

Northern line extension

Kennington Park and Newington Community Liaison Group

24 June 2015
St Agnes Church Hall

Attendees:

Name	Organisation
Cllr rep: David Amos (Cllr DA) - chair	LB Lambeth
Cllr rep: Eleanor Kerslake (Cllr EK)	LB Southwark
Officer rep: Iago Griffiths (IG)	LB Lambeth
Officer rep: Bill Legassick (BLeg)	LB Southwark
Michelle Stokes (MS)	KWNAG
Alexandra Norrish (AN)	KWNAG
Bob Lentell (BLen)	KWNAG
Sean Maher (SM)	KWNAG
Lesley Wertheimer (LW)	KWNAG/Bee Urban
Joseph May (JMa)	Kennington Park House
Fred Moore (FM)	Kennington Park House
Ana Sagra (AS)	Kennington Park House
Jamie Carpenter (JC)	Resident
Sally Vaughan (SV)	St Agnes Place
Mabel Garcia Aranda (MGA)	FLO
Jez Porter (JP)	FLO
Rob McCarthy (RMc)	FLO
Jon Kirkup (JK)	Transport for London

Katie-Jane Kyte (KK)	Transport for London
Anne Potter (AP)	Transport for London
Mark Hart (MH)	Transport for London
Matt Payne (MP)	Southern Gas Networks

Apologies: Barnaby Shaw, Suzanne Jansen, Gordon Johnston, Lynda Haddock, Kathy Eaton

	Item	Action
1.0	Election of Chair	
1.1	The chairing of the meeting takes place on a rotating basis between councillors representing Lambeth and Southwark.	
1.2	Agreed Cllr DA would chair this meeting.	
1.3	Introductions done with apologies from those above.	
2.0	Minutes of the previous meeting held 09.03.2015	
2.1	Agreed as accurate.	
2.2	3.3 – Flo and LB Lambeth confirmed that the Code of Construction Practice Part B went to LB Southwark residents for consultation. 8.4 – Residents agreed that emails from the NLE are very helpful as sometimes the letter drops do not happen in enough time.	
3.0	Northern line extension progress report and presentation	
3.1	MH asked the chair if he could give an update on works to the Kennington Loop, which Cllr DA agreed. MH introduced himself as on the External Relations team for London Underground and advised that the Loop track is wearing so 800m of new track is being laid. Completion is due late July/early August and a stabilisation exercise to follow, due to be complete in November and at this time residents above the Loop should notice an improvement. MH reported that from 4 May 2015 the speed which trains moved around the Loop was also decreased which has	

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3.2	<p>seen a marginal reduction in noise. Cllr DA asked that MH sent a note via KK explaining this so it can be shared with other councillors. Cllr EK questioned when this work will be done, MH responded work will only be done in engineering hours and should take no longer than three weeks.</p> <p>JP stated that the presentation has been shortened after feedback from the previous meeting. JP gave a progress update including:</p> <ul style="list-style-type: none"> • Summary update since March CLG • Lookahead summary 	TfL
3.3	<p>MS queried what works will be commencing in October; JP explained that this will be the secant piling works which will create the shaft and the basement walls prior to excavation.</p>	
3.4	<p>JP explained the road closures slide further; the green area has been left open however there will need to be works done in this area in the future. JP reassured residents that access will be maintained to properties at all times. JP advised that Flo are continuing to do ground movement monitoring on other utilities in the area and at times it has been necessary to use other streets to move plant to the Southern Gas Networks (SGN) worksite.</p>	
3.5	<p>KK explained that the discussion points on the agenda also have slides as back up and Cllr DA stated that he would follow the agenda.</p>	
4.0	Traffic management and parking	
4.1	<p>AN raised that there have been a number of instances on the corner of De Laune street of lorries turning right out of Kennington Park Place and not left and although she is grateful that Flo came and spoke to residents about this, subcontractors need to be briefed to ensure there are no repeats. JP advised that subcontractors are briefed on induction but this needs to be flowed down to their own supply chain which is difficult for Flo to control but they will reinforce the process. AN questioned what happens if suppliers do not comply and JP stated that there should not be any instances of non-compliance and if companies do refuse to comply then they will no longer be used. AN stated that residents therefore need to be vigilant and JP agreed that resident feedback was very useful however the subcontractors have been briefed. Cllr DA advised</p>	

