

COLPAI Construction Public Webinar – Thursday 24 November 2022, 7pm

The presentation from the online webinar can be viewed at the link - [here](#)

The recording of the webinar can be viewed at the link - [here](#)

Overview of the COLPAI Project Webinar and Summary of Questions Raised

Welcome and Introductions	
	<p>Jessica Stewart from Comm Comm UK (CCUK) welcomed everyone to the online webinar and thanked the community for their time. Jessica outlined the format of the webinar and introduced the project team, including:</p> <ul style="list-style-type: none"> • Mark Lowman, City of London Corporation • Michael Gwyther-Jones, City of London Corporation • Paul Murtagh, City of London Corporation • John Macleod, ISG • Jessica Stewart, CCUK • Christopher Sharp, CCUK
Construction Progress	
	<p><u>Residential Building</u></p> <p><u>General Construction Progress Across Building Elevations</u></p> <p>John Macleod from ISG presented project slides to update residents regarding construction progress.</p> <p>On the north elevation, the brickwork has now been installed from the roof to level three. Glass Reinforced Concrete (GRC) is now being installed at the corner sections. At the front side, the GRC and balustrades have been installed. The scaffold protection fan has been removed, and work continues on the lower levels with a Mobile Elevated Working Platform (MEWP) to infill brickwork.</p> <p>On the south elevation, the mast climber is halfway outside of the building and is being struck whilst infill is being conducted to sections via cradles. There is just one section of mast climber on this elevation. GRC is being installed on the corner sections. At the lower section of this elevation the brickwork cavities are being cleaned.</p> <p>On the west elevation, cradles can be seen suspended from the roof. The project team is infilling sections and installing final elements of GRC. A MEWP will be used at lower levels on the right-hand side of the podium.</p> <p><u>Residential External Areas</u></p> <p>The project team is starting to install the soffit sections (which hide services) above the balconies – these are now being infilled.</p> <p><u>Residential Building Internal Areas / Apartments and Duplexes</u></p> <p>Internal units are now being cleaned and commissioned. The last homes being formed are the duplexes.</p>

	<p><u>Cycle Room – Basement Level</u></p> <p>The cycle area will soon be fitted out with a bespoke cycle storage unit.</p> <p><u>Significant Upcoming Works</u></p> <p>There are still many materials in the courtyard area, such as brickwork and GRC. Furthermore, there is storage for the undercroft, where the main entrance is located.</p> <p>The external landscaped area has now been formed to such an extent that it will soon receive its final finishes, including a coat of tarmac and tree planting.</p> <p>The team will start work on the main MUGA and other landscaped areas after Christmas.</p> <p><u>Working Hours</u></p> <p>John mentioned that work is occurring less frequently on Saturdays.</p> <p><u>Holiday Hours</u></p> <ul style="list-style-type: none"> • Site closed from midday on 23 December 2022 • Site opening again on Tuesday 3 January 2023 <p>Throughout the holidays, there will be no 24-hour manned security on site, although operatives will be coming in to check the apartments and wider building on a frequent basis, checking for leaks and any unwanted visitors. Emergency contact details can be found on the site's notice board and project website.</p> <p><u>COVID-19</u></p> <p>Despite the removal of the Working Safely during Coronavirus (COVID-19) guidance, ISG continues to prioritise the health and welfare of colleagues.</p> <p><u>Key Milestones</u></p> <ul style="list-style-type: none"> • Projected Completion: March 2023 • Commissioning of all internal apartments in November 2022 • Removal of scaffold fans, mast climbers and cradles in January 2023 • Commencement of final phase landscaping in January 2023. <p><u>Name Our Residential Building</u></p> <p>Christopher Sharp reminded residents that they can vote to name the new residential building by visiting the website: www.colpai-project.co.uk. The consultation closes on Monday 5 December 2022.</p>
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Q&A	
Questions	Responses
When will the new homes be ready to move into?	Homes will be ready to move into once construction is completed, which is currently projected for March 2023.
Will every home have its own balcony?	Yes.

What is in the lower part of the residential building which is different from the top half of the building?	At ground floor level there are three commercial units and the entrance to the school. There is a plant room for an electricity substation on this level as well. The basement is much smaller than the ground floor, containing a plant room and a cycle storage area
How many homes are there on each floor?	This varies depending on the size of the units, but it is approximately on average six homes per floor.
How many bedrooms do the maisonettes have?	They have three bedrooms.
What type of flooring is installed in the living areas and bathrooms?	The bathrooms have tiling, and the main living areas have linoleum flooring.
Will there be a children's playground?	Children living in the new residential building can use the multi-use games area adjoining the building, and there is also a play area in the Golden Lane Estate for younger children.
When will the multi-use games area be completed?	This is projected to be completed by March 2023.
Will there be any additional storage for residents?	There is no dedicated storage area beyond the homes themselves.
What is the square meterage of the apartments?	Please find on our website www.colpai-project.co.uk.
What will happen to waste?	There is a dedicated waste storage area on the ground floor for residents to use,
Will there be a garbage shoot?	No, there will be no garbage shoot.

We are looking at holding the next online webinar regarding works in the upcoming months. We will circulate more information as well as details to register in due course.

ENDS