

RESIDENT LIAISON MEETING



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Purpose of meeting

- Provide information and advice to residents about progress
- Understand issues of interest for the existing and new communities
- Listen and pass on issues and concerns and raise them to the relevant parties within CIP, the Council and Hill.

Resident Liaison Meeting

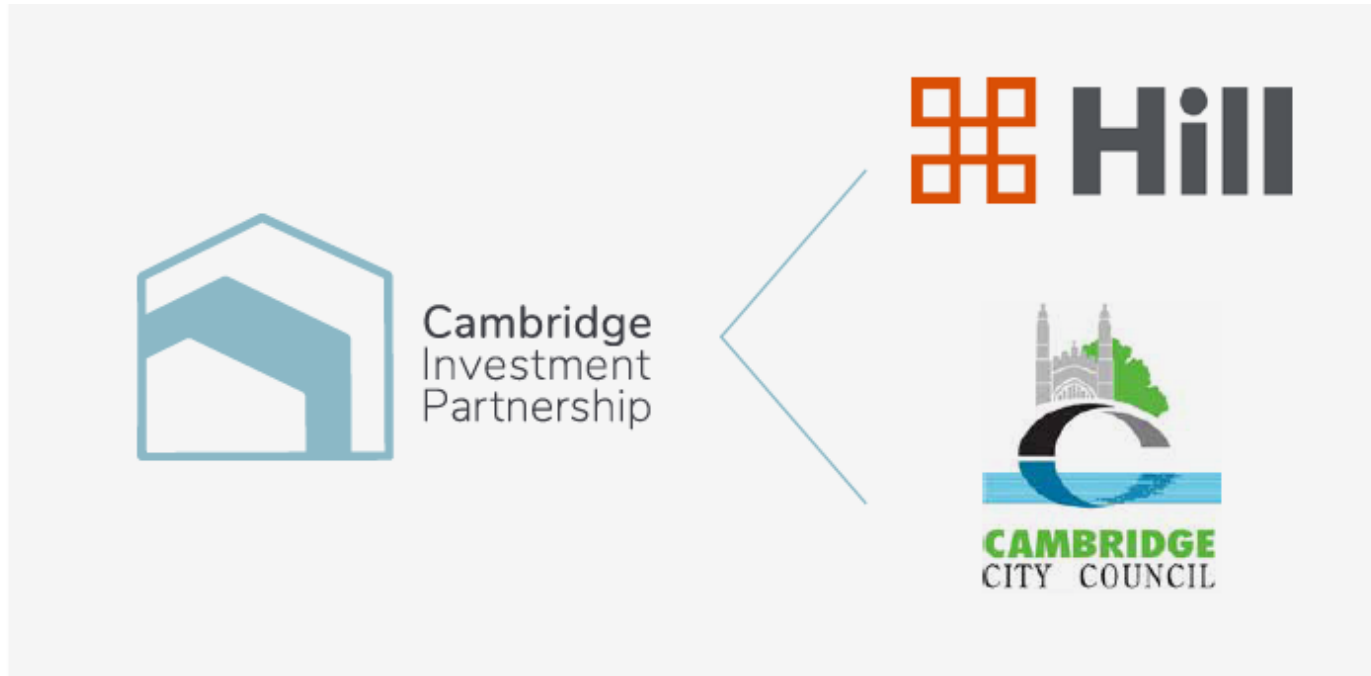
Agenda:

- Introductions (Chair, Cllr Mike Davey)
- Mill Road Summary (Benedict Binns)
- Cromwell Road Summary (David Digby)
- New Community Centre update (Allison Conder and Diane Lane)
- Contractor Update Mill Rd (Chris Luxford)
 - Resident Q&A (roving mic)
- Contractor Update Cromwell Rd (Chris Luxford)
 - Resident Q&A (roving mic)
- Time Capsule (Lynne Bell)
- Open Q&A for residents (roving mic)
- 9pm Close

