

Columbia TRA

Committee Meeting Minutes – 11 February 2020

Present from the Committee:

1. Kevin McKenna – Chair, Columbia TRA
2. Penny Creed – Vice Chair, Columbia TRA
3. Jane Abraham – Head of Capital Delivery
4. Enamul Goni – Development project manager, LBTH
5. Zac Lochrin – Assistant Project Manager, LBTH
6. Evelyn Mills – Resident Liaison Officer, Bouygues
7. Ishmel Brady – Site Manager, Bouygues

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

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1. Introductions
 2. A run through points on brought up from the previous meeting on 26 November 2019
 - a. **Site Parking – Bouygues were asked to address the issue of site workers parking in resident spaces:** Residents stated that this is still an ongoing issue. Ishmel Brady confirmed that he holds daily meetings to inform workers that no parking is allowed on site. He confirmed that Bouygues penalise subcontractors who drive to the site. He said that his is trying best to police it. Penny Creed raised issue of the broken wall that was the result of a contractor driving into it and requested that it be fixed asap rather than later. She also raised the issue of cars parking outside the Bouygues site cabins blocking emergency vehicle access to homes at Old Market Square and 13-21 Baroness Road. Ishmel confirmed that he has stepped up his monitoring process and feels that parking is better. Enamul Goni confirmed that they have also spoken to Mulalley and Mohammed of THH and their own enforcement team about this issue.
 - b. **Delivery drivers turning off their vehicles during deliveries:** A resident commented that this was still an ongoing problem. Ishmel confirmed that his team has been asked to ensure people turn off their motors.
 - c. **Saturday morning working:** Ishmel confirmed that the site will start working on Saturdays until the end of the build but they will be trying to ensure that the work won't be noisy work. A resident pointed out that Saturdays are our only quiet day given the Sunday market. Another resident pointed out that this was discussed at the beginning of the build and it was agreed Saturday working wouldn't happen. Evelyn pointed out that Saturday works will only be when there is an absolute need. Another resident pointed out there has been loud hammering at the weekends.
 - d. **Baroness Road to Ravenscroft Park path closure – Resident deliveries during path closure:** Enamul confirmed that they will look into providing lockers to take smaller deliveries. One resident pointed out that her deliveries are larger pieces of wood as she is a freelance sign writer. She asked if larger pieces could be carried through by Bouygues site workers. Enamul confirmed that he will discuss this with the site team and confirm at a later date. The same resident pointed out that she's already lost contracts because she can't get her raw materials delivered. Jane Abraham suggested they take the decision offline. Penny pointed out that his earlier email response stating that they'd looked into delivery vans driving through the park had been misunderstood. She pointed out that, at the previous meeting a

request had been made for a temporary parking space on Columbia Road to enable vans drivers to park as they walked deliveries through the park. Enamul confirmed that he hasn't spoken to highways about providing a parking space for deliveries on Columbia Road. Penny asked about how people who depend on food deliveries can get their food. It was pointed out that Arthur Wade residents would have to walk a long way around to get their deliveries if held in lockers near the Bouygues offices. Kevin McKenna pointed out that bulk refuse collections have struggled to collect during the build. A resident also pointed out that bins aren't being put back properly in the bin cupboards by site workers and that the block caretakers are getting angry at extra mess created. A resident asked the plan about what happens with bins if/when path closed. Evelyn confirmed that she has told waste people. Kevin pointed out that plan needs to be made for refuse collection and communicated to the TRA and residents.

- e. **Damaged estate signage:** A resident confirmed that one of the two signs is still broken and pointed out that signs can't be seen in the dark. She also pointed out that 1-12 Baroness Road block signage not clear and her mail regularly is delivered to the wrong address. It was agreed that the block needs better signage. Penny pointed out that, since the new build has gone in the sight lines have changed and therefore block name placement clearly need re-positioning to ensure the new building doesn't obscure them. A resident also suggested that, once the building is completed that an estate map should be placed on Baroness Road.
- f. **Baroness Road to Ravenscroft Park path closure – Request for resident safety risk assessment:** Kevin raised the issue of the CTRA request for a resident safety risk assessment, in an email from Enamul the CTRA had been told that this wouldn't be possible as the project management team risk assessments are "typically based around the construction aspects of the schemes and the risks involved in the physical construction works", he asked if this was still the case? Jane confirmed that they have now completed an updated risk assessment but it is yet to be internally reviewed. When asked what the assessment said, Jane confirmed that the report stated that the risk couldn't be got rid of entirely but that some actions could be taken to reduce the risks. Kevin requested that the CTRA be sent a copy of the risk assessment at the earliest opportunity. Jane confirmed that the path closure was always going to happen for a time. That access to through the park for Arthur Wade residents was always part of the plan. She confirmed that the Council found it was acceptable for residents to walk through the park late at night in order to enable the build as it was designed to go ahead from the beginning of the planning and consent process. Penny pointed, that given that the area is one of the least safe with the worst drug-related ASB in the Borough that the Council thinking that the plan for people to access their homes via the park late at night was simply unacceptable and a dereliction of duty to the safety of residents. She asked why other routes had been discounted as viable alternative options such as use of the gardens to create a new path. Enamul confirmed that the area required to be dug up was too large to allow that to work. Penny also asked if it would be possible to close the path in two staged sections. Enamul confirmed that this too would not be possible. Residents reiterated their concerns for their safety that they put forward at the previous meetings stating again that drug and alcohol users, dealers and others congregate in the park at night and that muggings have happened there in the past. Residents confirmed that they would rather enter their properties via the garages rather than the park even if the space was narrow. The stated that they would rather have two options for access so they can judge what is safer at the time. Jane confirmed that, in light of the safety assessment, that the project team has spoken to the police who have agreed they will increase their presence

- g. **Security doors for blocks with open access:** Penny pointed out that this should be funded by the Council rather than through the major works process as there is not enough time for Section 20s to be issued and this development increases the risk to residents. A resident pointed out that they regularly have to put up with users in their walkways and stairwells injecting drugs and leaving blood and excrement. Jane confirmed that she will speak to THH out of a courtesy but understands that residents feel that this should be paid for by LBTH not through major works.
 - h. **114-150 Hackney Road site:** Penny confirmed that site need to find out when that is happening as another big site works will cause issues for contractors and residents alike.
3. AOB:
- a. A resident mentioned that the recent storm blew a large awning from the site into tree, She requested that the site team retrieve it. Ishmel confirmed they will.
 - b. Another resident voiced her concern about emergency service access to site, she said that given that delivery drivers can't find the site that she wasn't confident that the emergency services would. Enamul confirmed that at the beginning of the build the building control department whose role it is to consult all those departments had liaised with emergency services. The resident requested something in writing from emergency services to confirm this has happened.
4. Next steps: Kevin requested another meeting to go over outstanding issues. It was agreed that this would take place in approximately three weeks. Kevin also requested that LBTH bring the landscaping plan to that meeting. Jane confirmed that they will as well as other landscaping plans for areas outside the red site plan line

This meeting was the fourth residents' meeting about the Baroness Road development works. Minutes from earlier meetings on [18 November 2018](#), [25 November 2018](#) and [26 November 2019](#) can be found here: <http://www.columbiatra.org.uk/baroness-road-development/>