

COMMUNITY NEWSLETTER



Gulson Road Student Accommodation

March 2019

Start date: September 2018

Expected completion date: July 2020

Project value: £24m

David Major, Project Manager

d.major@robertson.co.uk

07881008831

The Buildbase building supplies centre on Gulson Road has been demolished to make way for a block with 462 rooms to house Coventry University students after planning permission was granted in March 2018. The accommodation will be set over six to eight-storeys with facilities including shared study areas, common room, gym, staff management suite and laundry. There will be amenity courtyards, disabled parking spaces, cycle spaces, drop off and collection area and a separately-accessed service area outside the building.

Introduction to our Project Manager, David Major



"I am responsible for overseeing the entire project ensuring that the work is carried out on program and within the project budget.

Much of my time is spent reporting on progress and budget matters to our client, identifying whether the project is on target to finish on time and within budget, taking steps, as necessary to mitigate delays, reduce costs and collaborating with Subcontractors, Architects, Engineers and other service providers, in our Supply Chain.

I develop contacts, build and maintain relationships with personnel for the project and ensure quality, environmental and health & safety standards are met.

My responsibilities include recruiting the team, allocating tasks to them, as well as setting benchmarks and milestones to monitor progress of the project.

I enjoy the job tremendously and enjoy the challenge that each day brings".

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Construction progress

The building design and procurement is well advanced. The Site has been cleared and remediated, piling, foundations, drainage and the concrete structural frame, are under construction.

Photographs from 8 March 2019 – Week 27



Fire Strategy

Our Fire Safety Strategy has been developed in conjunction with a leading fire specialist, Innovation Fire, to ensure full compliance with Building Regulations. In addition, independent Professional Fire Risk Assessors are being appointed to complete regular building inspections and fire assessments.



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Unexploded Wartime Bombs

In November 1940, 500 German bombers dropped over 30,000 incendiary devices, 500 tonnes of high explosives, 50 landmines and 20 oil bombs on the City of Coventry. More than 4,350 homes were destroyed along with three quarters of the city's factories. 550 people died and 865 were injured.

Due to the number of bombs dropped in the City Centre, any land that is developed in the city is required to have a preliminary Unexploded Ordnance (UXO) Risk Assessment carried out.

In Coventry, a Safety Protocol is in place listing what builders should or shouldn't do if they uncover a bomb. As our project at Gulson Road project is in the heart of the City we worked in partnership with Coventry Unexploded Bomb (UXB) to risk assess the threat of any unexploded devices. To date nothing has been found.



"Found it when I was digging in the garden so thought I might as well make use of it"

Archaeology

Coventry grew to become one of the most important cities in England during the Middle Ages due to its booming cloth and textiles trade. The city was noted for its part in the English Civil War so has a rich archaeological footprint. Archaeology is an integral part of the planning, development, and construction process in the UK and this was the case on the project at Gulson Road.



Coventry Cathedral after the Blitz

During the consultancy phase a Written Scheme of Investigation (WSI) was required by the Local Authority before any work could take place. This sets out the scope of work to be undertaken, the methods to be used and the timetable of work. A desk-based assessment may be required, this is an assessment of all heritage assets, their significance and the impact of the proposed development.

Mitigation is a programme of controlled, intrusive field work in advance of construction. It examines, records and interprets archaeological deposits, features and structures. Finally, the report involves in depth analysis

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of the site data by a variety of archaeological specialist. If artefacts have been located on site these are deposited with the local archaeological authority.

We approached the University of Leicester Archaeology Services (ULAS) who carried out three archaeological digs on our site. Nothing of any interest was found and a final report was carried out which enabled us to discharge our planning condition.

A day in the life of a Design Manager, Mel Kitsell

"My day to day duties mainly comprise of managing the design process using my commercial and technical experience and supporting and advising the client as to the requirements and his obligations in the development of the building design and encourage design consultants to produce work in a cost-effective way.



I have a responsibility to ensure that the design process recognises the current legislation, standards and codes of practice. The design information sent to me has to be of the right quality and must keep pace with the project timescales. I need to be mindful of any health and safety risks in the design as well as any financial risks during the construction of the build.

A lot of my job involves forward planning so I have to be very organised. During meetings which bring together architects, structural and services engineers and specialist designers I have to present my ideas effectively whilst evaluating the ideas of others.

I enjoy my job and the variety that each day brings and I enjoy seeing the site progress until final completion.

In my spare time I enjoy Motor Cycling, Ceroc Dancing, Scouting and Swimming".

Considerate Constructors Scheme

Robertson Construction will soon be registering with the Considerate Constructors Scheme. The Scheme looks at the measures a site has put in place to be more considerate towards local neighbourhoods and the public, the workforce, and the environment. A site may be monitored three or four times depending on the length of the project. Each time the auditor visits site he will take use a checklist which asks a number of questions to establish what level a site is performing to. The checklist is made up of five sections with ten questions in each section. The score awarded reflects the Monitor's opinion on how the site, company or supplier is performing based on observations at the time of the visit and their discussion with the company representatives or site manager. Credit will not be given for activities that are planned but have yet to be carried out. Monitor reports are a reflection of what was witnessed and the information that was provided, in response to the Checklist questions at the time of the visit.

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At the end of the project a score is worked out based on the average scores across however many visits have been undertaken and then a Bronze, Silver or Gold Award is allocated to each contractor.

