

A rendering of a modern, multi-story residential building with a mix of brick and light-colored panels. The building has balconies and large windows. In the foreground, there is a paved walkway with trees, people walking, and bicycles parked. The sky is blue with some birds flying.

Lakes Estate Renewal Project

Construction Phase Newsletter

Issue 1 | February 2024

Welcome to the first edition of our monthly newsletter, keeping you up-to-date with the progress of the Lakes Estate Renewal project and how our team are engaging with the local community.

WELCOME

We are delighted and proud to have been selected by Milton Keynes City Council as the Principal Contractor for the delivery of this crucial phase of the Lakes Estate Renewal project.

This two-stage design and build contract represents a landmark moment in the rejuvenation of the Lakes Estate, marking one of the first regeneration projects of its kind for Milton Keynes.

This renewal project signifies not only a substantial investment in community regeneration but also a commitment to enhancing the wellbeing and vitality of the residents who live here. We are committed to working closely with the council and yourselves to transform the Lakes Estate into a thriving and sustainable living space for the community.

At GRAHAM, community engagement is at the heart of our company-wide strategy to 'Deliver Lasting Impact'. We recognise the significant contribution made by residents and business owners who have been actively involved in the consultation and development process so far. We want to continue this proactive involvement to ensure that you feel just as involved and central to the regeneration of the Lakes Estate during the construction journey.

Work has commenced at all 5 sites; Windermere Drive A1, Windermere Drive A3, Melfort Drive, Burnmoor Close and Drayton Road, for the construction of 183 homes, plus community and amenity spaces at ground floor of the central A1 site (see map on page 3).

INTRODUCTION

The main GRAHAM site office is now up and running on Windermere Drive, where Samantha Carney, your RLO (Resident Liaison Officer) will be based, along with Senior Project Manager, Keith McCahon. If you have any queries or concerns, please contact us via email to:

buildingsouthcustomerrelations@graham.co.uk



Samantha Carney



Keith McCahon

OUR COMMITMENTS

- Working with our neighbours to reduce the impact our work has on local businesses and the community to minimise disruption as much as possible.
- Monitor noise, vibration and dust to ensure they are kept within the permitted levels.
- Support the local community through employment, buying from local suppliers and proactive stakeholder engagement.

SITE BY SITE UPDATES

Perimeter Heras fencing, temporary footpaths and temporary static security cameras are in place across all sites.

SITE	UPDATE
Windermere Drive A1	Filling up the ground in preparation for a piling platform and ground clearance
Windermere Drive A3	Clearing area to allow commencement of foundation works
Melfort Drive	Forming piling platform, setting up welfare units and transporting material to A1 to fill in Warren Park
Burnmoor Close	Temporary footpaths complete. Foundation works are to progress
Drayton Road	Bypass road being constructed. Once complete, Tummel Way will be closed off and full site perimeter established

POTENTIAL DISRUPTIVE ACTIVITIES

We will be moving material for fill from Melfort Drive to Windermere Drive A1. This will be via 8-wheel lorries which will travel along Melfort Drive, Lomond Drive, Stoke Road and into Windermere Drive, and return.

ENVIRONMENTAL

- Roads are being kept clean by means of a road brush, and road gulleys are protected from contamination.
- All fuel bowsers are doubled bunded (double layer "tank within a tank"), and drip trays are used for plant refilling.

SATURDAY WORKING

There is the potential that GRAHAM may work on a Saturday. These hours will be 08:00-13:00.

HERE TO HELP

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.

LOOKING AHEAD

- CFA (continuous flight auger) piling due to start w/c 4th March at Melfort Drive.
- Over the coming weeks excavations for foundations in Melfort Drive, Burnmoor Close and Windermere Drive A3 will begin.

COMMUNICATIONS

We believe in the importance of feedback as an insightful foundation to ensure we deliver a successful construction project for you, the Lakes Estate wider community and for Milton Keynes City Council.

The first point of contact for any site-related feedback and communications will be Samantha Carney, GRAHAM's Resident Liaison Officer, via email to:

buildingsouthcustomerrelations@graham.co.uk

Thank you.

We greatly appreciate your patience while construction is ongoing.

CONTACT US

Resident Liaison Officer
Samantha Carney
buildingsouthcustomerrelations@graham.co.uk

Senior Project Manager
Keith McCahon
Visit us at graham.co.uk

Site Office, GRAHAM, Windermere Drive, Bletchley, MK2 3NR

CONTRACTOR
AND SUPPLIER
PARTNER

CONSIDERATE
CONSTRUCTORS
SCHEME

SITE PLAN

