

Rye Hill Park New Build

April 2021 | Issue 6

Residents' Newsletter

Welcome to your latest newsletter

ENGIE is working in partnership with Southwark Council to build new council homes at Rye Hill Park. The project is due to complete in summer 2022.

Project update

You may have noticed current progress with the construction of the flats has been slower than expected. The delays are due to some elements which were not apparent before the project started.

A 'glass fibre cable' which serves many of the homes in the area with broadband has been found to run in a shallow trench through the north end of the site cutting across the proposed foundations. This should run either beneath the public road or footway and will need to be moved before building works can start in the area.



Breaking out of concrete slab and lower section of site piling mat

Contact Us...

Our usual working hours are **Monday to Friday, 8am to 5pm.**

If you have a query about the works or would like to report an emergency during our working hours please contact the ENGIE Project Manager, **Mark Roberts** on **07971 792258.**

Alternatively, our main office number is **0207 523 5201.**

If you need to report an emergency out of hours, or at the weekend, please call us on **0333 121 0067.**



Project Manager, Mark Roberts
07971 792 258

As with any live cable there are regulations in place stipulating the length of time it should take to move the cable following notification. We have currently been advised that it could be as long as August 2021 before this cable can be moved. We are working closely with the broadband providers to try and speed up this process.

In addition to the cable, we have come across low grade cement-bound asbestos material beneath an existing concrete slab which belonged to the garages on the land. Once the material was found beneath the slab, construction works in the localised area were stopped and secured. The material was tested, identified and safe systems of work were put in place to protect the general public and the workforce whilst the material was removed.

This has slowed the progress of construction considerably and will continue to do so whilst the existing slab is removed in a methodical manner.



Hoarding complete adjacent 2-32 Rye Hill Park



Internal concrete cross over to allow access and egress

As a result of the above delays to construction, we now believe the project may finish sometime after the original May 2022 completion date provided. The exact timings are currently under review and will remain under review until we have more information on the extent of the asbestos beneath the ground. We will continue to update you via the residents' newsletter as soon as we have any further information. We would like to reassure residents that there is no need to be concerned about the asbestos at the site. The removal is being undertaken by professionals and there is no health and safety risk to residents or members of the public.

Needless to say ENGIE and Southwark Council are working tirelessly in the background to ensure there is as much as can be done to minimise the delay to the construction of this project.

What we've completed

Since our previous newsletter we have completed the following:

- Drainage adjacent 2-32 Rye Hill Park
- Breaking out of concrete slab adjacent 2-3 Rye Hill Park
- Installation of an internal concrete cross over to allow us access and egress to the higher section of the project
- Alterations to the hoarding
- Installation of piling mat to the lower section of the project

What we're doing now and next

- Drainage outside of the hoarding adjacent 2-32 Rye Hill Park. These works will take place during April/May dependent on Thames Water and their extended attendance schedule due to COVID-19. We will write to the residents of 2-32 Rye Hill Park separately closer to the event, giving a full explanation of the works

- Installation of drainage will continue to the lower section of the site
- The second phase of our cross over will commence to the higher access and egress gate. These works will be carried out on the footpath and segregation will be put in place
- Continuation of sheet piling
- Installation of piling mat on the higher section of site
- We will be issuing a letter to residents shortly regarding the piling and the crane installation which will commence late May/early June

Please do not park on the new yellow lines as it is affecting our deliveries. We understand this is frustrating however when deliveries arrive we struggle to get the vehicles on site.

COVID-19 measures

As more businesses and venues start to re-open, we would like to remind you that we are still following current government guidelines regarding protective measures and social distancing to prevent to spread of COVID-19. These measures ensure we continue to deliver our works safely.

COVID-19 remains a very real danger, if you are experiencing any symptoms please isolate at home and book a free test - **Do your part to keep your community safe and COVID-19 free.**

