key Stage	Date
Start on Site	Apr 2021
Substructure Completion	Mar 2022
Superstructure completion	Sept 2022
Completion of Elevations and scaffold strike	Feb 2023
External Landscape Works start	March 2023
Contract Completion Date	July 2023
New residents moving in	Summer 2023
Community Centre fitout works	Summer/Autumn 2023
Community Centre in operation	Autumn 2023

School/Coliseum Based Activities / College Site Visits	School/College Site Workshops	Work Experience	Social Value Results v Targets
4/2	9/4	25/24	
Apprenticeships	Number of Local Roles created	Locally Procured Goods and Services	
6/6	11/5	7.5/10%	

Progress Pictures



As part of the final stage of the project installation of the new drainage system will take place, connecting into the existing drainage network. The work is scheduled to take place from 24/04/23 until 01/05/23.

Installation of Drainage Works

To enable completion of these works 3 x additional parking bays at the end of Bertram Street will be suspended – as indicated on the drawing in orange. We will be working within the main road, approx. 5m from the main site gates into the road. The area will be protected by barriers. Upon completion the road will be reinstated to its previous condition.



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Camden



Communications

- Quarterly Newsletter issued
- Notification about boundary wall
- Notification about drainage works
- Engagement with Brookfield Primary School on development of Forest Garden & workshops

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Social Value Targets



School/Curriculum Based Activities / College Site Visits	School/College Site Workshops	Work Experience
4/2	9/4	25/24 weeks
Apprenticeships	Number of Local Roles created	Locally Procured Goods and Services
6/6	11/5	8/10%

Open Forum

Any Other Business

Upcoming Meetings TBC:

Wednesday July 2023