

Highgate Newtown Regeneration Project Construction Working Group

Meeting #15 – 20th September 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. | Programme | Maxime Tomas |
| 6. | Open Forum | All |
| 7. | Any Other Business | All |

Actions since Previous Meeting

ACTION 1 – LBC to circulate Community Management Plan to the CWG members

- CMP circulation for comments in summer, and issued to planning for discharge
- Transport plans submitted to planning for discharge and available online for comments

ACTION 2 – Confirmation needed regarding parking enforcement strategy when suspended bays not in use

- Relevant PCN number to be forwarded to highways team

ACTION 3 – Farrans to confirm dates to Lizzie Smith for permanent drainage connection.

- Done

ACTION 4 – LBC to set up meeting with 120 Croftdown Rd regarding tree planting in the communal garden

- Ground maintenance team confirmed they'll take the hedge planting proposal forward
- Tree team confirmed communal garden will be inspected in Sept/Oct
- Further meeting with the tree team underway regarding tree planting

ACTION 5 – LBC to provide link of the S106 agreement for the scheme to Catherine Wells

- Done

ACTION 6 – LBC to include programme details for fitout works and highways works at the next CWG

- Done, included in the slides

Update since Previous Meeting

UPDATE SINCE LAST MEETING – Drop in sessions undertaken 19th and 20th July 2023

ACTION 1 – LBC to review programme for the post completion fit out works and coordination.

- LBC to meet with partners to coordinate all post completion workstreams

ACTION 2 – LBC to circulate Community Management Plan (CMP) to the CWG members to confirm delivery point etc...

- CMP circulation for comments in summer, and issued to planning for discharge

ACTION 3 – LBC to meet separately with Pentad residents and Bramshill Gardens residents regarding the plantroom on Block B roof.

- Meeting held on 13/09.

ACTION 4 – LBC & Farrans to improve the cleaning of Bertram Street

- Farrans have increased the level of cleaning on the street and offered cleaning of the windows to Bertram street residents.

FARRANS
A CRH COMPANY

Project Update

→ Progress, lookahead and
community engagement



FARRANS CONSTRUCTION

Works on Site

FARRANS CONSTRUCTION

PROGRESS UPDATE

Block A

- Balcony works and green roof complete & PV panels installed
- Cladding complete
- Install of feature concrete complete
- Internal fit – snagging and de snagging ongoing

Block B

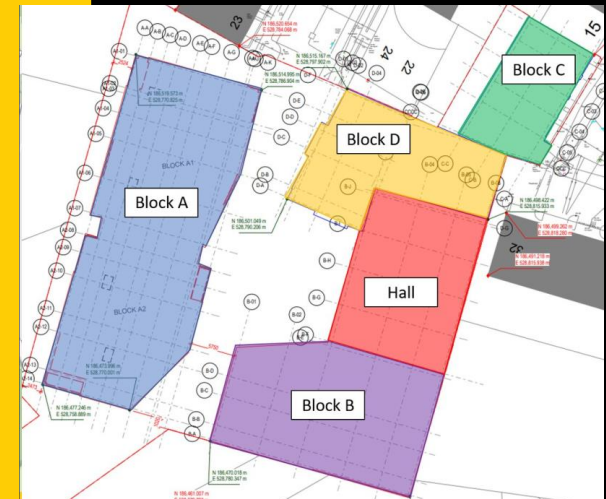
- Cladding complete
- Internal fit continuing, FF&E install nearing completion
- Snagging and de snagging works ongoing
- Feature stairwell nearing completion
- Install of green roof and PV panels complete
- Polish screed floor finish installed

Block D

- Block D internal fit out nearing completion, snagging and de snagging ongoing
- Green roof complete including PV install

Block C

- Internal fit out well underway, 2nd fix works progressing including tiling, joinery and M&E



Works on Site

FARRANS CONSTRUCTION

PROGRESS UPDATE

SPORTS HALL

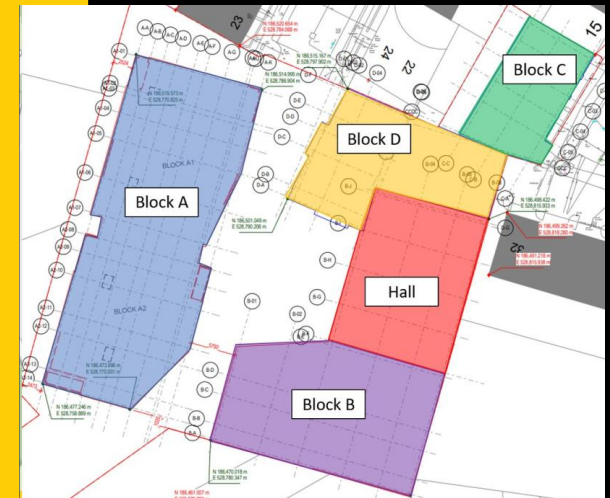
- Roofing works complete
- Internal fit out progressing, internal blockwork complete and M&E install underway

EXTERNAL WORKS

- Main drainage works complete, including drainage connection on Bertram Street
- External walls and fencing underway
- External levels being formed and kerbs being installed
- Paving works underway

IMPROVEMENTS

- Much fewer vehicles coming to site.
- Improving views across site due to installation of landscaping
- Amount of street cleansing has been increased
- Supervision of temporary car park



Progress Pictures



Progress Pictures



FARRANS CONSTRUCTION



Progress Pictures



Progress Pictures



Upcoming Works

- Complete remaining cladding works
- Continue on with the internal fit out across all blocks including snagging and de snagging
- Continue with M&E install across all blocks
- Continue external works including soft and hard landscaping
- Complete feature concrete install

Project Completion Date: October 2023





Engagement

- Art Project delivered with Eco Council at Brookfield Primary School. Pupils made and decorated bird boxes for their school garden.
- Working to support development of the school eco garden.

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	10/10%

Programme Update

Key Stage	Date
Start on Site	April 2021
Contract Completion Date	October 2023
Minor Modification works to units	Oct/Nov 2023
New residents moving in	Nov/Dec 2023
Highways enabling works to Croftdown Rd	Nov/Dec 2023
Community Centre fitout works (EY/FYA)	Autumn/Winter 2023
Community Centre in operation (EY/FYA)	Early 2024
Community Centre fitout (HNCP)	TBC
Highways repair works to Bertram Street/Croftdown Rd/Chester Rd	TBC post completion



Open Forum

Any Other Business

Upcoming Meetings: November 2023