

Highgate Newtown Regeneration Project Construction Working Group Meeting #7

4th August 2021 6:30pm – 7:30pm

Venue: Online via Microsoft Teams

Attendees

John Carrier	HNCC
Jane McWilliams	Brookfield TRA
Thanos Morphitis	Bertram Street Resident
Catharine Wells	Chester Road Leaseholder Association
Oliver Lewis	Highgate Ward Councillor
Linda Lefevre	Friends of Highgate Library
Eileen Willmott	Local Resident
Linda Christian	Ikon Consultancy
Christos Kouge	Ikon Consultancy
Mel McMahan	Farrans
Cathal Montague	Farrans
Sarah Fearon	Farrans
Kate Cornwall-Jones	LBC Officer (Chair)
Luke Joyce	LBC Officer
Khyrun Kalam	LBC Officer
Aimee Djengiz	LBC Officer
Dieter Kleiner	RCKa Architects

Apologies Brendan Mullens, Jagdish Tak. Cllr Wright, Cllr Berry, Ellen Gates.

Meeting Notes

Actions from Previous Meeting

- LBC to review location & species of replacement tree:
 - Consider replanting the tree closest to site - Garden of 51 and 118 suggested and concreted space near the school on Croftdown Road suggested by Jane.
- Farrans to increase communication of vehicle movements and frequency of deliveries:
 - E updates and letter drops of notifications i.e. changes to the one way traffic flow have already been distributed by Farrans
- Farrans to issue CMP to supply Chain and manage sub-contractor compliance:
 - Reduced/summary CMP provided to sub - contractors to make things easier

- Farrans and Fresh Youth to explore options to engage local young people in the construction process:
 - Virtual work experience offered
- Farrans to provide clarity to residents on how to report breaches of the CMP:
 - Letter drop provided to instruct residents on how to report breaches of CMP
- Farrans to amend articulated lorries/low loaders information in CMP:
 - Amendments made and resubmitted to LBC
- Farrans to review block booked suspensions with LBC Transport manager consider the option to apply flexibly i.e. cones.
 - No alternative suggested by transport officer
- LBC to review options for new development with Street Naming and Numbering Team.
 - Addresses will need to be the same as before i.e. Bertram Street. We are looking at allocation of a bay on Croftdown Road nearest the site for deliveries and servicing to the development. Brendan is looking into how we can influence the deliveries through the location on google maps. We also have to produce a travel plan prior to occupation of the building as per planning. Ultimately, the central courtyard space is designed as a pedestrian focused space, and aims to reduce vehicular movement.
- LBC to ensure communication across teams regarding safe streets programme.
 - Works to take place end of August/September

Project Update

- Foundations and ground floor slab complete to block A
- Commenced reinforced concrete rising elements to Block A
- Install of drainage underway
- Upgrading of haul road and pile mat
- Removal of wall to North Boundary
- Moving of hoarding to East Boundary

Upcoming Works

- Continue reinforced concrete frame to Block A
- Installation of Sheet Piling
- Excavate Block B Basement and commence sub structure works to the hall and Block D, including forming levels and pouring of concrete foundations
- Continue drainage install across the site
- Erection of tower crane

Social Value Targets



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

Achieved so far from the above: 0/2, 0/4, 0/24, 1/6, 3/5, 1.6/10%.

Difficulty with achieving the above targets in some areas due to Covid 19 restriction.

Community Engagement

Farrans have built community relations with Wood that Works Community interest Company and provided in kind contributions in the form of timber. Wood that works plays a vital role in the community, offering young offenders a place to carry out their compulsory “reparation hours”. They recently set up a women’s group during lockdown and partner with local schools to enrich children’s educational experiences with practical skills which have long term benefits and are readily transferable to the real world.

Farrans held a meeting on 22nd July re next steps for signing up to the STEAM Talent Pledge, hoping to ignite the spark in STEM and wider construction industry by offering a range of engagement opportunities.

Actions

Information Updates

Action: Farrans to update information on notifications/traffic flow breaches reporting process and diagram of TMP, and ensure this is put up on the white hoarding on Croftdown Road side.

Section 106

Action: LBC to use the specified pot of monies as set out in Section 106 to repair pavement/road damage that has come about from construction.

Schools involvement

Action: Farrans and HNCC to continue liaison with schools (Farrans - young people offering things like virtual workshops) HNCC to continue making contact with schools and other relevant organisations about what's on offer and it will be down to the schools and other organisations to decide on what is appropriate take up for them.

Parking Suspensions

Action: LBC to clarify the position with parking in CMP related suspended bays – i.e. can residents park there in the evening/day if bays are no longer needed - without penalties and is there signage to support this?

Changes to one-way traffic

Action: Farrans to send out notifications in advance of changes to the one - way traffic flow as per the CMP. Anticipated changes due around the end of basement dig for block D.

Haul Road Changes

Action: Farrans are working on redesign of haul road to make one that can be more durable and able to withstand winter weather.

Safer Streets

Action: Safer Streets Team - Signs are in place but currently covered up, enforcement on this will begin at the start of the school term in September, planters scheduled for installation at the end of August.

Programme & Next Steps

- The main construction work commenced in May 2021 - Works are currently scheduled for completion in summer 2022.
- Future meetings will be tentatively booked as follows:
 - Wednesday 27 October 2021
 - Wednesday 29 December 2021