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	residents to keep vigilant and JP stated that Flo do keep a record of these instances.	
4.2	<p>Cllr DA advised he had received an email from a resident about safety concerns in the Kennington area and Cllr EK agreed there were concerns from the community. JP advised that the NLE are in discussions with TfL Surface and all traffic management plans are approved prior to being installed. MS stated that Kennington Park Place is gridlocked most days, as is the whole area. Cllr DA agreed that this is frustrating and needs to be raised higher in TfL and Cllr EK asked if there can be a general update for the Group issued out. BLeg advised that TfL and LB Southwark have a lot of meetings but he will take this away to look at it. JK also advised that he will go back to TfL Surface to get an update on objectives and timescales of the schemes and did reiterate that the works are coordinated and the departments do communicate with each other. AN questioned how far back the signage goes and whether there could be more to direct people away from the area and LW stated there is good signage regarding Elephant & Castle works but none regarding the Oval works. JK advised he will pick this up with TfL colleagues.</p>	<p>LB Southwark</p> <p>TfL</p> <p>TfL</p>
4.3	<p>AN questioned the closure of 13 parking spaces in Kennington Park Place and how long they will be closed for. JP responded that they will be closed until Spring 2018 when the shaft work is completed and Flo are looking at suspending bays in De Laune Street and Kennington Park Road to ease congestion. JM agreed that this would help and JP advised that Flo require LB Southwark assistance in enforcing this as people do still park there.</p>	
4.4	<p>JP advised that the current temporary traffic management for the SGN works will be in place until the end of July and then that part of the road will be reinstated when works move to a different part in August/September and the erection of the hoardings may also mean the bays remain suspended. This change will be notified to residents by Activity Notification. BLeg stated that he would set up a meeting with Flo and LB Southwark parking services to review.</p>	<p>LB Southwark</p>
5.0	Defect surveys, settlement deeds and monitoring	
5.1	<p>JK advised the Group that there is an A0 copy of the plans available for people to look at after the meeting if they wish</p>	

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	<p>and JP stated that the contour boundaries are now set as the route alignment is fixed. MGA added that work has been done to mitigate the movement around the step plate junction works so the boundary is now smaller here which will mean less disruption to residents. Flo have appointed CPM Ltd as their defect surveyors and letters will be going out to residents shortly. JK advised that the project is being conservative and there is virtually zero chance of movement at the 1mm contour boundary but he understands why residents are concerned. MGA agreed and advised that if residents do not receive a letter from TfL and then follow up contact from CPM Ltd then they do not require a defect survey. AN asked whether residents outside the 1mm contour boundary can do their own survey and MGA responded that they can at their own cost, and Flo can be the contact for CPM Ltd but they cannot agree the price.</p> <p>5.2 BLeg advised that residents in Kennington Park House are still concerned and the Project Manager of the building will be contacting surveyors to ensure they get a good price but that the specification is the same as those properties being surveyed as part of the NLE works. MGA reiterated that there is very little chance of any movement at Kennington Park House but Cllr DA advised that residents are still concerned and they can talk to professionals. BLeg will follow this up with the Project Manager. Cllr EK stated that it is important any independent surveys are done to the same specification as those being done for the NLE works and Cllr DA agreed, adding that those having surveys done privately must do so soon.</p> <p>5.3 Cllr EK asked what the worst case scenario is for those within the 1mm contour boundary. MGA responded that this would be small cracks and sticking windows and/or doors which could be easily repaired and JP advised that any movement would not happen all at once. JC asked that, if residents have their own survey done and there is damage, would this be presumed to be because of the NLE works. JP agreed that yes the principle here is correct.</p>	<p>LB Southwark</p>
6.0	Code of Construction Practice Part B	
6.1	AN stated that residents in Southwark were consulted and they contributed but have not heard anything back. IG advised that comments were received and the LB Lambeth planner should be responding to KWNAG but the feedback	

