

Columbia TRA

Baroness Road Development Meeting Minutes – 10 March 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, LBTH
 4. Enamul Goni – Development project manager, LBTH
 5. Zac Lachran – Assistant Project Manager, LBTH
 6. Ishmael Brady – Site Manager, Bouygues
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1. During the meeting, attendees discussed points raised at the last meeting on 11 February 2020
 - a. **Site Parking – Bouygues were asked to address the issue of site workers parking in resident spaces:** Enamul confirmed that Bouygues had been working hard to ensure site workers were no longer parking in residents' spaces. Jane confirmed that the estate Traffic Management Order won't be in operation until after site goes. She went on to say that LBTH feel that Bouygues is doing what they feel is reasonable to stop site workers from illegally or dangerously parking on the estate roads. Ishmael confirmed that Bouygues had issued 7 yellow cards for parking to site workers, that it is mentioned every day in the morning site briefing and written into sub-contractor's contracts. He pointed out that it isn't us site Bouygues site workers which Penny accepted. Ishmael mentioned that he's seen parking wardens ticketing people on Baroness Road and Diss Street. Penny commented that she had seen that Bouygues had posted 'No Parking' signs on the fence outside the cabins but that she had still seen people ignoring them. However, she has seen an improvement and can see that Bouygues is doing all they can but that given the risk of emergency vehicle access being blocked that it is something everyone needs to keep an eye on.
 - b. **Delivery drivers turning off their vehicles during deliveries:** Bouygues have confirmed that they are reinforcing this point and will remain diligent.
 - c. **Saturday morning working:** Enamul stated that that he has always said that Saturday working would always be allowed between 8am and 1pm. However, he clarified that it won't be every Saturday and Bouygues will work to minimise disruption.
 - d. **Baroness Road to Ravenscroft Park path closure – Resident deliveries during path closure:**
 - i. **Delivery parking:** Enamul confirmed that he had spoken with the highways department but they said that they are unable to support a loading bay during this period as it couldn't be monitored. Kevin asked how they are monitored. Enamul confirmed that it would be by wardens and CCTV. Penny asked which locations they had looked at. Zac confirmed that they had looked at two points on Columbia Road and one on Ravenscroft road. Penny pointed out this is disappointing as a parking bay for deliveries would have shown willing to do something. Jane pointed out that they have little power in this situation.
 - ii. **Delivery Lockers:** Enamul confirmed that they had looked at lockers but that this option has been discounted as it would logistically be difficult as notify all delivery organisations and give them keys.

- iii. **Signage:** Enamul confirmed that they have met with a resident from Arthur Wade House who is a professional sign writer. Together they had identified four areas to place signage for delivery vans. They are: At the bottom of Diss Street in front of 1-12 Baroness Road, on top of Robert Owen bin store, one on top of Bin store on Arthur Wade and on the fence in the park near to Arthur Wade. Penny pointed out that delivery drivers will struggle to find Arthur Wade if they don't know that is where the access is via the park. Kevin asked what would be on the sign and pointed out that it might be worth including a map of how to get to both buildings. Penny suggested that it might be sensible for additional signs on both entrances to the park. Enamul stated that he is waiting for a timeline for the signage to go up. Jane reiterated that other signs can be put up later if required.
 - iv. **Refuse doors:** Enamul confirmed that they have spoken with THH who have repaired refuse doors.
 - v. **Refuse strategy:** It was confirmed by Enamul that rubbish will be taken through site and back again each day by Bouygues site workers throughout the path closure. Kevin asked if there will be issues with Veolia's contract coming to an end. Jane confirmed that most workers were being transferred in house and therefore will have the local knowledge to ensure a smooth transition.
- e. **Damaged estate signage:** Enamul confirmed that LBTH are in the process of reinstating signage across the estate.
- f. **Baroness Road to Ravenscroft Park path closure – Request for resident safety risk assessment:** Jane reaffirmed that LBTH has to close the path and that "There is no way around that". She confirmed that they will keep the small narrow gap by the Sivill House garages open as requested by residents. On presenting their safety assessment, Kevin pointed out that it seems to mitigate LBTH's risks but not the residents accessing their homes via the park. He went on to state that there is nothing in the risk assessment to show that risk mitigating works like extra lighting or signage telling residents what to do in an emergency had been considered and that there is nothing in it about personal safety and very little detail. Jane confirmed that they had spoken to the THH ASB team and community police teams and asked them to increase surveillance. Penny commented that, having looked at the risk assessment she was worried that the team hasn't asked the right questions of the ASB teams and police. Penny asked if the team had spoken to park guard, the CCTV office, a security expert and/or John Fortune the neighbourhood manager in writing the risk assessment. Jane confirmed that they hadn't. Jane confirmed that they can arrange to go walk the park with a security expert though that wouldn't be at night. Penny suggested that they make a point of speaking with the CCTV office to evaluate putting a temporary camera in the park, that they consider cutting back hedges in the park, that they ask Park Guard to include the park on their regular rounds during the path closure and look at lighting. Jane commented that they have little power to ask parks to cut back hedges for example. Penny and Kevin commented that it might be worth speaking with the Mayor to unlock these approaches and also gave the LBTH team John Fortune's contact details suggesting they speak with him. It was agreed that more work needs to be done on this.
- g. **Security doors for blocks with open access:** LBTH confirmed that they had spoken with THH who had stated that this needs to be an estate wide approach. Kevin pointed out that the blocks of Arthur Wade and Robert Owen are very different in architecture and don't have the conservation concerns of James Brine House. Kevin pointed out that time

is now short to get planning application in. Penny requested something in writing to confirm intent to install security doors confirming which blocks they will be installed in, by when, how these will be funded by LBTH and that leaseholders and tenants will not be charged. Kevin suggested he also speaks to Ann at THH to explain issues and discuss this point.

- h. **114-150 Hackney Road site:** Enamul confirmed that the team has been in touch with Regal Homes about the works. They confirmed that the planning application is still active and that they don't expect to start building this year. It is therefore unlikely that the site will cause issues for Baroness Road site access.
- i. **AOB from 11 February meeting:**
 - i. Enamul confirmed that the awning blown into a tree onsite had been removed by Bouygues.
 - ii. Enamul confirmed that building control have confirmed with London Fire Brigade that they have received drawing and information about alternative routes for emergency access.
- j. **New AOB:**
 - i. **Garden access for the resident at 1 Robert Owen:** Kevin asked the status of Mrs Begum at 1 Robert Owen's garden door access. Enamul confirmed that planning has been submitted and that they are procuring a contractor. The planning decision is likely to be delegated and unopposed. It is hoped the door will go in before the path is closed but not guaranteed.
 - ii. **Landscaping:** The LBTH showed CTRA representatives landscaping plans. Kevin requested that landscaping plans go on hoardings for all to see. The team confirmed that trees being planted onsite will be Norway Maple, Common Alder and European Horse chestnut.
 - iii. **Communications with residents about the path closure:** Penny suggested that it might make sense for communications to be shared with CTRA before they are sent to residents. Enamul confirmed that he will send communications to CTRA before the go out to residents.
 - iv. **Path closure timings:** The team confirmed that the path will close on 13 months for ten weeks. Kevin asked if this is likely to be extended, Enamul confirmed that mitigation has been built in and so this is unlikely.
- k. **Next steps:** It was agreed that another meeting may not be necessary depending on the outcomes of actions agreed. The LBTH and CTRA teams will stay in contact on email and take a decision depending on outcomes.