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9 September 2014

Dear Board Member,

Creechbarrow Road Development Updates

Please find enclosed an update on the Creechbarrow Road development. The information is presented in a style used for reporting the progress of many of the Council's projects and is known as a 'dashboard'.

I would welcome your comments on the dashboard that has been produced for the Creechbarrow Road development. If you find a particular section useful or have a suggestion of information that could be added to the dashboard, please do let me know at the board meeting on the 15th September.

This development project is due for completion in December 2015 and I would like to produce a dashboard that is useful in keeping members of the Tenant Services Management Board updated on its progress.

Please use the site layout map provided to reference the plot numbers referred to in the dashboard.

Yours Sincerely,

Rachel Searle
Housing Development Project Lead

TENANT SERVICES MANAGEMENT BOARD 15th SEPTEMBER 2014



Creechbarrow Road Development – September 2014
Construction Phase

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

Key Accomplishments LAST Period	
Build Programme:	
PLEASE REFER TO SITE LAYOUT MAP FOR LOCATION OF PLOT NUMBERS	
<ul style="list-style-type: none"> • TDBC Site: <ul style="list-style-type: none"> • Plot 33-36 Superstructure brick work commenced • Plot 37-37 Superstructure brick work commenced • Plot 39-42 Beam and block completed • Plot 46-47 Beam and block completed • Plot 54 – 68 Footings and substructure block work commenced • Road 2 Drainage well progressed • KHA Site: <ul style="list-style-type: none"> • Plot 1 Footings and deep substructure block work complete • Plot 2-3 Substructure block work complete and ready for beam and block • Plot 8-13 Superstructure brick work commenced 	

- Plot 14, 15 & 32 Brick work up to steel height
- Plot 16-30 internal walls to first lift. External brick/block work to first lift
- Road 1 Drainage complete, tarmac base course in situ.

Community Liaison:

- Creechbarrow Road Hoarding Art Project is established with the theme of 'One house makes a home...many homes make a community'. A freelance artist has been assisting schools and community groups in the Halcon area to produce a painting to be displayed on the hoarding that surrounds the development. The following groups have produced artwork to date:
 - St James Primary School
 - Six Acres Resource Centre
 - Heathfield Community School
 - Lavender Court Nursing Home
 - Halcon Primary School
 - Chill & Chat Group
 - Streetlinkz Youth Group
 - Link Power & Halcon Litter Pickers
 - Halcon Holiday Activity Day Attendees
- The Chill & Chat Group prepared the boards with a base coat in preparation for the art project to begin.
- Galliford Try contributed towards the cost of the plywood used for the hoarding art project.
- Galliford Try, Dancourt (subcontractor) and the Development Team have assisted Halcon Primary School in producing a 'Forest School' area on the schools premises, which was based on the design of a student of the school. Galliford Try and Dancourt have provided labour and materials and the Development Team has assisted in applications for funding for the project.
- The Development Team and Knightstone Housing hold community drop in sessions at 5 Moorland Road for members of the community who would like more information regarding the development or to answer any questions or complaints.
- Both Galliford Try and the Development Team regularly attend Halcon Multi Agency Group and Halcon One Team meetings to update on the projects progress.
- On behalf of the project team Barnardos have undertaken consultation with primary school aged children in the area regarding the type of equipment they would like to see in the new play area on site, which will be used to formulate the design of the LEAP.
- Galliford Try and subcontractors continue to strive to employ local labour where appropriate. See distance travelled to work below for August 2014:

- Less than 5 miles from home to site :7 subcontractors (4 of which are in walking distance of the site)
- Less than 10 miles from home to site: 5 subcontractors
- Less than 15 miles from home to site: 12 subcontractors

Training Opportunities:

- Galliford Try organised a Construction Industry Training Board (CITB) apprenticeship session held in the site office which was well attended.
- Galliford Try have invited apprentices of the DLO to gain on site experience on a regular basis during the project.

Finance:

- Valuations are paid monthly, and in line with the build programme and are on target with projected spend for this stage in the project.

Key Activities NEXT Period

Build Programme:

TDBC & KHA Site:

- Mains drainage on Road 2
- Plot drainage
- Utilities infrastructure
- Foundations of plots 4-7 and 43
- Substructure block work to plots 1-7
- Superstructure block/brick work to plots 16-30, 8-13, 14, 15 & 32, 33-36, 37 & 38 and 39 – 42.
- Scaffolding across site
- Steel work across site
- Floor planks installed at plots 14, 15 & 32 and 16-30.

