

Highgate Newtown Regeneration Project Construction Working Group Meeting #8

27th October 2021 5:30pm – 6:40pm

Venue: Online via Microsoft Teams

Attendees

John Carrier	HNCC
Jane McWilliams	Brookfield TRA
Thanos Morphitis	Bertram Street Resident
Catharine Wells	Chester Road Leaseholder Association
Ellen Gates	DPNF
Eileen Willmott	Local Resident – Tree interest
Honey	Wood That Works
Ricky Jefferson	Wood That Works
Oliver Lewis	Highgate Ward Councillor
Anna Wright	Highgate Ward Councillor
Lizzie Smith	Pentad
Ruairi McCormick	Farrans
Sarah Fearon	Farrans
Kate Cornwall-Jones	LBC Officer (Chair)
Brendan Mullens	LBC Officer
Jagdish Tak	LBC Officer
Mukith Miah	LBC Officer

Apologies Luke Joyce, Linda Lefevre.

Meeting Notes

Actions from Previous Meeting

Information Updates

TMP has been put up on notice boards & a dedicated poster for contact details to report incidents.

Schools involvement

Farrans have contacted 13 Schools and yet to have any uptake so far.

Parking Suspensions

Street signage has been amended and residents are free to park in allocated spaces outside construction hours.

Changes to one-way traffic

A separate update to follow in the meeting on the one-way traffic system.

Haul Road Changes

Change of design to clean primary stone haulage route.

Tree Updates

Proposed planting location: Croftdown Road- Walkway to residences behind the school.

Works on Site

- Pouring of 2nd floor slab in Block A complete and continuing on with the rising elements for 3rd floor.
- Excavation, basement slab and retaining walls to basement structure complete in Block B.
- Install of drainage across site progressing – installed drainage within the haul road.
- Preparing to commence sub structure works to the hall and Block D
- Noise and vibration monitors installed on site.

Upcoming Works

- Continuing with the concrete frame works to Block A.
- Commencing the ground floor slab to Block B and commencing the rising elements.
- Substructure works to the hall and Block D including pouring the concrete foundations.
- Continue drainage install and M&E services below the ground across the site.

Social Value Targets →

School/Curriculum Based Activities / College Site Visits	School/College Site Workshops	Work Experience weeks
0/2	0/4	0/24
Apprenticeships	Number of Roles created	% Locally Procured Goods and Services
1/6	3/5	1.6/10

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, & lack of uptake.

Added Value

By the end of November Farrans hope to have:

- had a second Considerate Constructors Scheme (CCS) visit
- help a second Meet the Buyer Event
- completed training for the Steam Talent Pledge

Communications Update

- Quarterly Newsletters- due in November
- Monthly e – updates introduced from July
- Notifications as and when required

One Way System

The one-way system is expected to be out of action for a total number of 14 times throughout the duration of the project. Farrans will endeavour to minimise the number of times the one way system will be out of action by coupling the occurrences together where possible. We will provide a 2 month look ahead going forward.

November

Due to block D substructure works and rising elements to Block B, we expect a 3 week closure where vehicles are required to enter site via Croftdown Road.

December

Due to drainage diversion and substructure works to substation, we expect a 3 week closure where vehicles are required to enter and exit via Bertram Street.

Community Engagement

We have developed a virtual work experience programme incorporating:

Communication, sustainability, commercial & employability skills – sessions last 1 hour and a half. Uptake has been low – will now try to promote through Camden Learning create awareness through Councillors and other channels.

Sarah welcomes suggestions to tweak workshops to help suit groups/individual organisations needs where possible.

Actions

Post Code Registration

Clarification requested on possibility of registering the Community Centre and 5 affordable flats with a Bertram Street postcode, and registering the 34 flats to Croftdown Road, to manage the traffic flow on Bertram Street. Can the postcode decision be appealed, as the registering of all postcodes to Bertram Street cannot be managed through a Travel Plan, GPS systems, and other ways suggested by LBC. It would be best to propose to Royal Mail the entrance for the CC and affordable units is on Croftdown Road.

Postcodes were proposed to Street Naming and Numbering Team in line with our marketing strategy. And were urgently needed to register utilities.

Action - Development Manager to discuss and check with Street Naming and Numbering Team on what their process is/what the possibility of proposing Croftdown Postcodes for 34 flats are and what the next steps are.

Parking

Current parking arrangements restrict parking by putting in loading bays and doctor bays also the safer streets initiatives have increased traffic in the area.

Current parking arrangements were in place prior to now/or to enable the build, and are out of the development teams remit of works.

Parking consultation for when the buildings are complete/longer term, plans for things like loading bay should be consulted on.

Action – To highlight personalised resident/stakeholder consultation going forward on future parking arrangements with relevant LBC team.

Virtual Workshops/Newsletter Content

Farrans has a generic offer from 16 – 18 November of workshops on communication, sustainability, commercial & employability skills etc.

Action – Sarah & Wood That Works to arrange a meeting to discuss how the offer can perhaps be tailored to more specific groups, so that uptake may be increased, and clarification to be given to Wood That Works on what happened with recent newsletter publication content use, and to provide assurances.

Tree Planting/Location

Suggested location - Walkway behind school on Croftdown Road dis-used space, concerns raised that this may be an emergency access, which may damage tree roots.

Action: Development manager to meet Riccardo Arnone – Tree Officer on site to discuss constraints such as emergency access, possible damage to tree roots, etc. look at viable options on location and trees to bring back to the meeting. Would be good to involve Eileen on trees, and liaise with Jane on location.

One Way System

Haul Road - local residents raised concerns on the lack of use of this system since the start of the building works, stating that it has been in use only 3-4 days, and will be out of action for a total of 14 times going forward. Main concern is the impact on residents.

Action: Farrans to bring trucks down Croftdown Road where possible. To reduce impact on Bertram Street residents. Although efforts are being made to use the haul

road, this is not always possible and it's essential to deliver the laying of foundations of the build, Farrans endeavour to use the one way system as much as they possibly can. NB: system will be out of use two more times before Christmas.

Road Cleaning Raydon Street

Dirty roads from construction, dirt being taken down Raydon Street with vehicular movement.

Action: Farrans to arrange for traffic marshalls to check this road going forward and arrange for the road to be swept where necessary.

Local residents have requested that other benefits are offered to those most impacted by the build, and would like this item to be added to the agenda for discussion.

The community centre and new facilities have been created to offer benefits to the local residents. On this project LBC can deliver on agreed items as stipulated by planning as part of the Section 106, although Cllrs are more than happy to discuss this further, we do not have resource attached beyond the section 106.

Action: Talk about how Section 106 resource can be stretched as far as possible and ensure residents are involved in how that resource is used.

Programme & Next Steps

- A 13 week delay has occurred due to party wall agreements, and weather.
- The main construction work commenced in May 2021 - Works are currently scheduled for completion in September 2022.
- Future meetings will be tentatively booked as follows:
 - Wednesday January 2022 TBC
 - Wednesday March 2022 TBC
 - Wednesday May 2022 TBC