Background to developments

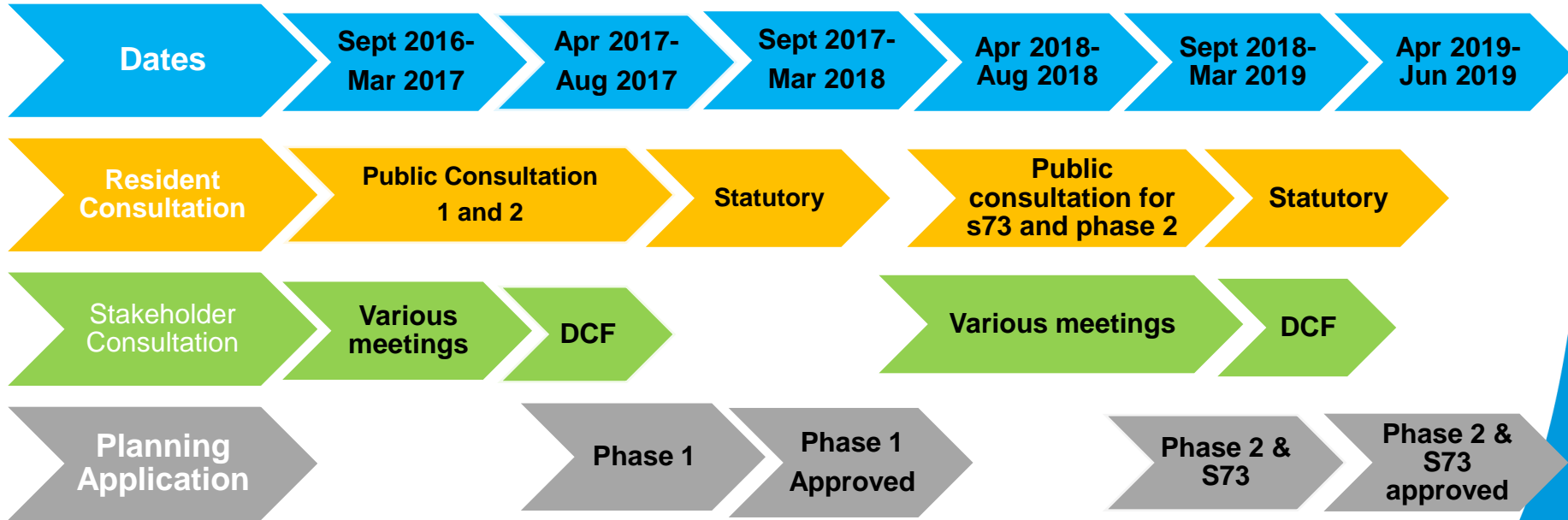
- Council is now actively involved in building new homes and has set CIP up with Hill to deliver:
- Why?
- Need for affordable housing NOW
- Being directly involved enables better schemes: quality, open space, community, type of housing

Cambridge Investment Partnership



- Joint Venture LLP between Cambridge City Council and Hill Investment Partnership

