



Northern Line Extension

Kennington Park and Newington Community Liaison Group (CLG)

Tuesday 18 July 2017
The Royal British Legion, Kennington

Attendees:

Name	Organisation
Cllr rep: David Amos (Cllr DA) (CHAIR)	LB Lambeth
Cllr rep: Eleanor Kerslake (Cllr EK)	LB Southwark
Pip Howson (PH)	LB Southwark
Claire Jermany (CJ)	Transport for London
Michael Tarrega (MT)	Transport for London
Mabel Garcia (MGa)	Ferrovial Laing O'Rourke (FLO)
Liam Greaney (LG)	Ferrovial Laing O'Rourke (FLO)
John Bailey (JB)	Resident / KWNAG
Bridget Bell (BB)	Resident
Gordon Johnston (GJ)	Friends of Kennington Park
Sean Maher (SM)	Resident
Joseph May (JM)	Kennington Park House
Trevor Quick (TQ)	Resident
Michelle Stokes (MS)	Resident / KWNAG
Lesley Wertheimer (LW)	KWNAG
John Mealey (JMe)	Admin support (minute taker)

Apologies: Bill Legassick (BLeg)

	Item	Action
1.0	Chairperson's introduction	
1.1	The chairing of the CLG takes place on a rotating basis between councillors representing Lambeth and Southwark.	
1.2	Cllr DA chaired the meeting on this occasion.	
1.3	Cllr DA thanked residents for taking the time to attend the CLG.	
1.4	Cllr DA asked attendees to introduce themselves.	
2.0	Minutes of the previous meeting – accuracy and matters arising	
2.1	Cllr DA asked if anyone had any issues with the accuracy of the minutes from the previous CLG on 27 April. No issues or concerns were raised. Cllr DA accepted the minutes as a correct record.	
2.2	Cllr DA went through the action points from the previous meeting:	
	2.1 – Following Cllr EK being recorded as a member of Lambeth in the January CLG minutes, MT advised this has been amended.	
	2.3 (3.12) – MT advised there is a specific noise point in tonight's agenda which will cover noise prediction details for the weekend track possessions.	
	2.3 (3.37) – BLeg was not in attendance at the meeting to confirm whether MGa has provided him with a complaints spreadsheet which is displayed in an easier format.	
	2.3 (11.4) – MT confirmed the date of the next Kennington Park CLG is Thursday 19 October.	
	2.4 – MT confirmed the January minutes had been amended to state Southwark is responsible for John Ruskin Street, not Lambeth.	
	2.5 – MT advised the requested amendments had been made to the January minutes and he had a copy with him to be signed off.	
	3.8 – Following a request for noise predictions for the weekend possessions, MT repeated an agenda item has been added.	
	3.22 – MT accepted that TQ was rightly concerned for how long it took for his secondary glazing to be installed and said TfL acknowledged it took too long.	
	3.24 – Following Cllr EK's request for a full report to explain the experience TQ had in regard to the secondary glazing delay and	

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	<p>contractor issues, MT said this happened straight after the previous meeting and the issue is now resolved. TQ confirmed the issue had been successfully resolved.</p> <p>3.25 & 3.26 – MT advised there will be a report in tonight’s presentation to explain the night time noise data.</p> <p>4.14 – MT advised Florence Eshalomi is always invited to the CLGs but she is currently on maternity leave.</p> <p>4.15 – Following the specific questions raised at the previous meeting regarding Kennington Station, MT advised he has a few points on the matter which he will discuss later in the meeting.</p> <p>5.8 – MT advised he was over-optimistic when advising TQ that it would be possible to provide images of what the view would be from his flat, in regard to the Kennington Park head house proposal. MT explained he spoke to TQ about this as it is more challenging than anticipated to provide a specific computer-generated image (CGI), as it requires specific images and street views to be available. TQ said he was happy for this to be arranged. TQ requested someone attends his property ASAP to take the images. TQ stressed he will continue to fight the issue and said he “would not be blackened out for the rest of his life” as he does not want to move.</p> <p>7.1 – Following TQ’s request to find out the purpose of the two fans at the Park, LG explained the main fan unit at the site entrance is in operation to force the fresh air and clean air into the shed and the worksite. The additional fan is for extraction. LG said FLO needs to ensure its workforce is not harmed. TQ said the second fan is pumped straight into his property, causing his flat to be filthy with dust. TQ said although secondary glazing has been installed, due to the hot weather his windows are open, causing his brand new venetian blinds to be covered in dust. LG stressed the fan is not designed to pump into any property but this case will be investigated.</p> <p>MT said a separate meeting needs to be arranged with TQ to discuss the multiple personal issues. TQ said if he did not attend the CLG and ensure his points are included in the minutes then he does not feel the issues would be resolved.</p> <p>MS requested it is included in the minutes that if people do not attend the CLG then their issues are not resolved. MT said he strongly and robustly disagrees with this point and stressed TfL/FLO always provides support to all people, whether they attend the CLG or not.</p> <p>TQ said he did not know he was entitled to secondary glazing until he attended the CLG and requested this is included within the minutes.</p>	<p></p> <p>TfL</p> <p>FLO</p> <p>TfL</p>

