

Neighbour Liaison Meeting - April 2021

Date and time		Location
Tuesday 13 th April 2021, 5:30pm		Held via video call on Microsoft Teams
Attendees		
Attendees from the community <ul style="list-style-type: none"> Richard Cutt, RSMSJ 		Project team attendees <ul style="list-style-type: none"> Alahna Dunbar (Careys) - Neighbour Liaison John McInerney (Careys) - Contracts Manager Jon Croxford (Careys) - Head of Delivery Mark Ruane (Careys) - Project Engineer Thomas Kane (CP109) - Dir. Asset Management Kevan Buckley (CP109) - Project Director Clementine Sketchley (CP109) - Office Manager Apologies <ul style="list-style-type: none"> Cllr Pancho Lewis (WCC) Kevin Mutimer (WCC) Philippa Somerset, 77 Mayfair
Item	Minutes	
1. Neighbour Liaison Meeting Presentation	To download this month's PDF presentation, please visit http://www.audleysquareredevelopmentmayfair.com/ For any questions regarding the presentation materials, please contact Neighbour Liaison Manager, Alahna Dunbar, at audleysquareneighbourliaison@careysplc.co.uk or 07738 621992.	
2. Main Presentation	Alahna Dunbar (Careys) opened the meeting and presented the introduction slides, as follows:	

Agenda

1. Introductions
2. Project Overview
3. Site Operational Information
4. Key Project Timeline
5. Recent Activities
6. Upcoming Activities
7. Completion of Piling Works
8. Improvements & Innovations
9. Commencement of Basement Works
10. Considerate Contractors Scheme
11. Our Charity Partnerships
12. Dates of Next Monthly Meetings
13. AOB / Q&A
14. Additional Information



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1. Introductions



Jon Crawford
Head of Delivery



John McInerney
Contracts Manager



Michael Bassett
Project Manager



Alahna Dunbar
Neighbour Liaison
Manager



Daniel Boltra
HSE Manager



Jack Hughes
Senior Engineer



Mark Ruane
Project Engineer



Steve Payne
Project Engineer



Praba Perayeravar
Project Engineer

2. Project Overview

Careys Civil Engineering have been appointed by Caudwell Properties (109) Ltd to deliver the Groundworks and Reinforced Concrete elements of The Audley Square Development.

The works commenced in July 2020, with completion scheduled for March 2023.

Scheme Overview:

- a) Pile Installation (Including Ground Source Heat Pump Piles)
- b) Bulk Excavation for 5 levels of basement (Top Down and Blue - Sky zones)
- c) Waterproofing system installation to basement
- d) Drainage installation throughout building
- e) Construction of Reinforced Concrete basement and superstructure elements

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3. Site Operational Information

Standard Site Working Hours:

Monday to Friday: 08:00hrs – 18:00hrs
Saturdays: 08:00hrs – 13:00hrs – (There will be quieter works taking place on Saturday)
Sundays: No works

In exceptional circumstances it may be necessary to work outside these hours (for example, tower crane erection and piling rig demobilisation). In such instances we will ensure that Westminster City Council are informed and that you are informed in advance.

Any construction queries or concerns to be directed to our Neighbour Liaison Manager, Alahna Dunbar. Alahna can be reached Monday to Friday from 8:30am to 5:30pm on 07738 621992, or by email at audleysquareneighbourliaison@careysplc.co.uk.

To contact our site after-hours, please contact site security at 07553 891981.

Any wider development queries should be directed to audleysquare@kandaconsulting.co.uk

Alahna Dunbar (Careys) highlighted the Site Security/ After-Hours number on the Site Operational Information slide:
07553 891981

Mark Ruane (Careys) took over to present the remainder of the meeting, as follows:

4. Key Project Timeline



We are currently coming to the end of our piling phase. The piling rigs will be demobilised next month and we will be commencing our bulk excavation phase of works.

5. Recent Activities

- Secant piling works complete along the Hill Street Elevation.
- Secant pile installation complete to the west, north and south of site.
- Nearing completion of secant piling on Waverton Street and 51 Hill Street elevations to the east of site.
- Ground Source Heat Pump (GSHP) borehole piles ongoing. Only 1 mini rig onsite.
- Bearing pile installation ongoing across the middle of the site. Nearing completion.
- Vehicle access through Gate 2 and Gate 3 on Waverton Street. Temporary vehicle pitlane on Waverton Street will be removed on 18th April.

