



We're here to support you throughout the construction process

Hi, we wanted to introduce ourselves to you and your neighbours!

NewmanFrancis are an independent team of community advisors with lots of expertise in working with local residents on housing and regeneration projects.

We've been asked to work in your neighbourhood in collaboration with the construction company Osborne, as work starts on the Redbrick Estate.



It's really important that you know about the plans for construction, how they will affect you and that you can make your voice heard. That's where we come in...

“

we're genuinely passionate about improving communities.”

Find out more on the reverse



Our role

After all the planning and design, the construction phase of the Redbrick Estate improvements is nearly here. Construction work can be disruptive and we are here to make sure there is clear communication between Osborne and residents throughout the process to make sure the project runs as smoothly as possible for everyone.

Osborne are undertaking a series of measures to carry out their work under a 'Considerate Construction' scheme to try and relieve the impact on residents.

Please see pages 3 and 4 for a detailed update on the project and a breakdown of upcoming works.

Our door-knocking visit

We will be door-knocking on the Redbrick Estate from Monday 12 June to introduce ourselves to you and talk through the updates on the project so that you are aware of how and when the works will affect you. It may take us some time to get around the whole estate.

On these visits, we will also be carrying out surveys to find out a bit more about life on the estate and we will be asking you about how you would like to be kept informed throughout the process. For residents living on the upper floors of Redbrick Estate, we will be collecting your details so that Osborne can connect you to the new entryphone system that will be installed in your flats and we will be explaining how the new system will work.

There will also be an opportunity to let us know if you are interested in a career in the construction industry.

Meet the door-knocking team



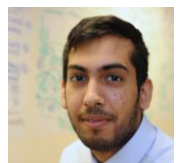
Lily



Lukas



Hope



Irundeep



Alicia



Anita

Meet the Contractors – come along on 27 June!

The Osborne team will be on hand for a meet and greet in a marquee outside the Vibast Centre Tuesday 27 June.

They will be based in the old health centre for a couple of years, so they will certainly become familiar faces!

You can drop in anytime between 3-7pm to chat, snack and ask questions.

Keep an eye out for posters advertising the event on your noticeboards.

Contact us

If you would like further information about us and our service, please call us on:

0208 536 1436, or:

Freephone: 0800 644 6040

redbrick@newmanfrancis.org



Quick recap of the estate improvement works

There will be three new housing blocks built on the Redbrick Estate. Blocks A and C will be at the Steadman Court side of the estate and Block B will be at the Vickery Court side of the estate. There will also be a new community centre and TMO office constructed as part of Block A.

The retail units, part of the garages and the Vibast Centre/TMO office will need to be demolished in order to make way for the new buildings. The old health centre will also be demolished towards the end of the project to open up a new feature garden.

There will also be landscaping works across the whole estate:

- New trees, plants and shrubs
- Hard paving, new fencing and enhanced access ways to mitigate scooter activities

These works will progress in 3 phases, which are outlined in the table below.

Update on the project

Osborne has carried out the necessary pre-construction surveys. The dentist surgery and Spectrum Youth Project remain in occupation but are due to move out in June 2017. This means that the main works are planned to commence in July 2017.

Osborne will be setting up site offices will be based in the old health centre and they will start installing hoardings from mid-June 2017.

The 3 phases of construction All timings are subject to change. We will keep you informed.

Relocation of dentist surgery and Spectrum Youth Project - June 2017			
Phase		Start date	Estimated completion date
Phase 1 (Steadman Court side)	Demolition of retail units	24 th July 2017	TBC
	Demolition of part of the garages	21 st Aug 2017	TBC
	Construction of new community centre	19 th Dec 2017	July 2018
	Construction of Block A	23 rd Aug 2017	Apr 2019
	Construction of Block C	10 th Oct 2017	Jan 2019
Phase 2 (Vickery Court side)	Relocation of community centre and TMO office into new provisions	July 2018	July 2018
	Demolition of Vibast Centre and TMO office and construction of Block B	July 2018	Sept 2019
Phase 3 (old health centre)	Demolition of old health centre and construction of feature garden	May 2019	Sept 2019

Phase 1 impacts of construction for residents: what to expect

Osborne will have a Community Liaison Officer based on site for residents to contact at all times during construction.

Access

There will be restricted access for pedestrians during these works. Osborne will be putting up hoardings which will secure the site along Bath Street and surround the old health centre and connect to the edges of Steadman Court, Cope House and the car park. Residents and other pedestrians walking through the estate will have to access Bath Street via Old Street or by walking around St Luke's school. There will be signs up around the site to clarify pedestrian access routes.

Construction vehicles will enter the site via a designated entrance on Bath Street. There will be a full-time traffic marshal stationed at the entrance to ensure safe access. There will be no site deliveries between the hours of school start and finish times, approximately 8:30-9:30am and 3:00-4:00pm.

Bath Street will remain open and will only be closed temporarily for deliveries. The pedestrian footpath on Bath Street will remain open but the hoardings will make the pavement narrower.

Noise and dust

Before building the new blocks, the retail units and part of the garages will need to be demolished. Demolition work is disruptive and it will take several weeks for it to be carried out. Modern methods mean that demolition is much more controlled – buildings are damped down with water to significantly reduce air borne dust, and noise levels are monitored to ensure levels do not exceed standard practices.



We will bring along some diagrams on our doorknocking visit to help you make sense of the plans!

Phasing Plan Section 1 Blocks A & C Phase 1

