Kings Hall Leisure Centre

Resident's Forum 5
Monday 26th October



MORGAN SINDALL CONSTRUCTION

Agenda

1. Communication and Engagement with Residents.
2. Site set up/ Access/ Welfare.
3. Programme and Phasing.
4. Noise, Dust, Vibration, Key Mitigation Measures.
5. Social Value.



1. Community & Engagement with Residents

Morgan Sindall Construction Ltd

Operations Manager



https://www.morgansindallconstruction.com/our-projects/live-projects/kings-hall-leisure-centre/

1. Community & Engagement with Residents

- Monica Paul is our Head of Social Impact for Morgan Sindall working on the Kings Hall Leisure Centre project and the direct liaison on all Resident matters.
- Any queries, questions or concerns relating to the project, please contact Monica Paul via telephone, project website or our dedicated project email address:
  - 07977 354 264
  - kingshallleisure@morgansindall.com
- Our project website is updated regularly with information on the project and timelapse videos showing progress



https://www.morgansindallconstruction.com/our-projects/live-projects/kings-hall-leisure-centre/

1. Community & Engagement with Residents

MSC Project Team



Richard Dobson
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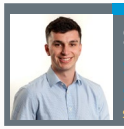


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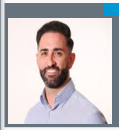
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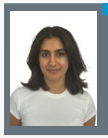
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Delivery Team



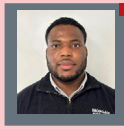
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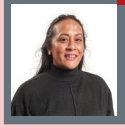
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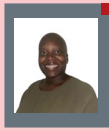
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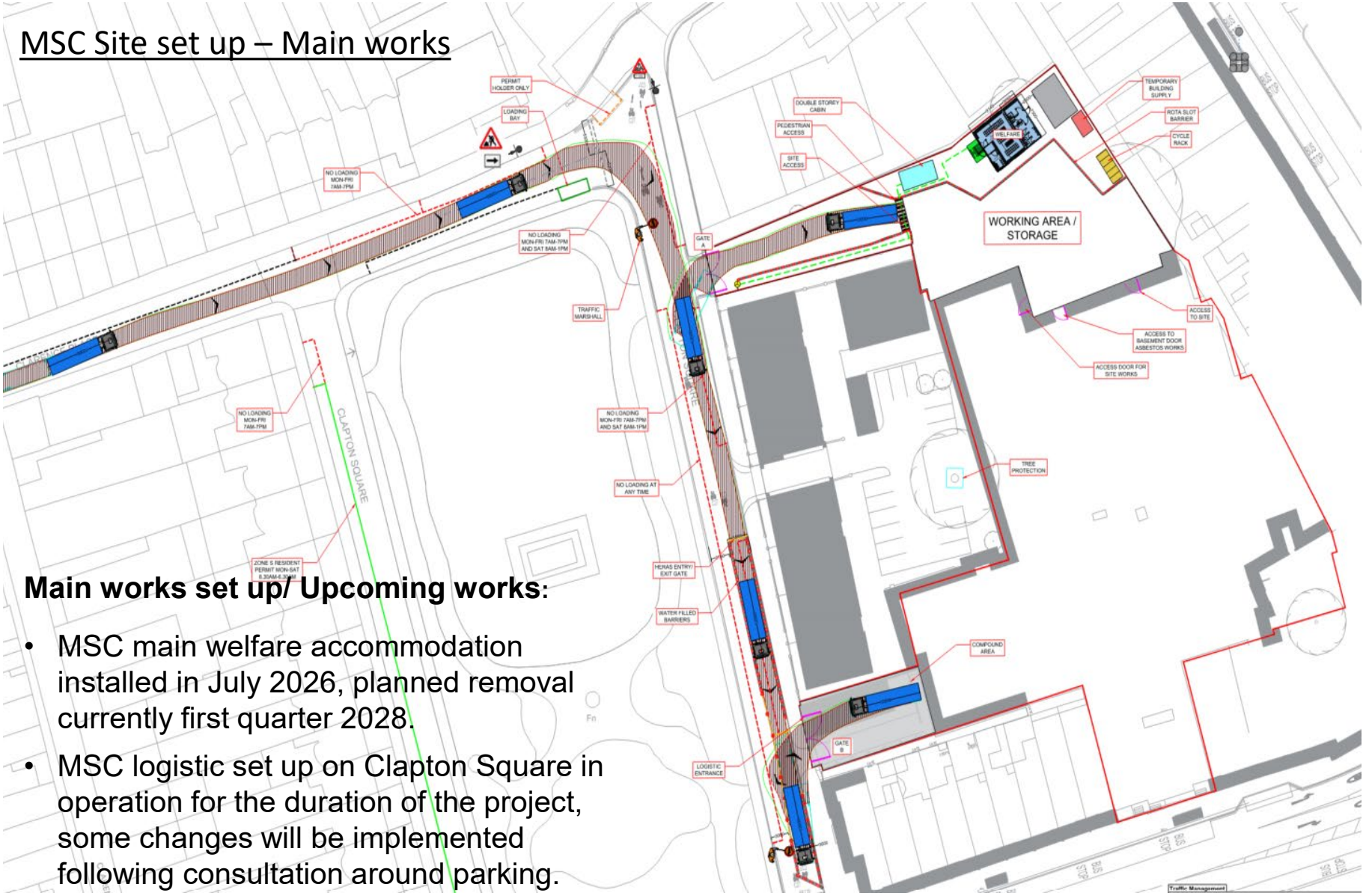
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2. Site set up/ Access/ Welfare