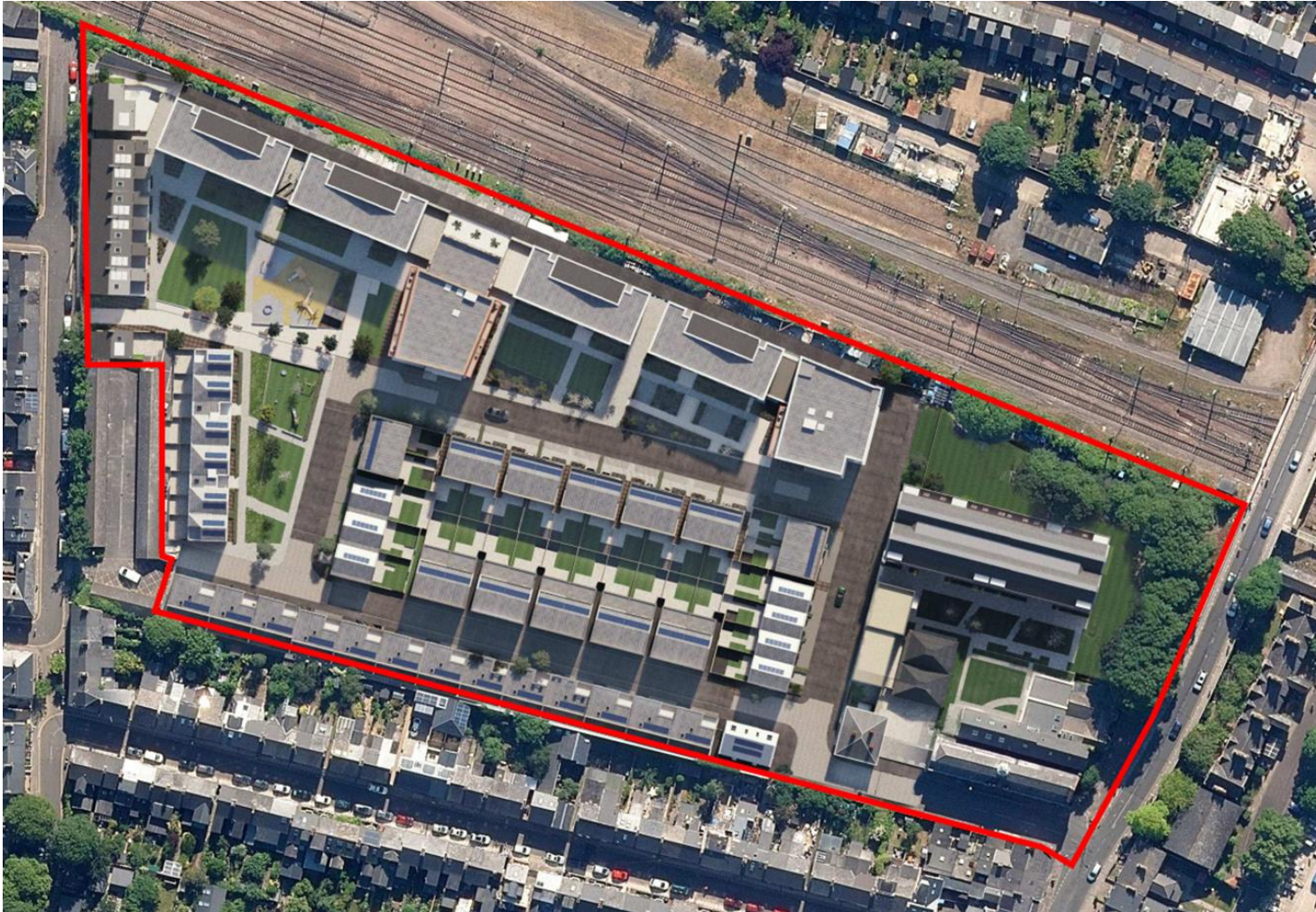
Re-cap on Mill Rd



Mill Rd - Before



Mill Rd – as designed



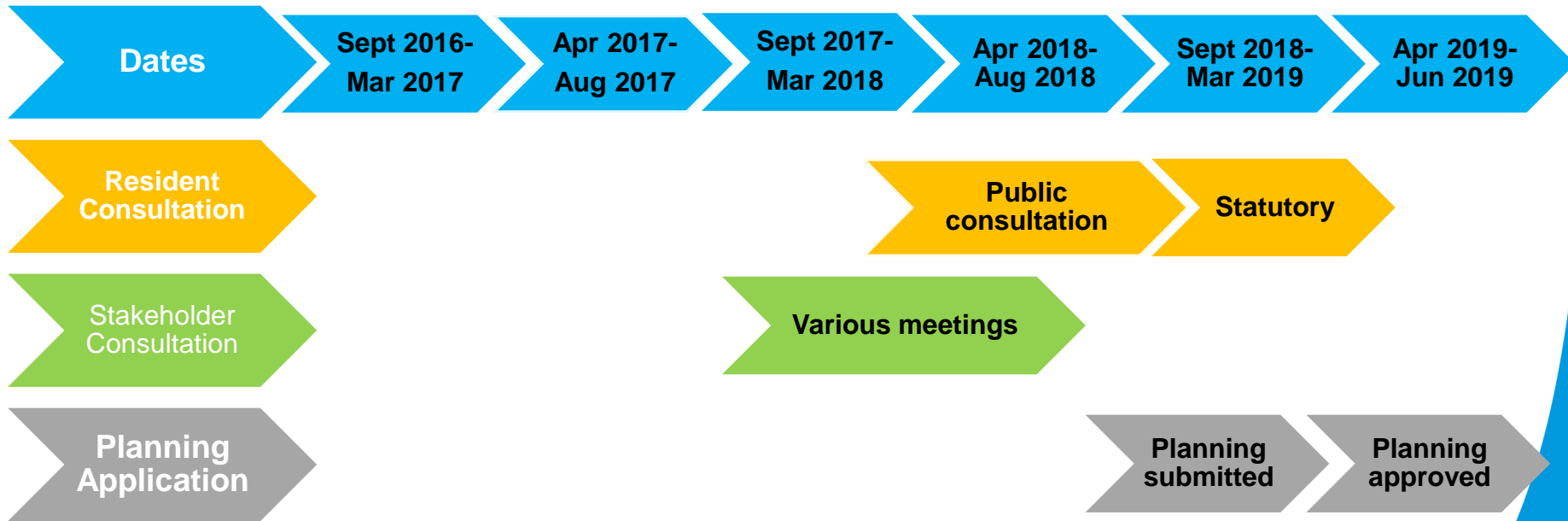
Mill Rd as designed



Mill Rd as designed



Re-cap on Cromwell Rd



Cromwell Rd - Before



Cromwell Rd – as designed



Cromwell Rd – as designed



Cromwell Rd – as designed



