

5 April 2019

Dear Golden Lane Estate Residents' Association

RE: Answers responding to questions received at the COLPAI Project Drop-In 21 March 2019.

We are writing in response to questions handed to the COLPAI Project Team from the Golden Lane Estate Residents' Association at the Drop-in Event on 21 March 2019. All questions received are included below and the COLPAI Project Team's response is included following each question. Please find below the full list of questions and responses.

Yours faithfully

COLPAI Project Team

1.0 Roles and Responsibilities

We understand that ISG are the appointed Contractors and that the City of London Surveyors Department have a role in managing the contract.

1.1 What is the ownership structure of the COLPAI project?

The ownership structure is as follows:

Responsible Chief Officer:	Andrew Carter, Director of Community & Children's Services
Lead Member:	Randall Anderson, Chairman of the Community & Children's Services Committee
Lead Officer (Education):	Gerald Mehrtens, Director of Academy Development
Lead Officer (Housing):	Paul Murtagh, Assistant Director Barbican & Property Services

1.2 Who are the client and stakeholders for the construction contract?

Client: City of London Corporation

Stakeholders: CoLPAI school, Cripplegate, Aldersgate and Bunhill members, Golden Lane Estate Residents' Association, Golden Lane Estate Tenant's Forum, Bernard Morgan House Community Liaison Group, Golden Baggers, Barbican Association, UAL: London College of Fashion, Prior Weston, Peabody, Friends of Fortune Street Park and residents and businesses surrounding the COLPAI Project site.

2.0. Asbestos

So far, we have been advised that “approximately ½sqm of asbestos was discovered under the slab”.

2.1 What are the asbestos readings on the site. Why are they not public like the noise, dust and vibration readings?

Air monitoring equipment has been set up to allow us to monitor the concentration of any airborne asbestos fibre levels that may be generated by the demolition works. We are looking at how we can condense the information from the air monitoring process into a format that can be shared on a monthly basis in the same way we do with dust, noise and vibration monitoring.

2.2 What are the “trigger levels” for the site?

When monitoring the concentration of airborne asbestos fibre levels, we refer to ‘control limits’ and ‘clearance indicators’ and not ‘trigger levels’. The control limit refers to the concentration of asbestos fibres in any localised atmosphere, measured and averaged over a continuous period of four hours. The control limit is specified in Regulation 2 of the Control of Asbestos Regulations 2012 as 0.1 fibres per cubic centimetre of air (0.1 f/cm³).

A clearance indicator of 0.01f/ml in air is also used in the UK for assessing whether an area is safe following the removal of asbestos and a thorough cleaning of the area.

All the results taken so far to date indicate that the control limit has not been exceeded or even closely approached.

2.3 Has further asbestos been discovered, in excess of the ½sqm declared?

The initial ½m² of asbestos was discovered in the demolition material from the previous structure. As we have previously advised, further asbestos has been found on the underside of the ground floor slab to the previous structure.

2.4 Was asbestos present in the spoil heaps on the site?

As stated in 2.3 above, the initial ½m² of asbestos that was discovered in the demolition material from the previous structure was in the spoil heaps on the site.

2.5 Why were the spoil heaps being raked through scoop by scoop by hand by men in protective suits and respirators?

It has been necessary for site operatives working in and around the area where asbestos has been uncovered to wear Personal Protective Equipment (PPE), in the form of suits and Respiratory Protective Equipment (RPE), in the form of masks as dictated by the regulations.

ISG operatives have been sorting through the rubble and spoil heaps as a precaution, to ensure that there are no asbestos containing materials within them. This will ensure primarily, the safety of the personnel on site and also the safety of residents and third parties.

2.6 What is the probability of further asbestos under the remaining slab?

We cannot tell whether there will be further asbestos under the remainder of the slab until the slab is broken and lifted. However, we do believe that it is likely that further asbestos will be present.

2.7 What actions are being taken to ascertain and contain further asbestos under the slab?

As stated previously, we cannot tell whether there will be further asbestos under the remainder of the slab until the slab is broken and lifted. We will continue to carefully break up and remove the slab under a watching brief from our asbestos analyst and, if further asbestos is uncovered, it will be removed under controlled conditions in accordance with the Control of Asbestos Regulations.

2.8 COLPAI have stated that asbestos removal is being carried out in accordance with the HSE Approved Code of Practice. This Code states that the plan of work must be made available to “others who may be affected by the work”. Due to the immediate proximity of the site we consider that we may be affected by the work and formally request a copy of the Asbestos Plan of Work.

We do not believe that there is any requirement for ISG to make public its Work Plan for the removal of asbestos and ISG has declined to do so.

