

Redbrick Estate improvements

Local newsletter

Our work so far

We last wrote to you in June to introduce ourselves and update you on the planned construction work for Islington's Redbrick Estate improvements.

NewmanFrancis is a community engagement organization working with Osborne, the construction company who have been appointed by Islington Council to undertake improvement works on the estate. Newman Francis' role is to keep the local community informed about the construction works and how they may impact you.

Since June, Osborne have moved into their site offices in the old health centre and formally introduced themselves to the local community at the 'Meet the contractors' event on Thursday 27 June.

On the following pages you will find an update on the project and information about when you can expect future updates.



Redbrick Estate is situated on between Bath Street and St. Luke's Close on the northeast quarter of Old Street roundabout

What's next?

We will be issuing newsletters at key points in the construction work timetable so that you have more detailed information of what's coming up next. After the demolition work and before the end of 2017, we will write to you about Osborne's 'piling' works and the beginning of the construction of the new blocks.

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Residents' newsletter

Update on project

Below is an updated indicative timetable of the construction works through to summer 2019. There were some minor delays with the hoarding installation, but this has not affected the completion date. Please read the information on the next page to get a better understanding of the upcoming demolition process and what to expect.

Dentist surgery and Spectrum Youth Project successfully relocated in July 2017			
Phase		Estimated start date	Estimated completion date
Phase 1 (Steadman Court side)	Demolition of retail units	21 st August 2017	29 th September 2017
	Demolition of part of the garages	11 th September 2017	2 nd October 2017
	Construction of new community centre	22 nd January 2018	6 th August 2018
	Construction of Block A	6 th November 2017	16 th May 2019
	Construction of Block C	22 nd November 2017	25 th February 2019
Phase 2 (Vickery Court side)	Relocation of community centre and Tenant Management Organisation (TMO) office into new provisions	6 th August 2018	13 th August 2018
	Demolition of Vibast Centre and TMO offices and construction of Block B	30 th August 2018	12 th September 2018
Phase 3 (old health Centre)	Demolition of old health centre and construction of feature garden	29 th July 2019	9 th August 2019

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Demolition

The installation of the hoardings is planned to be completed by mid-August and demolition of the retail units and part of the garages is scheduled to begin on 21st August 2017. Prior to this work, Osborne will continue to strip the site in preparation for the demolition.

In order to begin demolition, UK Power Networks (UKPN) will isolate the main incoming power supplies to the garages and retail units, and the main gas supply and remaining services such as BT, Sky, etc. will be disconnected locally. This will be carried out on Bath Street and will have no impact on the rest of the estate's services.

The demolition should be completed in approximately 7-9 weeks, by the middle of October. It may be possible to demolish the retail units and part of the garages at the same time so that the total period of demolition is reduced – Osborne are currently looking into this option.

Demolition is a particularly noisy stage of the project as it involves breaking up a lot of concrete. A combination of specialist techniques is being implemented to balance out the impact of noise on residents, but residents should expect quite a high level of noise from the end of August to the beginning of October.

Dust

To control the amount of airborne dust, the structures will be constantly damped down, being sprayed with water either manually or with attachments to the digger.

Traffic

Bath Street will remain open throughout the works, and closed temporarily for deliveries. The Osborne team will be monitoring the traffic and will make plans that ease traffic flow as much as possible.

During the upcoming demolition work, there will be lorries coming on site from Bath Street to collect waste produced from the old buildings. The waste will mostly be bricks, as the majority of concrete can be recycled on site. Concrete can be crushed and used to provide piling rig bases for the new buildings and temporary access roads throughout the construction

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