MSC Site set up – Main works



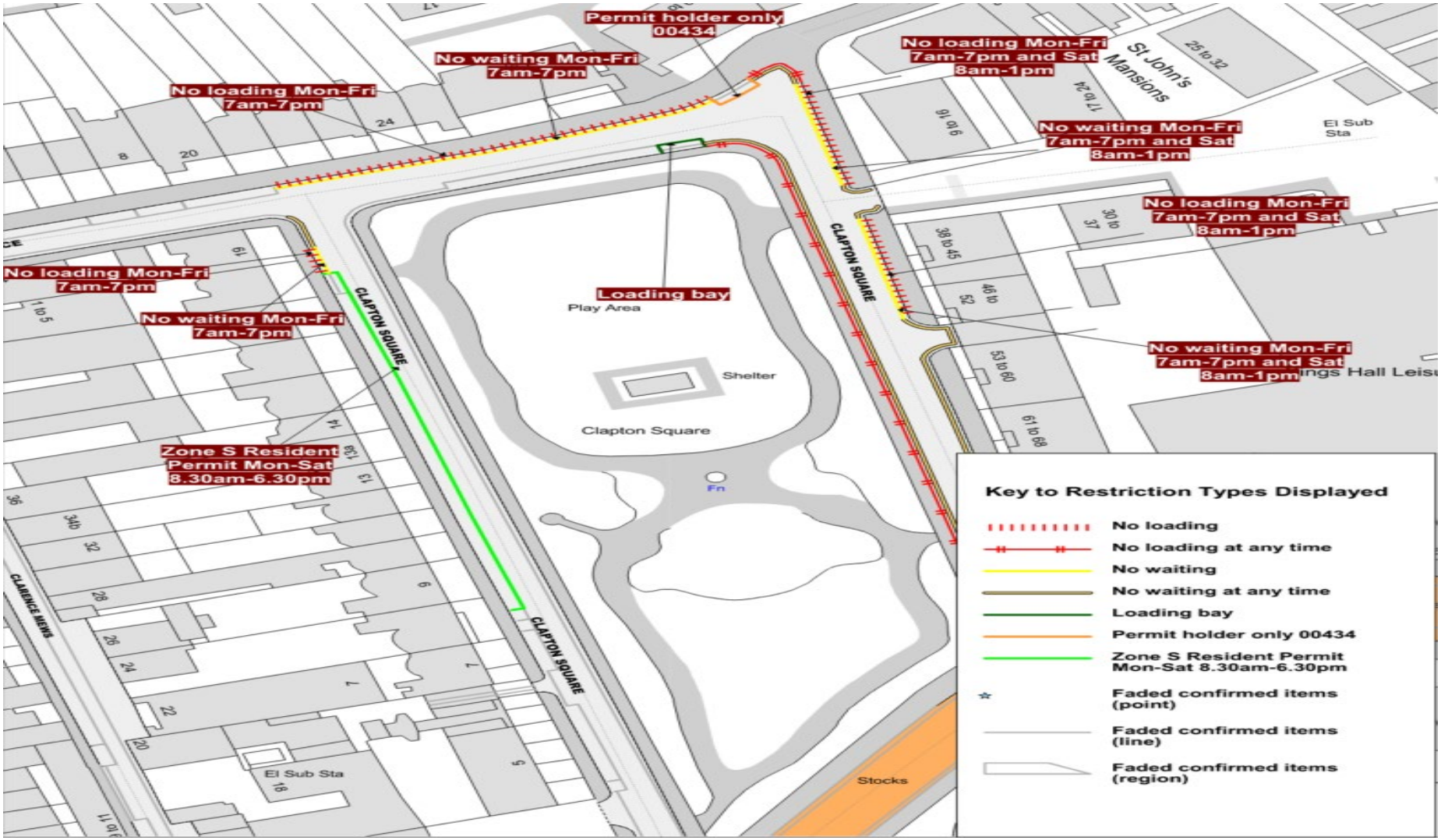
Main works set up/ Upcoming works:

- MSC main welfare accommodation installed in July 2026, planned removal currently first quarter 2028.
- MSC logistic set up on Clapton Square in operation for the duration of the project, some changes will be implemented following consultation around parking.

2. Site set up/ Access/ Welfare

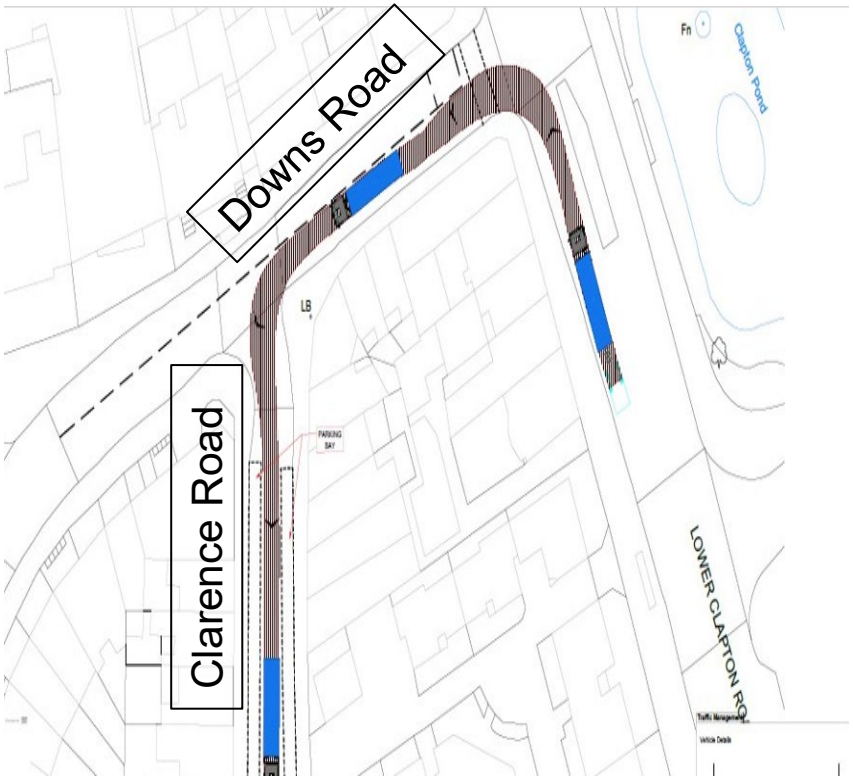
- *Implementation due imminently subject to weather*