3.0 Community Engagement

In the approved Draft Construction Management Plan, the COLPAI team committed to “Instigation of meetings with the local residents’ group at first on a weekly basis followed by monthly once our strategy is in place”.

We consider this is a condition of the planning obligation, not a matter of goodwill by the COLPAI Team.

3.1 What is the proposal for meetings to replace the Community Liaison Meetings?

Various drop in sessions have taken place in addition to monthly Community Liaison Group (CLG) meetings that took place from August 2018 through to February 2019. The COLPAI Project Team has set up monthly drop-in sessions and public meetings, (which will take place periodically), where there are many opportunities for the community to meet the team, find out about the works programme and ask any questions. We have launched a programme of these events, with the next event occurring on 25 April 2019.

The Community Liaison Group (CLG) meetings, which were held on a monthly basis from August 2018 to February 2019, have been suspended as a temporary measure because they are simply not fit-for-purpose at this present time. We are taking some time out to review the terms of reference for the CLG and its composition so that we can get it back on track. We are expecting to reinstate the CLG meetings in May or June.

4.0 Noise

4.1 What is the protocol for preparing the summaries of noise, dust and vibration monitoring that are published on the notice board? How are these average figures arrived at?

Noise, dust and vibration monitors measure the activities on the site over a continuous period while the work is being carried out. The summaries that we produce and publish on the notice board are based on average figures taken over the previous month.

4.2 What arrangements are in place for access to actual historic and live data?

There are no arrangements in place for members of the public to access actual historic and live data. However, ISG and the client monitor this information on a regular basis. In addition, the information is provided to the Environmental Health Teams both at the City of London and the London Borough of Islington. Both these Environmental Health Teams have the ability to inspect the equipment and data at any time during the operation of the site to satisfy themselves that the monitoring process is robust and trigger levels are being adhered to.

4.3 Who took the decision to change the term “Consented Quiet Times” to “Consented Reduced Impact Hours” in the COLPAI newsletter?

Colleagues in our Environmental Health Team pointed out to us some time ago that the terminology ‘consented quiet times’ that we had been using in correspondence was incorrect. The correct terminology is ‘consented reduced impact hours’ and is taken from the City of London’s Code of Practice for Deconstruction and Construction Sites (Sections 3.6 to 3.9 Page 12).

This documents is available to view on the City Corporations webpage here:

www.cityoflondon.gov.uk/business/environmental-health

And can be downloaded as a PDF here: <https://www.cityoflondon.gov.uk/business/environmental-health/environmental-protection/Documents/Code-of-Practice-for-Deconstruction-and-Construction-Sites-9th-Edition.pdf>

4.4 What threshold noise levels for the Consented Quiet Times?

The threshold noise levels for the Consented Reduced Impact Hours are in accordance with the provisions of the City of London’s Code of Practice for Deconstruction and Construction Sites.

4.5 What activities would typically be suspended during Consented Quiet Times?

This is not a matter of choice for the Project Team but, is determined by the requirements of the City of London’s Code of Practice for Deconstruction and Construction Sites, which we are complying with Section 3.7 of the Code of Practice identifies the noise generating activities that will not usually be permitted during the Reduced Impact Hours.

4.6 What would you consider acceptable activities?

As stated in 4.5 above, this is not a matter of choice for the Project Team but, is determined by the requirements of the City of London's Code of Practice for Deconstruction and Construction Sites, which we are complying with. Essentially, unless explicitly excluded in the Code of Practice or, we believe an unspecified activity would be generating unacceptable noise levels, all other activities would be considered acceptable.

5.0 Construction Management Plan (CMP)

5.1 Please issue a copy of your updated CMP

The latest revision of the Construction Management Plan, Revision 14, was published on the website on 4 March 2019.

6.0 Forthcoming Works

6.1 What is the programme for the remainder of the demolition works?

We continue to remove the ground floor slab from the previous building on site. On completion of this activity we will remove the existing foundations completing the demolition phase of the project with the exception of the existing substation.

6.2 What piling method has been selected for the project?

We will be using a piling technique known as the CFA drilling technique. Continuous flight auger piles are constructed rotating an auger string into the ground by injecting concrete under a minimum pressure through the hollow stem of the auger. The soil is replaced with concrete in one continuous movement as the auger is withdrawn.

6.3 What equipment is proposed to be used?

Keller SF65 Piling Rig.

6.4 What is the programme for the works following demolition?

The immediate works following completion of the demolition works are:

- Piling works – starting early July 2019 (Ref CP08);
- Groundworks – starting mid-August 2019 (Ref CP08).

ENDS