

CIRCUS STREET

Construction Newsletter No. 9 August – October 2019

Dear Neighbour,

Summer has well and truly arrived with its longer days and warmer weather, allowing work at Circus Street to progress at speed, ensuring we are on track for our completion dates.

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 appreciate 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 come along to our residents' meetings to speak to our team if you have any concerns.

The Circus Street Team

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.

At the last meeting Brighton & Hove City Council reminded residents that, on completion of the Circus Street construction works, the Milner properties will be re-inspected by the party wall surveyors.

Going forward, a representative from Kaplan, who will be managing the student accommodation at Circus Street along with the estate management company, will attend one of the monthly drop-ins. Students will move into the building from September 2019.

Meetings are held from 6-7pm on the last Tuesday of each month at:
The Millwood Centre
Nelson Row, Kingswood St
Brighton BN2 9QG

The next residents' meetings will be:

TUESDAY 30TH JULY 2019
TUESDAY 27TH AUGUST 2019
TUESDAY 24TH SEPTEMBER 2019
TUESDAY 29TH OCTOBER 2019

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



Above: image from the site camera, July 2019
Below: The Dance Space at Circus Street



CONTACT US

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

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Out of Hours Security Monitoring
T: 01924 849319

circusstreetbrighton.com

WHAT WILL BE HAPPENING ON SITE AUGUST - OCTOBER 2019

- Removal of 2 tower cranes.
- Complete concrete structural frame to the office building.
- Glazing and façade cladding systems including brickwork and roofing to all buildings will be ongoing.
- Scaffold removal from student buildings.
- Internal works continue to student and residential buildings.
- External works within the site will continue, along with Morley Street highways.



ROADWORKS

- Drainage works on Morley Street and Circus Street start soon - immediate residents will be informed.
- Vehicle access will remain, but via Circus Street only.
- Brighton & Hove City Council Highways Department are aware of pothole issue in Circus Street.

COMPLETION DATES

- Student buildings - September 2019
- Residential building - November 2019
- The Dance Space - November 2019
- Office building - April 2020



IMPORTANT INFO

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.

DUST: Our team continue to use water to keep down dust during the works, and wrap all buildings with Monoflex to help minimise dust.

NOISE: Henry Construction continue their efforts to minimise noise and vibration.

SECURITY: The site is secured with hoardings, gates and 24 hour manned security and monitored CCTV.

TRAFFIC: Circus Street is now one way from south to north.

HOARDING: The hoarding is in its final position.



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

Henry Construction held their first Resident Liaison Coffee Morning in June, at the Millwood Community Centre, and future dates will be posted in the noticeboards.

There will also be four Henry Construction Summer events in the Millwood Community Centre this August:

- 7th August 11am - 1pm: Arts and Crafts
- 14th August 11am - 1pm: Flower planting
- 21st August 11am - 1pm: Arts and Crafts
- 30th August 3pm - 5pm: Children's afternoon disco

DATES FOR RESIDENTS

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.

Henry Construction will notify key representatives of the residents to visit the site in the period.

The next Job Fair date is to be confirmed.

For updates please see the noticeboards, or www.circusstreetbrighton.com

