

Frequently Asked Questions

Many thanks to all the parents, carers, and staff who have taken the time to attend the after school meeting on Wednesday 30th November, held to update you on the progress of the site works and inform you on what will happen in September 2017 with the school moving into the main building. We agreed to compile the questions and answers raised at the meeting and below we have tried to answer these.

Question

What works will the contractor be undertaking during the September to December 2017 period?

Answer

The contractor, Morgan Sindall will be undertaking internal finishing works to the building (floor laying, ceiling finishes, decorating etc.), internal mechanical and electrical work, commissioning of the mechanical and electrical systems and external landscaping and decorating. The works to the listed building will be largely complete by September 2017, with the majority of the work being undertaken in the new build extension.

Question

What was the cause of the delay to the works and for how long?

Answer

The delay has happened due to the difficulties of securing a Party Wall Agreement with the adjacent property on Maxted Road. This in turn has meant that the contractor has been unable to complete the ground works for the new build extension until the Party Wall Award was in place.

The Party Wall Award was signed by both parties on 4th September 2016. The award was originally served over 16 months ago in 2015, which gives you an idea of how long we have been trying to secure the Party Wall Award.

This has caused a delay to the contract of 17 weeks.

Frequently Asked Questions

Question

What actions have been taken to secure the December 2017 completion date?

Answer

The contractor Morgan Sindall is confident that the work will be complete for December 2017. The contractor has already procured its wider supply chain for the remaining work and is on programme to deliver the refurbishment work to the existing building (Listed Building). The delay is mainly around the construction of the new build extension. The piling work for the new extension has completed this week (w/c 28/11/16) and there are now no construction risks against the work been delivered in December 2017. The revised construction programme has been interrogated to make sure that it is accurate in reflecting the time needed to complete the scheme.

Question

What was the original programme and contract cost?

Answer

The contract sets out that the scheme would be delivered in a number of separate sections, called 'Sectional Completion' these are:

- Section 1 Completion – 30 August 2016 - Year 1 classrooms
- Section 2 Completion – 23 December 2016 - Reception classrooms & Play
- Section 3 Completion – 21 August 2017 - New build & existing building works

The contract sum for the works is approximately £9.8million.

Frequently Asked Questions

Question

How will the pupils be kept safe whilst the contractor is still working on site?

Answer

The school and pupils will be completely separated from the construction site and there will be a hoarding/heras fence separating the school from the building site. There will be separate entrances for pupils/visitors into the school and the construction team will have their own entrance into the construction site which will be guarded.

Vehicles into the construction site can only enter outside of school opening and closing times so that pupils are not encountering any construction vehicles at the beginning and end of the school day. The contractor's staff will all be CRB/DBS checked as well.

Question

What traffic safety measures will be in place for the new school?

Answer

The councils Road Safety & Community Projects Team have looked at the road measures that are needed around the Belham main school building and these consist of:

- Flashing beacon signs (Wig Wags)
- School Keep Clear markings on the roads
- Guard rails outside the entrances
- School warning signs
- School crossing patrol (has to be funded by the school - £5k/year)

The councils Highways Contractor has been instructed to complete the above works.

Frequently Asked Questions

Question

Will the plans for the new school be delivered under this contract?

Answer

The simple answer is yes, there have been some minor amendments due to construction processes but the new school does reflect the drawings shown at planning stage. The link to the planning portal for you to review the drawings is <http://planbuild.southwark.gov.uk/documents/?casereference=15/AP/0190&system=DC> The planning reference number is 15-AP-0190.

Question

How will we keep parents/carers up to date on progress?

Answer

From this December we will be issuing a monthly update for the school to load onto their website which will show construction progress and record the milestones that have been met that month. We will also include some photographs of the works.

In January 2017 we will organise some dates for you to visit the completed parts of the school (Year 1 and reception areas) so that you can see what the rest of the school will look like. We will organise this via the school and they will notify you of the dates/times for this.