



Reardon Court

Construction Phase Newsletter

Issue 4

May 2023

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Dear Resident

Welcome to the fourth edition of our Newsletter for the Reardon Court project. Throughout the construction phase we will be ensuring you are regularly updated with the progress of the site and general important information.

About The Project

Reardon Court development, located in Cosgrove Close, is an Extra Care Housing Scheme that will offer 70 brand new, fully accessible self-contained homes for older people who wish to live independently, but may require extra care and support to do so.

To facilitate social inclusion and community engagement, the homes will be clustered around a central courtyard and communal facilities including a hairdressing and treatment room, activity rooms, lounges and an allotment space. Additional facilities include a mobility scooter store for use by tenants living at the scheme and the availability of 24-hour on-site care.

What We Have Completed So far

1. Concrete Frame fully complete
2. Ground Floor Structural Framing System North and West Elevations
3. Mechanical & Electrical Containment through stair cores and risers
4. External Scaffold to North elevation
5. Ventilation Unit installations to ground floor apartments

Ongoing Works

1. Internal Blockwork to ground floor stores and plant room
2. Structural Framing System to ground floor south and east elevations
3. Continuing with scaffolders
4. Mechanical and Electrical containment installation throughout floors
5. Bitumen felt weathering level 4 roofs

Upcoming Works and Targets

1. Fully weatherproof level 4 roofs
2. Commence brickwork to elevations
3. Commence scaffold to internal courtyards
4. Fully complete Structural Frame System to ground floor

Upcoming Deliveries

1. Brickwork deliveries will be ongoing which will consist of 1 delivery per week. Please note the exact day of delivery is subject to change
2. Ongoing deliveries of metal and insulation for structural frame installation
3. Scaffold lorries

Site Progress Photos



Considerate Constructors Scheme

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This site is registered under the Considerate Constructors Scheme (CCS) and as Partner, GRAHAM is committed to improving the image of the construction industry by striving to promote and achieve best practice of all of its sites.

Here To Help

As always, if you have any queries or concerns, or if you would like any further information, please do not hesitate to contact us via the details below or by post:

GRAHAM Site Office

Reardon Court, Cosgrove Close, Winchmore Hill, London, N21 3BH



Project Contact Details

Visit us at graham.co.uk

Jaco Enslin

Project Manager

07385422465

Jaco.Enslin@graham.co.uk

Roger Francis

Senior Site Manager

07385404776

Roger.Francis2@graham.co.uk



Social Impact Overview – Reardon Court

May 2023

Local Labour – 9/4

Since April, subcontractors Tommie Lotts, DOWDS Mechanical and Winchmore Brickwork has started onsite. They have employed 5 local employees (from the borough of Enfield). This is in addition to the original four local hires.

Special Projects – 0/3

Art Hoarding – We have approached Winchmore Secondary School about a group of students decorating our hoarding. They are visiting the site in June 2023, during which time we will discuss the specifics and begin to make plans.

Materials Exchange - No actions taken

School Planting – No actions taken

School & College Engagement – 0/160 hours

Winchmore Secondary School - Winchmore Brickwork are acting as key liaison in this relationship.

Our first activity is two days of student site tours which has now began rescheduled for the end of May/beginning of June 2023.

Apprenticeships – 0/52 weeks

We recently conducted an apprenticeship survey onsite which did not pick any apprentices up onsite. However, Winchmore brickwork have a new apprentice scheduled to start onsite in June 2023.

Local Procurement – £8.4m/£3.6m

Our local procurement targets have been met. We will continue to engage with local suppliers throughout the remainder of this project.

Upcoming events:

- 8th June 2023 – (delayed) Meet the Buyer event for local SME's and VCSE's, date tbc. Attendees will be supported after the event to complete their PQQ docs and join our list of preferred suppliers.
- TBC - (delayed) Winchmore Secondary School visit