National Site Awards

The awards are attended by thousands of construction industry professionals and presented at numerous ceremonies held at locations across the UK. Sites nominated to receive an award will be presented with either Bronze, Silver or Gold within project value bandings, ensuring award winners have been reviewed against others of similar value.

Out of the very highest performing Gold Award winners, one site per value banding will be honoured with the prestigious title of Most Considerate Site, while those considered for the title will be presented with Most Considerate Site Runner-up Awards. These sites represent the pinnacle of considerate construction and have set the benchmark for others to follow.

Winning a National Site Award is an exceptional achievement and recognises those sites that have made the greatest contribution towards improving the image of construction.

On street parking

We have reminded our subcontractors that they must use the car parks in the local vicinity and a car parking sheet indicating where these car parks are has been produced and given to new starters upon induction.

Why is there so much student accommodation being built in Coventry?

England has the highest number of students from outside the EU. 42% of students studying at postgraduate level in the UK are from outside the EU. The number of Chinese students far exceeds any other nationality; almost one third of non-EU students in the UK is from China. The second largest nationality is India. A record breaking 38.2 per cent of 18-year old's in the UK have applied for a full-time undergraduate course and there were over 10,000 new students from all countries in 2018 applying for place. This alongside an increase in EU applicants and the highest ever recorded total applicants from outside the EU, reaffirms the global appeal of UK Higher Education. However, the amount of student places far outweighs the number of student accommodation available. The figures have led to concerns over the need for extra student accommodation which is why there's an influx in extra buildings being built to house the additional student population of Coventry.



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Gulson Road, Reducing Waste

We recognise that we have a key part to play through minimising the environmental impact and carbon footprint of our operations and ensuring the long-term sustainability of the products and services we provide.

At site level we have various initiatives to reduce our carbon footprint including car sharing initiatives and reducing waste from toners and plastic bags.



Contact us with your views



Our site secretary, Anne Edwards can assist with any questions or queries you may have about our project site. Anne would be happy to share with you the architectural images for the project should you wish to view.

Please visit Anne on reception at our Project Site Office or contact her on 07394 481468 or via email at Gulson.admin@robertson.co.uk.





Your local building site

Have we been good neighbours?

Site name / location:

Contractor:

We always strive to keep the impact that our work has on those living and working around us to a minimum, but as a neighbour of ours, we would really like to get your views to help us improve how we operate.

A few moments of your time would be very much appreciated. The questionnaire will take about 5 minutes to complete.

Please return your questionnaire by:

We have taken care to minimise our impact on the neighbourhood. How did we perform as neighbours compared to your expectations when you first heard about the building site?

Your views on the site Better than expected As expected Worse than expected

How satisfied are you with the following aspects of the site, on a scale of 1 to 10 where 1 is very dissatisfied and 10 is very satisfied. Please circle the number corresponding to your views.

	Very dissatisfied					Very satisfied				
Appearance of the site and its perimeter	1	2	3	4	5	6	7	8	9	10
Information on the site about the project and public safety	1	2	3	4	5	6	7	8	9	10
Cleanliness of area immediately around the site	1	2	3	4	5	6	7	8	9	10
Adequate provisions made for pedestrians	1	2	3	4	5	6	7	8	9	10
Parking of site vehicles and the general flow of traffic	1	2	3	4	5	6	7	8	9	10
The level of site noise	1	2	3	4	5	6	7	8	9	10
The level of site lighting	1	2	3	4	5	6	7	8	9	10
The amount of site dust	1	2	3	4	5	6	7	8	9	10
Courtesy of site workers	1	2	3	4	5	6	7	8	9	10
Communication of site developments and/or activity	1	2	3	4	5	6	7	8	9	10

Tell us how much you agree or disagree with the following statement; please circle your answer.

The site and the contractor have been considerate neighbours during the construction process

Strongly disagree Disagree Undecided Agree Strongly agree

Did you receive information from us about the site and our activities? Yes No

If yes, was this information useful? Yes, very useful Yes, fairly useful No, not useful

Were you aware of any activities undertaken by us, the contractors, to get involved with the local community? Yes No

Continued overleaf

Have any site visits been organised for local residents, as far as you are aware? Yes No Don't know

Have you been happy with the contact details and other information on the site board? Yes No Don't know

Have you heard of the Considerate Constructors Scheme or recognise this logo? Yes No



Were you aware that this site is registered under the Considerate Constructors Scheme? Yes No

By signing up to the Considerate Constructors Scheme, contractors agree to adhere to a Code of Considerate Practice. The Code of Considerate Practice commits those sites registered with the Scheme to care about appearance, respect the community, protect the environment, secure everyone's safety and value their workforce.

Do you think being registered under the Considerate Constructors Scheme has had a positive effect on your view of the site, made no difference or had a negative effect?

A positive effect Made no difference Negative effect

Did you contact the Considerate Constructors Scheme or the site itself?

Considerate Constructors Scheme The site itself No - neither

If you made contact with the site, how happy were you with the response?

	Very unhappy					Very happy				
Response to your query	1	2	3	4	5	6	7	8	9	10

Overall, what did we do particularly well?

What area(s) could we focus on improving?

Thank you for your time. This will help us to improve how we manage our construction sites.

Please return this questionnaire to our construction site by hand or in a pre-paid envelope if provided.