

Luton Street

What is being built?

The Luton Street project will be among the first new homes to be delivered as part of Westminster City Council's Church Street Regeneration Programme, and will contribute to the council's commitment to transform Westminster into a City for All.

Westminster is committed to delivering 1,850 new affordable homes by 2023 as part of their efforts to transform Westminster into a City for All.

In summer 2018, the council established and incorporated Westminster Housing Investments Limited (WHIL). This is the council's wholly owned company, which is set up to help and support delivery of new

homes. The WHIL is involved in delivery of the Luton Street scheme, which will be the first project to be delivered by this vehicle.

The project will consist of 109 homes for sale, the surplus from which will provide funding for:

- **59 affordable homes**
- **3 homes for social rent located at Fisherton Street**
- **sports hall, including community space**
- **landscaping linking Luton Street and Salisbury Street (the Green Spine)**

Planning approval has been given for the project and the developer and contractor appointed.

The developer is Linkcity, the property development arm of Bouygues UK, and Bouygues UK will be building the project.

Bouygues UK is already working on site, carrying out enabling works and demolition.



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The Church Street Regeneration Programme

Located in the heart of the capital and home to one of the oldest and largest regular street markets in London, Church Street is a vibrant neighbourhood full of life and character.

Westminster City Council's vision is to create a great place where people want to live, where communities will thrive and businesses will prosper.

When it's completed, the Church Street Regeneration Programme will deliver over 1,750 new homes amongst other projects to support the community in Church Street.

Luton Street is one of the first projects to begin on site as part of the Church Street regeneration and will deliver much-needed new homes for Westminster residents.



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Who is working on the project?

Architect

FLANAGAN LAWRENCE

Client



Employer's Agent



Contractor



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The outline construction programme

The overall programme period is 31 months with the project set to complete in summer 2022.

Works proceed as follows:

Enabling works

- Setup of temporary welfares (phase 1), hoarding, site security
 - access through Capland Street
- Demolition of existing buildings
- Piling platform
- New site access through Luton Street – limited access through Capland Street
- Setup of welfares facilities (phase 2) on Luton Street

Substructure

- Piling / Foundations
- New underground drainage
- Pile caps
- Excavation of the Sport Hall and associated structural works
- Lower and upper ground floor slab

Superstructure

- Reinforced concrete frame of block A and B
- External façade made of bricks
- Roofing



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Superstructure

- Reinforced concrete frame of block A and B
- External façade made of bricks
- Roofing

Internal fit out

- Creating the apartments and rooms
- Providing fixtures and fittings, including bathrooms and kitchens
- Fittings the Sport Hall and changing rooms facilities
- New Energy Centre fit out

External works

- The green spine: Hard and soft landscaping of the junction between Luton Street and Salisbury Street
- Tarmac resurfacing of adjacent streets of the project



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How will the works affect you?

The construction works may affect you in the following ways:

PHASE 1:

At the beginning of the project we will be using Capland Street to access the site and to carry out the demolition, the piling platform and the new access to the site from Luton Street.

PHASE 2:

Then, we will be making changes to Luton Street. We will be suspending the parking bays and closing the road to vehicles, we will be leaving pedestrian access to the street and surrounding buildings using the footpath on the left hand side.



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How will the works affect you?

The construction works may affect you in the following ways:

- | Impact: | Mitigation: |
|---|--|
| <ul style="list-style-type: none">– Heavy machinery will be on site for the duration of the works, including excavators, piling rigs, dumpsters and two cranes– There will be some noise and vibration from the works– Deliveries to site may impact traffic management– The site will only be accessible by pedestrian walkways and gates | <ul style="list-style-type: none">– Noise and vibration will be monitored daily and we will ensure that permitted limits are not exceeded– All deliveries will be controlled and booked in advance to avoid excessive site traffic– All deliveries will be controlled by traffic marshals– Vehicles will be met by the site gateman and will sign up to the site's drivers' rules before entering– 'Noisy' working hours are controlled by Westminster City Council. Noisy works can only take place between 8am and 6pm during the week or between 8am and 1pm on Saturdays– In addition, all our workers and supply chain will adhere to the following rules:<ul style="list-style-type: none">– All commercial vehicles will have mud/ debris removed– Drivers will follow the 5mph speed limit on site– Traffic management plans will be followed at all times, on and off site |



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Environmental measures

The project has been designed to meet vigorous environmental standards, including:

- All properties are designed to meet Code for Sustainable Homes Level 4
- The sport hall is designed to achieve BREEAM Very Good
- Registered ISO 140001 Environmental Management System
- We will ensure sustainable materials used on our projects are replenished by using certified ‘chain of custody’ suppliers



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Considerate Constructors Scheme

Considerate Constructors Scheme (CCS) is a scheme which aims to improve the image of the construction industry by striving to promote and achieve best practice.

Bouygues UK is an Associate Member of the CCS which demonstrates our commitment to the scheme and to improving the image of construction.

As an Associate Member we agree to comply with the scheme's Code of Practice which requires all our projects to be registered. They are then monitored at regular intervals over the project.

The five categories in which they are scored are:

- **Enhancing the appearance**
- **Respecting the community**
- **Protecting the environment**
- **Securing everyone's safety**
- **Caring for the workforce**

Each of these categories are marked out of 10, with Bouygues UK targeting a minimum of 7 in each category (which is considered 'Very Good').

If you would like further information regarding the Considerate Constructors Scheme you can visit their website at www.ccscheme.org.uk



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Our neighbourhood charter

This is our promise of how we will deliver this contract and may be updated as the project progresses.

We will:

- at an early stage start to build relationships with local people and organisations;
- throughout each project, engage with the local community, keeping them informed about what's happening and considering their views, with regular newsletters and notices;
- support local apprenticeships, training, employment and education opportunities for local people;
- deliver the Health & Safety message through our schools programme and to the wider community;

- encourage and support young people into construction;
- aim to buy goods and services from local businesses, both directly and through our suppliers;
- encourage our supply chain to actively support local projects;
- continually assess our performance to drive improvement and innovation, ensuring that we are working effectively with local communities and stakeholders.

And:

- No contractors will obstruct resident parking;
- All operatives will wear PPE (personal protective equipment);
- There will be a point of contact at all times.



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Who to contact

For employment and training

As part of the regeneration of Luton Street we are looking beyond bricks and mortar and therefore we are looking to engage/employ the following:

- Apprenticeships
- Employment of local labour
- Work experiences placements
- Working in partnerships with local agencies

If you are interested in any of the above then please contact:

Lisa Ashworth

Bouygues UK Social Value Advisor

Mobile: 07795 971064

lisa.ashworth@bouygues-uk.com



In the event of a problem



Augustin Dufour

Bouygues UK Project Director

Mobile: 07903 081033

augustin.dufour@bouygues-uk.com



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Responsible Economy

The Council's *Responsible Economy Team* works with contractors to ensure local communities benefit from the Regeneration programme. Our Team will work with Bouygues UK at Luton Street to:

- **Develop a menu of community projects** for the Church Street area which Bouygues and others businesses can support.
- **Track the commitments made to the community by Bouygues UK** and share progress with Church Street residents.
- **Host regular job fairs in the Church Street area** to promote local training and employment opportunities being offered by Bouygues UK, Council suppliers and developers.

To find out more information or a register an interest in forthcoming events and opportunities being offered contact employmentteam@westminster.gov.uk



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