

Creechbarrow Road Development – November 2015

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.
Council of Mortgage Lender Certificate	Completion sign off certificate provided by the NHBC to prove a new build property has passed a handover inspection by NHBC.
BC	Building Control
1st Fix	Describes the process that are undertaken during construction works up to the point of applying internal surfaces.
2nd Fix	Describes the process from plastering to a finished property.
Pre-tack	Inspection before plaster board is installed at a property.

Key Accomplishments LAST Period
Build Programme – KHA: Plot 1 – Complete & Handed Over Plots 8-13 – Complete & Handed Over Plots 2-5 – Complete & Handed Over

Plots 14-15 & 32 – Complete & Handed Over

Plots 6-7 & 31 – Awaiting de-snag of plot 7 and handover imminently

Plots 16-30 – Internals progressing, PV panel installation ongoing, scaffold adaption underway for render.

TDBC:

Plot 33-36 – Decorated, air test and flooring installation scheduled for week commencing 9.11.15

Plot 37 & 38 – Site Team moving from these plots to site cabins to allow completion of the units.

Plot 39-42 – Decoration scheduled for week 9.11.15

Plot 43- 2nd fix M&E starting week commencing 9.11.15

Plot 44 & 45 – Decoration starting week commencing 9.11.15

Plot 46 & 47 – Decoration starting week commencing 9.11.15

Plot 48 & 49 – 2nd fix due for completion week commencing 9.11.15 with decoration to follow.

Plot 50 & 51 – 2nd fix in progress

Plot 52 – Felt and batten commencing 9.11.15

Plot 53 – Ready for final stage of brick work.

Plot 54-68 – Scaffold erected and final stage brick work

Plot 77-79 – Roof complete, scaffold adaption for rendering week commencing 9.11.15

Plot 80, 81 & 82 – All plots to joist level

Plot 83 & 84 – Top tack complete, electrical 1st fix to be complete week commencing 9.11.15 for boarding thereafter.

Plot 85-88 – Roof fitted, felt and batten to commence week beginning 9.11.15

Plot 89-92 – 1st lift complete with 2nd lift commencing week beginning 9.11.15

Plot 69-76 – Awaiting drainage drawings

KHA & TDBC Services:

Water – Mains now complete. Chlorination carried out.

Western Power – Mains complete. Final connection/services ongoing

Gas – Mains complete. Final connections/services ongoing

BT – Ducting being installed as required. Final connections at KHA end now complete

Meters – Being installed as required

Training -

Apprentices and Improvers working on the site. 'Improvers' are operatives who have taken short intensive trade courses and need site experience to improve their skill and speed levels.

Site Management: 1 x Trainee

Carpenter: 1 x Apprentice & 2 x Improvers

Bricklayers: 1 x apprentice & 2 x Improvers

Plumber 1 x Apprentice

Electrician 2 x Apprentice

Floor Layers 1 x Apprentice

Roofers 1 x Apprentice & 1 x Improver

Community Liaison –

Returning decants were taken on a site tour and visited the plots that will be their future homes on the 22nd September.

Play Ranger sessions were managed by Barnardos during the school summer holidays, which were funded by TDBC, Galliford Try and Knightstone Housing due to the removal of the old play area as part of the development scheme. A session was also organized for the October Half Term which was well received by the children in Halcon.

Key Activities NEXT Period**TDBC -**

Due to receive handover of first TDBC units shortly, awaiting confirmation of specific handover dates from the contractor.

TDBC is preparing for new properties to be added to its internal systems.

TDBC preparing for defects to be reported and recorded on Galliford Try's system -'Clixifix'

TDBC & Galliford Try creating 'Home User Guides' to be issued with each new property on the development.

Community Liaison –

The Development Team will provide an update at the next quarterly Halcon Multi Agency Group meeting.

Community drop in session to be held at 5 Moorland Road on the 19th November 2015, 17th December 2015 and 21st January 2016.

Site tour to be held for TDBC Lettings Team, Housing Occupational Therapist and representatives from the Kershaw and Seabrook families. There will be two new roads on the development named 'Kershaw Close and Seabrook Close'.

Site tour to be organised for the Tenants' Forum and Tenant Services Management Board members to see plots 33-36 to receive feedback on the disabled units within the block.

TDBC, Knightstone Housing and Galliford Try will be funding a festive puppet making and story telling session in the Christmas school holidays for the local children to attend on the 21st December 2015 due to the removal of the old play area as part of the development scheme.

Finance –

Valuations continue to be paid monthly to GTP.

Issues**Build Programme –**

The project remains behind schedule against original timescales for reasons previously reported, however the project is working against a revised programme.