Ironworks New Community Centre

Allison Conder

**City Council,
Strategic Project
Manager**



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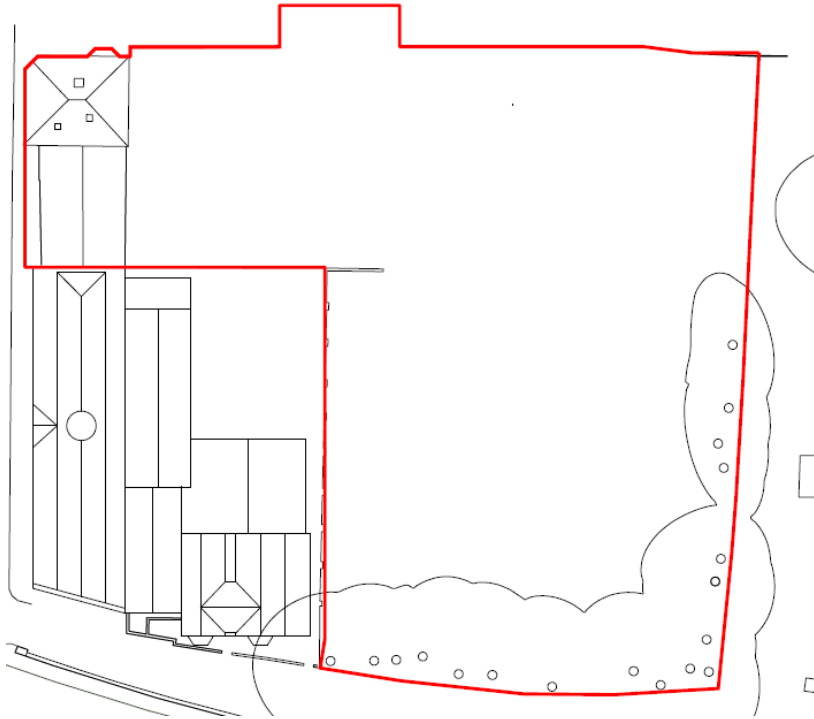
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Location:

- Key entrance from Mill Rd
- Phase 2 planning application
- Due to open Aug 2021

