

Minutes – THH led meeting to discuss building works at Old Market Square

11 December 2019

In attendance: THH, LBTH, Contractor.

- a. Mohammed Abdulla, Resident Liaison Officer – THH
 - b. John Douglas, Project manager – THH
 - c. Ciaran O'Donnell, Project Manager – Mulalley
 - d. Michelle Rayner, Lead Resident Liaison Officer – Mulalley
 - e. Mark Hunt, Senior Manager – Mulalley
1. Mohammed introduced Mulalley
 - a. Mulalley have been awarded the contract from THH to repair the blocks.
 - b. Mulalley will have a site office set up on site that will be on site Monday to Fridays 8am to 5pm. A booklet with contact details will be circulated to residents.
 - c. Mulalley will be first point of contact for issues during the works.
 - d. For other issues around the works you can contact Mohammed Abdulla or contact THH as you would normally do
 - e. Site office will be placed in parking spaces outside Pelter Street Evens
 - f. Penny Creed (CTRA Vice Chair) requested that sharing onsite cabins with the Baroness Road developer be explored. They have 5 cabins adjacent to the proposed site of these cabins that will take away more parking spaces for residents (including the only visitor's parking space).
 2. Mulalley confirmed that a hammer test needs to be done before it is understood how much work needs to be done to the buildings. Penny Creed pointed out that a hammer test has already been done and sharing those results would surely save time and money
 3. Starting dates (dates when the scaffolding will go up)
 - a. Pelter street – 7th January 2019
 - b. Hackney road – 8th January 2019
 - c. 1-20 Old Market Square – 28 January 2019
 - d. 35-60 Old Market Square – 11th February 20149
 - e. Each block will take approximately 6 months.
 4. Overview of works:
 - a. Structural concrete works
 - b. Roof and rainwater
 - c. Balconies and walkways
 - d. External and internal decorations – Bring up to certain standard.
 - e. Fire Risk assessment
 5. Mulalley confirmed that stage by stage inspections will happen
 6. Mulalley confirmed that they won't know the amount of works until we come into your homes
 7. Penny Creed emphasised concerns about security whilst the scaffolding is up due to the serious drug-related ASB issues on the estates. Mulalley confirmed that the scaffolding will be alarmed and security will be taken seriously. Penny recommended that Mohammed Abdulla arrange a meeting with Michaela French in advance of the works to discuss security
 8. Security whilst scaffolding is in place - THH recommend: closing windows, inform insurer, inform straight away if people on the scaffolding. Call police if out of hours
 9. Informing us – Mulalley confirmed that residents will be continually updated on progress via:
 - Regular newsletter – every other month approximately

- Letters
 - Notice boards
 - Posters
 - Home visits
- a. Penny Creed offered to put information regarding the works on the CTRA website
 - b. Mulalley also confirmed that they are currently working on a resident portal that they hope will be available in due course.
10. One resident asked “Can you give me an idea of the day-to-day disruption?”
- a. Mulalley confirmed that disruption should be minimal with the exception of works to the walkway
 - b. Work will not take place at the weekends
 - c. Concrete works shouldn’t be noisy. No sand blasting though there might be some jet washing.
11. When the subject of work to the roofs came up, one resident asked: “Do you know how many people are complaining about roof leaks in 35-50 old market?” THH was unable to answer. Other residents pointed out that the roofs have been repaired several times in recent year and questioned whether it needs further work. THH was unsure about this. It was confirmed that flat roofs have 25 year lifespan.
12. A resident mentioned that Cuff Point has seen issues with scaffolding leaving holes in the brickwork as it comes down. Mulalley confirmed that these issues should be made good as they take down the concrete
13. THH confirmed that all tenants will get new front doors. Leaseholders will have the option but will not have to change their doors unless they do not adhere to fire safety standards
14. Two residents, one of Pelter Street evens and one of Baroness Road asked why their blocks aren’t being renovated at the same time. Mohammed said that their renovations would take place after these works. Penny Creed pointed out that this is illogical given that they sit in between OMS and Pelter Odds. She also pointed out that she had received a letter stating that they were moving up the works to take place in line with the OMS works in order to save money. She requested that Mohammed speak to the procurement team to confirm:
- Why Pelter Street Evens and Baroness Road are being renovated separately to Old Market Square
 - How the timing of their renovations will save money as stated in the letter sent to Pelter Street Evens residents.

Below is a photograph of the Mulalley Team from a poster at the meeting:



Your contract team

Your Resident Liaison Officers



Michelle Rayner
Lead RLO
07985 412416



Tina Howard
RLO
07904 744993

Michelle and Tina are the team members whose role is to ensure good, open and effective communication between you and the rest of the Mulalley team.

They are based full time on site and will visit you before works start in your home to gather some personal details and provide information on the work to be carried out.

They will write to you regularly and keep you up to date on the progress of the works. If you have any queries please contact them on the numbers above.

Your Project Manager



Ciaran O'Donnell is based at our site compound (Chrisp Street) and has the overall responsibility for the contract.

Your Site Managers



Mark Hunt (Senior Site Manager), Terry Ingram, (Site Manager) Steven Humphries (Site Manager), Courtney Elliston (Site Manager) and Mohammed Miah (Assistant Site Manager) are based on site and have the overall responsibility for the day to day running of the contract. They will coordinate the operatives and specialist sub-contractors.

November 2018