

Northern line extension

Kennington Green Community Liaison Group

23 March 2015
St Agnes Church Hall

Attendees:

Name	Organisation
Cllr rep: Jane Edbrooke (Cllr JE) - chair	LB Lambeth
Officer rep: Iago Griffiths (IG)	LB Lambeth
Officer rep: Bill Legassick (BLeg)	LB Southwark
Tom Bartlett (TB)	KGSG/Kennington Green
James Burton (JB)	Chalice Consulting (Arboricultural Consultants)
Sian Cook (SC)	Kennington Road/ Kennington Green
Ruth Boumgarten (RB)	KGSG/ Kennington Road
Ruth Crawford (RC)	Imperial Court
Marcus Tate (MT)	Kennington Lane
Rachel Russell (RR)	Kilner House
Aidan Conlon (AC)	Sherwin House
Gail Sixsmith (GS)	Sherwin House
Nicola Fleming (NF)	KGSG/Montford Place
Marilyn Evers (ME)	Kennington Park Estate TA
Marco Barrella (MB)	Kennington Park Estate TA
Neil Collingridge (NC)	The Lycee, Stannary St
Jonathan Black (JB)	Montford Place

Mabel Garcia Aranda (MG)	FLO
Jez Porter (JP)	FLO
Rob McCarthy (RMcC)	FLO
Igancio Pacheco (IP)	FLO
Jon Kirkup (JK)	Transport for London
Anne Potter (AP)	Transport for London
Katie-Jane Kyte (KK)	Transport for London
Peter Headland (PH)	Transport for London
Jonathan Cooper (JC)	Transport for London

Apologies: Priscilla Baines.

	Item	Action
1.	Minutes of the previous meeting held 21.01.2015	
1.1	Agreed as accurate.	
1.2	Matters arising: 3.12 NC had queried whether there would be any night work and Flo had stated working hours were 8:00 to 18:00 Mon-Fri and 08:00 to 13:00 Saturday. NC stated these hours had been breached on a number of occasions.	
2.	Northern line extension progress report and presentation	
2.1	JP apologised for any disruption caused during the recent works.	
2.2	JP and MG gave a progress update including: <ul style="list-style-type: none"> • Overall update • Programme of work for the site – headlines and look ahead • Ground investigations • Preliminary settlement contours • Defects surveys • Settlement Deeds • Measuring and monitoring 	

	Item	Action
	<ul style="list-style-type: none"> • Code of Construction Practice Part B • Arboriculture assessment • Construction noise assessment • Acoustic Enclosure • Traffic management • Complaints • Enabling works • Hoardings • Consents • Employment and skills strategy/jobs and apprenticeships • Newsletters and updates • Community engagement strategy <p style="text-align: center;"><i>Code of Construction Practice Part B</i></p>	
2.3	<p>JP noted that there was engagement with residents on the CoCP Part B and this was a very important part of drafting and submitting the documents to the Local Authorities. JP advised the LAs are due to approve by 17 April.</p> <p style="text-align: center;"><i>Ground investigations</i></p>	
2.4	<p>RB questioned where the compensation grouting will go. JP advised that Flo are working on reducing the size of the Step Plate Junction thus limiting ground movement and the amount of works required to mitigate this.</p> <p style="text-align: center;"><i>Preliminary settlement contours</i></p>	
2.5	<p>JP produced a drawing with the settlement contours on to explain the construction methodology for the Step Plate Junction. Feedback was the drawing was too small and too faint to read, Flo to produce a clearer map for the next meeting.</p> <p style="text-align: center;"><i>Defects surveys</i></p>	Flo
2.6	<p>JP advised that for residents outside of the 1mm contour who would like a defects survey, Flo can provide the details of the surveyor they will use but the survey would be at the residents cost.</p> <p style="text-align: center;"><i>Settlement Deeds</i></p>	
2.7	<p>JK explained the Settlement Deed process. NC stated that the letter sent out by TfL was very unhelpful. JK apologised and stated a second letter will be issued by the</p>	TfL

