

Your New
Town Hall



Brixton Neighbourhood Construction Forum (BNCF) meeting note

SESSION NO.6

Wednesday 28th July 2021

7.30pm-9pm

Microsoft Teams

Attendees:

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

Total number of local residents: 1nr

YL – Yael Loewenstein

YNTH Project Team on call.

- **Doug Finlay (DF) – Muse Developments**
- **Martyn Shepherd (MS) – Muse Developments**
- **Stephen McGinty (SMcG) – McAleer & Rushe**
- **Kelly Southion (KS) – McAleer & Rushe**
- **Preeti Chatwal-Kauffman (PCF) – Lambeth**

Apologies; Linda Redford & Leon Kreitzman

Minutes of July 2021 Meeting

Introductions:

AG introduces himself, speakers introduced 1 by 1 Doug, Martyn, Preeti, Stephen and Kelly.

AG, Terms of reference, Planning Enforcement, and public protection (Preeti) will be issued Thursday 29.07.2021.

Residents need to see a republished version of the last minutes with the omission corrected

It needs to be noted that all subsequent issues of the newsletter will

- a. Include the date of the next meeting
- b. Ask for residents interested in being on the Steering Group for the £30,000 get in touch with Kelly, and that membership of the Group be published in newsletter

Topics for Today:

Programme – 3 months look ahead of main MAR activities; Update on main programme of works from commencement to completion; C19 & Update on respite provisions; Formation of new basement box – methodology; Plant and Machinery; Access arrangements for sub- structure; Noise and Vibration; Community Engagement Manager Role & Activities; Communications within the community; A view of the site from inside the hoarding; Site contact details and operating hours.

Community Engagement Manager: Kelly McCarthy-Southion (CEM) filled the position since w/c 10.05.21. Role involves daily interactions with the neighbours, business, and Community Groups. Kelly ensures that the site team meet the S106 obligations, Employment and Skills plan, and steers our CCS committee promoting initiatives and best practices.

Matters arising:

Accuracy of the minutes from April, LR reported the inaccuracy of the previous minutes, she asked that assurances of the garden use, this has now been added to the minutes.

DF – Linda's request for assurance of garden use, we wrote early in July and explained that everyone uses their gardens in different ways, the number of complaints we had was 1 from LR herself, the minutes didn't acknowledge the request.

YL, wanted it noted that residents left their homes during that 10-week period due to the noise, this had been mentioned at previous meetings. DF & SMcG confirmed that no one has raised that with them. YL apologies, wrong time frame.

AG: **Community Project** - DF: over the course of the next 4 to 6 weeks, we would like to assemble a small working group of officers or an officer within the council, 1 - 2 or maybe all of the ward Councillors if they wish to, Doug, Kelly & Stephen, simply to think about how the £30,000 would be spent and how it would benefit the community. Linda Redford would like to be a part of this, Will Nicholson has already suggested that whilst he wouldn't want to sit on the committee he would like to put across some ideas,

AG asked do we have limits on numbers of residents whom we can make room for, ideally no more than 5 but if the residents feel there needs to more, then we will go with the flow. AG: would like for the residents to be the lead on this.

YL, would like to know how other members of the community have known about this, was this in a previous meeting, and missed the detail of that, DF, this was mentioned by Sandra Roebuck in the last meeting that it was available.

YL believes the neighbours feel that St Matthews Estate should also be involved as they feel quite strongly, due to the impact of this build on them, and would like to be taken into consideration, is there any reason why we cannot happily accept that.

DF: Agreed

AG: When are you envisaging on works being completed; SMcG Dec 2022, some 17 months. We will sit and administrate and open it up to the use of our consultants, if required, with any ideas that are to be put forward, at the right time we will inform our consultants and formalise any designs or proposals, we will not sheer away from any steering committees and we will be a part of it until it is delivered.

