

Kimberley House, Meridian House, and 32-33 Farringdon Street

Construction Liaison Meeting #3

Wednesday 12 October, 12pm

The Winemakers Club, 41a Farringdon Street

Present	Apologies
Patrick Hooft (Uniglobe) Jeremy Grey (James Andrew Int) Dan McCreedy (Dentons) – Webinar attendee Liz Gowan (Dentons) – Webinar attendee Noah Nowatari - Webinar attendee Peter Harrison (Avision Young) Roberto Timanti (Erith) Cherrie O’Kane (Erith) Fiona Ireland (Erith) Michel Lisz (Erith) Jacob Allen (JBP) Alexander Nicholson (JBP)	Eamonn Mullally (CoLC)

Item	Minutes
Introductions	Alexander Nicholson (AN) opened the meeting.
Erith Outline	Roberto Timanti (RT) presenting. Erith is registered with the relevant Considerate Contractors schemes (CCS UK and CCS London). There is an audit due on 27 th October to reassess Erith’s site to observe whether CCS practices are being upheld. A similar audit by the City of London is also due within the next two months. They will judge Erith on how the site is run, communications with neighbours, safety standards and more. RT introduced Erith’s team: <ul style="list-style-type: none"> • Stuart Accleton (Operations Director) • Tom Collier (Site Manager) • Michel Lisz (Trainee Project Manager) • Angelica Stoica (SHEQ Lead) • Sonam Segens (Project Admin) • Fiona Ireland (Community Liaison) • Cherrie O’Kane (Community Liaison)
Scope of works	<ul style="list-style-type: none"> • Monday – Friday 8am -6pm • Noisy Working Hours are Mon-Fri 8am-10am, 12pm-2pm, 4pm-6pm.

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	<ul style="list-style-type: none"> • Work on Saturdays occur between 9am to 2pm. • The programme of works is progressing quicker than originally planned as the team are ahead of schedule due to gaining access to one of the buildings sooner than anticipated.
Works completed to date	<p>Asbestos has been completely removed from Kimberley House under controlled conditions by Specialists.</p> <p>All soft strip works have been completed and all utilities have been decommissioned and disconnected from the site.</p> <p>All site investigations and assessments have been completed.</p> <p>The Museum of London (MOLA) have been to the site to explore possible archaeological interest and are yet to report back on their findings.</p> <p>Temporary sub-stations have been installed and are currently being commissioned by UK Power Network.</p>
Upcoming works	<ul style="list-style-type: none"> • A soft strip of 32 Farringdon Street to commence at the end of October. • Scaffolding is being erected around Meridian House and demolition is scheduled to commence on 31 October. • The 1920s stone façade of Meridian House and 32 Farringdon Street will be carefully removed and will be reused in the construction of the new building on the site. • A tower crane will be erected within Meridian House, and this will not necessitate any road closures. • The Basement demolition is in progress at Meridian House. • A gantry will be erected on Farringdon Street in mid-October. • Scaffolding will be reduced as building demolition progresses.
Site logistics	<ul style="list-style-type: none"> • The main loading area is in Turnagain Lane, and works are ongoing in Newcastle Close, which is marshalled to ensure pedestrian and vehicular access is not obstructed on Farringdon Street. • The ground floor slab and existing foundation removal is in progress at Kimberley House. • Holborn Viaduct and Newcastle Close are licenced by the City of London. Farringdon Street is a licenced by TfL. Both regularly check up on the works with their engineers to ensure the licence conditions are being adhered to. • Noise, dust, and vibration monitors are located around the buildings that are being worked on.
Dates for upcoming works	<ul style="list-style-type: none"> • 31 October 2022 – Demolition and stone removal begins (Meridian House) • 04 November 2022 – Scaffolding dismantled (Meridian House) • 04 January 2023 – Substructure breakout (Meridian House) • 04 January 2023 – Asbestos removal and scaffolding assembly (32-33 Farringdon Road) • <u>09 January 2023 – Soft strip begins (32-33 Farringdon Road)</u>

	<ul style="list-style-type: none"> • 30 January 2023 – Demolition and stone removal begins (32-33 Farringdon Road) • 14 February 2023 - Substructure breakout (32-33 Farringdon Road) • 31 January 2023 – Superstructure demolition complete (Kimberley House) • 07 March 2023 – Substructure demolition complete (Kimberley House)
Questions	<ol style="list-style-type: none"> 1. Why do you not use impact piling? <ol style="list-style-type: none"> A. Ground conditions dictate the method of piling appropriate for the site. 2. Is there a parameter of disruption Erith cannot exceed? <ol style="list-style-type: none"> A. During noisy hours there are strict limits on how much noise can be created and quiet hours are confined to normal non-percussive works. 3. Have the noise and vibration monitors been installed already? <ol style="list-style-type: none"> A. Yes. 4. How long is spent on each floor working on demolition? <ol style="list-style-type: none"> A. The programme is set and tabled for eight working days per floor. 5. A Zoom attendee asked about access to Farringdon Street and raised concern that Bankmen were not in place on Newcastle Close. He also raised concern that the erection of scaffolding took longer than promised and was disruptive. <ol style="list-style-type: none"> A. RT apologised for the disruption. He assured the meeting that works in Newcastle Close are now nearly complete. RT has briefed the site team about blocking other buildings access. RT stressed to neighbours that they should communicate any issues directly when and as they occur. B. JG raised the obstruction to Newcastle Close during the erection of scaffolding. He raised that there was an agreement that the scaffold work and hoarding would be completed over the weekend to avoid further interruption to access to One Fleet Place. Newcastle Close is the only service access to One Fleet Place. 6. How deep are the works going? <ol style="list-style-type: none"> A. Below street level into the basement which is scheduled for early 2023. 7. Who is constructing the new building on the site? <ol style="list-style-type: none"> A. That has not been determined at the present time. The contractor is likely to be finalised in February 2023. There will be follow on construction liaison meetings with those contractors before they commence on site.
Addendum	Request to send out guidance on what constitutes acceptable levels of disruption as related to noise, dust and vibration.