

Meeting: Resident Steering Group Meeting Minutes**Date: Thursday 10th December 2020**

Attendees:	Ian Simpson	IS	Resident
	Steven Gair	SG	One Housing Group
	Marina Cox	MC	One Housing Group
	Karim Ullah	KM	Gilbey's Yard TRA Chair
	Theepan Saravanapavan	TS	Juniper Crescent & Gilbeys Yd representative
	Karl Lewkowicz	KL	Gilbey's Yard TRA Vice Chair
	Briony Rogers	BR	Resident
	Louis Blair	LB	Resident
	Maria Fernandez	MF	Resident
	Lorraine Maher	LM	Resident
	Caroline De Lion Court	CD	Resident
	Noreen	N	Resident
	Amber Kelly	AK	Resident
	Peter Kergusoe	PK	Resident
	Debbie (D	Resident
	Richard Syddall	RS	St George
	Damian Bates	DB	St George
	Georgina Walker	GW	BECG

Item		Action
1.0	Administrative Matters	
1.1	IS welcomed attendees, outlined the agenda, and facilitated introductions.	Note
2.0	St George Presentation	
	RS introduced the presentation outlining the current consultation. RS – ahead of starting work on site, a Construction Management Plan (CMP) for Phase 2A is required to be submitted to the Council. RS – we have put a series of technical information on the website for people to review and provide feedback. RS – we will be consulting until Wednesday 16 th December 2020 and will respond to all comments/feedback where possible into the CMP.	Note
	RS – we will talk through the CMP and provide information on common themes of interest to people. Residents are able to contact us via different channels e.g., phone, email, website, and the monthly Construction Working Group CWG meetings.	Note
3.0	Key Questions / Actions	
	KU – when will the main Morrisons Store open? RS – March 2025 and the development will be completed in 2027.	Note
	LM – what is the time frame for each area identified on this plan? DB – talked through the planning phases:	Note
	<ul style="list-style-type: none"> • Phase 2A comprises the yellow shaded area • Phase 2b comprises the red shaded area • Phase 3 comprising the purple area 	St G

