



BRIXTON NEIGHBOURHOOD CONSTRUCTION FORUM

Wednesday 28th September 2016, 6.30pm – 8.30pm – Ivor House, Brixton (Morgan Sindall Site Office)

Attendees:

YNTH Project Team

Nasreen Khilji (NK)	-	London Borough of Lambeth
Andrew Boyle (AB)	-	Muse Developments
James Stockdale (JS)	-	Muse Developments
Lee Askey (LA)	-	Morgan Sindall
Dalia Islam (DI)	-	Morgan Sindall

Councillor Adrian Garden - Chair

Total number of local residents/businesses – 7 attended

Devon Thomas (DT) - BCA/Windrush

Meeting Minutes

1.0 Introductions

Councillor Garden opened up the meeting explaining he was chairing it as an independent party. The meeting was to focus primarily on the 'Triangle Project Site'.

2.0 Agenda & Housekeeping

- Cllr Garden explained to wait until the end of Morgan Sindall's presentation to ask any questions and to not interrupt
- Cllr Garden mentioned that we will not go into lengths discussing all the items on the Action Tracker, only the outstanding items and any new queries raised

3.0 Morgan Sindall Update

- **LA gave an update on the project;**
 - **Safety Update**
 - All works continue to be carried out behind site hoardings to ensure safe segregation of the works
 - Vision panels will be put into the hoardings shortly to see progress of works
 - Community notice board will be updated with pictures of the project and newsletters
 - **Working Hours**
 - LA reminded everyone of our working hours; Mon – Fri 8am – 6pm & Sat 8am – 1pm

- It was explained to everyone at the Forum, in accordance with our permitted working hours we will be working on site on Saturdays in future.
 - Site is closed on Sundays however UKPN may require access to the sub-station which is within our site
 - To ensure no operatives commence works before 8am Morgan Sindall have now installed an additional gate to the work areas from the welfare to site entrance
 - **Logistics & Deliveries**
 - It was reiterated that there is no parking on site and no personnel working on site will park in neighbouring streets
 - From late October 2016, St Matthews Road will be used for delivery access outside of peak working hours to reduce the need to turn vehicles around on site. This will remove the noise of vehicles that currently have to reverse.
 - Noise meters and vibration monitors remain in place to monitor the noise levels
 - Our Traffic Marshalls jet wash the vehicles before leaving site to reduce the risk of debris onto the public highway, and dust suppression measures remain in place
 - **Works carried out to date**
 - LA gave an overview of works carried out to date to the Town Hall and Civic Office
 - LA explained that during demolition works at Hambrook House concrete obstructions, oil tanks and an old air raid shelter were discovered in the ground. Works were stopped for 5 weeks while testing has been carried out to determine the most effective method of removal. They were made safe, taken off site and demolition works have now recommenced at Hambrook House.
 - We have now installed the Tower Crane that will be used to aid material movement
 - **Works for the next 3 months**
 - Town Hall – Window repairs, carpentry works, acoustic ceiling works & new public courtyard ground floor slab
 - Civic Office – Completion of the foundations, concrete frame construction and hoist installation
- The site is registered with the Considerate Constructors and will abide by the requirements of the scheme. We were recently audited and scored 42/50 which is well in excess of the national CCS standard of 35/50
- We will continue to issue monthly newsletters reporting on the progress of the previous months work
- The www.yournewtownhall.org website will be updated as of the end of October 2016
- The 2nd Brixton Construction Management Forum was held on 14th September 2016 – the minutes are uploaded onto the YNTH website. The meeting was attended by Bowmer and Kirkland (Contractor working on Lambeth College). Their works do not cross over with the

YNTH project and will not require any works being carried out on the Public Highway until September 2017.

4.0 Issues and Action Tracker

The questions raised at the meeting by local residents;

- ***“What is the constant ‘beeping’ noise?”*** – Morgan Sindall confirmed it would have been the delivery vehicles/excavators reversing. The new one way road layout with access into site via St Matthews Road crossing into Porden Road will cut down on the need to reverse and reduce this noise.
- ***“Why do they have to hit the bucket on the ground which causes the noise and vibrations?”*** – Morgan Sindall confirmed this was during demolition works, where the large sectors of reinforced concrete had to be broken up to remove the reinforcement to make the demolition materials safe for site operatives to access. These works are now complete as the demolition works are complete.
- Resident from Brixton Hill Court asked ***“What is the current budget?” “In terms of fit-out what is the plan for the interior?”*** – While the Town Hall is fully refurbished and modernised, the Chamber itself will not be significantly altered because it was recently refurbished. Cllr Garden confirmed that they are on budget.
- Representative of Brixton Court wanted to know ***“if there was a way we could work together to help create more work space for local people?”*** – Lambeth Council aim to provide an enterprise centre with space for local people and temporary space is currently given to local business in Pop Brixton
- Resident from Arlington Lodge asked ***“why the light on top of the crane was off?”*** – Morgan Sindall confirm an aircraft warning light (Red light) is fitted to the top of the crane directly above the cabin of the crane.
- Resident of Brixton Court requested ***“if Morgan Sindall’s security team could be part of the wider community security team as there is a lot of anti-social behaviour that occurs in the evening”*** – Morgan Sindall security team are employed to patrol the inside of the site boundary. We do have security cameras fitted to Brixton Hill, Acre Lane and Porden Road by our site access gates. These are monitored by our security team. Morgan Sindall agreed to provide contact details for our security team to the Brixton Bid. Devon Thomas agreed to forward telephone numbers for the local security team in case of emergencies
- Question was asked ***“if the windows in the Town Hall are being replaced?”*** – Muse Developments confirmed that the windows would be refurbished and sealed closed as we are upgrading/replacing secondary glazing and new ventilation system
- Cllr Garden asked if Morgan Sindall could confirm ***“if the oil found at Hambrook House is safe?”*** Morgan Sindall confirmed the oil was tested for the Waste Classification in order to be taken off site. There are absolutely no risks associated with the removal of the oil for the operatives undertaking the works or local residents.
- Cllr Garden asked ***“where people could find the contact numbers?”*** – Morgan Sindall confirmed on the Newsletter and the notice board. Out of hours contact number is 07961 454 983

- All queries are logged on the tracker any outstanding queries and new issues updated on track (attached separately)
- The residents thanked Morgan Sindall for fixing the Town Hall clock

6.0 AOB

- It was agreed Cllr Garden will continue to chair all future meetings

Date of next meeting – TBC