AG: Great, generous offer. DF; Agrees

McAlear & Rushe Presentation

Item 4 Presentation BNCf No 6 July 21 - Look ahead to the next 3 months and headline items that need to be discussed, will be covered in this presentation:

Month 10 Installation of the new basement slab has now commenced.

Month 11 – Aug 21 - Complete all reduce all level and pile cropping activities. Fully install the new basement level drainage. Pour new basement slab, Basement to ground floor rising elements

Month 12 – Sept 21 - Complete all rising elements form the Basement slab to underside of Ground Floor. Commence Formwork decking. Commence formwork decking to the ground floor in anticipation of the Ground Floor slab being poured.

Month 13 – Oct 21 - Pour new ground floor and rising elements to the underside of 1st floor. Preparation works for the pouring of the 1st floor slab. Commence main drainage connections of new building to the existing line of Sudbourne and Hayter Road.

In summary Completed the piling works, confirmation of new basement box and associated drainage and the 2 tower cranes are up and fully operational. We are using the Transient Pit Lane.

Highlighted the Concrete Frame works – August 2021 to November 2022

Covid 19 & Update on respite provisions – Relaxation is now in place; however, we do not want to get too complacent. **Note:** restrictions gradually easing, and we seem to be getting back to some sort of normality, however, we will continue to work as permitted and aligned the Construction leadership Council. Version 7. Versions 8 Face Shield elements alongside the distance elements, whilst working on the site.

Workspace Respite ceased on June 21 aligned to the demolition works on site.

When restrictions are fully relaxed, we are still committed to being able to offer some of you the opportunity to come to site, to get a better view/perspective as to what is going on behind the hoarding.

Formation of the new basement box and RC Frame. Steel reinforced concrete frame is a common of structure.

Columns are vertical members of the frame and are the buildings primary load bearing element of the structure.

Concrete Members can be formed on site with the use of Formwork. This is a temporary mould to which concrete is poured into.

Shuttering is the most popular type of formwork and normally constructed onsite using timber and steel frames faced in plywood. This is what will be used on this site.

Up until January '22 there will be regular deliveries of concrete to pour the columns and slabs in the new building. Concrete pumps and Cranes.

Pictures of Plant and Machinery

Excavator

Pile cropper

Concrete boat skip used for carrying concrete

Access and Egress

If concrete obstruction is encountered below ground during our works, it will be broken out during the noisy working hours.

1st 3rd of slab poured on 29.07.2021, also a pour on 10.08.21 for the third 1/3 of the site, leaving the middle 1/3 till the last sections.

Site contact details and operating hours as noted in the presentation. We also have London Office and Head Office in Cookstown in Ireland and on site, available on site at any time, if you cannot get Kelly.

Q&A: AG: will the noise of the basement box, pillar etc., being built, be anything like the demolition. Pouring should be fairly silent, is any of that activity going to make a noise.

SMcG: Nothing like what was experienced during the demolition, but under S61 location we would have done a noise assessment which would have reviewed noise during any time of the project.

There will be noise attached to the activity, like concrete pumping, installation of reinforcing steel, putting up formwork, striking formwork and moving formwork off site, but nowhere near what was experienced during the demolition works.

AG: Asked was the Pit Lane in Brixton Hill.

SMcG: The transient pit lane was granted to us for the period that we were on site between the hours of 10.00am - 16.00pm, we use both gates as noted in the presentation this evening and previous. Primarily it was Sudbourne for groundwork activities, but we will share the demand on both gates now as we are daily continuously pouring concrete, on site, so we will use the 3 hand in hand we have our presence in all locations on site, we have our Marshalls on all gates as required and in the Transient Pit Lane.

AG: Have TfL raised any issues with that? SMcG: Licence granted which was required through planning, and there is a licence there for the gantry which is on the hoarding to see at all times.