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	<p>JB said he does not want TQ isolated as a complainant and said he has the support of the community. JB also said he would like TfL to be exemplary in its treatment of any support needed for properties affected by the project.</p> <p>7.3 – In regard to the pavement slabs on De Laune Street and Braganza Street, Cllr EK advised Southwark has a longer term project for the restoration of the wider area. Cllr EK recognised Braganza Street is tired and this has been raised with Southwark, who is investigating, however it is not in the council’s current programme. Cllr EK advised Southwark will hopefully prioritise Braganza Street and in the meantime, has spoken to the relevant team to see what can be done for the pressing issues (cracked slabs etc.). Cllr EK reminded attendees this is not in Southwark Council’s main budget.</p> <p>MS asked whether the NLE is causing the issues with the pavement. PH said the NLE is a contributory factor to the condition of the footway, however, also said the particular pavement has not been in a good condition for a long time. PH said Southwark is aware there is a lot of development in the area, so may try to identify and consolidate all pots of money to see if the pavement can be improved. Cllr EK stressed Southwark is trying to improve the situation as much as possible, but is working with a small budget.</p> <p>7.5 – MT confirmed there is an item on tonight’s agenda to discuss the weekend possessions and Christmas blockade.</p> <p>9.1 – MT confirmed TfL’s position remains the same regarding the zoning of the NLE. Kennington will remain a Zone 2 station until the NLE is open. It is TfL’s intention to make Kennington a Zone 1/2 station and there has been no movement on this. Cllr DA asked whether this situation can remain an ongoing action and MT confirmed it is already a standing agenda item.</p> <p>11.3 – In regard to the noise of the sub-station which was raised at the previous meeting by TQ, MT said he has information on the matter which will be covered during agenda item 6 (Kennington Park head house update).</p>	
3.0	<p>Northern Line Extension progress update and presentation (attached)</p> <p>3.1 Cllr DA advised attendees there are hard copies of the presentation available.</p> <p>3.2 LG and MGa gave a presentation on:</p> <ul style="list-style-type: none"> - Progress of works at Kennington Park between April-July 2017 - Step Plate Junction update - Planned Kennington track possessions 	

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	<ul style="list-style-type: none"> - Site logistics - Environmental monitoring - Kennington Park working hours - Complaints/enquiries summary - Engagement opportunities - Skills and employment 	
3.3	<p>LG advised that since April, the excavation and ring build of the Kennington Park Step Plate Junction (SPJ) has been completed. Other works completed include the waterproofing to the running tunnel, the secondary lining formwork system has been installed and the new cables have been installed and are ready to be connected to the existing Northern Line.</p> <p>In regard to the Kennington Park SPJ, LG advised all excavation works were completed during June, as well as the SPJ headwalls. The waterproofing to the running tunnel has been completed and the Secondary Concrete Lining will take place between July and August.</p>	
3.4	<p>LG advised the dates of the planned track possessions for delivery of the NLE track works to tie into the Kennington Loop. The planned possessions are:</p> <ul style="list-style-type: none"> ○ 3 x 52 hour weekend possessions <ul style="list-style-type: none"> - 16 – 17 September 2017 - 30 September – 1 October 2017 - 10 – 12 November 2017 ○ 10-day Christmas blockade <ul style="list-style-type: none"> - 23 December 2017 – 1 January 2018 <p><i>Please note that all closures are subject to change, if London Underground needs to operate a service or if an emergency occurs.</i></p>	
3.5	<p>DA asked LG to provide a definition of the term ‘possession’, as many people may not understand what it means. LG explained that during a possession, FLO will take control of the line so that work can take place and trains cannot run. LG said FLO will take control of a certain section of the tunnel, to remove existing parts of the tunnel.</p>	
3.6	<p>LG stressed trains will only not run on the Kennington loop.</p>	
3.7	<p>LG advised the November weekend possession is currently a contingency and will involve slightly different works to the previous two weekend possessions.</p>	
3.8	<p>MS asked whether there will be any train services during the possessions. LG confirmed there will still be trains available, however, at a reduced service.</p>	