Site set up Clapton Square – Proposed new Road layout

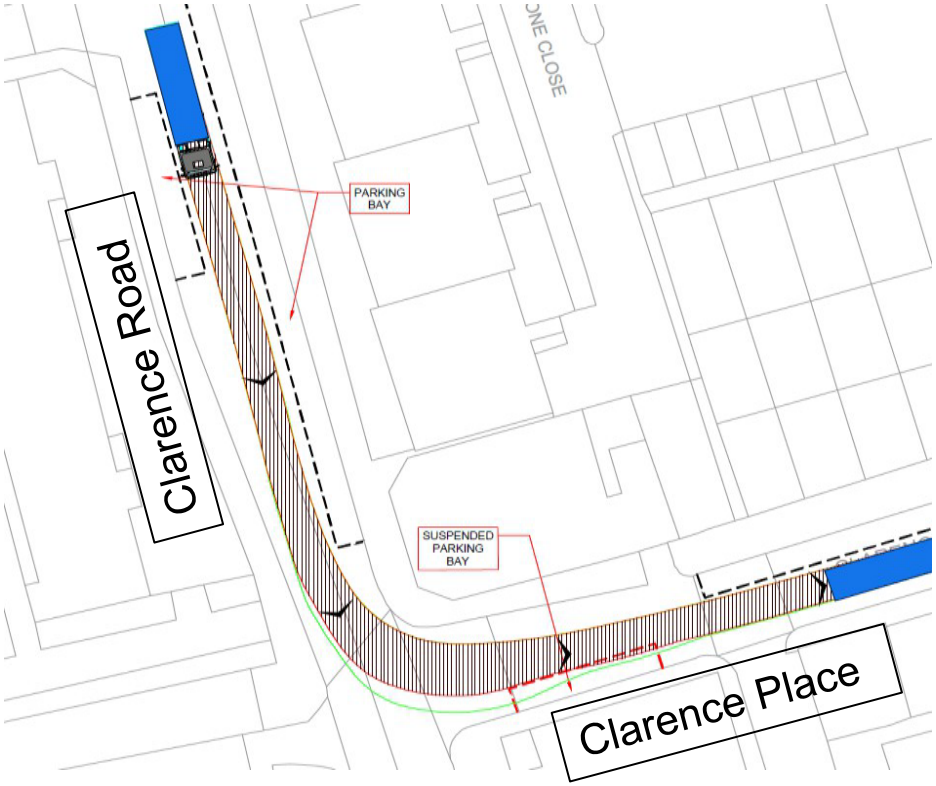


2. Site set up/ Access/ Welfare

Lower Clapton Road into Downs Road, into Clarence Road:

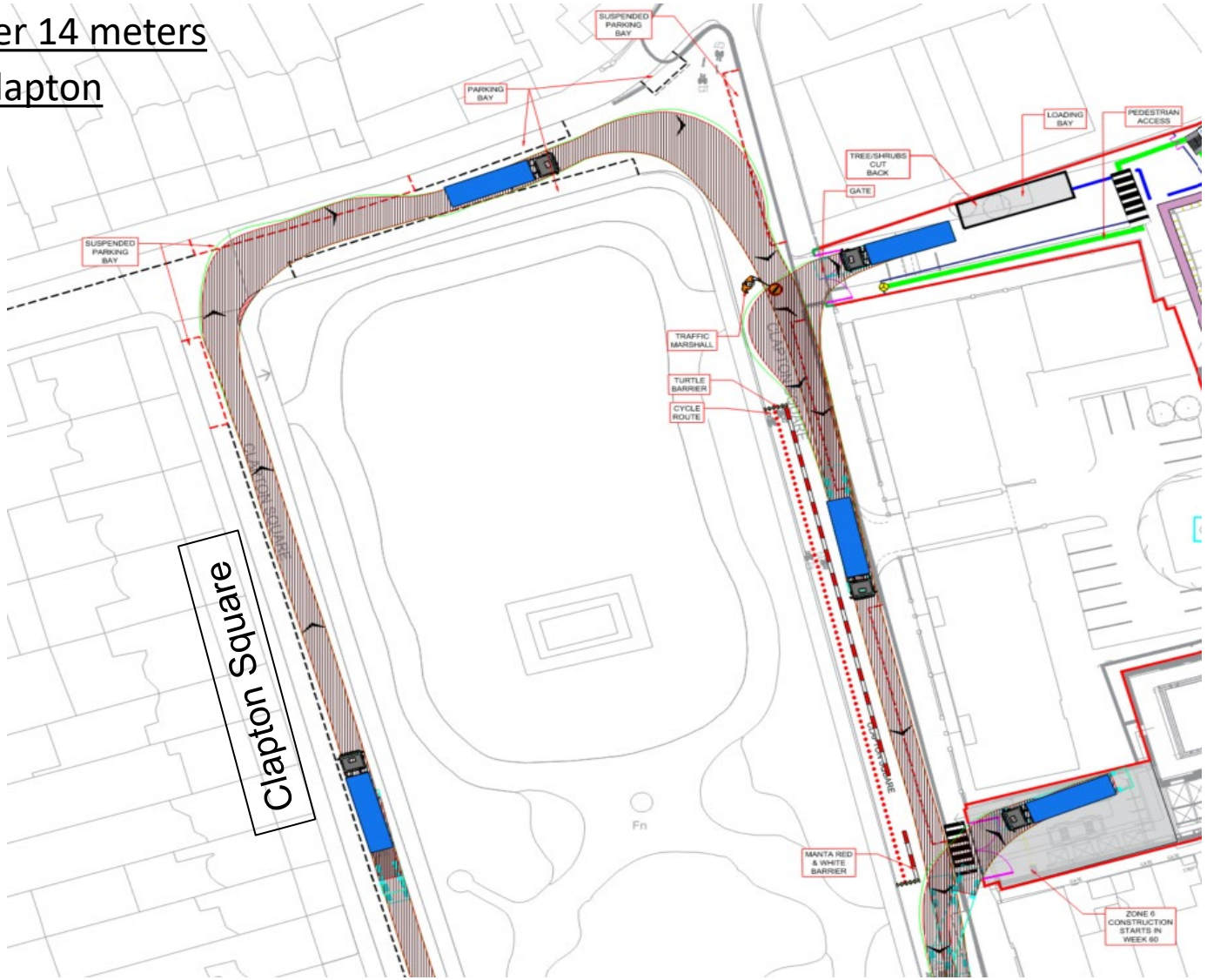


Clarence Road into Clarence Place:



2. Site set up/ Access/ Welfare

<u>Larger Deliveries over 14 meters in length via West Clapton Square:</u>



3. Site set up/ Access/ Welfare

Clapton Square – Pit Lane (Priority Junction)