Community Liaison:

- Progress art hoarding project with the following groups:
 - Family Focus
 - Link Centre Volunteers
 - YAP (Youth Group)
 - Monday Night Youth Group
 - Lane Estate Art Group

- Arrange an event in October which invites the various school and community groups involved in the project to see the artwork be displayed on the hoardings
- Galliford Try are setting up a web link so progress on site can be seen via the internet, this is due to 'go live' shortly.
- Community Drop in Session on 23rd October 2014, 2-4pm at 5 Moorland Road.
- Returning decants to the development will be offered a choice of kitchen colours and fittings during a selection meeting on the 10th October.
- An article to update tenants on the project will be published in the next issue of Tenants Talk magazine.

Training:

- Galliford Try are providing general work experience for a Halcon Resident put forward by the Halcon One Team who would particularly benefit from experiencing the work environment.
- Somerset College Apprenticeship Workshop to be arranged by Galliford Try.

Issues

- Additional asbestos was found on site during demolition
- A gas main was located on site when shown to be outside the development area on utility maps.

Both issues were successfully resolved without having a significant impact on the build programme. The additional costs associated with these issues were funded through the project contingency fund.

- **Footpath Closure**

The footpath parallel to the development site has been closed and will remain closed for the duration of the project. This has had to be done to enable safe working space for ground works, scaffold and service connections for the development. Galliford Try have obtained the relevant permissions and approval from Somerset County Council and have implemented the Traffic Management Plan agreed to ensure safe access for pedestrians around the area.

- **Tree Canopy's Adjacent to Site Boundary**

The canopies of trees adjacent to the site were preventing the scaffolding being erected due to their close proximity. Following discussions with the Landscape Support Officer the trees were pruned, so not to delay the build programme.

- All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted
- Where any drawing is to be read in conjunction with another, including specialists, the two drawings shall be cross-checked and any discrepancies reported to the architect before the work is put in hand shown otherwise
- All dimensions are in millimeters, all levels are in metres, unless shown otherwise
- Any discrepancies in dimensions or details on or between these drawings/specifications should be drawn to the attention of the brown and or the engineer in writing for clarification
- Drawing prepared solely for the use of client, as detailed in text box, and is not to be copied, lent or used by any third party without written permission



