

## **BELGROVE HOUSE, CONSTRUCTION WORKING GROUP**

### **MEETING NOTE**

**MEETING DATE: 11/04/24**

#### **Attendees**

Antonio Megaro, Megaro Hotel (AM)	Andy Griffiths, Mace (AG)
Pete Tompkins, St Pancras Chambers (PT)	Neda Haghshenas, Mace (NH)
Saviour Caruana, Macdonald Hotel (SC)	Paul Coomber, Mace (PC)
Cllr Liam Martin-Lane (LML)	Michaela Gaffney (MC)
Tessa Bennett, King's Cross Methodist Church (TB)	Peter Sockett, Precis Advisory (PS)
	Duncan Hepburn, LCA (DH)

#### **Meeting notes**

##### **Introductions**

**DH** welcomed members to the meeting, introducing himself, before asking the rest of the team to introduce themselves, and then members. He checked with members that they were happy to sign off minutes of the previous meeting, which they were, and he said that the next meeting was scheduled for 15 May.

##### **Mace presentation**

**DH** handed over to **AG** who ran through a presentation (as per the attached), which included:

- An intro to the team
- A reminder of the proposals
- An update on logistics routes
- A general project update
- Progress on the guide wall and capping beam
- Site logistics
- Upcoming works over the next six months
- Noise and dust
- T-Level placements and community initiatives
- UCL engineering students visit
- Easter Egg and Mothers' Day donation
- How to get in touch

**PC** recapped on logistics routes, explaining that the team are using both Belgrove Street and Crestfield Street for deliveries, with larger deliveries turning right into Belgrove Street and exiting via Argyle Square and smaller deliveries turning left into Crestfield Street. The team have put a number of signs up around the area to let the community know where they are entering and exiting the site. **AG** added that there are a number of vehicle marshals there to guide the vehicles into site and escort them away from site.

**AG** said that over the last year, the team has embarked on a number of major utility diversions and that the last diversion was achieved back in March, which was Thames Water on Euston Road. This means works can be carried out unhindered by existing utilities.

Mace is now undertaking pre-secant pile coring on the North-West corner, which should be completed this week. Secant wall piling also continues to progress along the Belgrove Street and Euston Road elevations. Capping Beam construction is moving forward along Belgrove and Crestfield Street elevations.



Site office and welfare accommodation has been granted planning permission from Camden Council and as part of the Considerate Constructors scheme, the project has scored 44/45 on its second inspection, improving on the first inspection score 41 which is a great success for all involved.

**PC** talked through images relating to the construction update – referencing progress on the guide wall, piling and capping beams.

**PC** then explained site logistics, saying that there are now two out of the four pit lanes in position so the community can expect to see ‘tipper trucks’ turning up, parking in front of the gates and being loaded in those pit lanes and leaving through Argyle Square as per the Traffic Management Plan. A mobile crane will be installed at the beginning of May, which will cause a short road closure, and this is so materials can be lifted down to the basement to make the site ready for the first Tower Crane, which is currently due for the end of June.

In terms of upcoming works over the next six months, **AG** said that the bulk dig will be happening through the middle of the site which will mean an increase in construction traffic. The bulk dig will be over a 17-week period, but this doesn’t mean vehicles will be backed-up as there is a holding location agreed at the north end of King’s Cross and York Way at the concrete plant that’s also supplying the concrete for the project.

The basement box will be commenced in May which involves the preparation for the basement slab. The need for tower cranes will lead to road closures and the community will be informed of this ahead of time. This will be a full weekend job. The box should be complete towards the end of October and then the first-floor slab can be progressed, at which point the building will become visible above the hoarding line.

The demolition of the East subway box (on Euston Road) is due to commence in August, with preparation work starting in July.

**PC** talked through noise, dust and vibration monitors – which are reported to Camden Council monthly in terms of readings. When there are any alerts, work immediately stops to address the situation and the team is transparent with Camden Council. He then explained working hours – 8am-6pm Monday to Friday; and 8am to 1pm on Saturday.

**AG** said that Mace has received a small number of complaints from the community and thanked those who have been in touch as the team is keen to address any issues quickly and effectively. There have been incidents of staff arriving early on site and a fire alarm going off. On the former, staff have been briefed to remain as quiet as possible, and on the latter, the alarm was faulty and has been replaced. Any complaints received are relayed to Camden Council and Mace undertakes regular audits on site activity.

**NH** and **MG** talked through Mace’s social value work. The team welcomed a T-Level placement for four-weeks who spent time with all disciplines within the project team and described his time as ‘a valuable experience’. Two groups of UCL first and second year engineering students were also invited to site as part of UK Build Open Doors, where they learnt all about the works going on at Belgrove House.

Finally, in March Mace ran two donation drives collecting Easter Eggs for the Young Camden Foundation (totalling £550); and collecting for Little Village (totalling £400), who support children under five in poverty.

The presentation was completed by explaining how people can contact the team, using:

- Phone - 0845 602 5761, quoting 39641, to speak directly with the Mace team
- Email - [belgrovehouse@londoncommunications.co.uk](mailto:belgrovehouse@londoncommunications.co.uk)



## Q&A

- **LML** asked if there is a commitment to provide more long-term or permanent employment opportunities. The team said they are working with the Construction Skills Centre, as per the S.106 legal agreement, and have placed four local operatives and are in the process of recruiting four more apprentices. Mace as a business has over 300 apprentices on its programmes and are recruiting for a construction management apprentice for Belgrove House, starting in September. Mace is working with Camden Council to ensure this is a Camden resident. There will also be a further cohort of T-Level placements in September/October and there are also Career Insight days in July taking place at the Mace head office. The S.106 legal agreement means that Mace are committed to 20 apprentices and 18 employment opportunities. At present, Mace has employed four local people and there's a pipeline of apprentices.
- **LML** thanked the team for being upfront about complaints to date and noted there was theme about the portacabin on the west side of Argyle Square. He asked for confirmation about how long it would be in that location. **AG** said that the planning permission that has been granted means that it can be in place until March 2027 but Maces' contract is currently until April 2026. **LML** asked if there any intention to move the portacabin on site during works and **AG** explained that they had asked Camden Council for a facility of two-storeys, but this was not deemed viable. This means that additional space will have to put in the building when it's advanced enough to accommodate it, which will be when it's built to level five.
- **LML** said he would appreciate ongoing engagement and dialogue with the community in advance of any works and the team agreed that is absolutely the intention.

## Actions

- Mace to forward link re. job opportunities to LML.
- Mace and LCA to keep up regular engagement and dialogue with the local community.

END