



# Tybalds Regeneration News

CMP Consultation edition - January 2023

The Tybalds regeneration newsletter is produced by the Camden development team and delivered to all homes on the Tybalds estate.

**Latest news: Quinn London Ltd have been selected to build Phase One of the Tybalds regeneration programme.**

## Tybalds regeneration: Phase One works to begin in February 2023

Construction works for Phase One of the Tybalds regeneration programme will begin in February 2023 and are scheduled to complete in February 2024. The works will include:

- 'Conversion of ground floor spaces in Blemundsbury, Richbell and Falcon into ten flats for social rent – including six wheelchair adapted flats
- New caretakers' rooms in Blemundsbury and Springwater (already completed)
- Wheelchair accessible ramps for Blemundsbury and Falcon access
- Blemundsbury, Falcon and Richbell courtyard landscaping
- Solar panels on Blemensbury, Richbell & Falcon roofs.



## A Construction Management Plan (CMP) for Phase One of Tybalds regeneration

The **Construction Management Plan (CMP)** will include details of how building works will be organised. It will contain details of what local people can expect during construction such as site set-up, hours of work, noise and air quality monitoring and liaison with residents and local organisations.

**More information about Construction Management Plans in Camden:** <https://www.camden.gov.uk/about-construction-management-plans>

## Consultation on the draft CMP: 6 - 20 January 2023

You can view and read the CMP document in the following ways:

**Come to a CMP Drop-in event in Blemundsbury Hall on Tuesday 17 January 2023, 2pm-7pm** to discuss the CMP with staff from Camden Development team and the contractors QuinnLondon Ltd. Light refreshments will be served!



A printed copy of the draft CMP will be available to **view at Holborn Library** from 6 January 2023.

**Download** a PDF copy of the draft CMP from the 'Related' section at the bottom of the Tybalds regeneration information page: [www.tiny.cc/tybaldsregen1](http://www.tiny.cc/tybaldsregen1)

## To give feedback on the draft CMP document:

**Email** your feedback to: [tybaldsdevelopment@camden.gov.uk](mailto:tybaldsdevelopment@camden.gov.uk)

**Come** to the CMP Drop-in Event on 17 January 2-7pm to chat with us, meet the contractors, express any concerns and give feedback.

**Post** your feedback (no stamp necessary) to:

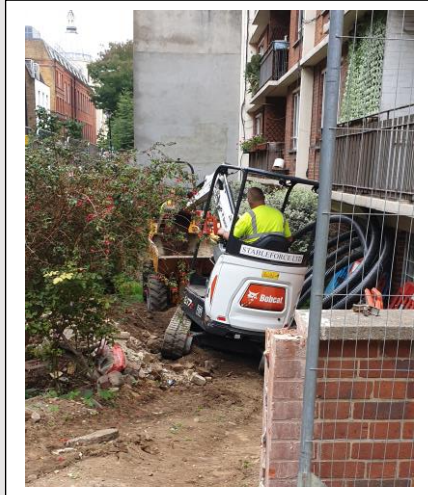
FAO: Vanda Carter, Development officer, CIP Development, 4<sup>th</sup> Floor, 5PS, FREEPOST RUCA-AXAS-ZEUS, LB Camden, Town Hall, London, WC1H 9JE

## What happens after the draft CMP consultation?

Once feedback from the consultation has been incorporated into the CMP we will submit the document to Camden's Planning department for final approval.

## Moving the pipes

Work to relocate supply pipes from the ground floor store rooms to the outside of Falcon, Richbell and Blemundsby began in August and will be completed early in 2023.



## Air Quality Monitoring

Measuring equipment to monitor air quality, dust, vibration and noise during the building work will soon be installed near Blemundsby, Richbell and Falcon.

## Would you like to join a Tybalds Regeneration Working Group?

We would like to invite local people to form a Tybalds Regeneration Working Group. The group would facilitate communications between residents and the wider local community with the contractors to ensure that the needs of local people are met and disruption is minimised during the construction period.

If you would be interested to join the Tybalds Regeneration Construction Working Group, please email [tybaldsdevelopment@camden.gov.uk](mailto:tybaldsdevelopment@camden.gov.uk) or call Vanda Carter on 020 7974 2810.

## Telling Tybalds Stories – A project for the Tybalds community

Camden regeneration have asked Holborn Community Association to run a project to gather stories and memories of the Tybalds estate and Tybalds people, making sure the history of Tybalds is remembered for many years to come.

If you would like to help run lunches and workshops for the community in February 2023, please contact Hazel East at [hazel@holborncommunity.co.uk](mailto:hazel@holborncommunity.co.uk) or call 020 7405 2370 (option 1)

## Indicative timescale for Phase One (all future dates may be subject to change)

August 2022 - January 2023	Preparations for construction: moving water pipes, soil and asbestos testing
December 2022	Selection of main building contractor – Quinn London Ltd
January 2023	Install air quality monitoring equipment on the estate
6 – 20 January 2023	CMP consultation with residents and other local stakeholders
17 January 2023	CMP consultation Drop-In event at Blemundsby RA Hall, 2–7pm
February 2023	Construction starts on site at Blemundsby, Falcon and Richbell
February 2024	Estimated completion of Phase One works

## Need a translation? – Ask us!

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tłumaczenie? turjumaad? asekyerε?