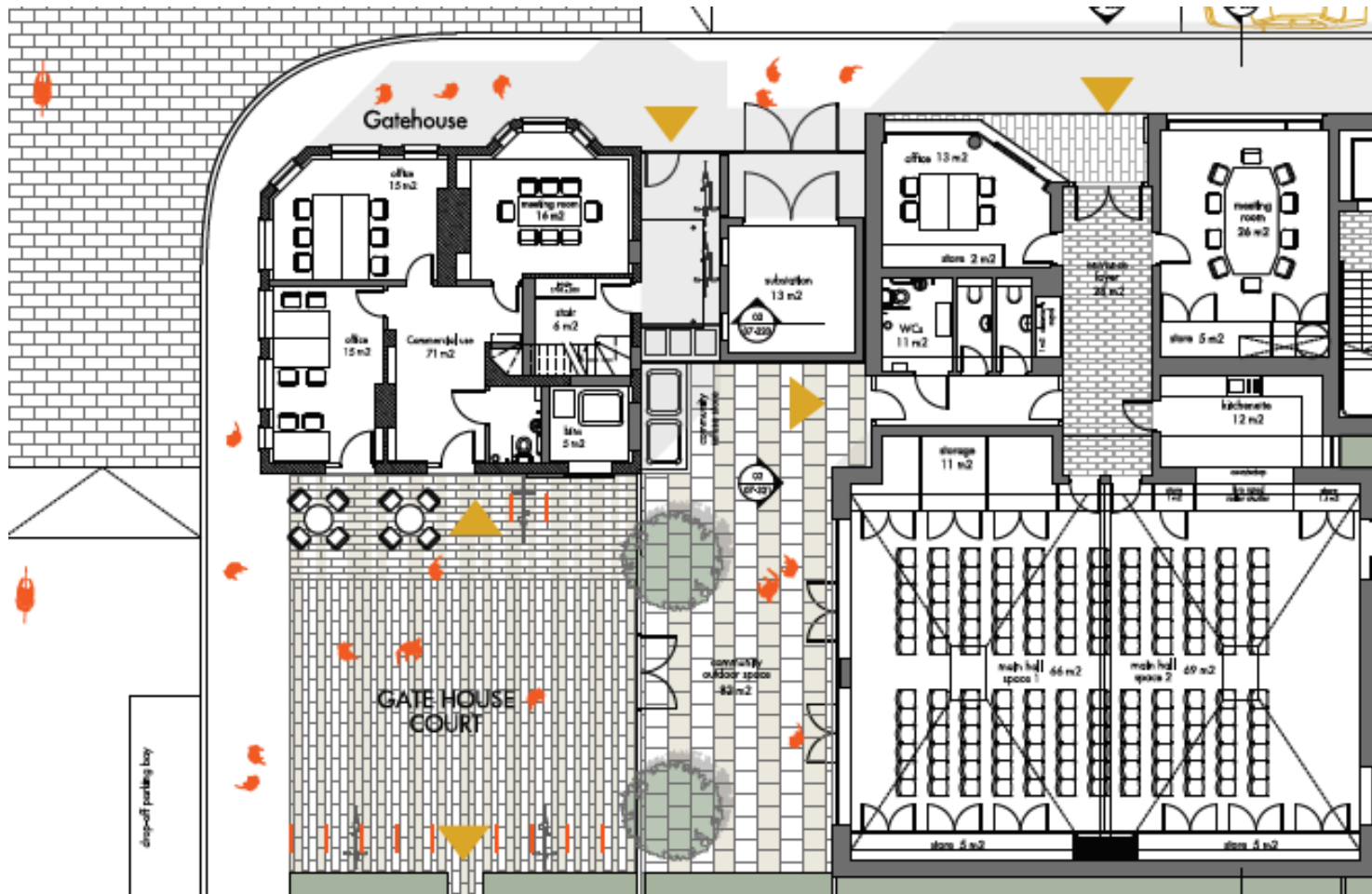
Plan A – Gatehouse Conversion



Important Landmark, but proved problematic:

- Split over two floors created accessibility issues
- Required lifts and duplicated GF & FF facilities
- Reduced community space
- No scope for a large hall
- VFM - expensive conversion

