

**RESIDENTS & NEIGHBOURS
NEWSLETTER No. 4****10/2/23****22 Baker Street**

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Welcome to our February newsletter 2023, to update you of what we the contractors are progressing with regarding the refurbishment of 22 Baker Street, and to inform you of what is going on and how it may affect you during the Project. We will be taking all practical precautions to mitigate the effect of the works on the building's surrounding neighbors. We have been working closely to minimize any disruption to the tenants' businesses, and as part of this we have carried out consultations and carried out MEP shutdowns and noisy works so that they have had minimum impact to them.

Brief Overview of the Project.**Project Duration - 68 weeks – 46 weeks to go****Working hours:**

Works on site will take place between the following hours:

Monday to Friday 08:00 to 18:00

Saturday 08:00 to 13:00

Sunday and Bank holidays No work without prior notification and agreement with Westminster Council

Proposed Works Being Undertaken:

The works comprise the refurbishment and Landlord CAT A fitout, together with Tenants CAT B fitout to basement, lower ground, ground and four upper levels of an existing building at 22 Baker Street, London. Including alterations, installation of additional stairs, removal of a basement car lift and installation of two cycle lifts, installation of PV panels and roof windows at roof level, and refurbishment of an existing terrace at 3rd floor.

Contact Details:**Faithdean Plc – Site Management Team**Senior Project Manager Mark Lovell Tel. 07845 732169 – email – m.lovell@faithdean.co.ukProject Manager Daniel Hotinceanu Tel. 07548 778666 – email – d.hotinceanu@faithdean.co.uk

Upcoming activities: 2023 (February - April)

Faithdean are working closely with our subcontractors and supply chain to ensure that any 'noisy works' are carried out in a manner to minimize any disruption to any of our neighbors, FD will provide dates of these works against the Construction program and notify near neighbours ahead of commencement, this will be done through the issue of a 2 week look ahead detailing what works are being carried out and the type of noise to be expected. We have completed the strip out of the existing offices and the external scaffolding. In between Christmas and New Year we cut out the existing slab to form an opening for a new staircase on both the 3rd floor and 1st floor. The 1st floor opening has just been completed this took longer than expected due to the strength of the contract. We apologise to any of our neighbours affected by the noise. We worked a rota with 2 hours on 2 hours off to minimize any disruption to them. We also monitored the noise level which was kept below 70db. We have the opening for the ground floor staircase to cut out which will be done in early March.

These works will be undertaken over the next 3 months

- Formation of structural openings for new staircases- Gnd floor opening for stairs will be removed in early March
- Formation of openings and installation of new rooflights and PV Solar Panels – Ongoing completed by end of March
- Cutting out of staircase Ground floor to 1st Floor – Starting 12th March
- Upgrading of the lifts started and ongoing no noise issues.
- Fit out works start in March 23.

Accidents in construction related activities:

Number of reportable injury days on this project 1
We have had one reportable minor injury by a subcontractor on the 9/11/22.
Prior to this we had no reportable injuries since the works started.

Number of man days since last injury: 2054

Environmental report & facts

This section will in the future show some interesting facts about the project and will include the following items. We are reusing many of the items from site, including raised access flooring, doors, WC sanitaryware, carpet tiles, stone walling, timber paneling, ceramic tiles. Many of the recycled items are being reused on a children's project in South London. All other materials are recycled where possible currently 99.71% of waste has been reused or recycled. To date we have cut down on CO2 emissions and saved over 2500 t CO2e. We are also collecting and harnessing the rainfall and using it for watering the plants and for spraying on the working area floors to minimize any dust, and also to water the planters. We have provided banners for the tenant's shops, which we have installed on the scaffolding.

• Tonnage of waste away so far	245
• % Waste recycled.	99.71%
• Number of people inducted	357
• Number of vehicle deliveries/visits	87
• Number of meetings held since start on site date	94
• Number of drawings issued	1204

Health & Safety:

Faithdean takes the Health & Safety of all staff, operatives and the general public very seriously. To this end, Faithdean has dedicated Health & Safety Managers that carry out regular site inspections. If you have any concerns, please contact our site managers on the contact details overleaf. We have a defibrillator available for any emergencies and this is kept on the national circuit website.

Considerate Constructors Scheme:

Faithdean Plc is proud to be associated with the **Considerate Constructors Scheme** – Improving the image of construction. The scheme has a code of Considerate Practice that we adhere to including - Care about appearance, respect of the community, protection of the environment securing of everyone's safety and showing value to our workforce. We are also registered for CLOCS.

- Respecting the community
- Caring for the environment
- Valuing the workforce



To find out more you can visit the CCS Website: <https://www.ccscheme.org.uk>.