

COLPAI Construction Public Webinar – Thursday 19 November 2020, 7pm

The presentation from the online webinar can be viewed in the link - <https://tinyurl.com/y5mo5nx9>

The recording of the webinar can be viewed in the link - <https://www.youtube.com/watch?v=IJ1UkqPN9OI>

Overview of the COLPAI Project Webinar and Summary of Questions Raised

Welcome and Introductions	
Overview	<p>Catherine Street from Comm Comm UK welcomed everyone to the online webinar and thanked the community for their time. Catherine outlined the format of the webinar and introduced the project team, including:</p> <ul style="list-style-type: none"> • Paul Murtagh, City of London Corporation • Noyon Choudhury, City of London Corporation • Mark Lowman, City of London Corporation • Michael Gwyther-Jones, City of London Corporation • Dawn Harris, City of London Corporation • John Macleod, ISG • Steve McCarthy, ISG.
Delivery and Servicing Management Plan	
Overview	<p>Noyon Choudhury gave an update on the planning conditions, which have been submitted to the local authorities, including the Delivery and Servicing Management Plan (DSP).</p> <p>The COLPAI Project Team has been collating all the feedback that has been made in response to the applications. A response document is being prepared by the team, which will address the key themes and comments raised.</p> <p>As you will be aware, the COLPAI Project Team has been in contact with planning officers regarding the applications and it has been agreed that no decision will be issued by either authority before Wednesday 18 November 2020, to ensure that every opportunity is given for views to be heard for the applications. The COLPAI Project Team has also been in contact to notify planning officers that the detailed response to the consultation comments received will be submitted in due course. Once this document has been submitted, residents will be given two weeks to review and send any further comments or queries.</p> <p>We will notify residents when the response document is submitted and publish a copy on the project website www.colpai-project.co.uk</p>
Works On-Site	
Overview	<p>Steve McCarthy from ISG, gave an update on the works that have taken place and the upcoming works taking place on-site over the next few weeks. Images were presented to the audience of different elements of the site progressing.</p> <p><u>Residential building update</u></p> <p>The residential building has now been constructed to level three and the team on-site will be working on level four over the coming weeks.</p>

	<p><u>Educational buildings update</u> The fit out is now well underway in the educational buildings with windows currently being installed. The brickwork is continuing and is expected to be completed in three to four weeks.</p> <p><u>Dry wall and screeding</u> Inside of the school buildings, drywall and electrical installation has progressed. The next step will be for the plasters to complete the drywall.</p> <p><u>MEP (Mechanical, electrical and plumbing) installation</u> Services have been installed in the school building and are continuing to be fitted in-line with the fit out.</p> <p><u>Lift installation</u> The school lift shaft and lift car have been constructed. The mechanical lift installation is expected to be complete in the next two weeks, with the lift being operational before handover to the school.</p> <p><u>Roofing</u> Aerial photos were presented of the main school roof and finishes. The school hall roof is expected to be waterproofed within the next week. Towards the end of competition of the hall, a green roof will be installed. The roof of the main school was presented to show the roof membrane and finishes.</p> <p><u>External services</u> Services, including gas mains, communications, electric, district heating, water and all general services are being completed in the slips around the site.</p> <p><u>Monitoring results</u> Noise, vibration and dust continues to be monitored around the site. The results are published on a monthly basis on the website and in newsletters.</p> <p><u>Christmas working hours and emergency procedures</u> ISG will finish works on-site on Wednesday 23 December 2020 and re-start on Monday 4 January 2021.</p> <p>ISG will have an out of hours security coverage through its logistics provider and will attend to any alarm activation. ISG will maintain a 24-hour monitored CCTV security cover over the period as well as maintain a 24-hour emergency hotline to deal with any enquiries from the public. This service can be accessed by calling the main ISG switchboard number 0207 247 1717. Once the call is received the message will be sent on to Senior Managers who are on call to deal with any unplanned event.</p> <p>ISG also hold emergency contacts for all members of the supply chain and they can be contacted in an emergency.</p>
Q&A	
Question 1:	Why are you not using an extensive green roof as this would be more eco-friendly?
Response:	Post-meeting note - The sports hall will have a green roof, which will be built in line with the planning application. The landscaping has been designed by BID Landscaping to ensure it is enriching and well maintained.

