

King's Cross Central - Quarterly Monitoring Report – **9th June 2008**

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This King's Cross Quarterly Monitoring Report has been designed to keep the Construction Impact Group up to date with what is happening on the King's Cross Central Scheme and specifically with issues related to the Code of Construction Practice (CoCP), such as community liaison and any environmental impacts. The report will develop and grow over the life of the scheme and any suggestions of what information should be added, or indeed left out, are most welcome.

The report will highlight the main achievements accomplished on the scheme during the last three months and list some of the future works. It will also give the reader a flavour of the public's perception and attitude towards the scheme by summarizing the topics raised through the Helpline and website.

As part of the initial report it was felt that a brief summary of the four main construction companies would be useful:

HBG – www.hbgc.co.uk

HBG is a leading UK construction services company employing more than 2,600 staff with an annual turnover in excess £1bn. HBG provides customers with an established and fully integrated range of construction, property development, design and facilities management services nationwide. Operational markets include healthcare, education, commercial, retail, leisure, mixed development, urban regeneration and public procurement framework.

On the King's Cross Scheme, HBG has been appointed by Argent to design, construct, extend and renovate the Victorian Eastern Goods Yard complex of buildings to provide educational facilities for University of the Arts, London, as well as office accommodation, retail areas, leisure facilities and public spaces.

Nuttall – www.edmund-nuttall.co.uk

Nuttall is a sister company to HBG and also part of the Royal BAM Group, a £5.9bn construction and property company. It works in partnership with both the public and private sectors and undertakes the full range of civil engineering activities. It has a turnover of £560m and 2,869 dedicated staff.

At King's Cross Nuttall is responsible for a wide range of the works on site in both preparing the land for the erection of the new buildings and carrying out both hard and soft landscaping afterwards. Remediation of contaminated spoil, removal and construction of a bridge over the Regents Canal, building of new roads, the installation of utility services, demolition of redundant buildings and the creation of spectacular fountains in the new Granary Square are just some of the works that Nuttall will carry out.

Kier – www.Kier.co.uk

Kier Group is a leading construction, development and service group specializing in building and civil engineering, support services, private house building, property development and Private Financial Initiatives.

The Group employs over 9,000 people worldwide and has an annual revenue in excess of £2.1bn.

The Kier works includes an “Energy Centre”, 250 apartments, 600 space car park as well as leisure and commercial facilities all within building T1. They are also refurbishing the Great Northern Hotel.

Carillion – www.carillionplc.com

Carillion is one of the UK’s leading construction companies and a market leader in commercial buildings. They employ about 50,000 people operating world wide and have an annual turnover of £5bn.

At King’s Cross, Argent will be looking to Carillion to build commercial offices, residential blocks and surrounding infrastructure. Their initial works include the new head office for Sainsbury’s and one of the accommodation blocks. They are also constructing and running a Construction Training Centre which will provide training for local apprentices who will then gain experience working on the King’s Cross Development.

Progress Update

Listed below is some of the work that has been started on the King’s Cross Central site in the last three months:

Construction Training Centre was started by Carillion in May and is due to be opened for business in January 2009.

The Great Northern Hotel is now undergoing refurbishment by Kier which started in March and is being adapted to allow the Northern Ticket Hall glass canopy to merge with the front of the building. This work will last some 78 weeks.

Site investigation has been carried out in the form of trial pits and bore holes to find out what lies beneath the surface. This information is required to determine the type and depth of the foundations required for the future buildings. It is also used to locate any contaminated spoil which will then be removed from site.

Eastern Goods Yard enabling works have started with the demolition of existing structures which have permission to be demolished,

including the Assembly Sheds and the two northernmost bays of the East Handyside Canopy.

Unfortunately, part of the works did not comply with the method statement as agreed between the parties and measures have since been put in place to improve communications between the various parties to prevent reoccurrence. Management procedure has been reviewed to ensure that careful demolition continues within other heritage buildings in conjunction with building recording as required.

Archaeological investigations has found several interesting artifacts including parts of the original railway turn tables together with bits of the turning mechanism such as capstans.

Goods Way Railway Bridge was removed on 28 May using an 800 ton crane and the canal tow path was reopened ten days earlier than programmed.

Hoardings around the Great Northern Hotel and at Wharf Road now have images of the King's Cross scheme attached to them with contact details.

Newsletter and Flyers

500 copies of a Flyer were distributed informing users about the closure of the Regent's Canal tow path.
No Newsletter was produced in the last quarter.

Press Releases

There was one Press release in the Camden Gazette on 30 April informing readers of the Regent's Canal tow path closure.

There is also an article and some pictures on the web site about the bridge removal at:

<http://www.building.co.uk/story.asp?sectioncode=284&storycode=3114977>

Noise Monitoring Summary Report

The permanent noise monitoring points are in the process of being set up. The English Cogger Partnership produced a Baseline Noise Monitoring report and identified three locations around the site as being suitable for the installation of Class 1 sound level meters. English Cogger is being appointed by the development partners to

install, calibrate and monitor the meters. Concurrently, the relevant permissions are being sought from the respective landowners for such installation and maintenance. In the interim, demolition work is being monitored locally by the contractors carrying out the works. With the Eastern Goods Yard being some distance from any residential accommodation, the noise has not been the cause of any complaints to date.

Air Quality Monitoring Report

The permanent air quality monitoring points are currently being set up. Five locations on the periphery of the development site have been identified as suitable monitoring points. The King's College Environmental Research Group (ERG) is being appointed by the development partners to install, calibrate and monitor the equipment at these locations. Concurrently, the relevant permissions are being sought from the respective landowners for such installation and maintenance. Tenders from equipment suppliers have been submitted for the monitoring equipment with a view to confirming its purchase imminently. In the interim, local readings are being taken by the demolition contractor and sprinklers are being used as necessary to suppress dust created by the concrete crusher.

Summary of Helpline Calls

There have only been eight Helpline enquiries so far and they were all made through the number advertised on the flyer and on the hoardings outside the German Gym apart from one email.

Three were general enquiries about the scheme, two were about the towpath closure, one was about the potential traffic impact, one about the opening of the German Gym and one about the Culross building.

No complaints have been received about the scheme.

We now have a dedicated King's Cross Central Helpline number – **0800 328 8840** which will be widely advertised on the hoardings and in future literature.

Future Events

The demolition of the Culross building will be starting in June and take about 14 weeks to complete.

Site investigation works in the form of bore holes and trial pits will be dug on both sides of the Culross building starting in June.

Kier is to start digging the foundations for the Energy Centre building T1 in September.

Construction of Transit Street starts in July and Goods Street in August.