



## Welcome

Dear Residents,

Welcome to the nineteenth newsletter for the Maitland Park Estate Redevelopment. We would like to thank you for your continued understanding and patience during the ongoing works on the project.



## Progress to Date

Below is a list of works undertaken at the Maitland Park site since our last newsletter in August 2022:

### Summary - Aspen Site

- **External** – External works progressing with preparation and hard paving as the final sections of the scaffolding are removed
- **Internal** - All trades progressing, including the internal fit out of flats including communal areas. Internal handover inspections have commenced

### Summary - Grafton Site, including Grafton House

- **External** - Grafton Terrace, and the community hall, is progressing with scaffold striking and commencement of garden walls and externals.
- **Internal** - All internal trades are progressing throughout the building in sequence in preparation of flat completion and commencement of the handover process





## Upcoming Construction Works

Over the next eight weeks we will be carrying out the following works:

- **External Works to Aspen Villas, Aspen Court, and Grafton Terrace Community Hall** – Continuation of the hard landscaping installation, including garden walls. Hoarding alterations will commence to facilitate the external works.
- **Scaffolding** - Removal of remaining scaffold to Aspen Court / Grafton terrace, Grafton Mews (House).
- **Internal trades** - Internal trades continue to Aspen Villas, Aspen Court, Grafton Terrace, Community
- **Vehicle movements** - Delivery vehicle movements continue within the permitted delivery hours.
- **Offsite** - Water connections will be made to the Aspen site by Thames Water Utilities, currently awaiting dates.

### Extended Hours

Due to unforeseen circumstances relating to COVID-19, Bouygues and the London Borough of Camden have had to make the decision to **extend all site working hours**.

As you are already aware, Bouygues made the decision to work through the pandemic but delays in materials and staff shortages have made completion dates harder to achieve.

We understand this is not ideal, but unfortunately this has now become essential for the project to finish in a timely manner.

Please see **extended working hours** indicated in **red**. These will be **internal trades only**, including *decorating, tiling, plastering, internal finishings, soft furnishings and carpet fitting*.

- **8.00am to 8pm Monday to Friday (6pm – 8pm Internal trades only as above)**
- **8.00am to 6.00pm Saturdays (1pm – 6pm Internal trades only as above)**
- **8am - 4pm Sundays (Internal trades only)**
- **No Bank Holidays**

This is a **temporary approval** to overcome the delayed schedule due to Covid-19 situation. It will be reviewed on the bases of the Government guidance and complaint from the member of the public.

It should be noted that the London Borough of Camden has a legal duty to protect residents from the effects of noise and statutory nuisances. The Council expects zero valid complaints arising from these approved works, particularly due to the approved works being quiet internal fitout works.





## Community Matters

**Coffee Mornings 10am -11am** – We are opening our doors to all residents that wish to join us for a coffee and a chat. This is your opportunity to talk directly to the contractor team about the development. Please note that we are retaining social distancing measures to protect both our workforce and the Please book your space in advance as availability is limited.

To attend the next coffee morning or arrange for an alternative time to meet the contractor, please contact Amanda Harrison via email [amanda.harrison@bouygues-uk.com](mailto:amanda.harrison@bouygues-uk.com), or via phone/text on 07917 418923.

**The next Coffee Morning will be held on 20<sup>th</sup> October.**

**Keeping in touch:** We will endeavour to keep you up to date with site progress through regular newsletters. If you would like to receive these newsletters via email or have a one-to-one socially distanced chat, please contact Amanda Harrison via email [amanda.harrison@bouygues-uk.com](mailto:amanda.harrison@bouygues-uk.com), or via phone/text on 07917 418923.

**For more information:** Please see our noticeboards on our site hoardings alongside the noticeboards at your local Tenants and Residents Association. You can also visit [www.camden.gov.uk/maitland-park](http://www.camden.gov.uk/maitland-park).

**Respite Spaces:** While works continue, there are a number of respite/quiet spaces that are available for residents, including co-working spaces at Work. Life Camden, and nearby libraries and cafes. To find out more about spaces available/book a desk space at Work. Life, or if you have any other suggestions about quiet spaces that we could arrange for you, please do not hesitate to contact Fai on [Fai.Byfield@camden.gov.uk](mailto:Fai.Byfield@camden.gov.uk) or 020 7974 1419 / 07826 917 946



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## Your safety is our concern

Bouygues UK takes every precaution to keep you safe throughout the construction process.



At all times, our site will be secure and surrounded by fencing but building sites can be hazardous places:

- We dig deep holes
- We erect scaffolding
- We use large, noisy machinery

**Please do not enter the construction site unless it is part of a pre-arranged visit by our project team.**

- Our operatives and staff are trained to work safely

Please help us to keep you and children safe and take extra care during the school holidays.

## Considerate Constructors Scheme

As with all our projects, this site will be registered with the scheme, and regular visits from the Considerate Constructors monitor will help us to ensure that we continue to improve our performance in showing full respect for:



- Appearance
- Safety
- Community
- Workforce
- Environment

Please let us know if you have any concerns.

Our contact details are below.

If you would like further information regarding the scheme you can visit their website at: [www.ccscheme.org.uk](http://www.ccscheme.org.uk)

## Want to speak to us?

We understand you will want to know what is happening in your area. Our team is available to answer any queries or concerns you may have – please see key contacts below.

Additionally, if you have any community projects that you think Bouygues UK could get involved with, we would be keen to hear from you.



### Mark Crisp

Site Manager

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### Amanda Harrison

Resident Liaison Officer

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