3. Site set up/ Access/ Welfare

Clapton Square – Pit Lane (North to South)



3. Site set up/ Access/ Welfare

Clapton Square – Pit Lane (South to North)



3. Site set up/ Access/ Welfare

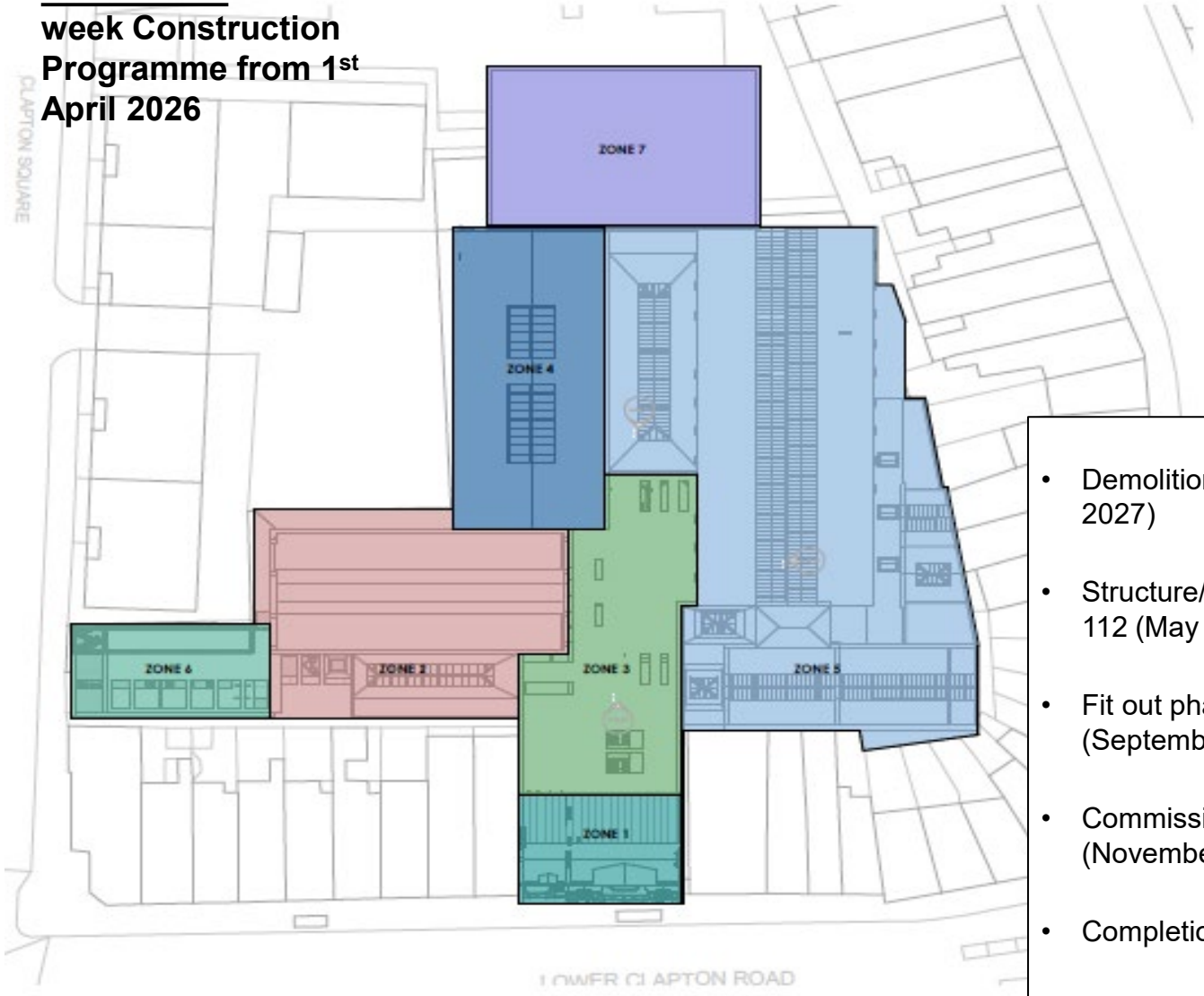
- All delivery drivers will be registered with either ‘CLOCS’ or ‘FORS’ which is an advanced awareness course.
- CLOCS audit carried out on the 30th June with positive feedback received, a score of 22/23.