AG; [Saturday working](#);

SMcG; We started on site 9 months ago, it was in the hours that were dictated to us, within our planning that we could utilise Saturdays, obviously this was out of bounds during the demolition phase of the works, but to achieve program and push site along, and work within the restraints of the industry at the moment in relation to labour, we would like to utilise the Saturdays from 08.00-13.00pm, this will be saved for pouring concrete, particularly during the frameworks, this would be advantageous to us.

YL; I just want to remind your teams, we have suffered a lot of post trauma and so any noise that is experienced, the sensation of that is huge. Therefore, reassurance that those hidden concrete elements that need to be broken down, we will receive more than 10 mins notice.

SMcG; The breaking out of the obstruction below the ground, we are nearly there with it, we continuously monitor the noise, but if we expect something to be excessively noisy by breaking concrete, by all means we will give people the heads up.

YL: If you manage expectations, people (residents) will be able to work around that a little bit better, and we feel respected. A simple message ahead of time, are our expectations. You could hear the Power Washer when we joined this meeting!

MS: Stephen and I don't want to mislead, construction is not a silent activity, it is not unavoidable. During the early part of the project, is a combination of noise and vibration, the greater reduction in what we are about to embark on, percussive a little bit more disconcerting,

SMcG: Progressive works on the ground will tend to be a little bit more disconcerting for the neighbours, nearest to that side of the site. We have moved away from element of works, now that the old basement slab has been removed along with the obstructions in the ground, but we continue to monitor the vibration on site with the live monitors, you will see a big difference, yes in terms of keeping everything aligned and will reiterate the fact that we continuously monitor our reading on the live database.

AG: Can you assure us that the equipment Petrol Power Washer you are using is a quiet equipment as it could possibly be?

SMcG: Our other option would be a diesel option washer, if you are going to try a muffle a petrol power washer then you are at risk of creating fumes and asphyxiation or something like that and Diesel washer will come with fumes and pollution.

YL; You must remember every step of the way is noisy and really our nerves are fried at this point.... So how are you managing all the shouting I hear, previously mentioned to Kelly, and was assured that this was being managed.

SMcG; We have brought people in for Tool Box Talks for communications on site, behaviour in the community, we have also introduced an electric whistle on site, which is something that would not be too commonly used, these are used for when you are landing steels over peoples head, this is the way we are communicating with the lift supervisor for the crane, so hopefully you will see a big difference, following the introduction of those 3 items.

4 channels on the 2-way walkie talkies, there are people with walkie talkies walking around, we are working on it, and we will continue to monitor it regularly. If there is anything innovative that we can come up with, then we will try it.

We note that there is not 100% effectiveness yet on getting rid of all the noise, but we will minute that fact that you continue to monitor it regularly and that you will report back on progress at the next meeting. Noise avoidable.

This is something that is Kelly is constantly looking for ways to negate noise.

Community Issues and Questions: SMcG, with it being Kelly's 1st BNCF, I think it would be beneficial for her to give an update of what the projects that she is involved in and the type of queries that she does deal with, so I have asked Kelly to prepare a small section:

KS: Working closely with the Placement Coordinator from London Borough of Lambeth to discuss opportunities for apprenticeships and local labour, we have set up regular monthly meetings to discuss opportunities going forward, and by using LBL we have managed to bring on board a couple of Labourers, who started with us on site in the past couple of weeks.

Time capsule: I recently met the Cultural Development Officer to discuss the Time capsule, we bounced ideas off each other with regards to what should be put in the capsule, I believe Dawn was also going to be speaking to the Archives for information on Olive Morris.

Steering Committee: I have been in discussion with Cllr Garden to set up a Steering Committee, this is ongoing, and we are looking to the residents for volunteers.

Colouring Competition: We had a fantastic response from the children at Corpus Christi school for The Colour & Design Poster competition, the winners were announced to the school 2 weeks ago, a socially distance prize ceremony took place, the winning posters and colorings are now with the Printers and will be displayed on our Hoarding around the site, within the next 4 weeks.

