



## Brixton Neighbourhood Construction Forum (BNCF) meeting note

### SESSION NO.4

Wednesday 13th January 21'

7.30pm-9pm

Microsoft Teams

### Attendees:

**Jill Abram (JA) resident – Chair**

**Councillor Adrian Garden (AG) - Ward councillor**

**Total number of local residents: 6nr**

**JA – Jill Abram**

**LR – Linda Redford**

**LK – Leon Kreitzman**

**WN – William Nicholson**

**AN – Aisléan Nicholson**

**LD – Lesley Dean**

### **YNTH Project Team on call;**

- **James Stockdale (JS) – Muse Developments**
- **Stephen McGinty (SMcG) – McAlee & Rushe**
- **Jonathan O'Neill (JON) – McAlee & Rushe**
- **Ryan McShane (RMS) – McAlee & Rushe**
- **Sandra Roebuck (SR) – Lambeth Council**
- **Brian Brady (BB) – Lambeth Council**

**Apologies; Councillor Maria Kay (MK) & 1nr Resident**

## Minutes of September Meeting

Before the January Brixton Neighbourhood Construction Forum these were approved with no objections. A resident (LR) asked that two items mentioned in the minutes should be discussed further and they should be brought forward to the start of the meeting for discussion. These were:

- The noise that had disturbed residents in the first six months of the project (Apr 20' to Sept 20') and the noise that was about to restart during the current lockdown. More specifically focusing on McAleer & Rushe's 6week period covering the noisiest element of their works previously corresponded to all commencing 11<sup>th</sup> January 21'.
- An update on the situation regarding compensation for the impact of the demolition work had on the residents during the first 6 months of the project (Apr 20' to Sept 20').

### Two main items discussed:

- **Noise**

A resident (LK) referred to the bad management of the project and the disturbance caused to residents over the first six months of the project (Apr 20' to Sept 20') and complained that no apology had been received from the Council. (SR) for the Council responded that as LK had already lodged a formal complaint against her on the subject, she was therefore unable to speak on the matter here.

Another resident (JA) said it seemed lessons hadn't been learned, as the same situation was about to happen again, with the worst part of the work imminent whilst residents were back in lockdown.

(SMcG) responded: The plans were changed previously to ensure less disturbance over the Christmas period, and that the work was to restart in January. It was frustrating that additional lockdown restrictions are now in place but during this period his team will continue to comply with all government, CLC and CEMP guidelines and regulations to minimise the disturbance.

In that context he pointed out that workspace respite facilities were still available and discussions on providing non-workspace respite care in the Town Hall had taken place with residents and a proposal was about to be presented.

Residents complained that a formal proposal on respite care had been delayed unacceptably, as the Council had had months to prepare a practicable plan. The better management that had been apparent since McAleer and Rushe had taken over would be vitiated if no acceptable plan was presented imminently.

(SR) responded that a plan for the next stage had been prepared and was ready to present to residents when the Town Hall had to be given over to Covid testing. New plans were under consideration and a formal proposal will be made by the end of the week. It is intended that it should include a meeting room on the ground floor, and that if subsequently

more space was required it would be found. The envisaged offer would include refreshment facilities and WiFi.

Resident (JA) said that between Oct 20' and Dec 20', there was little disturbance from the site so it was not surprising that respite care in the town hall had not been utilised. With the new variant strain of the virus, nowhere is as safe as home – let alone as comfortable – so residents would probably be reluctant to use it during this lockdown

- **Compensation**

A resident (JA) raised the issue of compensation, for the lack of care given to residents during the first six months of the project (Apr 20' to Sept 20'). Cllr Kay, had undertaken to look into the possibility, and had told residents that they would receive a letter on the subject by the date of this meeting; but no letter had been received prior to this neighbourhood forum taking place.

Cllr Garden pointed out that he was aware that discussions on the subject were ongoing within the Council. He also pointed out that at the last meeting Cllr Kay was acting as Cabinet Member for Finance not as local Councillor, and now that the original incumbent had returned from paternity leave, it was unlikely that Cllr Kay would continue to have responsibility for the decisions.

## Terms of Reference / Action Tracker

It was agreed that all the issues which arose from the Walkabout in October 20' had been dealt with, and that therefore the resulting items on the Action Tracker could be closed.

## McAleer & Rushe Presentation

A resident (LK) requested that the reports to Muse from the acoustic visitor should be circulated to residents. (JS) undertook to do this. (SR pointed out that all such reports pre-Christmas had been issued to OMH members)

A resident (JA) asked about vibration. SMcG stated that the level of vibration would be no higher than previously, and if levels rose close to the permitted peak, work would stop and alternative methods considered.

A resident (WN) flagged up that the flood lights had been on at 5:30 this morning. SMcG agreed that this should not have happened and that he will investigate and report back.

A resident (LD) described a cherry picker going round Beverstone and Hayter Rd last week escorted by a marshal, apparently in contravention of traffic rules. SG will investigate, but pointed out that this could have happened if the vehicle was unable to access via Sudbourne Rd. As such it was a very rare occurrence, and he would ensure that it didn't happen again.

## Community Questions

As all relevant issues had been discussed in the body of the meeting there were no additional questions.

It was pointed out that the website had been updated and improved.

## Date of next BNCF

This will be in April 21'. Nearer the time discussions will take place with residents and Councillors to ensure a date can be found at which at least one of the councillors could attend.

**Meeting Closed**

Minutes issued by Stephen McGinty: 2<sup>nd</sup> February 21' for approval