

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, George Loveless House, Pelter Street, and Sivill House (see register)
- Alison Cormack – Resident liaison officer for Bouygues (building contractor)
- Enamul Goni – LBTH

1. Kevin brought the meeting to order, introduced attendees and suggested that the meeting should discuss all issues brought up at the last meeting to check which had so far been resolved.

2. **Access issues:**

- a. **Closing off the path by Arthur Wade/Robert Owen:** Enamul confirmed that he had met with Raphael and has spoken with other residents and they have come up with a plan. The option that has been agreed will keep the path open with a clear view down the path. Some elder hedges have been cut back to allow a clear view and grassed areas covered over (soon to be paved) to enable them to be incorporated into the path. Some sections of the hoarding will be see-through to enable good visibility. Lighting will go up to improve visibility though Enamul still needs to draw up the details of the lighting. Alison (Bouygues) is happy to work with us on lighting as and when we need it throughout the build.
- b. **Using the grassed area on the corner of Diss Street and Baroness Road:** Because keeping the path means a loss of space onsite, a decision has been made to place some of the site service cabins on the corner of Diss Street and Baroness Road. A resident raised the issue of it being very close to the Pelter Street evens blocks that may enable drug users to hide behind the cabin. Kevin asked which residents Enamul discussed the placement of those cabins? Kevin requested that Enamul consult with residents via the TRA going forward. Enamul stressed that they do need the space but he does want to ensure that he engages with the residents on these decisions going forward. Enamul confirmed that no trees will need to be removed from the grasses area and that more cabins will be arriving. However, as the building works progresses the containers will move into the site or be removed. The designated smoking area will be far away from the blocks. The area will be fenced off. The new area does mean that Bouygues can bring in an additional cabin for meetings with residents. Enamul confirmed that the site plan, in light of changes to the path and use of grassed area still needs to be finalised.
- c. **Disabled access:** A ramp by Arthur Wade will go in to improve access. Raphael confirmed that access will be wide enough.
- d. **Emergency services access:** Will be provided by access via Ravenscroft Park. Water supply, if needed will be provided from outside Robert Owen House. Enamul confirmed that a plan will be sent to the emergency services to ensure they are happy, this is called a Building Control Application.
- e. **Deliveries:** Enamul will look to ensure there is somewhere for delivery drivers to park temporarily during the works.
- f. **CCTV:** One resident asked if CCTV would be installed. Alison confirmed that they will have CCTV facing into the site; there could be provision to face it on to the path too.

Enamul said there is some debate as to whether this is possible, an internal discussion is ongoing.

- g. **Access to bins:** There is a ten meter rule by LBTH for collections i.e. they won't collect a bin that has to be moved this far. Therefore it has been agreed that during the works the builders will move the bins from Arthur Wade to a collection point outside the building site twice a week (the day before collection) and replace them with empty bins. The recycling bins will have to be housed further up by Robert Owen.
3. **On site WCs being too close to resident's windows:** Enamul is awaiting confirmation on where they will move to.
4. **Abuse from workers on site:** Enamul raised this with the site manager last week. Attendees confirmed that no problems have been reported this week. Enamul also confirmed that he had escalated the issue to their director. Lisa (Bouygues) also took it back to the construction team. Enamul received an email from the contractor saying that it should never happen.
5. **Not having access to finalised plans for the building:** Alison is in the process of organising a meet and greet for the community to show them. Access to the plans can also be seen on the planning portal. Enamul promised to send the reference number.
6. **Communications:** Alison confirmed that there will be a display board that will display a monthly update and she will also be doing a quarterly newsletter. Enamul requested that the TRA confirm who should be included on the distribution mailing list.
7. **Noise, late night and weekend working:** A resident confirmed that on Sunday morning at 8.55 am a delivery came in and was very noisy. Enamul confirmed that this is unacceptable. Enamul confirmed that building works will only be between 8am and 6pm during the week and 8am until 1pm on a Saturday though they will try to avoid working on a Saturday. No working on a Sunday. Enamul confirmed that this point will be confirmed again to contractors. Alison confirmed that any issues should be reported to her first of all.
8. **Parking during and after the building and access to garages:** Enamul confirmed that extra parking spaces will not be created. There will be a traffic management plan.
9. **Water pressure:** A resident confirmed that Arthur Wade still has water pressure issues. Enamul said that he is happy to take to THH but it doesn't fall under the build. Penny pointed out that in the past digging caused issues by hitting a water pipe causing low pressure and subsidence and some investigation should go into this. A resident confirmed that several people have called the call centre but no one had investigated yet.
10. **Making good after the building works:** Enamul confirmed that the path will be changed again after the works in line with the planning application. If we would like to make minor changes to that we can but it will be subject to agreement. A resident pointed out that she couldn't find up to date information on the scheme. Enamul pointed out that it is now saved in the approved schemes. Enamul will share a link. Kevin asked to what extent Enamul thought the residents could be involved in that. Alison suggested that the residents come up with suggestions for the landscaping and signage after the building work for the Council to implement. It is something

she has seen on other developments. Penny suggested putting together a working group of residents.

11. **Signage:** A resident mentioned that it is already difficult to find Arthur Wade House and that the site will make it even harder. She suggested that new signage will need to be put up to ensure it can be found for visitors and deliveries. Enamul agreed to meet with Raphael to discuss this.
12. **A resident ask how to get a flat in the new building:** Enamul confirmed that you have to be on the housing list, meet certain criteria; the flats are available to anyone on the THH housing list not just locals.
13. **Future meetings:** Kevin confirmed that he felt that another meeting next week wouldn't be needed. However the next general TRA meeting will be on 5th November. Enamul and Alison confirmed that they are happy to attend the TRA meetings to speak at the beginning of meetings.