

# Ivy Church Lane — June Newsletter

Issue 7—June 2021

Welcome to the June issue of the Ivy Church Lane Redevelopment Newsletter, our aim is to keep all of our neighbours regularly updated with progress, planned activities, news and information relating to the scheme. We will be issuing these newsletters quarterly for the duration of the project and welcome any comments and feedback that you may have via email to [info@aspensbuildltd.co.uk](mailto:info@aspensbuildltd.co.uk)

## Project Update

The scheme is four weeks delayed which is due to the inclement weather suffered earlier in the year and disruption suffered throughout the Covid pandemic. The external façade works continue on the apartment block with the brickwork nearing completion and the upper roof now having the insulation and roof felt installed. The balcony handrails have started to be fitted along Mina Road with the windows and patio doors being installed at the same time. The internal walls and ceilings are now being erected and rooms now formed on each floor with the pipework and cabling being fitted to suit layouts.

The mews houses are progressing well with the brickwork now up to 2nd floor level with the floor joist and flooring being installed presently. With just the third floor to build before the roof joists can be fitted it will not be long until the windows can be installed and works to the inside can commence.



## Mechanical & Electrical (M&E) 1st Fix...

The term 1st fix refers to the initial installation works that are required so that follow on trades can progress their works allowing fixtures and fittings to then be installed.

Mechanical and Electrical 1st fix, or M&E 1st fix as it is called for short, is the installation of all of the primary pipework, ventilation duct and electrical cabling located above ceilings, under floors or behind walls. These are then covered with plasterboard which in turn is plastered and decorated before sinks, baths, radiators, switches and sockets are then installed, this stage is called 2nd fix.

Within the apartments all floors are now M&E 1st fixed with walls and ceilings being closed ready for finishes.



## Site Information

### Contact Details—

Southwark Council— Thandi Gonzales

020 7525 0118

Site Manager— Gary Rush

07464 496940

[info@aspensbuildltd.co.uk](mailto:info@aspensbuildltd.co.uk)

### Working Hours—

Mon—Fri 8am—6pm

Sat 8am-1pm (when needed)

## Considerate Constructor Scheme

Aspen Build Ltd are members of the Considerate Constructors Scheme and have registered this project with them. Registered sites are committed to care about appearance, respect the community, secure everyone's safety and value their workforce. For more information please visit

<https://www.ccscheme.org.uk/> or call

0800 7831423



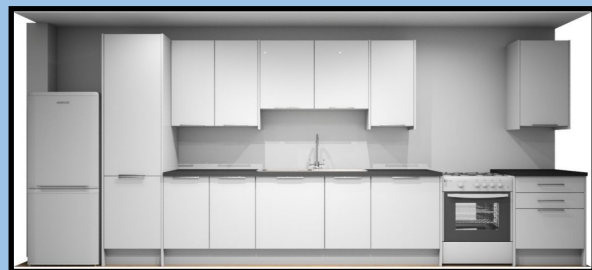
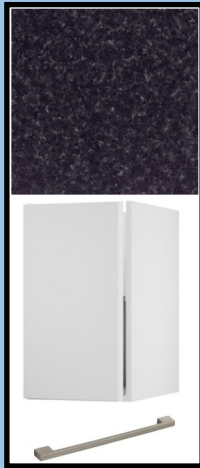
## Upcoming On-site Activities

- Mid June—Upper roof coverings to the apartment block
- End June—PV panels, TV/Satellite and Lightning protection to apartment roofs
- End June—Dismantle upper level scaffold around apartment block
- Mid July—Complete brickwork and roof to mews 1&2
- End July—PV panels to mews roofs
- June/July/August—Internal walls, carpentry, M&E and decoration to apartment floors

During the next period there will be regular deliveries of Scaffold, bricks, blocks and silo mortar refills as well as windows, doors and plasterboard. These deliveries will be planned to miss peak traffic and pedestrian timeframes where possible and will be managed by our traffic marshals within the Temporary traffic restriction zone which will remain in place Mon-Fri 8am—4pm.

## Howden Kitchens

The kitchens that are being installed on this project are being supplied by Howden Joinery and are from the Greenwich range. The colour chosen for the units is gloss white with a Black-stone square edge work-top and Nickel effect bar handles. Within the accessible flats special rise and fall adjustable height work-tops are being installed to suit wheelchair users.



## COVID19 Information

Aspen are continuing to implement enhanced site safety measures on site associated with Covid-19 as advised by UK Government and following the procedures and guidance set out within the Construction Leadership Council "Site Operating Procedures (version 7)"

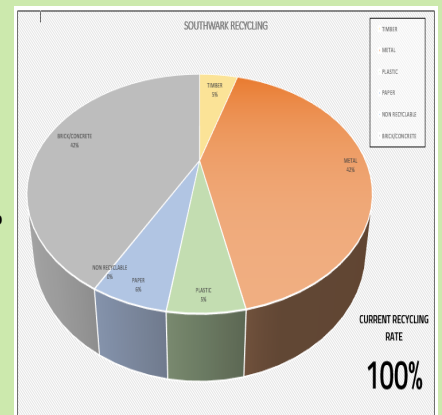
For more guidance please visit the following website:

[www.constructionleadershipcouncil.co.uk](http://www.constructionleadershipcouncil.co.uk)

## Waste Recycling Figures

To date all of the waste produced on site has been able to be recycled by Advanced Waste Solutions meaning we have maintained a 100% green rating for site waste on this project.

**TIMBER = 8%**  
**BRICK/CONCRETE = 60%**  
**METAL = 21%**  
**PLASTIC = 6%**  
**PAPER = 5%**



## Progress Photos



Plasterboard to walls



External Scaffold



Roof Insulation



Balcony Glazing

A copy of this newsletter and previous newsletters can be found online by visiting: <https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/faraday/ivy-church-lane-garage>.