

CIRCUS STREET

Construction Newsletter No. 10 November 2019 – January 2020

Dear Neighbour,

Works at Circus Street have progressed well in the last period, with a key milestone achieved in the handover of the student accommodation buildings to Kaplan Living, whose students are now in occupation.

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

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 about the building works.

With the students now in occupation, Kaplan Living will also attend the monthly residents' meetings. If residents have any concerns associated with student activities, Kaplan can be contacted directly via the reception desk which is manned 24-hours/365 days a year, or on 01273 005459.

At the last meeting, some issues were raised regarding out-of-hours working, and in relation to the students who have taken up residence in their new accommodation. These issues have been noted and are being addressed as discussed in the meeting.

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 29TH OCTOBER 2019
TUESDAY 26TH NOVEMBER 2019
TUESDAY 17TH DECEMBER 2019
TUESDAY 28TH JANUARY 2020

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



Image from the site camera, October 2019
The Communal Garden at 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

Barry Winters - Project Manager
T: 07447 723 946
E: bwinters@henryconstruction.co.uk

Out of Hours Security Monitoring
T: 01924 849319

To contact Kaplan Living, please visit the reception desk or call 01273 005459



WHAT WILL BE HAPPENING ON SITE NOVEMBER 2019 - JANUARY 2020

- Completion of cladding, roofing and internal fit-out across the remaining student accommodation buildings
- Removal of The Dance Space tower crane
- Completion of concrete cladding to residential buildings, and to The Dance Space
- Commencement of glazing and façade cladding systems to the Office building
- Internal works continue to residential buildings and 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



ROADWORKS

- Drainage works on Morley Street and Circus Street start soon – 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 - early 2020
- The Dance Space - March 2020
- Office building - June 2020



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: Henry Construction continue their efforts to minimise noise and vibration

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

TRAFFIC: Circus Street is one way, from south to north

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



We have an additional traffic marshal to monitor site logistics and ensure that lorries are not blocking the roads and pavements



We will carry out three daily walks of the perimeter for litter clearance



We have improved the management of deliveries to site

COMMUNITY EVENTS

The summer event that Henry Construction held at Millwood Community Centre on 21st August was very successful, with lots of local children and adults attending.

A Christmas event for the children of Milner and Kingswood will be held in December, date to be confirmed. Posters will be put up in the noticeboards and a flyer will be delivered to local residents with further details.

DATES FOR RESIDENTS

A site visit was undertaken on 13th September 2019 to give local residents an opportunity to visit the newly completed student accommodation.

Henry Construction will give residents 3 months' advance notice of 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