	Item	Action
	<p>end of the week. This will have a factsheet and frequently asked questions sheet and a link to the website and draft settlement deed. The deadline for reply will also be extended to 1 May 2015.</p> <p><i>(Post meeting note: This has been extended to 31 May 2015).</i></p>	
2.8	<p>TB queried whether the Limits are as in the Deposited Plans produced for the Transport and Works Act Order (TWAO) or the settlement contours in Flo's presentation. JK advised the Limits are those in the Deposited Plans. Owners of properties within the Limits of Deviation will be written with an offer of a Settlement Deed including a defects survey. Properties outside the Limits but within the 1mm settlement contour will also receive a defects survey.</p>	
2.9	<p>JK showed the Group the Deposited Plans and advised that residents should not confuse settlement and the Limits; the Limits of Deviation were granted under the TWAO and govern where we can undertake works (including subsurface). JK also advised that when the exact line alignment and design methodology is known then the contours can be fixed. These are currently drawn on a conservative "worst case" basis. Cllr JE stated that the Settlement Deed relates to the Limits set within the TWAO but Flo's drawing of the contours is indicative at this stage. JP advised Flo will present the final contours at the next meeting and if the 1mm contour has changed then this will be advised.</p>	Flo
2.10	<p>GS questioned the advantages of signing up to a Settlement Deed. JK responded that it is a formal legal agreement and therefore sets out how TfL would deal with you formally - in the unlikely event that your property is damaged it will be repaired by TfL. RB questioned whether this is the only route property owners can use to claim. JK advised it is not as all properties receiving a defects survey would also be covered and if there was any damage TfL would still cover the costs of repair.</p>	
2.11	<p>AC questioned what should be put into the reply; JK replied that the reply is as simple as stating you would like to enter into the Deed for the property you own. GS questioned what the cost is and whether a lawyer needs to be consulted; JK advised there is no cost. Cllr JE stated that this has caused some concern and what would the cost be if the property owner were to consult their own</p>	

	Item	Action
	<p>lawyer and JK advised that legal costs are not covered by TfL. NF questioned why the property owner would have to pay for this as they did not want the tunnel in the first place and Cllr JE added that during the Public Inquiry consultation period residents had an independent surveyor. JK advised that if there is one independent surveyor perhaps they could view the document on behalf of all property owners who were interested and RB advised that the Kennington Green Support Group could organise this. JK advised that he would consider the possibility of this.</p>	TfL
2.12	<p>Cllr JE asked whether the Settlement Deed is a standard template, used for example on the Jubilee line extension. JK confirmed that the draft Deed is and this was also used on Crossrail.</p>	
2.13	<p>GS queried the short timeline for response given that not all the information was available for property owners to make their decision. JK advised that the deadline had been extended and a second letter with more information will be sent out this week.</p>	
2.14	<p>NC stated that residents who are not at the CLG need a proper explanation on this issue and RR advised that some people at the Group did not receive a letter at all. RC raised the point of people who do not have the internet. MB stated that Kennington Park Estate have not been communicated with until very recently. JK advised that the Settlement Deed letter has gone to owner of the property and not, for example, a tenant. He reiterated that a second letter with more much information and contact details would be sent out by the end of the week. JK noted that this is a complex issue and if there are any remaining queries or concerns these can be referred to via email or a helpline with details in the letter.</p> <p style="text-align: center;"><i>Measuring and monitoring</i></p>	
2.15	<p>TB questioned where the monitoring instruments will be situated and if it will be in areas where there is more predicted settlement. JP advised that the design is ongoing and Flo will liaise with residents – he confirmed it will be in areas of greater potential settlement. Cllr JE questioned how much movement there has to be before the works are stopped. JP advised that there are site-specific Emergency Preparedness Plans which detail the ‘trigger levels’ for works to be stopped or mitigation</p>	