6. Upcoming Activities (This Month)

- Ongoing GSHP boring works.
- Ongoing secant pile installation – Along 51 Hill Street elevation & Waverton Street elevation. Once complete on these elevations, the piling rigs will be demobilised.
- Ongoing bearing pile installation across middle of site in Zone 1.
- Demobilisation of Rig 2 week commencing 3/5/21
- Careys will commence the Pilemat excavation and removal to the West elevation of site in Zone 1.



Our temporary pitlane on Waverton Street was removed on Friday, 16th April.

7. Completion of Piling Works

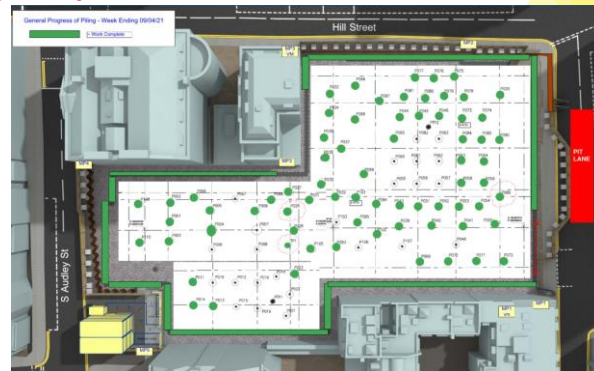
Piling Phase Duration: Proposed Completion by Mid -May 2021

- Careys recognise that piling operations by their nature can create noise and vibration, however the impact on those living and working in the vicinity must be minimised as far as is reasonably practicable. Careys are doing everything they can to listen to any concerns of the neighbours and implement improvements where possible.
- Careys will continue to demonstrate BPM control measures across site in order to reduce the impact of noise during the Piling phase.
- Key Dates For Piling Demobilisation:**
 - Rig 1 – approx. 20/05/2021
 - Rig 2 – approx. 06/05/2021
 - Rig 3 – approx. 13/05/2021



We are on-programme for these key dates of demobilising the piling rigs.

Piling Works – Progress



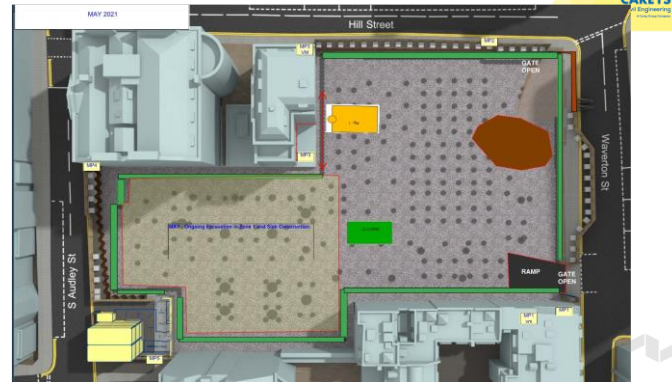
This is our piling progress where green represents the piles complete. As you can see, we have completed most piles.

Piling Works – Programme To Completion

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These are our working locations for the month of April.



This represents are soft start of working areas in the beginning of May.

8. Improvements & Innovations

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- The Piling Contractor continues to use extra long auger heads as shown on the below photo. The auger is 1m longer than standard heads. The increased length means that more clay is excavated each time and the number of soil spin-offs required are reduced for each pile by 50%.
- The Piling Contractor will continue to use the "manual spin off" method to remove the spoil from the auger.
- All 3 piling rigs are staggered in their location as much as possible throughout the day to reduce noise impact on sensitive receptors and the surrounding community.
- Site continue to use water suppression throughout the day dampen down potential dust onsite along vehicle routes and stockpiles.



Improvements & Innovations

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- As well as local acoustic screens around smaller plant, acoustic screens have also been installed along the full length of Waverton Street, as well as partial coverage on South Audley Street and will remain in place during the piling phase. Additional barriers have also been installed to the front of 51 Hill Street.



