

Pirton Parish Council

Meeting with CALA Homes

2nd August 2018

EFT 1 Updates

The Parish Council met with representatives from CALA Homes and their subcontractor Houlihan and Co Ltd on Thursday 2 August. The following is an outline of the discussions. We would like to thank CALA and Houlihan for their time in attending this meeting

SET UP

- Although CALA are the site owners and main construction company, they will have various subcontractors working over the course of the project; the main sub contractor is Houlihan & Co Ltd. They are on site now, with responsibility for the groundwork and draining etc and will remain with CALA for the length of the build

CONTACTS

- The initial point of contact for day to day issues will be Paul Archer, CALA Project Manager Paul can be contacted on 07583 899965 or email parcher@cala.co.uk
Tom Keyes is the Contracts Manager for Houlihan and is our other main point of contact. Tom is on 07799 897835 or email tom.keyes@houlihans.co.uk
The CALA website is www.cala.co.uk

SITE

- CALA confirmed that the site is now registered under the Considerate Contractor Scheme, and that the perimeter of the site will be bounded by heras fencing – appropriate debris nets will be used on the fence in the relevant areas as the work progresses. They also use water to damp down during dry weather to minimise dust.
- We requested that vehicles are fitted with white noise reversing signals rather than the traditional bleep – CALA said some of their vehicles already had such devices and they would look at this further. **Post meeting - they confirmed that their forklift truck would have the white noise reversing sensors, uncertainty about their other vehicles**
- Following a dispute regarding the boundary between the Clarkes home (Northmead) and the site, this has now been resolved to the satisfaction of all parties. There is no change to the entrance to the site, apart from it moving slightly back to improve visibility when exiting Northmead.
- We asked for a timeline for the build – this will be available on the CALA website.
- Animals – we asked that if any domestic animals were unfortunately injured on site, CALA will in the first instance notify the Parish Council, Alison Smither and Ann Webb being the contacts. Similarly, if anyone is concerned that their pets may be on site, please feel free to go to the site entrance and ask to speak to the Project or Contracts Manager – or contact Alison or Ann

- If anyone wants to register their interest for one of the properties, again this will be via the CALA website. Normal part exchange schemes may be possible but there will be no discount for Pirton residents

COMMUNICATION

- We said we felt communication had not been far reaching enough – CALA have agreed to improve on this
- Road closures – CALA were able to confirm that the route from the site through to Holwell will **NOT** be affected by road closure at any stage. The Herts County Council notice saying closures would be from Shillington Road thorough to Waterloo Lane is misleading. There is no definite date for the beginning of the road closures, this is still with HCC, but it is very unlikely to be before September. HCC as part of their statutory obligations will notify schools, bus companies etc but as far as we know this does not include doctor surgeries – we will try and confirm this. Any diversion/cancellations of buses is all an HCC responsibility – **post meeting – we are going to contact HCC for further clarification about road closure processes**
- 12 Apostles – they have all been contacted about a conditioning survey, so far 5 replies received, these are being visited this week (week ending 3 August) We stressed that evening appointments must be offered to residents

ARCHAEOLOGICAL ISSUES

- CALA stressed that no one else is regulated to come onto site to carry out any metal detecting etc. After some discussions, they did agree to look into the possibility of some detecting work being carried out on the open area of the site, roughly where the Shoulder of Mutton pub used to be – this will be confirmed post meeting.
- They confirmed that they have been notified of the type of finds which may appear and they operate a stop and search system – so if they do unearth anything, they stop and record the finds.
- We asked if we could see the log of finds as work progressed but this will only be available after the whole site has been developed.

CONSTRUCTION TRAFFIC

- CALA confirmed they are using Plan B, which is the plan with the least mitigation measures. There will be no passing places created through Waterloo Lane. When challenged they said that the Plan A route was their preferred one but as that was turned down they were then under no obligation to carry out any of the measures included in that plan. They remain positive about the chosen route, they have driven it many times using webcams. We did stress that although they may be within their legal rights, they do need to go above and beyond on this issue. Although Plan B does not include the 2 strikes rule for contractors who ignore the agreed route, CALA are taking this very seriously and will address problems as and when they arise.
- CALA and Houlihan have arranged a separate meeting with Holwell residents to address the issues arising so far – this is in 2 weeks time.
- They agreed to ask all workers on site not to use Hambridge Way for parking due to the rural nature of the road.

- We asked how they will enforce the CMP. Every contractor's registration plate is registered with a time of arrival and the route to take. CALA have asked HCC to put up "No Construction Traffic" notices – this is an HCC function. CALA stressed that they do take infringements very seriously and they will be monitoring this closely. We reminded them that the village would also be monitoring this very closely and would be recording incidents and reporting them. We are not going to be sitting back and relying on CALA to do the monitoring for us.
- We asked for a list of their main contactors, to help us identify which truck may be going to site and which are nothing to do with them – they will get this information to us.

GOING FORWARD

- We agreed that the sooner any issues were raised, then the sooner they can be addressed, so we plan on meeting with the CALA team regularly. In the meantime, we do have contact numbers we can use and CALA said anyone is welcome to go to the main gate and ask to see a site manger if there are any immediate problems. They hope to be able to create a pedestrian entrance shortly.

OTHER MATTERS

- There have been a few petty incidents eg superglue in the locks, so far CALA have not reported this to the Police, but will do so if it continues or escalates.
- More worryingly, their workers have been subject to abuse from passing drivers – this is not acceptable, these are ordinary people going about their day to day jobs, they do not deserve this treatment and we told CALA we will raise this as an issue on village websites and Facebook sites. We would like to stress that this behaviour is not condoned by the Parish Council.