	Item	Action
	<p>measures to be put into place. RB raised a concern that the subsidence would be dramatic as with Crossrail - MG advised that there was very little ground movement with Crossrail and the NLE Flo team have a lot of experience working in these conditions.</p> <p style="text-align: center;"><i>Code of Construction Practice Part B</i></p>	
2.16	<p>JP advised that LB Lambeth will be consulting on the final documents with LB Southwark which has delayed approval. JP noted that Saturday working hours have been revised with 08:00-09:00 designated for quiet works only e.g. organising the site. RC questioned whether this was the same at the support site (Montford Place) which is at the back of her property and JP advised that noise will be minimised to acceptable levels. RC queried who decides what level is acceptable and JP stated that within the Section 61 agreement with the Local Authorities Flo have to demonstrate they are not exceeding agreed levels. RMcC added that working hours are agreed with the Local Authorities and Flo have a commitment to apply Best Practicable Means (BPM) to their works to reduce noise, for example using monitoring equipment.</p>	
2.17	<p>NC raised concern that the NLE are already in breach of their obligations as there have been night works, which he has submitted a complaint about. JP advised that during the tunnel drives there will be 24/7 working in order to limit the ground movement, this will begin in early 2016. RC was concerned that this means Saturday and Sunday working but JP advised 24/7 working will only apply to underground works. MT stated that the residents can hear the Northern line running currently but RMcC advised these are a different kind of works and they will not always be in one location. JP noted that the tunnel boring machines (TBMs) will be making 20m advances per day so the noise will not be prolonged in one area.</p>	
2.18	<p>Cllr JE acknowledged that the Northern line is very shallow in the Kennington area. JK advised that the Northern line is 10m down and the NLE works will be 17-22m down. JP noted that the Step Plate Junction works will not be that deep</p>	
2.19	<p>JK advised that Flo plan to limit spoil removal and material delivery to during core hours only. JP noted that some deliveries e.g. abnormal loads will need to be done outside of core working hours by order of the Police. NC stated</p>	

	Item	Action
	<p>that TfL/Flo need to make residents aware in good time of when these deliveries will be and RB questioned who residents could call to complain. JK advised this would be the Helpdesk 0343 222 2424.</p>	
	<p style="text-align: center;"><i>Acoustic Enclosure</i></p>	
2.20	<p>JP showed the visualisation of the planned Acoustic Enclosure but reiterated this was still in a design stage so may change.</p>	
	<p style="text-align: center;"><i>Traffic Management</i></p>	
2.21	<p>NF questioned why certain parking bays have not been closed i.e. those used for zip cars. JP advised that residents should discuss this with LB Lambeth but the NLE has rights to suspend parking bays under the TWAO.</p>	
2.21	<p>ME questioned how long the current temporary hoardings will be up for; JP stated the current hoardings will be up until June and Flo are working through their design and also with Utility companies for the early enabling works. ME stated that the current arrangement seems very dangerous for cyclists and that there is not room for cyclists and cars on the road together, and there is no warning that the road narrows. JP advised that Flo will take this action and discuss with TfL Surface Transport as to the best way forward. JP also advised that Flo will maintain pedestrian access when the acoustic shed is erected and are reviewing the need for a further pedestrian crossing. AC stated this needs to be reviewed quickly and RB advised this area is very busy at night for pedestrians. JP advised that the NLE is coordinating with other major traffic schemes in the area.</p>	Flo
2.22	<p>Cllr JE requested a timeline of events as there are concerns that the current situation is dangerous and needs action as soon as possible. JP advised that Flo are meeting with TfL Surface this week and AP stated that there will be a sign put up warning cyclists about the new road layout this week.</p>	Flo Flo
	<p style="text-align: center;"><i>Complaints</i></p>	
2.23	<p>NC concerned that his complaint regarding night works was not dealt with in a timely or efficient manner. JP apologised, explaining that there was a breakdown in communication with their subcontractor and Flo are</p>	

	Item	Action
2.24	<p>reinforcing the communication process now. NC stated that residents need to know if/when there will be noisy night works. JP explained this will be when there are large loads and confirmed residents will be given notice.</p> <p>Cllr JE questioned whether there are any financial penalties for the subcontractor for working outside of agreed hours. JP explained that the subcontractor usually works on projects where night works in the road are permitted as this is safer but reiterated Flo will discuss this with them and prevent from happening again. No financial penalties have been imposed however JK noted that complaints are reviewed at TfL/Flo management meetings. NC questioned when large loads would be delivered, JP stated potentially between 5am and 7am.</p>	Flo
2.25	<p>MG outlined the Flo process for dealing with complaints; Flo have regular meetings with residents and are happy to extend these; all details of complaints are recorded and there are members of the team who are dedicated to dealing with complaints; there is a 24/7 helpline; all contact details will be on the hoardings and Activity Notifications. MG also stated that residents can email or call her directly and reassured the Group that Flo have a lot of experience and expertise within the project. PH advised that the TfL help desk number is 0343 222 2424.</p>	
2.26	<p style="text-align: center;"><i>Trees on Kennington Green</i></p> <p>JP noted that there has been a complaint regarding the works next to the 'tree of heaven' (T4) on Kennington Green. JK, TB, JP and JC had met with JB from Challice Consulting (Arboricultural advisors). JB advised that there has been some excavation of top-soil near the tree and there has been a minimal amount of root disturbance, adding that it is likely that when the wall was built near the tree this damaged the roots and they were removed. JB recommended some light pruning to the tree to mitigate any damage and this will involve thinning the canopy.</p>	
2.27	<p>JB noted that there is a Ginko tree on the Green which is very close to where the shafts will be constructed; this was plotted incorrectly in the original drawings. If the tree remains in-situ it will be damaged and he recommends it is relocated or, if not feasible, new trees planted in different locations. RB raised concern that this means residents will lose another tree on the Green. JP noted there is a tree on the other side of the road that residents are concerned</p>	