Voluntary Community Groups: I have and am still attending workshops for Community Youth Organisation, this is to help with Mock Interviews, CV & Recruitment Surgeries, I will also be reaching out to the Community Groups and Projects to see what I can do for them, but personally I want to do more for the people living with disabilities within the community.

YL: asked for input for the time capsule, and my meeting with Olive Morris family.

KS: Confirmed that she went to see Dawn Bunce LBL. Dawn is responsible for the Time Capsule on behalf of LBL, it was just ideas, we were not 100% sure as to what we will put in there, a member of LBL has reached out to Olive Morris Family to ask for their input as to what they would suggest be put in there, I do believe for Olive's legacy, there will be a inscripted stone built into the construction itself, she will be remembered one way or another.

SMcG; I met with the society and a member of the MUSE team and we have spoken about the capsule, and the 2 ways that Olive Morris will be remembered in the scheme, so there are 2 items in play at the minute, 1 is being run by the archive at the moment to integrate a piece of art within their area and probably name an area within their zone in the building and 2nd as Kelly mentioned an inscribed stone at the entrance to commemorate the life of Olive Morris, which the society are very grateful for and want to play a pivotal part in picking the stone, the font being used and the ceremony that will commemorate their relation.

AG: Right from the beginning of the Your New Townhall project the council were in contact with the Olive Morris family to discuss what the type of memorial there should be, as they thought a new block of flats was not a thing to call Olive Morris House, certainly not private flats, so I know that the family have been involved all the way through, in one way or another.

YL: Mentioned about the window cleaning and wants assurance that this will not be charged onto the service charge and wants clarity when this will be done, she doesn't want Brixton Hill Management to do this, as it will then be hidden in their service charges.

SMcG; The window cleaning was during demolition only and not throughout the whole of the building works. There is an agreement in place with your property manager, MUSE have the details of this, and will be advising the property manager accordingly., Doug will get the information of the property managers

DF: Will get all the information from Andrew Boyle, who the property managers are.

Communication within the Community: Newsletters to residents, schools, Lambeth and TFL about our works. Bulletins, specific updates required for major events. Live website, community boards on the hoarding, 3 elevations of the site. Direct phonenumber to the project team and open-door policy. Out of hours contacts available. 3 Months preview of the site from Feb to June A view from inside the hoarding (Photos shown)

Access and delivery vehicles, Hayter and Sudbourne Road, the demand that would have been on Sudbourne this will be minimal.

Parking: MAR want to minute that, there are 2 construction sites locally in the area, and we have seen 1 subcontractor from 1 of those sites parking in Sudbourne Road, MAR have worked extremely hard to keep roads clear if another contractor parks there it is not down to us to police.

AG: Is that something LBL can do something about. SMcG: We have raised it with LBL and TfL.

Structural Reports: Adequate reports for structural reports and we will be meeting people on individuals on a 1 to 1 basis to discuss.

AG: You can confirm that everyone who requested these reports, have had these done.

SMcG; Clarification that it was the 12 adjoining properties!

Naming of scheme - we have put a notice up on the hoarding. DF: confirmed that the council have nominated 4 names, note that project is currently being called The Brixton Hill Project. We now have 3 names nominated. Advisory note: for consultation, already been sent out.

CEMP advisor now appointed to the scheme, Preeti will be introducing to the scheme within the next few weeks.

AOB: People in community – Kelly is monitoring and ensuring that we are adhering to the confines of planning enforcement statutory. CEMP - independent advisor will submit to enforcement.

YL; asked the CEMP compliance; who is monitoring this, who is accountability to, why is council not doing anything?

Preeti; CEMP is being monitored MAR adhering to CEMP, it is down to the contractor themselves to monitor it, and the Statutory Authority are responsible for enforcing it.

It was pointed out the that only 1 resident/neighbour attended this meeting, therefore is there any point in having them?

Date of next BNCF

This will be Wednesday 27th October 2021 @ 19.30pm.

Meeting Closed

Minutes issued by Kelly Southion 27th August 2021.