	<ul style="list-style-type: none"> • Noting this is an extremely high-level overview and some phases run concurrently to each other in terms of construction activity. <p>KL – it would be helpful to have clear dates on the CMP that correlate with the colours.</p> <p>RS – we can do this for you – <u>post meeting indicative timescales as follows:</u></p> <ul style="list-style-type: none"> • Phase 2A comprises the yellow shaded area (March 2021 to July 2022) • Phase 2b comprises the red shaded area (March 2022 to March 2024) • Phase 3 comprising the purple area (July 2022 to early 2027) • <u>Noting this is an extremely high-level overview, some phases run concurrently to each other in terms of construction activity and programme subject to further development.</u> <p>KL – when does demolition start? DB – 8th March. KL – then what? DB – then piling rigs will start to bore holes into the ground to from a retaining structure eventually allowing for excavation works.</p> <p>KL – after the 12 weeks of demolition, what are the timeframes for those works? DB – the basement box will then be formed and will take approximately one year.</p> <p>KL – when doing the foundations, this will be a momentous time for us as we will be getting all of the vibrations, noise, dust etc. DB – the levels of vibrations will be minimal, there are other forms of piling that allows vibrations, but we will not be using those techniques. KL – there will be noise though? DB – yes, but more like a diesel engine.</p> <p>LM – there were a lot of vibrations from the works that took place on the temporary store. I live in Juniper Crescent and I have felt vibrations from the works on Chalk Farm Road, so I am concerned what will happen when your works get closer. DB – the biggest risk of vibrations will be during the initial demolition phase (this will likely be over a 12-week time frame).</p> <p>KL – what would you say would be the noisiest activity and how do you rate this? DB – demolition would be the noisiest from our understanding. KL – how would you rate construction relative to demolition noise-wise? DB – I cannot quote figures in terms of decibels, but demolition will be the loudest because we have to break concrete. KL – will this be done within strict hours? DB – 8am to 6pm Monday – Friday and 8am – 1pm Saturday (no works on Sunday or public holidays). DB – we will try to break as much as we can during the week, but we do have permission for works on Saturday. LM – is there flexibility as lots of people are working from home and 8am to 6pm is a long time to endure noise. DB – we have no intention to start breaking at 8am all the way until 6pm. We will only conduct certain works when needed.</p> <p>KU – just to clarify, in March 2021, you will start demolition works for 12 weeks? DB – yes and this will also involve removing the top part of the store, removing the substructure etc. KU – further clarification, the yellow area will be finished by August 2022? That is when the foundation will finish, and you will start building? DB – yes, but there will be slight overlap. Overall, you will see start to see the building come up.</p>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>St G</p> <p>Note</p> <p>St G</p> <p>St G</p>
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	<p>LM – will there be no access from Juniper Crescent to Gilbey’s Yard? DB – no, there will be no access. KU – and this will last for five years. LM – this means that children will have to walk a mile to get to school. KU – could St George set up a school bus run as this will be a disruption caused by your redevelopment? LM – there is going to be a backlog trying to get down the road in the morning (which is already bad). RS – we recognise there will be disruption, it is helpful if you let us know everything that you anticipate being impacted. LM – I am saying this now so it can be minuted.</p> <p>KL – what is the significance of the name ‘Welfare Village’? DB – it will be a welfare area for site staff.</p> <p>SG – there will be hoarding along the existing alleyway from Gilbey’s Yard to the Morrisons site. are there any plans for hoarding on the opposite side so this does not turn into an ASB hot spot? DB – we would need OHG’s consent for this, but we could erect hoarding if you wanted it.</p> <p>KL – how close will the welfare village be to Gilbey’s Yard? DB – we can find out and let you know. KL – would be good to know how close as there is a patch of green in between. KL – can you also respond to LM’s concerns about school runs?</p> <p>KU – I would encourage GY side of that pathway being boarded off as it would become an unnecessary open space and not serve any purpose that could turn into an ASB hot spot (I am speaking as the Chair of Gilbey’s Yard in that respect). DB – we will take this away and discuss with OHG (would need their permission).</p> <p>CDL – can you arrange to have the toilets stationed away from side where houses are. DB – these will be plumbed in. CDL – regardless, the smells will be awful. DB – thanks for noting and we will take this point away.</p> <p>RS noted the training to be given to staff members on site. KU – your staff should have training regardless to ensure they do not misuse tools and equipment. RS noted he highlighted this point to reflect St George’s standards re. best practice.</p> <p>KL – when you were doing your preparation work, it was done very early in the morning and was hugely annoying for residents. DB – there was an incident where machinery was delivered quite early. Retrospectively, we apologised for this and spoke with Steve directly. We rescheduled some of our investigations that were due in view of his personal needs. DB – We have been working on land that is not yet ours and is still controlled by Morrisons. We want to emphasise we are taking this seriously and are trying to ensure minimum impact to residents.</p> <p>CDL – London can have unpredictable weather and pollution at times. If there are days where it is advised not to go out due to high levels of dust, pollution, strong winds etc., is this enough to stop your works? There are children on the estate and people with lung conditions. DB – if there are adverse weather conditions, we would stop works until this improves. CDL – is someone monitoring this, or do we have to do it? If someone is monitoring, can we get their contact details? DB – all contact information will be present on hoardings and via other channels of correspondence for you (but we are hoping that it will not come to this).</p>	<p>St G</p> <p>St G</p> <p>Note</p> <p>Note</p> <p>St G</p> <p>Note</p> <p>Note</p> <p>St G</p>