3. Programme & Phasing

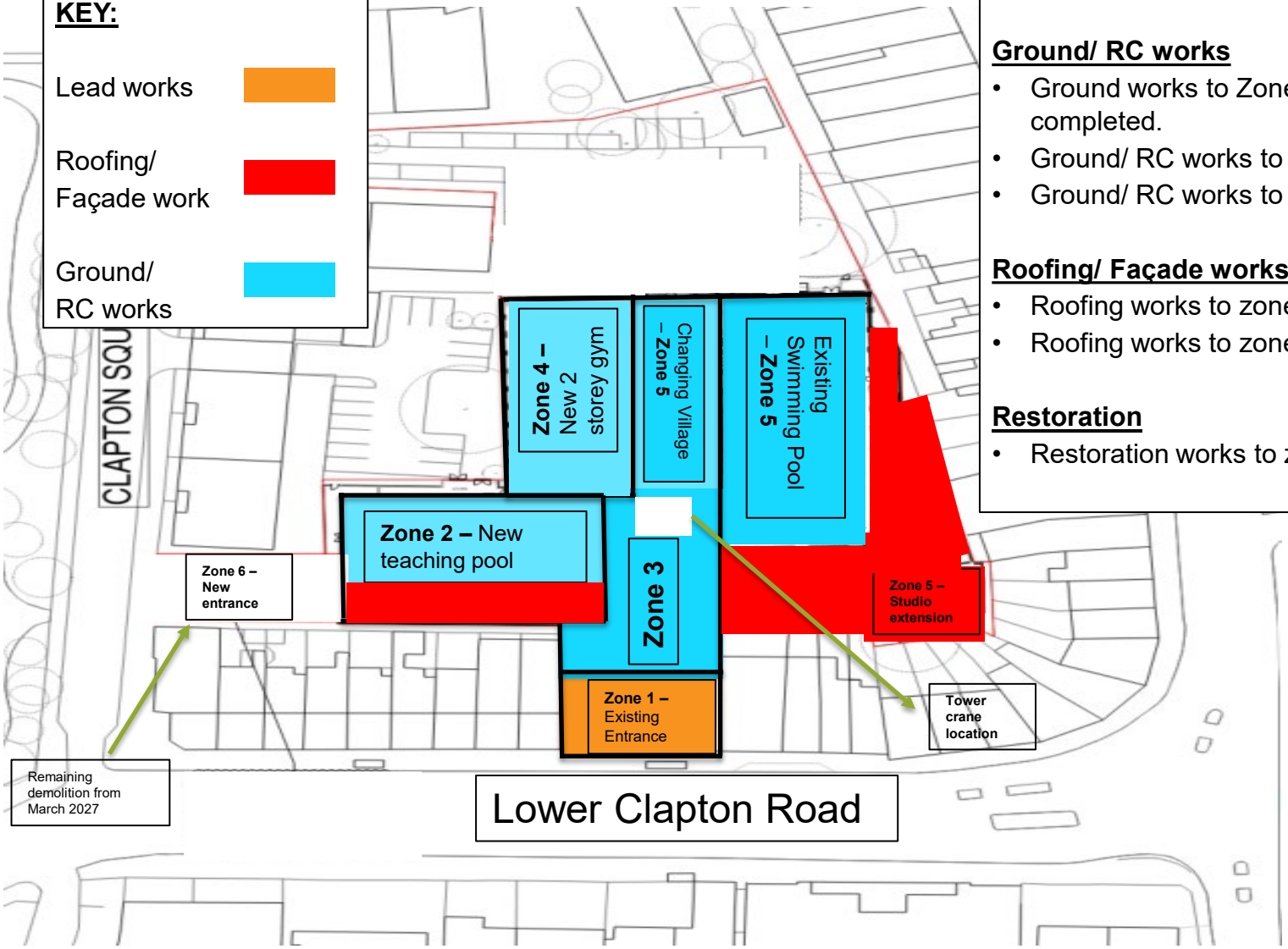
<u>Main Works</u> – 136 week Construction Programme from 1st April 2026



- Demolition phase complete by week 50 (April 2027)
- Structure/ Envelope phase complete by week 112 (May 2028)
- Fit out phase complete by week 126 (September 2028)
- Commissioning complete week 136 (November 2028)
- Completion November 2028.

3. Programme & Phasing

Works carried out within the period:



Lead removal

- Lead removal complete to zone 1

Ground/ RC works

- Ground works to Zone 5 wet change completed.
- Ground/ RC works to Zone 3.
- Ground/ RC works to Zone 2 pool.

Roofing/ Façade works

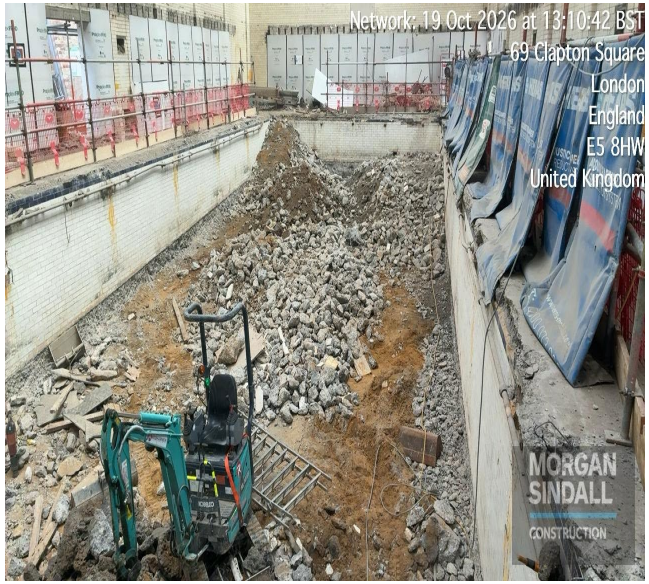
- Roofing works to zone 2.
- Roofing works to zone 5.

Restoration

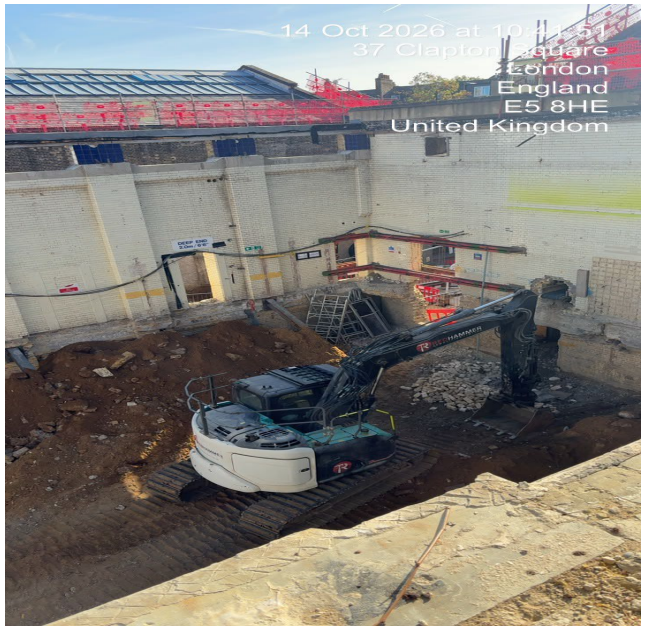
- Restoration works to zone 1 to commence.

