

# CIRCUS STREET

## Construction Newsletter No. 11 February 2020 – April 2020

Dear Neighbour,

Wishing you a very Happy New Year from everyone on the Circus Street team. We're pleased to report that works have progressed well in the last period, and we are expecting to complete all building works in 2020, including the garden and landscaping works to Carlton Row.

Thank you to everyone who attends our monthly residents' meetings. We appreciate that living next door to a building site is never going to be easy, and we welcome anyone who comes forward to raise issues so that we can do our very best to address these as quickly as possible.

You will find the Code of Considerate Practice on our noticeboards, along with information about how we are using your feedback to minimise disruption from the construction site. Please contact us if you have any concerns, via the contact details listed overleaf.

The Circus Street Team

[circusstreetbrighton.com](http://circusstreetbrighton.com)

## RESIDENTS' MEETINGS

Representatives from Henry Construction, U+I and Brighton & Hove City Council will be at these drop-in sessions to answer any questions you may have.

The monthly meetings are held on Tuesdays from 6-7pm at: Millwood Community Centre, Nelson Row, Kingswood St, Brighton BN2 9QG

The next residents' meetings will be:

**TUESDAY 28TH JANUARY 2020**

**TUESDAY 25TH FEBRUARY 2020**

**TUESDAY 31ST MARCH 2020**

Please note that residents' meetings are intended for neighbours of the Circus Street site only.

## KAPLAN LIVING

Kaplan will no longer attend the monthly meetings above, and instead will arrange separate meetings for residents, with members of the Council. Venue and dates to be announced via the noticeboards.

Kaplan are bringing in measures and solutions to accommodate both residents and students, including:

- Reception desk open 24-hours/365 days a year
- A second night security person (now in place)
- Recruiting a dedicated Residents' Liaison Officer



Image from the site camera, December 2019

View along Circus Street



## CONTACT US

If you have any concerns or feedback, please contact Henry Construction:

**Maria Cunnea - Resident Liaison Officer**

**T: 07594 056 620**

**E: [mcunnea@henryconstruction.co.uk](mailto:mcunnea@henryconstruction.co.uk)**

**Barry Winters - Project Manager**

**T: 07447 723 946**

**E: [bwinters@henryconstruction.co.uk](mailto:bwinters@henryconstruction.co.uk)**

**Out of Hours Security Monitoring**

**T: 01924 849319**

**KAPLAN LIVING: 01273 059088**

**[LivingBrighton@kaplan.com](mailto:LivingBrighton@kaplan.com) or please visit the reception desk (24-hour)**

## WHAT WILL BE HAPPENING ON SITE FEBRUARY 2020-APRIL 2020

- Completion of cladding to the residential buildings and The Dance Space
- Continuation and completion of external brickwork to The Office building
- External works within the site will commence to the residential buildings, and external works to the roads around the site starting with Morley Street and onto Circus Street
- Internal works continue to residential, Dance and Office buildings
- Commencement of removal of scaffolding to residential buildings
- Removal of final tower crane



## ROADWORKS

- Morley Street traffic diversion: immediate residents will be informed once a date is confirmed with the Council, and of any temporary access arrangements during the period of works
- Vehicle access will remain to Morley Street, but via Circus Street only

## COMPLETION DATES

- Residential buildings are due to complete March 2020
- Office building to complete June 2020, with new tenants moving in thereafter
- South East Dance will be announcing The Dance Space opening dates via their website at [www.southeastdance.org.uk/the-dance-space](http://www.southeastdance.org.uk/the-dance-space), and a leaflet drop to local residents



## WORK HOURS

**WEEK DAYS: 7AM – 7PM SATURDAYS: 8AM – 1PM**

Site occupation is permitted from 7am to 7pm Monday to Friday, and 8am to 1pm on Saturday. Noisy working may only be undertaken during the hours of 8am to 6pm Monday to Friday, and 9am to 1pm on Saturday, with no works happening on Saturday afternoons, Sundays, bank or public holidays.

**NOISE & DUST :** Henry Construction continue to their efforts to minimise noise, vibration and dust.

**SECURITY:** The site is secured with hoardings and gates, out-of-hours manned security, and monitored CCTV.

**HOARDING:** Hoardings on Morley Street will be removed as external road works progress.



## OUR COMMITMENT TO BEING BETTER NEIGHBOURS



Works will only take place during the agreed hours.



Traffic Marshals monitor site logistics and ensure that lorries are not blocking the roads and pavements, and management of deliveries to site has been improved.



Daily litter picks continue, to ensure no construction waste material has come from the site.



New out-of-hours security officer now on site, plus 24-hour CCTV, to monitor the site. Please find the site security contact number overleaf and on the noticeboards.

## COMMUNITY EVENTS

Henry Construction made a donation to the Millwood Community Centre for their Christmas dinner.

## INFORMATION FOR RESIDENTS

Henry Construction will give residents advance notice of monthly window cleaning dates, via the noticeboards at Milner Flats, Kingswood Flats, Nelson Place and Ivory Place.

The next Job Fair date will be advertised on the noticeboards.

For updates please see the noticeboards, or [www.circusstreetbrighton.com](http://www.circusstreetbrighton.com)