<p>Question 2:</p> <p>Response:</p>	<p>Will you be working every Saturday from now on?</p> <p>ISG has worked on a number of Saturdays over the past few weeks. ISG is expecting to be working on Saturdays over the coming weeks, however, only within its permitted working hours, which are from 9am-2pm. We will continue to keep the community updated via our weekly works update.</p> <p>Why do you only let us know on the Thursday or Friday before the Saturday you work I.e. only one or two days before. Can't we be told sooner?</p> <p>At present, the COLPAI Project Team issues weekly works updates to inform those who have signed up for updates of the activities that are due to take place in the following week as well as update on Saturday works.</p> <p>These updates are issued on a Friday to ensure that all information is up to date. We are keen to ensure that all information shared is accurate and will look to see how we can send these updates out earlier in the week.</p>
<p>Question 3:</p> <p>Response:</p>	<p>Why was water pouring off from high level of the school building onto the pavement next to Hatfield Ramp? There were holes cut in the white sheeting so it looked intentional. This created a muddy puddle at the bottom of the ramp to Hatfield.</p> <p>The issue of the mud was raised to ISG during the week by a member of the local community. ISG had an unusual amount of water on the roof and used a pump to eradicate it via the inside of the scaffold. However, this did flood the ground at the bottom of the scaffold, which caused the water to come out from under the hoarding. ISG apologised for the muddy puddle caused and ensured this would not happen again. ISG has improved its methods for disposing water with temporary down pipes.</p>
<p>Question 4:</p> <p>Response:</p>	<p>A number of residents in Basterfield House have had problem with lights flickering and going out. An electrician has said this could be due to the building works do you have a comment?</p> <p>ISG advised that the electric supply to the site is separate to Basterfield House. The team noted that they would raise the matter with the estate team so they are aware of the issues that have been reported.</p>
<p>Question 5:</p> <p>Response:</p>	<p>Have you updated your risk assessment since there was the change to close Beech Street and for the coaches to deliver children to and from school?</p> <p>Post-meeting note - ISG has reviewed the Traffic Management arrangements as approved by London Borough of Islington.</p> <p>ISG has assessed that the change in traffic restrictions in relation to Beech Street improve the general traffic flow on Golden Lane. As such there was no need to alter the arrangements already established.</p>
<p>Question 6:</p> <p>Response:</p>	<p>The diverted path on Golden Lane is still often flooded and unusable for a pushchairs and wheelchairs. This has been reported many times before. Will it ever be rectified?</p> <p>ISG explained that this matter was for Islington Council as ISG has no authority over the carriageway. ISG's traffic marshals are assisting in brushing water away.</p> <p>The COLPAI Project Team has been seeking to arrange a meeting with members of Islington Council as well as a local resident to discuss this matter further.</p>

<p>Question 7:</p> <p>Response:</p>	<p>At the last meeting you said you would update the project programme on the COLPAI website. This has not yet been done.</p> <p>The timeline on the project website was updated after the last webinar in September 2020. The updated timeline was also issued in September e-newsletter to members of the community who have signed-up for updates.</p> <p>The school buildings are anticipated to be completed in Q2 2021 with the residential building anticipated to be completed in Q3 2022.</p> <p>Due to COVID-19, there have been some delays on-site, however, the site team is making good progress moving forward.</p>
<p>Question 8:</p> <p>Response:</p>	<p>Are there any other planning conditions that you have to submit?</p> <p>Post-meeting note - The conditions that are left to submit include:</p> <ul style="list-style-type: none"> • Condition 31 – Details of the lighting across the residential/ commercial site • Condition 38 – Details of the provision to be made within the buildings design to enable the discrete installation of street lighting on the development. • Condition 24(j) – Details of the school entrance. • Condition 24(d) – Details of the school doors • Condition 25(d) – Details of the Residential doors • Condition 40 – Details of a noise assessment following the installation of the new plant • Condition 41 – BREEAM • Condition 48 – Details of the Fire Strategy for the school and the residential building • Condition 49 – Details of how the land between the existing building lines and the face of the proposed new building shall be brought up to street level, paved and drained.
<p>Question 9:</p> <p>Response:</p>	<p>At what times do you turn the floodlights on the crane on and off? And other floodlights on the site?</p> <p>Following comments from the local community, timers have been added to the floodlights, which means there is an automatic fail safe in place to turn off when ISG and contractors leave the site.</p> <p>There was still the odd evening when the outside floodlights were left on all night. Can there be an extra check on this.</p> <p>ISG will undertake a full check of the site to ensure all lights that can be turned off are switched off when they leave the site. However, please note a number of lights need to be left on for health and safety on-site.</p> <p>If you see any floodlights on, please do send a photo to info@colpai-project.co.uk and ISG will investigate.</p>
<p>Question 10:</p> <p>Response:</p>	<p>When the school is occupied how will the construction of the residential be managed moving forward? How will safety be ensured?</p> <p>The safety of all persons and children occupying the school has been considered from the outset. ISG has put together a logistics plan for the operations once the school has been handed over. There will be an eight-foot-high hoarding between the residential side and the school, similar to the hoarding around the site at present.</p>

	<p>The crane is expected to come down mid-May 2021 once the structural works are complete. Therefore, there will only be a goods passenger hoist serving the construction of the residential building. The residential building site will be accessed by Golden Lane and the school will be accessed by using the entrance on Baltic Street West, avoiding conflict during this period.</p> <p>The City Corporation noted that meetings have been taking place with parents of the school to keep them informed of the progress and discuss queries. The COLPAI Project Team will look to provide more information on this to parents and the local community in upcoming correspondence.</p>
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We are keen to ensure that members of the local community are able to engage in these digital events until we are able to return to our physical meetings. If you have any feedback or suggestions in regard to the format of the online webinar, please do get in touch with us on the details below.

We are looking at holding the next online webinar regarding works on-site on **Thursday 21 January 2021 at 7pm**. We will circulate more information as well as details to register in due course.

ENDS