

Emergency Meeting to Discuss Building Works on Baroness Road

18 October 2018

Meeting Minutes

Attendees:

- Kevin McKenna and Penny Creed – Columbia TRA
- Residents of Robert Owen, Arthur Wade House, James Brine, James Hammett House, Pelter Street, Sivil House and Old Market Square (see register)
- Laura – Project officer, THH
- Lisa – CSR advisor for Bouygues (building contractor)
- Mark – Site manager
- Enamul Goni – LBTH

1. Kevin McKenna outlined why the meeting was called:
 - a. The TRA wanted to have a meeting about the building works before they started but it hasn't happened.
 - b. Last week some hoardings started to go up that have caused access issues.
 - c. It is important to know that the building work is happening, it has planning permission and now cannot be overturned.
 - d. We want to ensure that as many concerns we have are raised.
 - e. We may need a few of these meetings.
 - f. We can also use this meeting to work out how we work together going forward
2. Residents' Concerns – residents were invited to voice their concerns:
 - a. A resident (Robert Owen House) – left my building to discover they had started to install fence posts going up and down the fencing. But none of us were told that the **access** through the park to the blocks would be blocked. We cannot have access blocked. ASB has already started, people pushing fences down and further blocking access. This means no emergency services access, bins can't be collected. I use a mobility scooter and won't be able to get to my flat
 - b. A resident (Arthur Wade) – If you block of the passage, the only access to the block will be through the park. After hours that park is unsafe. **Safety** is a big issue. Arthur Wade House suffers from users accessing the stairwells and using drugs. Closing access will make that worse. Other issues: How will we **access our bins** and recycling? How will **deliveries** take place? if there a fire or any emergency, where will the **emergency vehicles access** us? Also, none of us knew this was going to happen, why weren't we notified?
 - c. A resident – At the beginning on the consultation process in 2015 we were assured that the footprint of the building was going to be smaller. We were assured that it was only the car park **no one mentioned the size of the site**.
 - d. A resident (Arthur Wade) – I have children, how can police get to us if drug users are on the doorstep and we have a problem?
 - e. A resident – objections at the beginning were that the space wasn't suitable for the actual building. All of these objections have been ignored. The **Consultation process** feels like it was an act. It was a done deal. The building of the new block doesn't solve any problems that we've faced as residents for up to 50 years.
 - f. A resident (Arthur Wade) - **Communication has been terrible**.

- g. A resident - There was an official complaint from the 20th Century Society during the consultation that was completely ignored.
 - h. A resident – I'm worried about **noise and late working**, Saturday is our quiet day. Works on Saturday is too much with the market on a Sunday. Another resident added - building started at 7am this week. Some of us do night shifts.
 - i. A resident (James Brine House) – A **fence** has gone up 1.5 ft outside of our window blocking light. A portable WC has been placed outside my window. The workman have moved it only 4 feet away.
 - j. A resident – There are going to be problems with people **accessing their cars**, garages. How is that going to be managed?
 - k. A resident – We're losing **parking**. Where is the parking coming from? Is there any new provision? There is no parking enforcement on the estate so people are parking wherever they want.
 - l. A resident – I have experienced **abuse from workers** when I asked them to turn music down.
 - m. A resident (Old Market Square) The Health and Safety at Work Act says work noise can only be between the hours of 8am and 6pm so we shouldn't have any noise before 8am or after 6pm. I was assured that you were going to put sound reducing systems in place.
 - n. A resident - We don't have the final drawing yet. Is the **design finalised**?
3. Representatives of THH, LBTH and Bouygues were given the opportunity to respond to residents' concerns:
- a. Enamul started by apologising for the issues residents have experienced and reassurance residents that they will be communicating better going forward.
 - b. On access paths Enamul conceded that this was raised and should have been picked up earlier and discussed with the residents. When it was raised, Enamul came down to site on Tuesday and to look at the problem. He listened to reasons why it shouldn't be closed and the works were stopped.
 - i. Enamul said that they had looked at different options and will keep the Robert Owen path open. However he stated that they will need to move the path slightly. They will take 1.5 meters of garden from residents next to the path. They have a verbal agreement in principle with the residents to enable this to happen. We still need to work through lighting and width of the path. The perimeter posts will stay as they are now subtracting 1.5 from the garden.
 - ii. Residents commented that this solution isn't acceptable for reasons of safety. The path needs to be straight so users can see to the end to check for drug users before they use the path, this solution will mean a bend in the path which will not be safe. It is also very unfair on the residents who give up their gardens who will have a fence blocking their windows
 - iii. Kevin McKenna requested that the development project officers look at alternative options that do not mean using the gardens and bring them back to us at the next meeting.
 - c. Enamul confirmed that the construction project is scheduled for 77 weeks.
 - d. On access to bins, Enamul confirmed that the developers have an agreement where the developer will put some gates into the hoarding line in front of the ramp to the bin room and the builders will take the full bins and move them through to the other side of the construction site for collection twice a week.

- e. Enamul confirmed that the rubber matting on Ravenscroft parks has been placed there for emergency vehicles to access to Robert Owen via the park. That is it's only use and the park won't be blocked for general use.
 - f. Enamul confirmed that there will be a construction plan drawn up to look at things like times that deliveries can be made to site, this will take in to consideration things like school drop of times.
 - i. It was requested by Penny Creed that a copy of the plan be supplied to the Columbia TRA. This was agreed to by Enamul.
 - g. On communications with residents, the resident liaison officer of Bouygues, Lisa confirmed that they will be arranging a meet and greet with residents. There will be a communications person on site during office hours (9am to 5pm) for residents to speak with and a telephone number for out of hours issues. A quarterly newsletter will be mailed to residents during the works and any late night works or other abnormal issues will be communicated by letter.
4. At this point the meeting had to be drawn to a close. Kevin McKenna suggested a follow up meeting within two weeks depending on the availability of the venue.