

# Highgate Newtown Regeneration Project Construction Working Group

Meeting #13 – 22<sup>nd</sup> February 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 Update                          | Maxime Tomas |
| 6. | Open Forum                                | All          |
| 7. | Any Other Business                        | All          |

# Actions and update since Previous Meeting

ACTION 1 - LBC to check with internal parking team regarding residents parking on the pavements during the works

- Actioned. Officers have been asked to refrain from issuing footway parking PCNs to any residents permit holders for the time being

ACTION 2 - LBC to discuss internally if the parking bays suspended during construction will be reinstated

- Actioned. These will be reinstated.

ACTION 3 - LBC to check if the parking/highways team can carry out another consultation on parking changes/hours extension in the area

- Change of the hours of control/parking restrictions cannot be made street by street to avoid having a complicated controlled parking zones (CPZ) system. Changes to this area will need to be for the entire CA-U CPZ.
- If residents wish for their CPZ to be prioritised for a review, they would need to submit a petition signed by 5% of the adults living, working or studying in the CPZ with verifiable addresses.

# Actions and update since Previous Meeting

## ACTION 5 – LBC to confirm the visitor parking allowance for HNCC flats

- The scheme doesn't make provision for any visitor parking. This is contrary to planning policy as Camden are a car free borough. They would not be allowed to enter the site to drop people off or pick up.
- This will be set out in the Home User Guide
- Team looking at signage provision as part of the transport strategy, with the highways team

## ACTION 6 – LBC to review the tree pit trip hazard on Bertram Street

- Actioned. Tree pit attended and made good

**FARRANS**

A CRH COMPANY

# Project Update



Progress, lookahead and  
community engagement



FARRANS CONSTRUCTION

# Works on Site

FARRANS CONSTRUCTION

## **Block A**

Balcony works underway – including metalwork  
Brickwork complete to all elevations – snagging ongoing

Internal fit well underway

- including doors, kitchens, wardrobes, tiling and flooring install

## **Block B**

Elevation works about 80% complete – scaffolding strike underway

Internal fit well underway

Roofing works complete

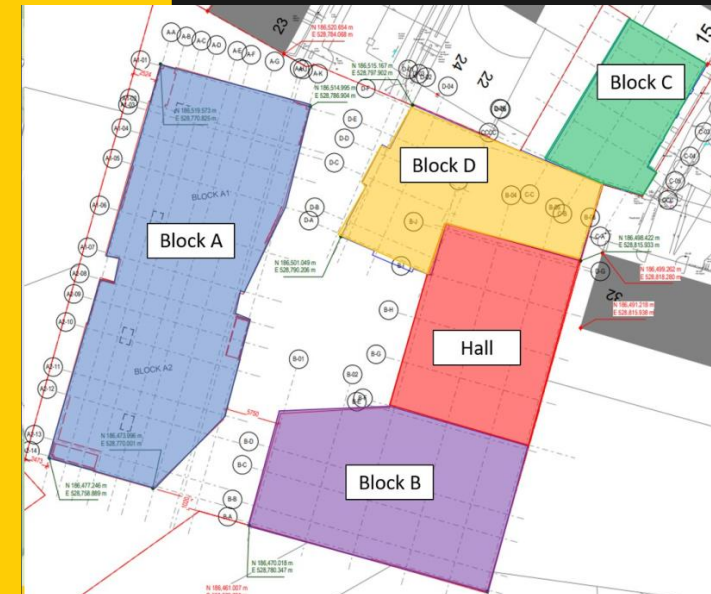
## **Hall & Block D**

Block D making good progress – roof and brickwork complete

Internal fit well underway

## **Block C**

Enabling works continuing – new foundations and drainage installed. Demolition nearing completion



## *Progress pictures*



## *Progress pictures*





# Upcoming Works

- Continue elevation works to all blocks
- Continue with the roof & balcony install across the blocks
- Continue on with the internal fit out across all blocks
- Continue with M&E install to A,B & D
- Continue enabling works to Block C & commence fitout

## ***Benefits***

- Less large deliveries
- Less likely to need to extend working hours after 6pm
- Scaffolding is starting to be removed – see the final scheme



# 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	7.5/10%

# Programme Update

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



# Any Other Business

Upcoming Meetings TBC:

Wednesday April 2023  
Wednesday June 2023