



Neighbourhood Construction Forum Residents' Meeting

Attendees:

YNTH Project Team

Dan Murray	–	London Borough of Lambeth
Andrew Boyle	–	Muse Developments
James Stockdale	–	Muse Developments
Lee Askey	–	Morgan Sindall
Jo Sintern	–	GL Hearn

Councillor Adrian Garden – Chair

Total number of local residents/businesses – **22** attended

Date: 24th May 2016, 7pm - 9pm

Venue: Room 125, Town Hall

Meeting Notes

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 Construction Forums

An overview of the two forums was given by GL Hearn:

2.1 Neighbourhood Construction Forum (NCF)

- Purpose of the meeting is to provide feedback on the construction works to local residents and stakeholders.
- Invitation letter and "Terms of Reference" (ToR) received by all but one local resident.
- JS requested that if anyone had any comments on the ToR, they should make these known to GL Hearn via email, post or telephone after the meeting.
- It was agreed that future meetings will be chaired by Councillor Garden.

2.2 Brixton Construction Forum (BCF)

- A brief summary of the Brixton Construction Forum was given, explaining its purpose to review all major development works in the Brixton Area.
- Attendance at the Brixton Construction Forum is only for developers and main contractors. Feedback to residents will be via the Neighbourhood Construction Forum.
- It was agreed that if future communications from the BCF back to the NCF are less than satisfactory, the Forum will consider nominating a community representative to attend these sessions to report back directly.

3.0 Construction Works

- Morgan Sindall gave an overview on the construction works that have been carried out to date, the forthcoming works and the details of the project working hours, noise, dust and vibration control measures.
- JS confirmed that an abbreviated version of the 'Construction Environmental Management Plan' was now available for local residents. **Post meeting note:** copies of these were issued to attendees the day after the event and are appended to these minutes.
- Morgan Sindall confirmed a dedicated Community Liaison Officer will be in place from July 2016, as a single point of contact for all YNTH construction questions, comments or feedback. A newsletter will be issued nearer to the time with contact details.
- Residents also asked for a specific Lambeth project representative and contacts so that relevant issues could be discussed directly with the Council. Dan Murray confirmed that all enquiries should be sent through to the yournewtownhall@lambeth.gov.uk address or directed via Morgan Sindall's Community Liaison Officer.
- Morgan Sindall confirmed the project website yournewtownhall.org is currently being updated.
- Morgan Sindall confirmed a community noticeboard was being installed to the hoarding in front of the new Civic Office along Brixton Hill.

4.0 Issues and Actions Tracker

The questions raised at the meeting by local residents were answered by the Muse Developments / Morgan Sindall Project Team:

- *"When will the works to Olive Morris House Commence?"* – Muse Developments confirmed this will not be until mid-2018.
- *"Could a nominated person from this forum attend the Brixton Construction Management Forum?"* – The Project Team agreed to review this request and advise at the next Neighbourhood Construction Forum.
- *"What is the expected peak vehicle movement to the Triangle Site?"* - Morgan Sindall have since confirmed this will vary for different periods of the project. All deliveries are coordinated and booked into an online delivery management system to ensure only one vehicle can turn up on site at any one time.
- *"Could a mirror be installed to the hoardings in Porden Road outside Ivor House to give local residents a view of oncoming traffic?"* – Morgan Sindall will get this installed shortly.
- *"Is the sheet piling that we can see indicative of the line of the new building?"* - No, the sheet piling has been installed outside of the building footprint.
- *"The parking to Porden Road is becoming an issue as permit holders from other roads are using Porden Road", it was also noted there are no motorcycle spaces anymore* – The Project Team confirmed that Porden Road is under the control of the London Borough of Lambeth Highways; as such the Project Team has limited influence over parking arrangements. The Project team agreed to arrange a meeting with LBL Highways to review the parking arrangements.
- A specific question was raised about *"vibrations being created by digger drivers driving around the site at speed on Wednesday 18th may between 5.30pm – 6.00pm"* – Morgan Sindall confirmed there was no specific reason for this and have promised to look into the cause. **Post meeting note:** this was due to a section of demolition works being carried out, there have been no further issues since.

- One resident asked “*what the Council’s Policy would be for smoking in the new Civic Office to prevent the issues previously experienced with council employees in Porden Road*” – LBL confirmed their policy will be reviewed going forward.
- Thanks were given from a local resident for getting a mirror installed on Brixton Hill outside Arlington Lodge to see around the site hoardings. Thanks were also given for getting the Town Hall clock working again.
- The Porden Road residents association commented on the condition of paving to Porden Road and requested that “*consideration be given to this being replaced*” – Muse / Morgan Sindall confirmed Porden Road is under the control of London Borough of Lambeth Highways and not the YNTH Project Team. The Project Team agreed not to install the planters to Porden Road until the road layout had been agreed and to help facilitate a meeting with LBL Highways and local residents to review parking
- “*Could a local Community Police Officer attend the next Neighbourhood Construction Forum?*” – The Project Team noted they would look into this however the purpose of the meeting is to focus on construction of the new YNTH Project specifically. **Post meeting note:** GL Hearn confirmed that they had sent invitations to Inspector Dan Rutland and Brixton Constabulary for the NCF but had not received a response.
- “*The lights to Olive Morris House are again being left on during the night, disturbing local residents*” – London Borough of Lambeth agreed to review this to ensure all lights are turned off during the night. **Post meeting note:** Dan Murray has confirmed that these lights are on motion sensors so cannot be left on. DM will further investigate with the operations team to see if there is a malfunction to the system or to review if security are setting these off.
- “*A lot of dust has been seen during demolition works which is a health hazard for Arlington Lodge residents*” – Morgan Sindall explained that this was not dust but a fine mist of water, due to the number of water control measures that are being used to control dust on site.
- A copy of the issues and actions tracker logging all comments and feedback to date would be attached to these minutes when sent out.

5.0 Community Hoardings

- GL Hearn confirmed that Lambeth Council will manage community hoardings across the stretch of boards which run along Town Hall Parade.
- JS noted that there will be three phases of community hoardings as follows:
 - Black Cultural Archives – exhibition in partnership with Black Cultural Archives (BCA) / Lambeth Archives to look at the role of the town hall in our Lambeth lives.
 - Brixton Design Week – exhibition to become part of the wider celebration of creativity and talent
 - Exhibition based on a project with local school(s) exploring ‘citizenship’

6.0 AOB

- Muse Developments noted that only 6 out of 17 residents of Porden Road have taken up the offer of a structural survey of their properties. Porden Road residents are again requested to consider the structural survey offer.

Meeting was closed by Councillor Garden.