Plan B – A Bespoke Centre



- Entrance off Headley St
- Disabled parking space
- Office or small meeting room 13m²
- Main meeting room (26m²)
- Kitchen (12m²)
- Large dividable hall (135m²)
- Accessible +2 toilets
- Outdoor courtyard garden (82m²)
- Cycle parking and delivery drop-off Gate House Court

Gatehouse will now be converted into GF offices and FF residential

Entrance off Hazell St



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Centre Operators

- 30 year campaign for a Petersfield community centre
- Council wanted to appoint a community organisation to run the centre
- Open tender Nov 2019
- 2 bids received
- Winning proposal submitted by Romsey Mill and PACT
- Now working with us on the detailed fit-out requirements



Mill Road & Cromwell Road Progress Update

02/03/2020

Presentation by Chris Luxford



Hill

WhatHouse?
Housebuilder of the Year

Mill Road, Enabling Update.

- **During the enabling phase the following works where completed,**

- **2 phases of demolition, Phase 1 to clear the main site back in 2018.**





- **And more recently Phase 2, clearing the office accommodation and car parking adjacent to the County Library Building.**





- **Following Demolition the site was remediated where required with contaminated material removed for treatment and disposal, All of these works where monitored and validated by our environmental specialists.**







- **All enabling works are now complete.**

Mill Road, Construction Update.

- **Mill Road Week number 88 of 170.**

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| WhatHouse? Housebuilder of the Year

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- **We have constructed a new parking area on site ensuring our operatives park on site.**



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- **Road Sweepers have been active around the site boundary with up to three visits a day as we are conscious that it is our responsibility to keep the Highways Clean & Clear of debris.**

Mill Road, Highways Update

- **We have been working collaboratively with our service providers to complete all 278 Highways Improvements along Mill Road.**



- **I am pleased to report the highways works are now complete with only the Railings to the Railway Bridge left to complete in the future.**



Mill Road, Next 6 Months?

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- **The basement & reinforced concrete frame from B01 to B06 will progress and become visible above the boundaries.**



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 - The houses along Hooper Street will be Constructed.
 - The basement & reinforced concrete frame from B01 to B06 will progress and become visible above the boundaries.
-
- **Structural works to the Gatehouse building will commence, preparing it for its future use.**



Mill Road, Q&A

Cromwell Road, Enabling Update.

- **Demolition commenced in the spring of 2019 with the main structures demolished by Autumn 2019.**







- **This left the attenuation pond which has now been demolished closing out the demolition phase of the project.**



- **Following Demolition the site was remediated where required with contaminated material removed for treatment and disposal. All of these works were monitored and validated by environmental specialists.**









- **All enabling works are now complete.**

Cromwell Road, Construction Update.

- **Cromwell Road Week number 7 of 191.**

- Cromwell Road Week number 7 of 170.

- **The construction phase is progressing well with roads and foundations currently being installed across the site.**



- [illegible]



- Cromwell Road Construction Week number 7 of 170.
 - The construction phase on site is progressing well with roads and foundations currently being installed across the site.
 - Piling operations are being completed along the railway elevation in preparation for basement construction.
-
- **The site entrance works have been completed within the boundary in preparation for the off site 278 works in spring 2020.**



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 - The construction phase on site is progressing well with roads and foundations currently being installed across the site.
 - Piling operations are being completed along the railway elevation in preparation for basement construction.
 - The site entrance works have been completed within the boundary in preparation for the off site 278 works in spring 2020.
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- **Road Sweepers have been active around the site boundary with up to three visits a day as we are conscious that it is our responsibility to keep the Highways Clean & Clear of debris.**

Cromwell Road, Next 6 Months?

- **Electric Cable diversion and Substation works to be completed on site.**



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- Piling works and RC Frames.
- Sales complex and associated access.

- **Phase 1 & 2 Houses.**



Cromwell Road, Q&A

HPL Residents Liaison

Lynne Bell

Hill contact details

- If you have any queries or concerns, our Resident Liaison Team are available 8am to 8pm, seven days a week.
- The free phone number is **0800 032 6760** or we can be contacted by email: residents@hill.co.uk
- All issues are logged and recorded by the resident liaison team.

Time Capsule



A Time Capsule ready for burial



Thank you



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