

EAST QUAY, WATCHET

WELCOME TO OUR BUILD!!

After five long years of planning and fundraising, we are delighted to start building the East Quay development. We realise that the build will have a level of impact on everyone in the community, but we are fully committed to making the build as quick and painless as possible. In fact, this was a key requirement with contractors during our tender process and we were very impressed with the track record of the company we selected as a Considerate Contractor. The company we chose is [Midas](#).

How did you choose your contractor?

As you can imagine we had to go through a very stringent tender process under OJEU rules – relating to thresholds for procurement under EU regulations. You can find out more about this process at the [OJEU website](#); in essence it meant that the tender package was shared on a pan-European website and open to any construction company to bid. We had written expressions of interest from 19 companies and we asked 5 to complete the full tender process. Midas were the successful tenderer and scored highly on their commitment to community engagement and [Considerate Contractor](#) track record as well as their cost and quality control.

Who are Midas and what about opportunities for local contractors?

The Midas team for this build are based in Exeter and one of the more locally based contractors to make it through to the second tender round. We have asked they set up a “meet the contractor” event so that local West Somerset sub-contractors have an opportunity to make it on to their sub-contractor database. We will publicise the event but ask that anyone interested in working on the build get in touch so we can ensure they get an invitation to the event.

How are you involving the local community?

We intend, along with members of the design team, to challenge and change aspirations of our young people by helping them to think about the different kind of jobs and career pathways which may be available to them. A range of different projects will take place within all our local schools in order involve and inspire children and people of all ages.

We are working with Midas to ensure the inclusion of apprentices, work-placements and opportunities for improving skills locally. This is still being planned out by Midas and ourselves and we have a meeting coming up to work out a strategy, but we will look to involve the local colleges.

When are you starting and how long will it take?

Midas will start erecting the site from 9th December 2019 and the build will take 65 weeks, finishing Spring 2021. All vehicles will need to be off the EQ/Onion building site by 5th Dec 2019. The Marina will still have parking for Marina vehicles on their site by their office. Anticipated schedule:

- Initial site set up and sampling – December 2019
- Substructure – January to March 2020
- Superstructure – February to August 2020
- Internals – September 2020 to February 2021

What about all the extra vehicles needing parking during the build?

We have told our contractor that there is to be no parking by their sub-contractors and workforce in the main Watchet car parks during the tourist season (March to October) and we have arranged alternative parking at Smithyard Hinckley park and ride and at the old paper mill site. Midas estimate that the site workforce will require at most 20 vehicles.

There will be a traffic steward manning the gate to the site whose job it will be to ensure that lorries arriving and leaving are managed in order to avoid busy times in the town and specific events. There will be holding points outside of Watchet where lorries will await their appropriate

slot. Midas are very experienced at handling this sort of situation through their work on hospital sites where you can imagine it is an even more sensitive issue. The first 3 months of 2020 will probably see between approx. 20 vehicle movements per day (during the groundworks phase). From then approx. 10-15, although this will depend on the programme/weather.

When will the site be working?

SW&T planning have placed the condition that the working hours will be Monday to Friday 8am to 6pm and Saturday 8am to 1pm. There may be an odd occasion where we require to work a full weekend or over the permitted working hours if an activity deems this necessary, such as a large concrete pour, but we would have to seek permission first from the planning department and inform local residents in advance.

How noisy is it going to be?

Inevitably all build projects generate high levels of noise at certain stages. We will where possible restrict this to a minimum, but some noise is unavoidable. Regular noise level assessments will be carried out and where noise levels exceed the action levels, (legal limit 87db) the source of the noise and the management of the noise control will be reassessed.

How are you going to keep us up to date?

We are proposing that we have monthly residents' meetings ('Community meet the Contractor') to update people on the build and to discuss progress and deal with any issues that may arise. Midas will also carry out letter drops. Onion Collective will use social media platforms such as We love Watchet and local newsletters to keep people up to date. Our first **'Community meet the Contractor' event will be held on Weds 27th November at 7pm in the Methodist School Rooms.**

What can we do if we aren't happy about something?

Any complaints will be dealt with by the site management team and we will circulate all the contact details at our first 'Community meet the Contractor' event - see above.

What about the SW&T harbour wall and the work they will be carrying out?

The council have commissioned a range of surveys following on from the 2018 wall report. Any work that they deem necessary will be undertaken in a way to minimise disruption to the public and the Onion build programme. The maintenance of the wall is a responsibility of SW&T and is not a dependency of the development. Both Onion and SW&T will work hard to ensure the East Quay site (our building and the SW&T access road and harbour wall) will be complete by Spring 2021.

How will people get into the boatyard during the build?

A 10m access roadway will run along the front of the site, which we understand will be maintained throughout construction. This area is outside of the Onion building site but will be resurfaced to an agreed specification with the council towards the end of the build schedule. Any disruption for the resurfacing will be notified in advance and kept to a minimum.

Where can we find out more about how you are managing the site?

Our 41-page Construction Environment Management Plan (CEMP) will be available on the SW&T planning portal and contains lots more information on all aspects of the build. A draft is on the FAQ section of the East Quay page on our website., while we wait for the CEMP to be discharged as a planning condition:

- to identify and address the potential temporary impacts created during the construction process - noise, dust, vibration and nuisance to neighbours;
- to identify and address the potential permanent impacts created during the construction process - pollution, damage to vegetation;
- to identify methods to manage the specific environmental issues and strategy to control issues;
- to highlight objectives and targets for the project that are realistic and relevant;
- to identify a programme of monitoring, reporting and auditing the compliance against commitments to planning and local authority requirements; and
- to monitor the processes to assess effectiveness of the controls.