



## Brixton Neighbourhood Construction Forum (BNCF) meeting notes

### SESSION NO.5

Wednesday 28 April 21'

7.30pm-9pm

Microsoft Teams

### Attendees:

Chair - Councillor Adrian Garden (AG) - Ward councillor

Total number of local residents: 5nr

LR – Linda Redford

LK – Leon Kreitzman

WN – William Nicholson

LD – Lesley Dean

M – Mitch (No.6 Hayter Road)

### YNTH Project Team on call:

- Martin Shepherd (MS) – Muse Developments
- Doug Finlay (DF) – Muse Developments
- Stephen McGinty (SMcG) – McAlee & Rushe
- Ryan McShane (RM) – McAlee & Rushe
- Sandra Roebuck – Lambeth Council

Apologies; Jill Abraham - Resident

## Introductions

Martin Shepherd & Doug Finlay introduced themselves to the panel, explaining what they do.

## Minutes of April Meeting

These Action Minutes record the issues raised, the decisions agreed, the person responsible, and where agreed, by when the actions are to be carried out.

Resident (LR) asked that two items mentioned in the minutes be discussed further and they should be brought forward to the start of the meeting for discussion. These were:

- Noise
- Compensation

**AG** Thanked everyone for being there and asks the question to everybody to raise their hand if the minutes did not reflect the last meeting.

## Main items discussed:

### 1. **Noise:**

- 1.1. McAleer & Rushe (M&R) conceded that the duration of the disturbance caused by the generation of loud noise was longer than had been expected owing to the presence of the underground structures and thick concrete. As the demolition had now ended, such noise disturbance had now ceased. It was therefore agreed that **no action** on this issue was required.

### 2. **Vibration:**

- 2.1. M&R conceded that, despite it having been promised, no independent impact assessment on the effects of vibration has been carried out.
- 2.2. **Action 1: M&R** will have the 12 properties surveyed originally surveyed again professionally and that if in their professional opinion there has been some damage, M&R will remedy that damage.
- 2.3. M&R claimed that if any residents had notified them that they were experiencing cracks that they attributed to the work on the site, they would have raised it with Muse who would immediately have offered them a structural survey. No-one present at the meeting disputed this claim. **No action is therefore required.**

### 3. **Compensation:**

- 3.1. Sandra Roebuck confirmed that the position, stated in its letter of 22<sup>nd</sup> January, that the Council with its partners would make available a sum of £30,000 for projects in the local neighbourhood in recognition of the fact that Your New Town Hall project has been under construction for several years. Ward Councillors will work with the Community Engagement Manager (CEM) and the neighbours to produce a series of ideas that could be considered.

- 3.2. **Action 2: CEM** to arrange a meeting with Ward Councillors **before the next BNCF meeting** to arrange for a Steering Committee to be set up involving the residents to make progress on this. (Timing of action decided after close of meeting)
4. M&R on behalf of Muse confirmed that they would continue to:
  - 4.1. Monitor the noise of the project throughout the period they are on site
  - 4.2. Work within the confines of the CEMP and Section 61
  - 4.3. Look at mitigation techniques, where and how possible, throughout these operations
5. M&R clarified the following additional points:
  - 5.1. The new Community Engagement Manager (CEM) will start work on 10 May 2021
  - 5.2. Steps have been taken to ensure that residents do not have to interact directly with their supply chain after an unsavoury incident with a delivery driver
  - 5.3. The issues about Acoustic reports raised by LK are being investigated **and a response will be given at a future date**
  - 5.4. An issue about street parking has been addressed and M&R are monitoring the situation to prevent a recurrence.
6. M&R presentation: No additional questions were raised
7. Sandra Roebuck (Lambeth) added:
  - 7.1. The inspector role is being retendered
  - 7.2. The Townhall respite facilities have not been used, so residents are invited to submit any creative suggestions for respite to the new CEM

**AG** Thank you for that, one of the other issues that was going to be raised was the employment of the Community Engagement Manager can you clarify the situation as to where you are and start dates and things like that.

**SMcG** confirmed that M&R have been successful in recruiting a new Community Engagement Manager, and are aiming for this individual to be on site week commencing the 10<sup>th</sup> May, CV is impressive, she has plenty of experience with resident liaison and community engagement activities, has history in construction of 32 years, a good communicator with good administrative skills, a wealth of problem solving experience, and she is keen from the 3 interviews that we have done to get involved with the local community groups, and another string to her bow is she has a diploma in Psychology/Criminology and Forensics, she is also working outside of work on a diploma in HR Management, so I think we have secured a decent candidate, it has taken a little bit longer than we had hoped, and I apologise for that.

**AR**, any questions on those he has mentioned or any other questions on anything that we have not mentioned yet.

### [Date of next BNCF](#)

This will be in August. 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 Kelly Southion: 23<sup>rd</sup> June 2021.