



Brixton Construction Management Forum

Wednesday 15th June 2016, 7pm-9pm – Ivor House, Brixton

Attendees present:

Dan Murray	-	London Borough of Lambeth
Ian Douglas	-	Bowmer & Kirkland (Lambeth College Project)
Andrew Boyle	-	Muse Developments (YNTH Project)
Lee Askey	-	Morgan Sindall (YNTH Project)
Michael Smith	-	Brixton BID

Invited but did not attend:

Transport for London
Arriva London
Secretary of State for Transport
Network Rail
Metropolitan Police (Lambeth)
Sommerleyton Road Project
Brixton Central (Public realm improvements for Electric Avenue and Canterbury Square)
457 – 461 Brixton Road Project
Toplin House, Ferndale Road Project
Canterbury Hotel Project
Binfield Court, Coldharbour Lane Project
Higgs Industrial Estate Project
124 – 128 Brixton Hill & The Laundry Coldharbour Lane Project
Thrayle House Project
86 – 88 Gresham Road Project
220 – 224 Coldharbour Lane Project
215 – 217 Coldharbour Lane Project

Meeting Minutes

1.0 Introductions

2.0 Purpose of the CMF

2.1 Lee Askey confirmed the purpose of the CMF:

The purpose of the meeting is to make sure there is a forum in place for developers and construction partners to liaise throughout the period of demolition and construction. The construction Forum is not designed to replace regular and ad hoc liaison/

communication between development partners but is a mechanism and space for major issues to be discussed and reviewed and will serve as a record, along with other communications, of such.

2.2 Brixton 'Neighbourhood Construction Forum' (NCF)

Lee Askey noted a Neighbourhood Construction Forum was already in place for the YNTH Project and that a series of meetings had been held with local residents, the last meeting being on the 24th May 2016. The minutes of the CMF will be replayed to future attendees of any NCF meetings.

3.0 Terms of Reference

- The 'CMF' is designed to meet quarterly with a roving Chair person

4.0 YNTH Lambeth Project

- Lee Askey gave an overview of the YNTH Project, the stages of construction (from April 2016 – February 2018) and details of what was involved in the project
- Muse Developments noted whilst Olive Morris House forms part of the YNTH Project, it is not scheduled to commence on site until mid-2018 and will run until 2020
- Lee Askey noted the primary route of access into the YNTH Project would be St Matthew's Road across Brixton Hill and into Porden Road. This would commence as of July 2016 during non-peak hours. A secondary entrance into the project is via Acre Lane into Buckner Road
- The YNTH Project works will all be carried out from within the site hoardings. There are some Section 278 works to Brixton Hill and Acre Lane. These will not commence until October / November 2017
- The project is currently focused on demolition, with piling commencing in July and ground works / concrete frame commencing in August / September 2016

5.0 Lambeth College

- Ian Douglas gave an overview of Lambeth College and the works involved in the project
- Ian Douglas noted the current works on site will be complete by September 2017. Bowmer & Kirkland then return between September 2017 – September 2018 to construct part two of the project
- Ian Douglas noted Bowmer & Kirkland works are being carried out behind the hoardings with the only works in to the highways being on a new pelican crossing, which is being formed on Brixton Hill adjacent to Lambeth College. This will be installed prior to September 2017
- Ian Douglas noted the demolition works were complete on this project and the works were now focused on frame and finishes
- Ian Douglas noted Bowmer & Kirkland have a sewer connection to form on Brixton Hill prior to September 2017

6.0 Other Projects in the Brixton Area

- No other representatives were present from any other projects being carried out in the Brixton Area

- Ian Douglas noted Lambeth Highways had turned up in Horsefield Road to carry out highway works, preventing access to the Bowmer & Kirkland site. This was without warning
- Dan Murray to ensure London Borough of Lambeth Highways attend the next meeting or provide a coordinated plan of all LBL Highways works

7.0 Neighbourhood Construction Forum

- Lee Askey gave an overview of the recent NCF meeting and any issues which had arisen. Current issues are the perception of dust from demolition works, which is actually mist from demolition dust suppression methods

8.0 AOB

- Morgan Sindall and Bowmer Kirkland to share project newsletters going forward to share with local residents at future NCF meetings
- Emergency Contact details were shared between Morgan Sindall and Bowmer & Kirkland to maintain dialogue of any future issues on either of the projects
- Meeting to be arranged for during the working day (suggested 4pm)

Next Meeting – 4.00pm 14th September 2016 at Ivor House, Acre Lane, Brixton. Morgan Sindall to send invitations out.