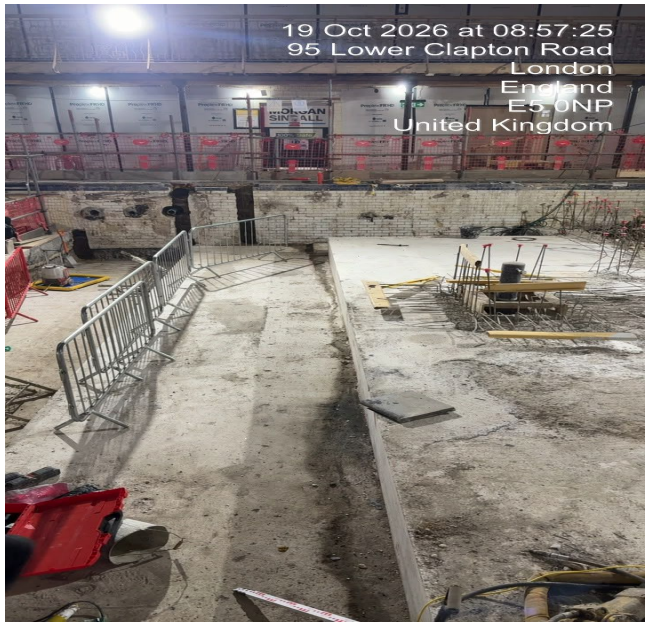
3. Programme & Phasing











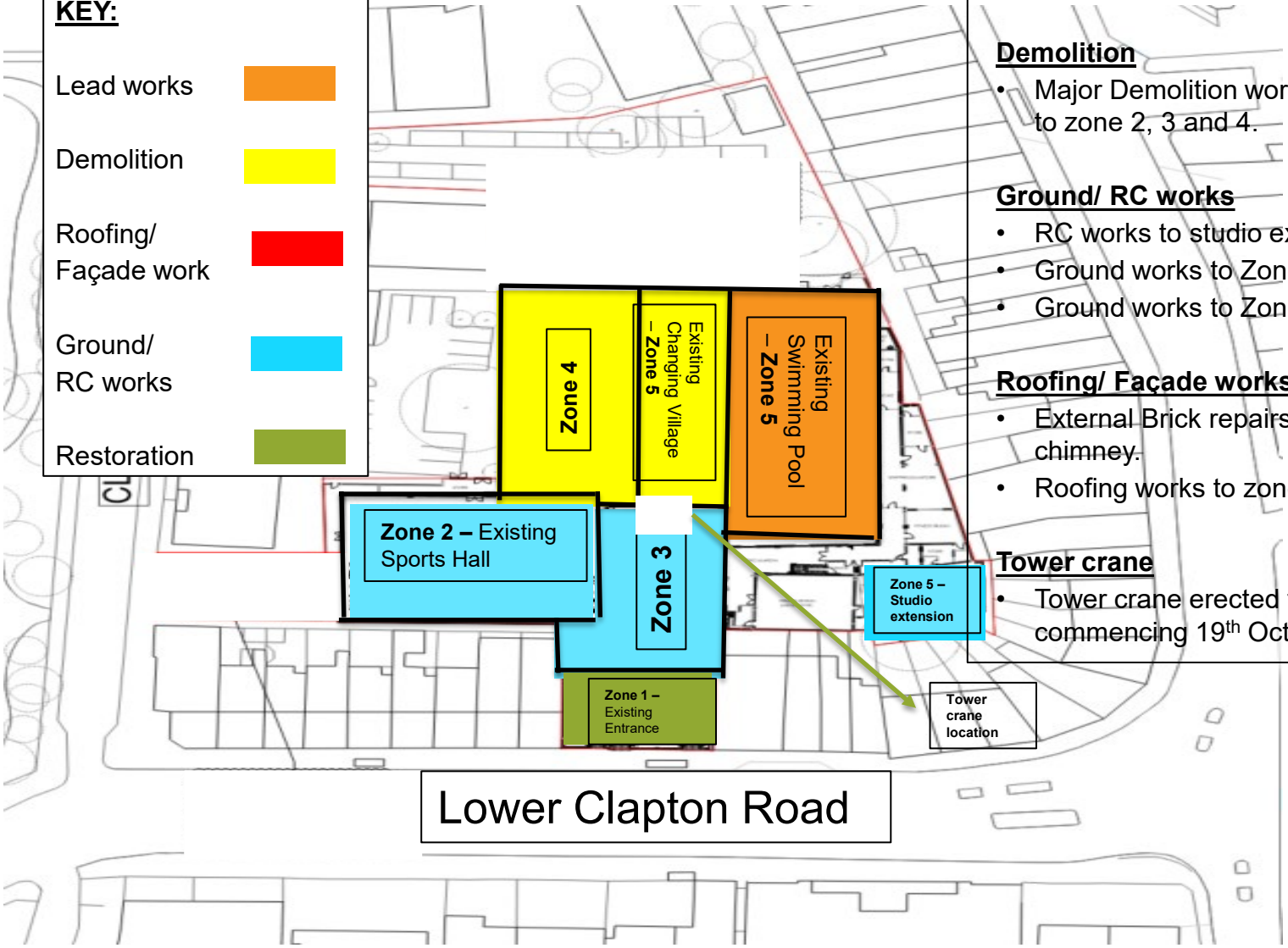


3. Programme & Phasing

Key works to be carried out within the next 3 months:

KEY:

- Lead works
- Demolition
- Roofing/ Façade work
- Ground/ RC works
- Restoration



Lead removal

- Lead removal on-going to zone 1.

Demolition

- Major Demolition works majority completed to zone 2, 3 and 4.

Ground/ RC works

- RC works to studio extension studio 5.
- Ground works to Zone 5 wet change.
- Ground works to Zone 3.

Roofing/ Façade works

- External Brick repairs zone 2 including chimney.
- Roofing works to zone 2.

Tower crane

- Tower crane erected through week commencing 19th October and now in use

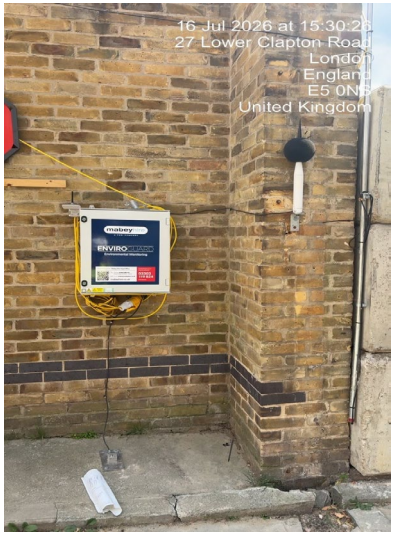
Noise, Dust, Vibration, Key Mitigation Measures

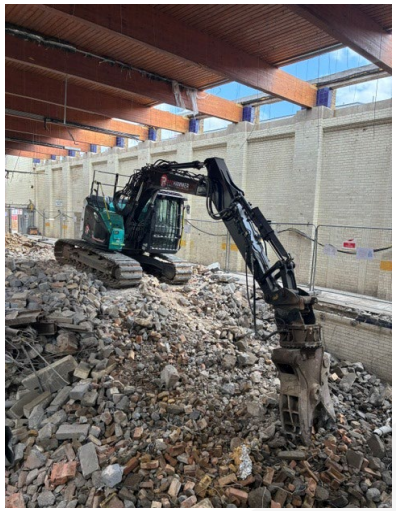
- The site will be open:
  - Monday to Friday: 8am – 6pm
  - Saturday: 8am – 1pm (When required)
  - Sunday & Bank Holidays: Closed
- All site operatives will arrive on site prior to 8am but will not start works until 8am. Site operatives will stop at 6pm and will leave site by 6.30pm, once they are cleaned up and changed.



