

Taiyabah New build project update

19th March 2017

We shared with you an update in November 2016 and outlining our proposed timescales to start of the phase 1 of the project.

We shared that with any project of this size, delays are inevitable and thus we experienced some delays that has put us back 12 weeks from our expectations.

We have shared below some of the key areas where we have had to await for external decisions, slightly modify our plans or had to negotiate to ensure that we do not incur unnecessary costs to the project.

Discharge of planning conditions

There were two planning conditions that we have had to work with the local councillors and council officers to discharge. We were able to successfully put a case forward to discharge the BREEAM and 10% Energy efficient condition which has meant that we have saved a significant amount of money by pursuing this course of action.

Utilities investigation

We engaged with United Utilities to understand the availability of electricity in the grid around the site. A report back has been shared back that there is no sufficient power in the local sub-station and thus has meant that we have had to factor this within our project and seek design and quotes to meet this requirement.

Ground investigation

A survey was undertaken week commencing 7th November 2016. The purpose of the ground investigation was to determine the ground conditions at the positions of the exploratory holes, the likelihood of a general pattern of strata determine the presence of any shallow coal seams, and associated mine workings, in order to assess the risk to nearby surface ground stability.

A desktop survey was also undertaken, with the coal authorities mining report stating that **“the site is in the likely zone of influence from workings in one seam of coal and shallow depth which was worked in 1862”**

The report concluded that there was a subsidence risk to the development from historical shallow underground coal mining. Although no evidence of

mine workings were found on the site, the report recommended precautionary measures.

Due to the nature of the coal authorities mining report highlighting risks and with the ground testing results at hand, the consultant's report initially outlined that the foundations should be deep piled, making this very costly. Our appointed Civil and Structural engineer worked with the ground testing consultant and worked up a raft and piling solution which is now a much more cost effective solution rather than reinforced ground bearing slab and deep strip foundation's .

Design detail

The purpose of having all the consultants on board from the outset means that we can design the building that allows each of the consultants having input from the outset. This has been a positive move and has allowed us to work extensively on some of the detail in relation to the heating, extraction, dome design (now changed) and other little areas that normally get missed out in other procurement models. These little changes have a significant changes to the detail drawings of each of the consultants and thus drawings have had to be reworked on a number of occasions.

CURRENT POSITION

We have sent out expression of interest letters to 15 companies for them to respond if they are in a position to be able to tender for our project. We will be shortlisting 4 companies to cost up the projects in a single stage selective tendering process based on Bills of Quantities/ Drawings/Specification.

We have also started to look at the contractor's site layout and with Masjid projects normally undertaken in phases, we are looking to procure the setup of the site before Ramadhan with a view of contractors on site as soon as possible thereafter.

We are always conscious that we do not rush any of aspects of the design and procurement and are working extremely hard behind the scenes to get the project off the ground as quickly as possible.

We ask for your dua's that we continue to make good progress and the Almighty supports us all in our efforts.

Taiyabah New Masjid Project team