	Item	Action
	about as well as trees that MB has planted; Flo will look at these and explore options for the best way forward with residents. Cllr JE stated this should be an agenda item for the next meeting.	Flo
2.28	MB questioned why the current hoardings have no signage, telephone numbers or noticeboards on them. JP advised that design of the permanent hoardings is in progress. MB asked whether signage forms part of the CoCP Part B commitments and RMcC stated this is a standard requirement. MB reiterated residents concern that there is no telephone number on the current temporary hoardings and JP advised that Flo will address this. MG assured the Group that Flo will be training the TfL helpdesk agents to deal with all enquiries and complaints.	Flo
2.29	MG asked the Group to let the project know what they would like to see on the hoardings.	
2.30	MG advised that Flo are looking to begin drop-in sessions in Kennington Park café.	
	<i>Newsletters and updates</i>	
2.31	ME raised concern that residents of Kennington Park Estate have not received any newsletters or notifications and stated there may be a problem with delivery firms getting into the building. ME stated there are people currently who are concerned and want more information. Agreed that newsletters could be sent to the Kennington Park Estate office.	Flo
4.	Review of the operation of the Community Liaison Group	
4.1	Cllr JE asked the Group how they felt about the CLG, whether it was useful, how it should evolve.	
4.2	GS stated that the Community Liaison Groups are good and useful but advised that more people need to be made aware. Cllr agreed but acknowledged that the meeting needed to be controlled. She noted there is a public surgery at the beginning of the meeting and this could also be held after the meeting for people to raise their own individual concerns.	
4.3	PH noted that the Kennington Park and Newington CLG were also asked to review the meetings. Residents felt the	

	Item	Action
	meetings were very useful and requested that the presentation be distributed before the meeting. JK noted this would give attendees the opportunity to pick points of discussion that were important to them. The Kennington Park meeting also requested that an action log be produced for the meetings.	
4.4	Cllr JE questioned how the NLE were communicating with Kennington Park Estate. PH advised that Flo and TfL have been in contact with staff and proposed a separate meeting with residents. ME reiterated that residents have not been receiving the newsletter and it is vital that they are kept informed.	
4.5	AP stated that as TfL Programme Manager for the NLE she is appalled with the way works have been started, apologising for the disruption caused and noting that both TfL and Flo staff will be on site every day. AP also noted that the conduct of subcontractors was unacceptable.	
5.	Future agenda items	
5.1	Residents would like a discussion on the design of the head house. JK stated that this decision however has been made through the TWAO and in agreement with LB Lambeth. It was agreed to share the design at the next meeting.	TfL
5.2	Other agenda items were agreed as; <ul style="list-style-type: none"> • update on the hoarding designs • update on trees on the Green • dust and air pollution • acoustic shed 	TfL/Flo
6.	Dates of future meetings	
6.1	Future meetings are to fit with councillors diaries – they will be held in June, September/October and January.	TfL
7.	AOB	
7.1	AC asked when there will be night security at the site. JP advised there is currently night security at Montford Place and they will be visiting the Green. AC questioned therefore whether residents could visit them if there is a disturbance in the early hours of the morning and JP advised that they could. JP also reiterated the TfL helpline.	

	Item	Action
7.2	NF raised a concern that a digger was driving up a small road near Montford Place. JP advised that this was a Compass vehicle but this action is now prohibited. JC advised that there will be a sign detailing this.	Flo

Meeting started 7.00 and closed at 8:45.
Minutes drafted by KK