



BRIXTON NEIGHBOURHOOD CONSTRUCTION FORUM

Thursday 1st December 2016, 6.30pm – 8.30pm – Ivor House, Brixton (Morgan Sindall Site Office)

Attendees:

YNTH Project Team

Nasreen Khilji	-	London Borough of Lambeth
Andrew Boyle	-	Muse Developments
Lee Askey	-	Morgan Sindall
Dalia Islam	-	Morgan Sindall
John Murray	-	Galliford Try

Councillor Martin Tiedemann - Chair

Resident Representatives

Devon Thomas	-	BCA/Windrush
Mark Wilkinson	-	St Matthew's Church
Alan Piper	-	Brixton Society
Julian Rees	-	Porden Road

Apologies:

Councillor Adrian Garden

Meeting Minutes

1.0 Introductions

Councillor Tiedemann opened the meeting by explaining he will be chairing this forum in the absence of Cllr Garden however the format to remain the same as the previous meeting. The meeting was to focus primarily on the 'Triangle Project Site'.

2.0 Agenda & Housekeeping

3.0 Morgan Sindall Update

- **Lee Askey gave an update on the project;**
 - **Safety Update**
 - All works continue to be carried out behind site hoardings to ensure safe segregation of the works
 - Vision panels will be put into the hoardings shortly to see progress of works
 - Community notice board is updated with pictures of the project and newsletters

- **Working Hours**
 - Lee reminded everyone of our working hours; Mon – Fri 8am – 6pm & Sat 8am – 1pm
 - It was explained to everyone at the Forum, in accordance with our permitted working hours we will be working on site on Saturdays in future. This is due to the inclement weather we are experiencing so we are having to work on Saturday mornings to make up the lost time.
 - To ensure no operatives commence works before 8am Morgan Sindall have now installed an additional gate to the work areas from the welfare to site entrance
 - Morgan Sindall will close the site for the Christmas shutdown period on Friday 23rd December and will return on Tuesday 3rd January 2017. We will continue to have 24hr security through the shutdown period.
- **Logistics & Deliveries**
 - It was reiterated that there is no parking on site and no personnel working on site will park in neighbouring streets
 - From January 2017, St Matthews Road will be used for delivery access outside of peak working hours to reduce the need to turn vehicles around on site. This will remove the noise of vehicles that currently have to reverse.
 - Noise meters and vibration monitors remain in place to monitor the noise levels
 - All vehicles brought into site are under control of a Traffic Marshall (identified by orange overalls)
- **Works carried out to date**
 - Town Hall**
 - Demolition is complete, new large steel members installed to ground floor reception. The reinstatement of the basement floor to the new planning committee, completion of new concrete columns to support the new ground floor courtyard concrete slabs. Underpinning the existing Town Hall to the area for the new glass lifts.
 - The new water proofing works to the basement is now complete, acoustic ceiling to the basement and steelwork support to load bearing walls.
 - Brickwork, plaster screed and window repairs to the existing Town Hall, carpentry repairs to the existing doors, installation of new mechanical and electrical services and have installed the new ductwork.
 - Civic Office**
 - All foundation works are now complete, the new civic office ground floor slab complete. The central stair core and all concrete columns between ground – first floor complete
 - 50% of the first floor slab concrete, preparations ongoing for the remainder of first floor slab to be complete
 - 50% of the columns between levels 1 – 2 complete

- We are manufacturing off – site the concrete cladding panels and all glass for the Civic Office
- External works carried out to date; new drainage connections and the installation of the district heating
- **Works for the next 3 months**
 - **Town Hall** – New ground floor slab to courtyard at the rear, continuation of new mechanical and electrical installations, new ETFE roof to atrium of Town Hall. The continuation of plaster, screed, window and door repairs to the existing Town Hall and the steel frame for new glass lifts will be installed.
 - **Civic Office** – Completion of the concrete frame, levels 1 and 2 completed and precast cladding panels installed to the new Civic Office.
 - **Ivor House** – works will commence February 2017
- The site is registered with the Considerate Constructors and will abide by the requirements of the scheme. We recently had our 2nd audit and scored 45/50 which is well in excess of the national CCS standard of 35/50
- We will continue to issue monthly newsletters reporting on the progress of the previous months work
- The www.yournewtownhall.org website is regularly updated.
- **Local Community Commitments**
 - As part of our commitment to the local community the project is registered with the ‘Lambeth Working Scheme’ and 13% of all workforce on the project live in Lambeth.
 - We have 1 local resident that has been employed specifically on the project.
 - Work experience places have been offered to Lambeth Working for a number of roles for the local community to understand various construction roles
 - The project works with ‘Construction Youth’ scheme providing support and assistance to students entering the construction industry
 - We have 3 apprentices currently working on the project, a total of 6 apprentices have worked on various elements of the project. This number will increase with the finishing trades
 - 3 construction graduates and 1 year out student are currently working on the project.

Hambrook House

- Andrew Boyle introduced the Project Manager, John Murray, for Galliford Try who are the new contractors that will be carrying out the works to Hambrook House
- John Murray introduced his team to everyone at the Forum and explained that works will be commencing from the New Year and should be complete by Autumn 2018

4.0 Issues and Action Tracker

The questions raised at the meeting by local residents;

- ***What is the depth of piling to the Civic Office?*** - 22 metres
- ***When will works at Hambrook House commence and from what end will it start from; end of Porden Road or from Brixton Hill?*** - Works will start in the New Year (2017) and it will be built from Brixton Hill side

6.0 AOB

Date of next meeting – TBC