

Columbia TRA

Committee Meeting Minutes – 26 November 2019

In attendance:

1. Kevin McKenna, Chair, CTRA
2. Penny Creed, Vice-Chair, CTRA
3. Enamul Goni, Development Project Manager, LBTH
4. Zac Lochrin, Assistant Project Manager, LBTH
5. Adrian Cook, Contract manager, Bouygues
6. Evelyn Mills, Resident Liaison Officer, Bouygues

Others present: Residents of Arthur Wade House, Robert Owen House, Georgina Gardens and James Brine House.

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1. Introductions by Kevin McKenna
 2. Enamul opened the meeting by recapping on the last meeting, explaining that residents raised concerns at then about closing path between Arthur Wade and Robert Owen Houses and Ravenscroft Path. He explained that they did not close path then but do have to now as they need to lay pipes under path and put in road access to the new development. He confirmed that they had looked at various options but that there is no other option than to close path down for approximately ten weeks.
 3. Adrian was asked to outline details – Adrian said that the original project was 75 weeks and the site originally included the whole car park including pathways. He stated that the project team had allowed residents to maintain access for as long as physically possible. To complete the project, the path will be the final piece of works after which everything will be opened up. The final access will be a tarmacked road to be used for refuse collections. The approved plans will be a blended scheme and will include bin stores by Arthur Wade, tarmac and pathways. Gas mains and Thames Water hydrants need to be diverted. Adrian confirmed that they looked at doing the works “piecemeal” but that it would take twice as long and would be very disruptive to residents. He confirmed that they would close the path in early April until early June. A newsletter will go out in January to update timings in case of weather delay. During the works. Evelyn, the new resident liaison officer at Bouygues will be based onsite a minimum of three days a week to deal with any issues or special needs.
 4. Questions from Residents:
 - a. A resident asked about how deliveries of large goods and supermarket deliveries will take place. **Adrian and Enamul confirmed that will have to go away and look at options including using Ravenscroft Park for access for deliveries.**
 - b. A resident pointed out that the signs to Arthur Wade and Robert Owen are broken and were tiny. Delivery drivers still not finding their way. **Adrian confirmed he will look at these.**
 - c. A resident asked about the issue of safety and security for residents who have to walk through the park late a night to access their homes, since one resident was followed home and attacked. **Enamul will look at ways to increase security.**
 - d. Another resident mentioned that they see drug users on the path which scares them, this was backed up by another resident mentioning her concerns that the area of the

park by Arthur Wade door will become a hot spot for users as it is tucked away from sight.

- e. Another resident strongly suggested a risk assessment be conducted by the council. Enamul was asked if one had been conducted already. **Enamul wasn't able to confirm but will look into it.**
- f. A resident suggested that security doors be added to Arthur Wade as recompense given that drug dealers accessing the open communal areas of Arthur Wade and Rober Owen has been an on-going issue for many years. Enamul responded by saying that it doesn't know about major works projects and would have to look into it. Residents confirmed that they've been fighting for security doors for many years. A resident suggested that given the inconvenience of the path closure that LBTH could subsidise the cost of doors. Enamul confirmed that there would be no Section 106 money. Residents indicated that Cllr John Pierce and others had said that there would be Section 106 money as an incentive to get the council homes built before the planning process. Residents mentioned that they didn't believe the flats would be council rent. Kevin confirmed that they are all council rent. Kevin iterated to Enamel that he would like to see security doors fitted on Arthur Wade and not as a major works programme as this would likely be delayed until after the path closure. This should be championed by LBTH to reduce risk to residents during the path closure. **Enamul confirmed that he will go back and look at what is possible.**
- g. One resident mentioned that she will have a one month old baby when this happens when they will be vulnerable
- h. A resident mentioned that they had raised these concerns at the beginning of the development and asked why these security and delivery concerns hadn't been looked at before this meeting?
- i. A resident asked what will happen to rubbish and recycling. Adrian confirmed that Bouygues will continue to pull both sets of bins through the site.
- j. Enamul confirmed that it isn't in his hands to solve everything now. **He needs to go back and speak to people in various departments.**
- k. A resident who is a business owner asked if there will be compensation for loss of earning if deliveries needed to their work are disrupted
- l. Penny asked if a delivery parking spot might be needed on Columbia Road to allow deliveries
- m. A resident of Baroness Road complained about fumes and noise from lorries outside her properties recently. Adrian confirmed that deliveries will continue during rest of works but will reduce as the works progress. **Adrian will ask site users to turn off engines wherever possible going forward.**
- n. Adrian confirmed that the utilities works won't mean turning off of utilities for residents in Arthur Wade/Robert Owen
- o. Penny asked if the project team had looked at opening the path from Baroness Road to Ravenscroft Park by James Brine House to allow access to the park for residents of Pelter Street, Old Market Square and Baroness Road. Adrian confirmed that they had looked at opening the path by James Brine House but felt it would become a "muggers alley".
- p. Resident of number one Robert Owen mentioned that closing of the path will mean that she won't have access to her garden for these ten weeks. She requested that LBTH re-look at access for her. Enamul confirmed that he has written to the resident that afternoon. The resident pointed out that she has to chase answers throughout this process. Enamul confirmed that he asked Evelyn to contact the resident to discuss the

issue. Enamul confirmed that he is unable to create that access but that he will speak to Kobir and see if he can help. Evelyn had suggested Bouygues escort Mrs Begum to her garden when she wanted to use it but Mrs Begum pointed out that wouldn't be possible at the weekend and would be an inconvenience. **Enamul agreed to arrange a meeting between himself, the housing officer Kobir Choudhury and Evelyn.** Penny volunteered to attend as a TRA representative to support Mrs Begum.

- q. A resident asked if green space used by Bouygues for their site cabins will be improved after cabins leave. Adrian pointed out that it is LBTH responsibility and that their responsibility is to leave it as it was found.
- r. A resident mentioned that Diss Street has been blocked a lot of the time due to building works and other works on other side of Hackney Road. She suggested using locked areas in those issues. Penny pointed out that this could become worse if the site between Diss Street and Pelter Street becomes active. **She suggested that Enamul look into when/if this might happen in order to make a plan.**
- s. A resident mentioned that lots of people are parking on the estate that shouldn't be. Including workers onsite. Residents are struggling to find parking. **Adrian will raise concern with Bouygues site and ask Enamul to follow up with Mulalley's via Ben Campbell.**

It was agreed a follow up meeting will be organised and that Enamul will propose dates to Kevin.

This meeting was the third residents' meeting about the works. Minutes from earlier meetings on [18 November 2018](#) and [25 November 2018](#) can be found here:
<http://www.columbiatra.org.uk/baroness-road-development/>