

**Creechbarrow Road Development – July 2015
Construction Phase**

Status Of Project		Last Report	This Report	Comments
Creechbarrow Road Development – Construction Phase		A	A	
Status by Key Project Activities for Phase 1	Workstream Lead	Last Report		Comments
1. Build Programme	Galliford Try	A	A	
2. Community Liaison	Rachel Searle	G	G	
3. Training Opportunities	Rachel Searle	G	G	
4. Finance	Rachel Searle	G	G	

Key	
Red	Unsatisfactory progress – milestones & timescales not being met corrective action or re-plan required
Amber	Issues against some milestones but remedial action will keep project under control overall
Green	All milestones being met & project on target/completed
Development Definitions:	
Superstructure	The part of a building or construction entirely above its foundation or basement.
Substructure	A structure forming the foundation of a building or other construction.
Beam & block	Beam and block system is a reinforced beam laid between walls, these beams are infilled with aircrete blocks.
LEAP	Local Equipped Area for Play
Trusses	A framework typically consisting of rafters, posts and struts, supporting a roofs often made off site.
Roof Carcassed	The roofing framework before the decking, membrane, shingles etc. have been applied.
Joists	A length of timber or steel supporting part of the structure of a building, typically arranged in parallel series to support a floor or ceiling.

Key Accomplishments LAST Period
Build Programme – KHA: Plot 1 – Externals being completed & decorating snagging Plot 2-3 – 2 nd fix ongoing plus tiling & decorations Plot 4-5 – 2 nd fix ongoing plus tiling & decorations Plot 31 – Roofing on going with solar panels Plot 6-7 – Roofing on going with solar panels Plot 8 – Snagged by client

Plot 9 & 10 – Ready for handover
Plot 11-13 – Ready for handover
Plot 14, 15 & 32 – 2nd fix ongoing
Plot 16-30 – Superstructure top plate level

TDBC:

Plot 33-36 – Roof on, internal works commenced
Plot 37 & 38 – 2nd fixed
Plot 39-42 – Roof tiled
Plot 43 – Roof carcassed
Plot 44 & 45 – Roof trusses in place
Plot 46 & 47 – Roofing ongoing
Plot 48 & 49 – Joists on
Plot 50 & 51 – Joist on
Plot 52 – Ground floor constructed
Plot 54-68 – Superstructure to 1st floor
Plot 77-79 – Awaiting bricklayers now drains are complete
Plot 83 & 84 – Superstructure to joist level

Training –

Trainees and apprentices working on the site:

2 ground workers, 5 bricklayers, 1 electrician, 3 roofers, 1 fencer, 1 painter and 1 plumber.

Community Liaison –

Community drop in session held at 5 Moorland Road on the 28th May.

A site tour of the development was held for staff on the 23rd June.

Three tenants from the original Creechbarrow Road flats were taken on site to see the progress of the plots they will be returning to when they are complete.

Galliford Try Partnership (GTP) have had three site inspections to date for Considerate Constructors, receiving the following scores 40/50, 42/50 and 39/50.

Finance –

Valuations continue to be paid monthly to GTP.

Key Activities NEXT Period

Build Programme –

TDBC & KHA:

Handover plots 1, 8-13
Road completion following water board delay
Emphasis on plots 2-5 and FT05
Services connections to 6, 7 & 31
PVs to ongoing plots
External finishes
Plots 43-68 superstructure
Retaining/Boundary Walls, works on going rear of plots 2-5 against rear of 17 Roman Road

Community Liaison –

Community drop in session to be held at 5 Moorland Road on the 30th June and 30th July.

Further site tours will be arranged and invitations sent to the following groups: Councillors, Staff, Returning Decants, Tenant Services Management Board, Tenants Forum and the Halcon One Team.

Development to provide an update on the development at the Halcon Multi Agency Group on the 14th July.

Promotion of the properties available at Creechbarrow Road with a reminder for people to register on Homefinder Somerset and monitor for when the properties are advertised over the coming months.

Training –

Trainees and apprentices working on site will continue to be monitored.

Issues

Build Programme Timings –

A number of factors have slowed progress on site and as a consequence had a negative impact on the build programme. This includes: a national shortage of construction labour, additional asbestos found on site, unexpected gas main found on site and retaining wall issues on the eastern boundary of the site.

GTP have requested extensions of time to complete both the TDBC & KHA sections of the site.

The build programme will therefore be reviewed and monitored on a weekly basis going forward, with additional resources brought to site by GTP.

The build continues to progress with an emphasis on the quality of the properties as well as maintaining good momentum on site.