Accommodation Schedule										Scheme A V4		
Plot No.	unit type	No. Beds	No. People	MF	FF	Area	Owner	Comment		KHA		
1	3BSP V1B	3	5	90	969	KHA				2b4p	house	3
2	3BSP V4	3	5	97	1044	KHA				3b5p	house	9
3	3BSP V1B	3	5	90	969	KHA				4b7p	house	1
4	3BSP V1A	3	5	90	969	KHA				5b8p	house	0
5	3BSP V1A	3	5	90	969	KHA				6b9p	house	0
6	3BSP V1B	3	5	90	969	KHA				1b2p	flat	9
7	3BSP V1B	3	5	90	969	KHA				2b3p	flat	6
8	2B4P B	2	4	79	850	KHA				1b2p	FOG	1
9	3BSP V2	3	5	86	926	KHA				2b4p	FOG	3
10	4B7P V2	4	7	111	1195	KHA						
11	2B4P A	2	4	79	850	KHA						
12	2B4P A	2	4	79	850	KHA						
13	3BSP V1B	3	5	90	969	KHA						
14	FOG V4	2	4	84	904	KHA						
15	FOG V4	2	4	84	904	KHA						
16	Elderly Flat	1	2	59	635	KHA						
17	Elderly Flat	2	3	81	872	KHA						
18	Elderly Flat	1	2	59	635	KHA						
19	Elderly Flat	2	3	73	786	KHA						
20	Elderly Flat	1	2	59	635	KHA						
21	Elderly Flat	1	2	59	635	KHA						
22	Elderly Flat	2	3	73	786	KHA						
23	Elderly Flat	1	2	59	635	KHA						
24	Elderly Flat	2	3	73	786	KHA						
25	Elderly Flat	1	2	59	635	KHA						
26	Elderly Flat	1	2	59	635	KHA						
27	Elderly Flat	2	3	73	786	KHA						
28	Elderly Flat	1	2	59	635	KHA						
29	Elderly Flat	2	3	73	786	KHA						
30	Elderly Flat	1	2	59	635	KHA						
31	FOG V3	2	4	89	958	KHA						
32	FOG V4	1	2	69	743	KHA						
33	2B3P Flat	1	2	58	624	TDBC						
34	2B3P Flat	1	2	58	624	TDBC						
35	2B3P Flat	2	4	84	904	TDBC						
36	2B3P Flat	2	4	84	904	TDBC						
37	2B4P A	2	4	79	850	TDBC						
38	2B4P A	2	4	79	850	TDBC						
39	2B3P Flat	1	2	58	624	TDBC						
40	2B3P Flat	1	2	58	624	TDBC						
41	2B3P Flat	2	4	84	904	TDBC						
42	2B3P Flat	2	4	84	904	TDBC						
43	3B9P	6	9	186	2002	TDBC						
44	2B4P B	2	4	79	850	TDBC						
45	2B4P B	2	4	79	850	TDBC						
46	3BSP V1B	3	5	90	969	TDBC						
47	3BSP V1B	3	5	90	969	TDBC						
48	3BSP V1A	3	5	90	969	TDBC						
49	3BSP V1A	3	5	90	969	TDBC						
50	3BSP V1B	3	5	90	969	TDBC						
51	3BSP V1B	3	5	90	969	TDBC						
52	FOG V2	2	3	71	764	TDBC						
53	3BSP V1B	3	5	90	969	TDBC						
54	Elderly Flat	1	2	59	635	TDBC						
55	Elderly Flat	2	3	81	872	TDBC						
56	Elderly Flat	1	2	59	635	TDBC						
57	Elderly Flat	2	3	73	786	TDBC						
58	Elderly Flat	1	2	59	635	TDBC						
59	Elderly Flat	1	2	59	635	TDBC						
60	Elderly Flat	2	3	73	786	TDBC						
61	Elderly Flat	1	2	59	635	TDBC						
62	Elderly Flat	2	3	73	786	TDBC						
63	Elderly Flat	1	2	59	635	TDBC						
64	Elderly Flat	1	2	59	635	TDBC						
65	Elderly Flat	2	3	73	786	TDBC						
66	Elderly Flat	1	2	59	635	TDBC						
67	Elderly Flat	2	3	73	786	TDBC						
68	Elderly Flat	1	2	59	635	TDBC						
69	HUB Flat	1	2	51	549	TDBC						
70	HUB Flat	1	2	50	549	TDBC						
71	HUB Flat	1	2	49	538	TDBC						
72	HUB Flat	1	2	49	527	TDBC						
73	HUB Flat	1	2	51	527	TDBC						
74	HUB Flat	1	2	50	549	TDBC						
75	HUB Flat	1	2	49	538	TDBC						
76	HUB Flat	1	2	49	527	TDBC						
77	3BSP V1B	3	5	90	527	TDBC						
78	FOG	1	2	54	581	TDBC						
79	3BSP V1A	3	5	90	969	TDBC						
80	3BSP V3	3	5	99	1066	TDBC						
81	3BSP V3	3	5	99	1066	TDBC						
82	5B8P	5	8	158	1701	TDBC						
83	4B7P V1	4	7	111	1195	TDBC						
84	4B7P V1	4	7	111	1195	TDBC						
85	2B3P Flat	1	2	58	624	TDBC						
86	2B3P Flat	1	2	58	624	TDBC						
87	2B3P Flat	2	4	84	904	TDBC						
88	2B3P Flat	2	4	84	904	TDBC						
89	FOG V1	2	3	72	775	TDBC						Play Land
90	FOG V2	2	3	72	775	TDBC						Play Land
91	3BSP V1A	3	5	90	969	TDBC						Play Land
92	3BSP V1A	3	5	90	969	TDBC						Play Land

KHA		
type	No.	
2b4p	house	3
3b5p	house	9
4b7p	house	1
5b8p	house	0
6b9p	house	0
1b2p	flat	9
2b3p	flat	6
1b2p	FOG	1
2b4p	FOG	3
Total		32

TDBC		
type	No.	
2b4p	house	4
3b5p	house	13
4b7p	house	2
5b8p	house	1
6b9p	house	1
1b2p	flat	23
2b3p	flat	12
2b3p	FOG	3
1b2p	FOG	1
Total		60

TOTAL SITE		
type	No.	
2b4p	house	7
3b5p	house	22
4b7p	house	3
5b8p	house	1
6b9p	house	1
1b2p	flat	32
2b3p	flat	18
1b2p	FOG	1
2b3p	FOG	3
2b4p	FOG	3
1b2p	FOG	1
Total		92

Existing Pedestrian routes maintained

Existing Tree

New Tree

Tree Removed

Rev	Date	Description	Drn
J	06/13	red & blue lines added	jm
I	06/13	Minor alterations to layout	jm
H	06/13	M-bike parking added	jm
G	05/13	Revised following highways comments	jm
F	05/13	Layout revised following client comment	jm
E	05/13	Layout revised following client comment	jm
D	05/13	Layout revised following client comment	jm
C	04/13	Layout revised following consultation	jm

Project
PROPOSED RESIDENTIAL DEVELOPMENT AT CRECHBARROW ROAD TAUNTON SOMERSET

Client
TAUNTON DEANE BOROUGH COUNCIL AND KNIGHTSTONE HOUSING ASSOCIATION

Drawing Title
PROPOSED SITE PLAN

Scale	1/500 @ A1	Date	04/2013
Drawn	JM	CHKD	JM
DWG No.	3272/101	Rev.	J