Noise

- UKPN have installed a mains Temporary Building Supply for the site, avoiding the requirement for a Generator.
- Construction methods have been selected to mitigate noise, ie use of hydraulic breaking.
- Materials have been selected where possible to be off site manufactured.
- All construction plant will be selected on the lowest noise levels, and our preference is electric battery plant rather than diesel. Acoustic barriers will be used where practicable.
- We will locate construction plant as far away as possible from Local Residents.
- Where possible, materials will be lifted in place by the tower/ mobile crane.
- We also will have noise meters installed around the site to monitor the noise levels of the works.







Dust

- Dust will be controlled at source; activities will be carried out in a manner to preclude dust generation.
- Dust levels will be controlled by damping down the works with water where there is a risk of dust.
- Where possible additional screening will be erected around any works likely to cause dust.
- When required, our traffic marshals will jet wash vehicles before leaving site when required onto Clapton Square to reduce the risk of debris/ dirt onto the public highway
- Road sweepers are being used as and when required to keep all surrounding roads clean and tidy.





Vibration

- Levels of vibration are monitored through our agreed monitoring positions in different locations around the project. These positions were agreed with LBH.
- Methods of demolition such as hydraulic breaking is being adopted to minimise vibration levels where possible, however this doesn't work for all demolition activities.
- Auger piling is being used for the new sports hall which provides less vibration exposure.
- All pile locations will be predrilled ahead of piling; any known obstructions will be removed in advance where possible.
- Letters will be issued to all local stakeholders/ residents ahead of any piling works taking place to zone 7.





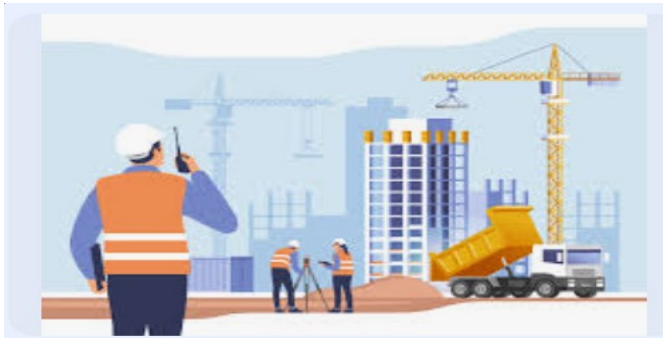
Section 61, Demolition Construction Environment Management Plan (DCEMP)

- This site was granted a Section 61 notice from Hackney Council on 24th December 2025 to allow works to take place from Monday 5th January 2026 (Reference '*COPAS61/King Hall Leisure')*

- The DCEMP document has been produced to show Morgan Sindall approach to managing all aspects associated with the construction of Kings Hall Leisure Centre. This document has been approved and uploaded to our Project website.

- LBH have now issued the Demolition section 81 notice ahead of the demolition works commencing on site, this has been uploaded to our project website.

- NRMM audit carried out and site was deemed fully compliant.



Building Act 1984
Building Regulations 2010
Building (Local Authority Charges) Regulations 2010

Reference Number: 26/0040/DEM
Site Address: Kings Hall Leisure Centre, 39 Lower Clapton Road, London E5 0NU

Newsletter/ Resident's Forums

- Newsletters have been issued monthly.
- Please let us know if you would like to be added to the monthly e-newsletter circulation list.
- Resident forums are proposed quarterly with the next forum to be planned for February 2027

Newsletters will be issued to all local residents and stakeholders monthly:



NewsLetter

Kings Hall Leisure Centre Project

SEPTEMBER 2026 Issue

Welcome to the Kings Hall Leisure Centre project newsletter, which will provide you with up-to-date information on the build and upcoming opportunities.

Hackney

What's been delivered...

The Kings Hall Leisure Centre project site set up started on 5th January 2026.

Current works:

- Lead removal works have continued.
- Demolition to existing sports hall uncovering existing pool box.
- Major demolition works to existing gym space nearing completion.
- Tower crane concrete base has been poured.
- Ground and new concrete works have continued to the new studio extension in zone 5, wet change and new pool area.
- Roof timber repairs now underway.
- Chimney restoration works now completed.

What's coming up...

Forward programme (October)

- Lead removal will continue.
- Complete main demolition works to zone 2, 3 and 4.
- Continue ground and concrete work to studio extension, wet change and new pool
- Commence ground and concrete works to zone 3 and 4.
- Tower crane will be erected.

Please note: We are using water suppression for dust and acoustic shields for noise reduction, and our working hours remain Mon-Fri 8am–6pm.



Social Value Update

Social Value Update September 2026

New City College – Site Visit

On 8th September, we met with New City College to plan a site visit to the Kings Hall Leisure Centre project. A visit has been arranged for Thursday 15th October for ten T-Level students studying construction.

NEW CITY COLLEGE HACKNEY CAMPUS

SPS Construction Bootcamp

On 10th September we met with SPS, a training provider, to organise construction level 1 bootcamp for Hackney and Tower Hamlets residents. This bootcamp will be held in our Knowledge Quad (learning hub) in Tower Hamlets. This programme starts on the 5th October.

Roofing Bootcamp at Build East

This month we met with Highview our Roofing subcontractor, Bauder (roofing buildings supplier) and Build East Skill Centre in Hackney to deliver a three-week bootcamp for the local community. The programme will start on 28th October 2026.

Current Opportunities

Are you interested in a career in construction and live in Hackney? Reach out to the emails below.

