

COLPAI Construction Public Webinar – Thursday 21 January 2021, 7pm

The presentation from the online webinar can be viewed in the link –

<https://www.colpai-project.co.uk/s/COLPAI-Online-Public-Webinar-Presentation-Jan-21-v2-compressed.pdf>

The recording of the webinar can be viewed in the link -

<https://www.youtube.com/watch?v=33FxSEC12aA&feature=youtu.be>

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 • Gerald Merthens, City of London Corporation • John Macleod, ISG • Steve McCarthy, ISG. <p>There were 19 unique viewers from the local community on the call.</p>
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 Service Plans (DSP) for both the Primary Academy and the Residential Development.</p> <p>The COLPAI Project Team has been collating all the feedback that has been received 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>We will notify residents when the response document is finalised 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>The presentation and imagery can be found - https://www.colpai-project.co.uk/s/COLPAI-Online-Public-Webinar-Presentation-Jan-21-v2-compressed.pdf</p> <p><u>Residential building update</u></p> <p>The residential building has now been constructed to level six and the team on-site will be concreting the slab.</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 complete up to the roof level on the east level of the school.</p> <p><u>Envelope – main school building</u> Over the coming weeks the team will be cleaning the water staining on the brickwork.</p> <p><u>Envelope, window installation – main school building</u> The window installation is progressing well. The servicing in the ceiling is beginning to be installed.</p> <p><u>Dry wall and plastering</u> Inside of the school buildings, drywall and electrical installation has progressed. The team has advanced in the past months with plastering.</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, which is appropriately 90% complete.</p> <p><u>Lift installation</u> The school lift shaft and lift car have been fully installed.</p> <p><u>Roofing</u> Aerial photos were presented of the main school roof and sports hall.</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. The sprinkler pipes and district heating were discussed and over the coming weeks the trenches will be back filled. The last service to be installed will be the gas pipe running from the gas metre to the residential building.</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. As the team is moving into the fit-out, less noise is expected over the coming weeks.</p> <p><u>Working hours and COVID-19 Guidelines</u> ISG noted that it is continuing to work within the guidelines. Additional welfare has been installed. As well as this, ISG has a let a larger off-site office to allow office staff to be distanced.</p> <p>Operatives on-site are continuing to social distance. On occasions that the team needs to work in closer proximity, then there is guidance which covers this activity.</p> <p>Working hours are: Monday-Friday: 8am-6pm Saturday: 9am-2pm</p>
Q&A	
Question 1:	<p>I can see that there are great protocols for the team working on-site, although residents do have concerned sometimes at what they see. How do you brief your workers for when they are using facilities around the estate, for example coffee shops etc.</p>

Response:	ISG has a daily briefing meeting every morning, which is held by Steve McCarthy and Stephen Beattie. ISG meets with all the traders continually to express and remind all about COVID-19 and the need to adhere to guidelines. ISG reminds all traders to stagger breaks as well as start and finish times to ease any pressure on public transport and the wider local community.
Question 2:	Why is the water running all the time in the residential building construction? It seems wasteful and it is also very noisy.
Response:	ISG noted that it is rainwater running as there is no water supply up that high. Now the building is up to the sixth floor, the team will be installing a temporary drainage system that will pick that up. ISG will continue to monitor this.
Question 3:	There is a lot of shouting on-site from workers. Could you use radios?
Response:	ISG noted that it is difficult to be heard over the construction machines. However, they are continuing to remind all operatives to be considerate and keep the noise down to a minimum when on-site. Radios are used extensively across the site, however, unfortunately it is not practical for everyone to have a radio. ISG will take the comments on-board and will bring it up to all the trade foreman tomorrow. If there is any unnecessary shouting, then ISG will take this matter seriously.
Question 4	Are there trucks coming to the site from Morrisroe? Recently, there has been a number of dangerous incidents on the zebra crossing on Central Street involving these vehicles.
Response:	<p>The resident will issue photos of the truck to the project team to fully investigate.</p> <p>Post-meeting note - ISG has reviewed the information provided and can confirm that the lorry in the photograph is from Morrisroe, who is a specialist in reinforced concrete projects. Morrisroe is not employed at COLPAI and our supply chain does not use their vehicle fleet.</p> <p>We understand Morrisroe has various projects across London and therefore, it is likely the vehicle was travelling to or from one of these sites. As there is a clear photograph of the vehicle and number plate, to follow this up further we would suggest raising your concern to the contractor directly. Contact details were supplied to the resident directly.</p>
Question 5:	Will more information be circulated to parents regarding the school and how the construction will be managed once occupied?
Response:	We are currently pulling more information regarding this matter to circulate in a newsletter to parents as well as our wider distribution area.
Question 6:	How does the district heating that you mentioned work? Where is the heating being generated?
Response:	ISG is installing the district heating pipework and infrastructure for possible future use. It will not be connected as part of ISG's work.
Question 7:	Are you going to clean the hoardings? They look a total mess and Considerate Constructors includes this as a KPI
Response:	ISG noted that they will pick this up this week.

Question 8:	Last meeting, Steve said he would speak to Islington Council about how to fix the problem of the ISG site pushing pedestrian traffic off the pavement and onto a road surface that is often inaccessible to wheelchairs and pushchairs. Please can you update us on your conversations with Islington and any actions that were agreed?
Response:	The team has been in contact with Islington regarding this matter to organise a site visit. However, due to COVID-19, a site visit has not been possible. The City Corporation has been liaising with Islington on this matter.
Question 9:	There appears to be a number of planning conditions that have been submitted but we have not been notified?
Response:	Post-meeting note - We will include a table of planning condition applications that have been submitted within our February newsletter and will keep residents updated.
Question 10:	When will residential building be ready?
Response:	The residential building is scheduled to be complete in Quarter 3 2022.

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 18 March 2021 at 7pm**. We will circulate more information as well as details to register in due course.

ENDS