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	<p>KU – what does ‘daytime hours’ mean? DB – 8am to 6pm are our working hours. KU – I just want to ensure that ‘day’ will not constitute anything earlier than 8am.</p> <p>TS – have trigger levels been agreed with Camden? RS – not yet this needs to be assessed by various teams first before being agreed, TS – what happens if levels are breached? RS – we can implement a process to ensure action is taken in cases of exceedances. RS – I do not think we have a process agreed to inform residents. DB – this is correct, we aim to control issues before they arise and we have the required equipment needed if there is an issue allowing us to act accordingly. RS – you also have the community channels to contact us or raise a query.</p> <p>LM – will the pavement leading up to Juniper Crescent be wide enough for social distancing? RS – we will not be changing the pavement. LM – the other side of the road will not be in use as you are taking it out of action, so something is required for social distancing as this is our only access in and out. DB – there will be less people going up and down as Morrisons will no longer be there. LM – most who go to Morrisons do so via bus or car. There are still 120 families that live here. You talk about well-being and the safety of your staff, but what about the wellbeing and safety of my family and neighbours? Covid-19 will not be gone by March 2021.</p> <p>TS – there is no lighting at the top of Juniper Crescent, so it is important to set this up before sending HGVs up there (near the roundabout). RS – OHG told us about this and we have contacted Morrisons about it as this is still their land and they are looking into it. Once we take the site, street lighting is something we will implement and maintain. KU – we would want this fixed and implemented before works start in March 2021 so we hope you can get this. RS – I have personally contacted Morrisons and they said they are looking into it. TS – this was first raised 13 months ago. RS – we hope your previous experience with us (re. the temporary crossing request by residents who attended the CWG) is testament that we take your comments on board and enforce actions. RS – I will be working with OHG and Morrisons on this issue.</p> <p>LM – we have seen extra rat activity onsite, what can be done to mitigate this? DB – we will take this point away and look into it.</p> <p>(?) – is there a possibility of building a pathway via gate 2 to connect Gilbey’s and Juniper? DB – this is not something we can facilitate due to insurance purposes based on our vehicles and machinery working in the area. KL – if you are shutting off one end of the alleyway, this leaves the next end for unsavoury activity. DB – we touched on this point earlier and will discuss further with OHG. KL – how can you do this without impacting residents overlooking in flats? DB – this will be accessible from our side, the 8ft hoarding will stop people getting down there.</p> <p>BR – could there be a marshalled route through at school times? DB – this is not a safe flat level and we need to reduce levels across the site. KU – we need to get rid of the idea of pedestrians near this site because it is not safe. DB – exactly.</p> <p>PK – can we have a copy of the presentation we are seeing? RS – yes, Ian can share this with you.</p>	<p>St G</p> <p>St G</p> <p>St G</p> <p>Note</p> <p>St G</p> <p>Note</p> <p>Note</p> <p>St G</p> <p>St G</p>
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	<p>MC – are there going to be any apprenticeships schemes offered to the local community? DB – we have apprenticeship schemes with our contractors, and it is contractual that they must provide a certain number of apprenticeships.</p> <p>LM – how many jobs will be created? RS – 73 apprenticeships, 20 work experience placements, 20% local labour and we are working with the Kings Cross Partnership to advertise with them. It is written into our contracts to deliver this.</p> <p>KU – I hope barriers are in place because the piling will be right near my home. DB – it is easy for me to sit here and say that we are not a developer that will carry on regardless of the costs, but we take pride in the schemes we deliver and how we deliver them, and we want to continue having dialogue with you. MF – would be good for you to share details of work opportunities as there are a lot of young people on the estate looking for work and this could be a plus for us.</p> <p>LM – the access to and from Juniper Crescent is my biggest concern as this will be 7 years. Children going to school use this access and it is being taken away from them. Please think about what you can do to make their lives easier. KL – when will you come back to us with answers? RS – once the consultation ends, we will produce a report to the council noting how we are responding to comments. Therefore, I would like to say if not the end of next week, then the following week (this side of Christmas / 2 weeks’ time).</p> <p>KU – can we have this meeting again prior to the start of works maybe in January or February so we have a more updated outlook on progress and what is happening with the CMP in terms of the project overall. RS – that is the purpose of the CWG which we hope for you to attend. KU – but we are the most affected. You cannot say you want dialogue with us and then step back from having another meeting like this early next year. In that case what was the point of this meeting? SG – just to clarify, we invited St George this evening to speak with residents as there was only one resident at the last CWG. KL – would be nice to do this again in January, can OHG organize this? How will you answer? Agreed for further discussion on this point.</p> <p>RS – BECG will produce the report, IS can circulate this to residents. DB – I would be happy for us to meet again in February. KL – but if something changes before then, January 2021 would be ideal as there will still be time for our input.</p>	<p>St G</p> <p>St G / BECG</p>
4.0	Questions raised in the Zoom Chat Box	
	<p>TS – I had 3 questions:</p> <ol style="list-style-type: none"> 1. Have you provided adequate vehicle holding areas within the site (to avoid tipper trucks parked along the main roads in the mornings as they were for months during the Hawley Wharf development)? <p>DB – supply chain will be well averse to requirements; they will be told to come promptly, and we will have space on site to hold vehicles. Hawley was quite small; we will not be clogging up roads.</p> <ol style="list-style-type: none"> 2. From my experience I am not convinced the CFA piling will only be as loud as a diesel generator - especially when right up against GY properties. Are you able to provide some vibration/noise numbers to 	<p>Note</p> <p>Note</p> <p>Note</p>

	<p>demonstrate this? Can you install some noise/echo barriers prior to demolition/piling? How far away from GY back walls will you be piling? Can you assure GY residents that they will be able to safely use their gardens during piling?</p> <p>3. Will there be slew restrictors on the tower cranes to ensure there is no oversailing of the Gilbey's Yard homes?</p> <p>DB – we will have luffing cranes and there will be slew restrictors. IS – what happens at night? DB – these will be parked in an upright position and will not swing over homes. They can move in winds but cannot over sail homes. We have strict rules and asset protection agreements with Network Rail, these machines will only be able to lift 75% capability due to safety regulations. DB – we will include acoustic barriers. We have robust requirements on piling rigs. We will not be using outdated equipment. The newer the equipment, the less noise generated and will be more efficient. This will be put in in scope of work with contractor. DB – we will come back to you on dimensions, when we are doing work we will try keep as many people happy as possible</p>	<p>Note</p> <p>St G</p>
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