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	is that the planner felt that their comments had already been taken into account in the TWAO or they were not a material planning consideration. Cllr DA stated that LB Lambeth would respond to KWNAG formally if this has not already happened. BLeg asked if he could see KWNAG's comments and AN agreed to send on to him. Cllr EK raised a concern that the comments have not at least been responded to and IG advised he would ensure this happened.	LB Lambeth
7.0	Construction noise and working hours	
7.1	RMc advised that working hours are as per the core hours. A noise assessment has been done and an acoustic shed will be required to enclose the shaft to enable 24/7 tunnelling works and to attenuate the noise. There will also be 2.4m hoarding erected which will help to mitigate the noise prior to the shed going up.	
7.2	AN questioned whether anything has been formally written about the Saturday working hours i.e. 'quiet' work between 08:00 and 09:00 but RMc advised this will be difficult to commit to as the work progresses but during the enabling works this has been committed to on a voluntary basis and this is what has been done also in the City. Cllr EK raised concern that this is a step back from the last meeting and it is disappointing as it was an action in the minutes. JP advised this arrangement has been observed but on a voluntary basis. MGA advised there is a concern that this would set a precedent but Cllr DA asked for a response on this before the next CLG meeting.	TfL / Flo
8.0	Dust management	
8.1	RMc advised that Flo and their dust monitoring subcontractor will be actively monitoring dust and although Flo do 'damp down' the site this is an ongoing challenge. AN stated that her house has been assessed as very sensitive to dust and she therefore has a vested interest in this and although she appreciates it cannot be completely prevented she would like a commitment that the front of her house and any other affected house will be cleaned in 2018 when the works are completed. RMc advised that Flo will have a greater understanding of the volume of dust being produced as the monitoring progresses. AN stated that the residents want a commitment now as the Code of Construction Practice Part B only talks about windows and not facades but RMc stated that Flo cannot commit at this	

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	time but will take the appropriate mitigation measures. BLeg advised that there will be trigger levels and if these trigger levels are met then the work can be stopped.	
9.0	Restoration of the Park	
9.1	JP advised that the landscaping scheme is in development and MGA agreed that there is a commitment to engage with the community on this, which should happen in the next six months. Cllr EK stated that this engagement must happen with both LB Lambeth and LB Southwark residents.	
10	Issues from residents and meetings	
10.1	AN questioned what the cameras at the yellow box junction are used for. JK advised that the camera covers just the yellow box but is not used for enforcement. TfL Surface are however doing a safety audit and are looking at putting mirrors here as well as implementing cycle safety schemes, for example. Cllr DA stated that if any assistance was needed with enforcement or police presence on the roads to let the councillors know and AP thanked him for the offer.	
10.2	AN advised that there was not a KWNAG meeting this time around. MGA noted that there was a drop in session the week before which was generally well attended and KK noted thanks to Bishops House Nursery for accommodating us.	
11	Bee Urban	
11.1	LW stated that there are still 37 problems with the new site and meetings have been requested with LB Lambeth to resolve this. LW also stated that she is disappointed with Flo as some expensive compost and a bush has been lost. IG asked for a list of the problems to be sent to him and Cllr DA asked to be copied into the email. MGA also advised that there will be a meeting with Bee Urban soon to discuss engagement opportunities and LW asked that the purpose of this meeting is made clear beforehand.	
12	Bishops House Nursery	
12.1	BLeg advised that the works have been carried out and the front gate is now closed with the new entrance off of Harmsworth Street. Cllr EK asked when the entrance will	

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	be back to normal and BLeg stated he is keeping a watching brief on this and will advise if needed. Cllr EK stated that Keyworth Primary school is being expanded so work will start here shortly also. MS raised a concern about more construction in the area and Cllr EK asked that this come under the TfL traffic management summary document. Cllr DA also reminded residents that the school expansion means more school places in the area and is a positive move. BLeg will also highlight these concerns.	TfL LB Southwark
13	Date of future meetings	
13.1	KK advised this will be September/October.	
14	AOB	
14.1	JM stated that the main concern for residents at Kennington Park House is parking and congestion.	
14.2	MS questioned who the portaloos in Harmsworth Street belongs to and MP advised he believes it belongs to the contractors doing the Nursery works.	
14.3	AS asked whether schools in the area have been notified about traffic disruptions. IG advised that communication had begun about this and there is a liaison group in that area which Cllr Holland chairs.	
14.4	Cllr EK asked whether the Remembrance Day events in Kennington Park are changing due to the works and the introduction of Night Tube. JK responded that Night Tube will only be in effect on the Charing Cross branch so does not affect the NLE but there may be closures in engineering hours. AP advised that when the works to link into the Kennington Loop commence there will be closures and this is looking to be in Easter 2017 but the Group will be updated as this progresses.	

Meeting started 7.04 and closed at 8.40.
 Minutes drafted by KK