Highgate Newtown Regeneration Project Construction Working Group

Meeting #9 – 9th March 2022





AGENDA

1.	Welcome & Introductions	Kate Cornwall-Jones
2.	Actions from Previous Meeting	Luke/Arthur/Farrans
3.	Works on Site	Farrans
4.	Upcoming Works	Farrans
5.	Programme Update	Arthur
6.	Open Forum	All
7.	Any Other Business	All



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

Update: As part of the planning process we will be developing a Servicing Management Plan, Parking Management Plan and Community Facility Management Plan together with HNCP (HNCC now re-named as Highgate Newtown Community Partners). We can provide further updates at future CWG meetings.

Action - To check with LBC teams what the process is/what the possibility of proposing Croftdown Postcodes for 34 flats are, and what the next steps are.

Update: Meetings held with LBC Highways, Planning and Street Naming & Numbering teams. Further details provided on the following slide.



View =









Action - Sarah & Wood That Works to arrange a meeting to continue recent discussions and agree a way forward.

Update: Sarah met with "Wood That Works" and agreed support for future activities with no further actions required.

Action - Farrans to bring trucks down Croftdown Road where possible and endeavour to use the one way system as much as they possibly can.

Update: Deliveries have been using Croftdown Road where possible. An update on this and the one way system will be provided later in the meeting.

Action - Farrans to arrange for roads to be kept clean if large deliveries create an issue and local residents to be informed and included in activities that might affect them.
Update: Traffic marshall activity has increased and is more focused. Road is cleaned after any issue created by Farrans deliveries. Communication takes place directly with affected residents and via the newsletter.



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

Update: Contributions are made by Camden as developer through the Shadow Section 106 Agreement for very specific things:

- Carbon Offset Contribution
- Construction Apprentice Contribution
- CMP Implementation Support
- Deferred Affordable Housing Contribution
- Highways Contribution
- Pedestrian, Cycling & Public Realm Contribution
- Travel Plan Monitoring Contribution



Action: Project Development Manager to meet 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. To involve Eileen on tree species, and liaise with Jane on location.

To be updated at next CWG – May 2022





Project Update



Progress, lookahead and community engagement



Block A

Concrete and steel frame complete Elevation works underway

Block B

Concrete frame nearing completion with the final roof pour planned for this week

Hall & Block D

All sub structure works and ground floor slabs complete Steel frame nearing completion

Across the Site

Continued install of underground services and ducting New sub station works progressing with the sub structure works nearing completion



FARRANS CONSTRUCTION

Works

on Site





FARRANS CONSTRUCTION

Upcoming Works

- Installation of elevations including windows and brickwork
- Installation of remaining steel •
- Commence roofing works and internal fit out •
- •
- •
- Continue install of underground services and ducting Complete the new sub station ready for power on Plans being developed for loading bays at rear of Block A to receive materials and move them on to site
- Reduction in traffic movements as concrete work is finishing and no longer drawing ground materials away
- Upcoming activities on site will create less noise •
- Less likely to need to extend working hours after 6pm



Traffic Management Plan Notice



Due to a live drainage system needing to remain in use a one way traffic system is no longer feasible. Farrans intend to bring the larger deliveries along Chester Road and reverse down Bertram Street supervised by traffic marshals.

When exiting site, they will drive on to Bertram Street and then on to Chester Road.

Articulated vehicles will continue along Chester Road and smaller vehicles will travel on to Raydon Street.

Traffic Management Plan Notice



To limit the deliveries using Bertram Street, Farrans will utilise the site entrance at Croftdown Road for smaller delivery vehicles such as vans and small box lorries where possible.

Deliveries will approach the site from Croftdown Road. When leaving site deliveries will continue along Croftdown Road, onto Chester Road and then onto Raydon Street.

There will be no pedestrian access possible at Croftdown Road.

Additional Site Welfare



As the project moves to the final stages there will be more workers on site and to ensure Covid controls are in place there is a need for additional site welfare and storage units.

Farrans are proposing to utilise the rear of the site, where a vehicle route is no longer feasible, to locate 6 containers, with 3 on ground level and 3 stacked above.

Social Value Targets

School/Curriculum Based Activities / College Site Visits 3/2	School/College Site Workshops 9/4	Work Experience 13/24 weeks
Apprenticeships 2/6	Number of Local Roles created 10/5	Locally Procured Goods and Services 4.8/10%





Our in-house Community Business Partner team works collaboratively with our clients, social enterprises and communities to ensure we place the needs of local people at the heart of our operations and leave a positive lasting impact.

To date at Highpate Newtown Community Centre we have hosted 3 site visits for local architecture students to assist with their studies and 9 school/college workshops to encourage more people to consider careers in construction.

We have employed 9 people from the local area and recruited 2 new local apprentices.

We have plenty more to come in the next few months and would be delighted if any Camden residents would like to get involved in the project.



FARRANS

Contact Us

If you have any questions about any of the information discussed above

Camden

please contact the project helpline on 01483 717 321.

work experience opportunities in the construction industry including: engineering, trades and business administration please get in touch via our project helpline to discuss potential opportunities; M: 01483 717 321, E: Camden@farrans.com

We are currently planning work experience in line with our programme of works. If you or

anyone you know of in Camden is seeking



£100 worth of food has been donated to Camden Foodbank by our Highgate Newtown Community Centre project team.

Camden Foodbank is part of The Trussell Trust's network of 428 food banks, working to tackle food poverty and hunger in our local communities, as well as across the UK.

If you are interested in finding out more about our Community Engagement activity as part of our project in Camden please get in touch.

PARTNER

Community Engagement

Additional Community Engagement Activity includes:

- £100 of food recently donated to Camden Food Bank
- Worked with the Single Homeless Project and youth group to promote Careers in Construction
- 3 Team members signed up to STEAM talent Pledge
- 2 Meet the Buyer Events
- Regular updates via letter & newsletters

Farrans are exploring the potential for a community artwork project and other opportunities to promote careers & work experience.

Programme Update





Any Other Business

Upcoming Meetings TBC:

Wednesday May 2022 Wednesday July 2022 Wednesday September 2022