Mark reviewed the methods we are continuing to mitigate noise impacts of piling, as much as practicable. However, we continue to encourage feedback from neighbours to help us improve our processes.

9. Commencement of Basement Works -Upcoming Activity 2021

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The Garden Level Concrete Slab Construction will be the primary site activity after the Piling is complete. Once the slab is complete, it will provide a vehicle traffic slab across the site. Our hybrid scheme allows us to cast the Zone 1 Garden slab and Zone 2 traffic slab as early as possible to provide on site capacity to hold wagons for loading/unloading. These slabs will be cast by Q2 of 2021. (circa July)



Basement works will commence towards the end of May. We will be constructing concrete slabs across the entire footprint of the site, including a Ground Level traffic slab that will help us keep vehicles servicing site off the roads.

TC1 Tower Crane Erection – 12-13th May

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TC1 is provisionally booked to be erected on the weekend of 12/13 June. There will be no road closures required for this activity, it will take place from within site boundary.

Our first Tower Crane (TC1) Erection is scheduled for the weekend of 12th/13th June, though this may be pushed back a weekend or two depending on the weather conditions. This TC1 Erection will not require any road closures, but due to the size and nature of the mobilisation we are required to carry out these works over a weekend. We will provide more definitive information about the TC1 Erection closer to the date.

10. Considerate Constructors Scheme

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We are proud registered members of the Considerate Constructors Scheme (CCS) and are dedicated to improving the image of construction through participation within the scheme.



As previously mentioned, we are registered with the Considerate Constructors' Scheme (CCS). We dedicated to improving the image and impact of construction through participation in the scheme.

11. Our Charity Partnership

The Audley Square Redevelopment project team are committed to leaving a legacy of positive impact from our time working on site in Mayfair.

Through an exciting partnership with national children's charity, Caudwell Children, we aim to raise a total of £1million to help support disabled children and their families living in the UK.

Through employee fundraising activities, corporate sponsorship and community engagement the project team will deliver on our ambitious target and in doing so fund vital support for disadvantaged children.

The official launch of this charity initiative will take place in the coming weeks and details will be shared on our community website.

Our charity fundraising webpage is <https://www.justgiving.com/campaign/audleysquare>

For more details about the charity please visit www.caudwellchildren.com.



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For more information on our Charity Partnership with Caudwell Children, please visit <http://www.audleysquareredevelopmentmayfair.com/our-charity-partnership/>

12. Dates of Next Neighbour Liaison Meetings

Until further notice, all community meetings will take place via Microsoft Teams in order to comply with Government Guidance and maintain social distancing during the coronavirus pandemic. To RSVP for any community meetings, please email Alahna Dunbar at audleysquareneighbourliaison@careysplc.co.uk.

UPCOMING Q2 MEETINGS
TUESDAY, 11th MAY – 5:30PM

TUESDAY, 8th JUNE – 5:30PM

Our next monthly meeting is scheduled for 11th May at 5:30pm. To RSVP please email audleysquareneighbourliaison@careysplc.co.uk.

3. AOB

There was a note that some residents have raised an issue with Westminster Council regarding the noise dispensation given to the project for the period of the piling. Careys are doing everything they can to mitigate the noise impact of piling and continue to work to the noise trigger levels set to them by the Council. Additionally, the piling works are coming to a completion and the three piling rigs will be demobilised in May. However, Careys welcomes continued feedback from neighbours to ensure best practices are employed when carrying out works.

Q: There is a concern of site lorries parking up on Hill Street once the basement slab concrete pours commence. How will we ensure site vehicles do not park up on Hill Street?

R: We will continue to coordinate with our supply chain using a delivery booking system to mitigate site vehicle congestion in the area. Presently, the site footprint is congested with 3 piling rigs working, but as these will be demobilised in the coming weeks we will be able to accommodate more vehicles on site. Once our Ground Level traffic slab is constructed and our vehicle gate opened on South Audley Street, this will further help us manage site traffic. Additionally, when vehicles do occasionally arrive outside of their booking time, we have traffic marshals on hand to send vehicles away. We are also coordinating with Westminster Council and other sites in the area to determine whether we can have use of a designated local parking bay to send delivery vehicles should we be unable to get them onto site and off public highways.