

# Darwin Construction Liaison Group – Meeting 11

3<sup>rd</sup> May 2023, 6pm – 7pm

Darwin House

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## Members Attendance:

- Robert Burgess [RB]
- Julia Smith [JS]
- Dick Cole [DC]
- Graham Keddle [GK]

## Apologies:

- Millie Morrissey [MM]
- Ron Gorman [RG]

## WCC Officers:

1. Brian Arscott [BA] – Development Delivery Manager (Chair)
2. Rachael Hookway [RH] – Programme Manager
3. Katherine Yentumi [KY] – Comms & Engagement Manager (notes)

## Wates Team:

4. Sinead King [SK] – Resident Liaison Officer (RLO)

## 1. Introductions

Brian Arscott confirmed that he will be leading on the delivery of the project on behalf of Westminster Council going forward.

## 2. Latest from the Site

- Completion of installation of the drainage and service infrastructure under the access road is near completion.
- Asbestos – small amount found in the ground which has been safely removed from site
- Utility services have gone in.
- Reduce dig/pile mat installation underway- this involves laying and compacting the grounding. BA explained that we were using screw drive rig which will go 20meters into the ground with an average pile of 15-18 per day. The type of pile chosen has been selected for the type of soil in the ground, and to minimise vibration and noise. The pile rig arrived on the 2<sup>nd</sup> of May with works to commence on the 4/05. If pile operations go well, works are scheduled to be complete by the 20<sup>th</sup> of May.
- Successful Ground- Breaking Event

## 3. Update on Main Build Contract

- Main Works Contract is now in place, having been executed by Wates and The Council before the end of March 23.
- SK confirmed that once the piling has been complete, a delivery of the crane would be arriving in late May Early June. Letters will go out to notify residents of the delivery nearer to the time.

### **Programme Dates**

- The new Darwin House is due for completion November 2024.
- Decant to new properties to start January 2025, following the festive period, we would be looking to move 2 people a day during this period. Our relocations officers will be contacting you to complete a needs assessment and to get an idea of how much belongings residents have.

### **What to Expect in May**

- Piled Foundations to commence - 4/05/23 with completion towards the end of May.
- District heating diversion - we are going to divert the districting heating and re-route the pipe around the building. This will be completed around the 10-11/05
- Tower crane erection to be done on site – late May/June
- Some temporary car parking bay suspension to allow delivery of tower crane and pile rig.
- Full site accommodation installation - the current welfare units are not big enough, the old ones will come off site- Early June.
- The access road will open in early June once the district heating diversion is completed, and tower crane is erected.

### **Heating & Hot Water Update**

- Apologies for the disruption and low water temperature during the swap over onto the temporary boiler.
- Following this we have decided to keep the PDHU feed until the new Darwin House is built to avoid any future issues.
- To do this we need to make a modification to the PDHU pipe to route around the new Darwin House during May.
- This will take around 2-3 hours to disconnect and reconnect. We will do a letter drop to residents as before to give the exact date and timings.
- There should be minimal temperature drop within Darwin House if baths & showers are taken outside of this 2-3hr window, if possible.

**POST MEETING NOTE – This was successfully completed on 15<sup>th</sup> May.**

### **Lift Design**

- There will be two lifts in the new Building.
- These will be in the entrance lobby.
- The size will accommodate large wheelchairs.

### **Meter & Billing Update**

- The heating and ventilation design is being progressed.
- As part of this, we are discussing with Housing the metering strategy for the new Darwin House.
- An update will be provided in the July or August meeting once the services design is developed, and discussed with the Housing Team.

## **4. Any Other Business**

Julia queried whether there was any risk to the stability Shelley House – BA confirmed that the soil would become more secure as concrete will be going into the ground.

FB mentioned that he had seen several lorries coming past the primary school recently – BA explained that the Traffic Management Order restricted long wheeled/larger lorries from accessing the site from the main road.

SK confirmed that generators will not be running out of hours – they have been curfewed for 5.30pm.

The meetings were agreed to move to every 2 months now that the works have commenced. A site visit will be arranged during the summer to view the site, once the Construction works above-ground are sufficiently progressed.

**5. Date of Next Meeting**

Summer 2023, date TBC.