

SOUTHGATE GREEN WARD FORUM

Ladderswood Update (March 2016)

The scheme is progressing well in some respects e.g. the first block has been built and demolition of a number of old blocks and industrial space has occurred earlier than was originally planned.

Demolition to Curtis House and the industrial units has been completed and sites have been cleared, these works have been undertaken ahead of the original schedule due to the council obtaining vacant possession of the blocks earlier than programmed.

Demolition to Danford House has also completed again ahead of the original schedule due to obtaining early vacant possession.

However, there have been delays to the scheme and this has principally been down to the following reasons:

At the planning consent stage there was a requirement to include an Energy Centre, and this was constructed as part of the Phase 1 works. The main structure for the Phase 1 works i.e. Blocks A and X were built (and would have been delivered) by October 2015, had the Council not proposed Lee Valley Heat Network (LVHN) as the Energy Centre operator. There has been some reluctance by the LLP to accommodate some of the changes proposed and to pay the increased costs which has added time to the scheme.

Design changes to meet the specification requested by LVHN, has resulted in a requirement to strengthen the structure of the Energy Centre located in the basement of Phase 1 in order to accommodate larger boilers and the thermal store. Works to the basement re-enforcement commenced in November 2015. All core-hole, piling and structural concrete topping was finished before Christmas.

The remainder of the works to the plant room and the installation of the Combined Heat Network (CHP) commenced on the 18/01/16 and are set to last for up to 20 weeks resulting in the first phase blocks not being delivered until August 2016.

The main driver regarding the delay in commencement of the phase 2 works can be summarised as follows:

- 1 Delays associated with the sign off of the Section 278 works (in particular in Station Road). This agreement was a requirement as part of the Section 106 and states that Mulalley could not commence on Phase 2 until all parties had entered into the Section 278 agreement. The Section 278 Agreement is now agreed, has been signed by external parties, and will be completed shortly.

2 The delays associated with stopping up Lower Park Road being granted by Highways were also linked to the Section 278 agreement and the stopping up of this road was approved in September 2015.

3 Delays associated with the diversion of existing utility services; Mulalley's application of the section 50 licence to carry out main sewer diversions to the site was approved in December 15 and traffic management measures have been put in to place and works commenced on 18th January 2016 and are due to last up to 8 weeks.

All the above issues are linked and contributed to a delay on Phase 2 which has meant that the construction works on Phase 2 are currently estimated to commence April 2016.

With this in mind Mulalley have already made commencement to site preparation works for Phase 2 and are currently in the process of installing large underground storm attenuation tanks.