- Concrete Work Apprenticeship x2
- Groundwork apprenticeships x2
- Roofing apprenticeship x2
- Brick layer apprenticeship x2

If you're studying a construction-related course and seeking work experience, contact **Monica at 07977 354 264.**

Feedback & Comments

For updates, feedback, or to raise any concerns, please visit the dedicated Morgan Sindall Construction Kings Hall Leisure Centre webpage: https://www.morgansindallconstruction.com/our-projects/live-projects/kings-hall-leisure-centre/

Email: kingshallleisure@morgansindall.com

Monica.Paul@morgansindall.com

Considerate Constructors

- This site has been registered with the Considerate Constructors Scheme and will abide by the requirements of the scheme.
- Morgan Sindall have committed to achieving a five-star rating on all visits conducted by the CCS auditor.
- Morgan Sindall pride ourselves on Community involvement and being a good neighbour and have won national social value awards on previous projects completed in Hackney.
- First audit has been carried out; we received an Outstanding rating of 96% for CCS

CONSIDERATE CONSTRUCTORS

Registered site

www.ccscheme.org.uk



4. Sustainability

MORGAN SINDALL CONSTRUCTION

Kings Hall Leisure Centre

CarboniCa

10 TONNE CARBON CHALLENGE

MORGAN SINDALL CONSTRUCTION

Project background: The Kings Hall Leisure Centre is an existing Grade II Listed Leisure Centre located in Hackney. The development consists of refurbishment and part new build, creating new pool spaces, state-of-the-art gym space and new sports hall, while retaining a lot of its current historical features.



What we did to achieve the 10 Tonne Challenge:

- ✓ A generator is usually place at the start of a project for 12 weeks but due to early engagement with UKPN, no generator was required.
- ✓ MSC requested an early order with the employer to allow UKPN's supply to be initiated from beginning of the project.

Project highlights:

36
Tonnes of carbon dioxide equivalent (CO_{2e}) saved

Incorporating the skills and innovation of our supply chain partners

16
Equivalent to this many UK homes heated annually

UK Power Networks

4. Ecology

- Bat and bird boxes have been installed on site.





4. Dust, Vibration and Noise monitoring

- Agreed monitoring station positions agreed with LBH

Indicative Sensor Locations



5. Social Value

COMMUNITY EVENT

Cardinal Pole School – Site Visit

CARDINAL POLE CATHOLIC SCHOOL

On Thursday 9th July, we welcome 9 year 10 students to Kings Hall Leisure Centre project for a site visit.

As part of their week-long work experience programme being supported by various employers providing young people with varied insight into different sectors, disciplines, roles and options.

For the site visit, we provided all students with a health and safety talk followed by 5-point PPE before taking the visitors out on a guided tour. Students asked lots of thoughtful questions to the team and overall seemed well engaged despite the heat!



MORGAN SINDALL CONSTRUCTION

September 2026 Meetings:

Shaw Trust Construction Bootcamp
On 17th September, we met with Shaw Trust a charity that support people into work. Using GLA funding, Shaw Trust will be delivering a construction bootcamp starting 19th October using our induction room within our site office to eight Hackney residents.
Poster to follow shortly.

shaw trust

Local Village Network – Amplify Me Programme
This month we met with Local Village Network (LVN) to discuss the Amplify Me programme which we will deliver at New City College, Hackney Campus. The six-week programme will commence on 3rd November, where we will visit a class every week to coach and mentor year 10 students around employability, networking and communication. The final session will be held at Kings Hall Leisure Centre site, where students will go on a site tour and learn all about the project.

LOCAL VILLAGE NETWORK

MORGAN SINDALL CONSTRUCTION

COMMUNITY EVENT

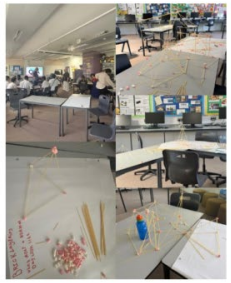
Stormont House School

STORMONT HOUSE SCHOOL

On Monday 22nd June, we had the pleasure of visiting Stormont House School, a Special Educational Needs (SEN) school in Hackney, to deliver engaging careers sessions focused on the construction industry.

Our first session was with 14 Year 11 students where we began with a careers in construction presentation, exploring the many pathways into the industry and highlighting the wide range of disciplines and opportunities available in the construction sector.
The session then moved into a fun and interactive design and build challenge, where students worked in small teams to construct the tallest tower possible using only spaghetti and marshmallows. It was fantastic to see their creativity, teamwork and problem-solving skills in action.

Our second session was with 20 Year 10 students. Following a brief introduction to Morgan Sindall and the Kings Hall Leisure Centre redevelopment, the students immediately got stuck into the spaghetti and marshmallow tower challenge, bringing enthusiasm and energy despite the hot weather.



Work Experience Placement

In July we welcomed a young person from Cardinal Pole School for a week-long work experience placement. Samuel enjoyed shadowing all the key disciplines within Morgan Sindall and learned about the Kings Hall Leisure Centre redevelopment project.



CARDINAL POLE CATHOLIC SCHOOL



MORGAN SINDALL CONSTRUCTION

5. Social Value

Supporting Local Businesses











5. Social Value

Kings Hall Leisure Centre
Social Value Offer

Jobs and apprenticeship opportunities are coming to the Kings Hall Leisure Centre project. **Share your CV with us for the chance to be part of the team.**

T-Level support – 45-day industrial placements

Work experience and **job shadowing** in Morgan Sindall Construction disciplines:

- Site Management
- Quantity Surveying
- Design Management

'Try-A-Trade' workshops for students – bricklaying, hazard activities, painting & decorating and much more!

Working with schools and colleges across Hackney, to inspire future careers through site visits, career in construction talks, design & build activities and supporting careers' fairs. For those in early years' settings, we offer arts projects incling hoarding designs.

Is there a local charity or community initative you'd like us to support? Get in touch and let us know!

WE'RE CONTRIBUTING TO THE PEOPLE BEHIND THE KINGS HALL LEISURE CENTRE PROJECT

An element of our social value commitment is our approach to creating long-lasting, environmentally sustainable communities. But just as important is the social value we deliver to the people of Hackney.



Interested and want to find out more?
Please email: **monica.paul@morgansindall.com**

MORGAN SINDALL CONSTRUCTION

- Jobs
- Apprenticeships
- T Level Students
- Work Experience
- Try-A-Trade