

New Homes on the Aintree Estate

Newsletter #3 November 2023



Project updates

Since our last newsletter in September, you may have noticed more activity on site as we have moved into the next phase of construction.

We are installing a time-lapse camera on site to capture the progress of the construction, and will ensure our neighbours' privacy is maintained throughout.

Read on to find out more about what is happening on site, job opportunities and team contact details.



Visit our website

Visit the Council's webpage to view or download copies of this newsletter and read the latest updates:

www.lbhf.gov.uk/hartopplannoy



Completed and upcoming works

Works carried out since September

- Reducing site levels by machine dig.
- Moving the crushed concrete on site to form a base for the piling rig which will be used to drill in the foundations for the new blocks.
- Demolishing the old substation.
- Start of the foundation (piling) works.

Upcoming Works (November 2023 – January 2024)

- Carrying out repairs and renewals to the hoardings around the site.
- Setting up cabins facing Dawes Road and installing a new access road. The main entrance to the site will eventually be located on Dawes Road.
- The foundation works started in November 2023 and we expect they will be completed in January 2024. This involves holes being drilled into the ground to form the foundation piles for the new homes.
- After the foundation works are completed the drainage ducts and ground slabs will be installed.

Vehicle and pedestrian management

We have a plan to manage the volume of traffic flow to and from the site. There will be traffic marshals on site to ensure that vehicles move safely into and out of the site. The traffic marshals will control the movement of vehicles and pedestrians during each delivery on site.

We expect our workforce and supply chain contractors to adhere to the below rules.

- The site can only be accessed and exited via the pedestrian walkways and gates
- Vehicles will be met by the site gatemens and will have to read and sign up to the site's drivers rules before entering the site.
- Drivers must follow the site speed limit and vehicle banksman's directions at all times
- Drivers who do not adhere to the site rules will not be unloaded or allowed to return to site
- Vehicles will have mud/debris removed before leaving the site and road sweepers will be employed to keep surrounding roads as clean as possible.

Sir John Lillie Primary School have made us aware of some instances of larger vehicles accessing site during school drop off/pick up times and we will take action to reduce this.

Project factsheet

- Building 134 new homes, 84% of which will be affordable and prioritised for local residents
- High energy efficiency standards- all homes will be Passivhaus classic certified
- Installing renewable energy technologies including solar panels and communal Air Source Heat Pumps
- New play area and outdoor gym in the communal outdoor spaces
- Jobs and training opportunities for local residents throughout the construction

Keeping you up to date

The Resident Liaison Officer (RLO) for the project will be keeping the community up to date through newsletters, drop-in meetings, noticeboards, and day-to-day queries.

We will make every effort to keep disruption to a minimum by informing you about upcoming works and carefully planning deliveries and equipment movement. All machinery used will be fitted with noise suppression devices and we will monitor noise levels on a daily basis.

Our Senior RLO Joan Borzak is currently managing the project, please e-mail or phone her if you have any queries about the construction works. *Contact details to the right.*

Local Job Opportunity



Resident Liaison Officer

We are looking for a local resident to work on the site.

Strong communication and customer service skills are required.

For a full job description and information about how to apply please email:

CSR@higginspartnerships.co.uk

Project Contacts

Higgins

Joan Borzak
Senior Resident Liaison
Officer
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Emergency out of hours contact: 0871 750 3001

Site Working Hours

Monday – Friday 8am to 6pm
Saturdays 8am to 1pm
We will not work on Sundays or
Bank Holidays.

December Shutdown

Friday 22 December 2023 -
Tuesday 2 January 2024

Translation? Traduction? Traduzione?
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Übersetzung?

Large print, any other
alternative formats or if you
have any questions get in
touch:

hartoppandlannoy@
higginspartnerships.co.uk