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3.10	Cllr DA advised communications will be sent out closer to the time of the possessions which will explain in more detail what will occur and how people will be affected. LG said the communications will be distributed at the end of July.	
3.11	LG advised of the activities that will take place during the possessions and said the top section of the existing Northern line tunnel will be taken down, which includes the removal of 126 cast iron rings. Noise predictions for these works do not exceed the thresholds set out in the NLE Construction Noise and Vibration Mitigation Scheme. LG repeated that an informative notification will be sent out in July and a possessions engagement sessions with be held in August.	
3.12	JB said the planned works during the possessions sound noisy and asked whether they would be. LG reiterated the noise predictions indicate the works will not exceed existing thresholds.	
3.13	MS said NLE previously committed to providing the noise predictions tonight for the possessions, which it is not doing. LG repeated TfL/FLO does not expect to exceed the set noise level limits, as per the Section 61.	
3.14	JB advised TfL the reason residents ask the questions about noise predictions is because previous works carried out “drove” a resident out of their property. JB said people are concerned about the noise levels, especially during the Christmas blockade. JB said that even if TfL do say the possession works will be inside the noise limits, it does not stop people from worrying. LG appreciated JB’s comments but explained a large amount of work has been carried out over past few months which did not receive complaints.	
3.15	Cllr EK asked whether the noise of the works carried out during the possessions will be louder or quieter then the works carried out when many residents complained. LG said the weekend possession works are less intrusive than what has already taken place. LG repeated the noise data and predictions will be distributed in due course.	
3.16	MT advised an environmental consultant has said the predictions have always been below the noise threshold, however the team are currently on their third revision of works to make it as quiet as possible. This is why TfL is hesitant to provide the figures and predictions as it is still working to lower the predicted levels. MT said breaking of concrete was noisy, whereas these works are quite intricate. MT reminded attendees that TfL cannot hack away at the track itself, as it needs to ensure it is ready for service on Monday morning.	
3.17	LG said machinery will operate from 08:00 until 20:00 during the weekend possessions, which is outside of core hours.	

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3.18	JM asked TfL if it had considered the Remembrance Sunday service in Kennington Park, during its November possession. MT thanked JM for raising such a good point. MT advised that staff will be offered the opportunity to go to the service and stressed planned works will be stopped during the period of the service as well.	
3.19	During the possessions, LG explained the proposal is to bring the cast iron rings out of the shaft during the day and then close the shaft doors at 20:00 each night. The shaft doors will not be opened until 08:00 in the morning.	
3.20	LW asked when the site team will remove spoil from the site completely. LG advised spoil will be removed from site throughout the duration of the possessions.	
3.21	LG said the Tunnel Boring Machine (TBM) will be lifted out of the site from the Kennington Park shaft in October/November. The TBM will be dismantled below ground level and removed accordingly. MT said once the TBM has been dismantled, it will be sold to recoup money.	
3.22	LG provided a Christmas 2017 works update.	
3.23	LG explained that during the Christmas blockade, TfL/FLO has 10 days to remove the existing track, track bed and lower the rings. A new track will also be installed.	
3.24	LG also said that trains will be running a reduced service throughout the Christmas blockade. MT said during the blockade, all trains will go to Morden. There will be approximately 10 trains an hour on one branch and 14 trains an hour on the other.	
3.25	LG advised further communications and engagement will be released in the build up to the Christmas works. JB asked whether noise predictions will be made available on the TfL website. MT answered yes, once finalised.	NLE
3.26	MGa stressed that people who are sensitive to works will be taken into consideration and TfL/FLO is prepared to work with them to ensure they are not affected.	
3.27	LG provided a Kennington logistics update for both sites.	
3.28	MS asked whether there will be any road closures or amendments during the possessions. LG answered no.	
3.29	LG provided the noise monitoring figures for the between April-June 2017. During the three months there were no noise triggers associated with the Kennington Park worksite.	

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3.30	In regard to night time triggers, there were four exceedances, however all of them were related to emergency sirens and motorbike engines. LG explained FLO has a system, which allows the team to play back any sounds so they can be investigated.	
3.31	LG confirmed there were no air quality exceedances for the period between April-June 2017.	
3.32	Cllr DA asked whether the noise and air quality data gets independently investigated. MT advised the noise and air quality data is sent to all three local authorities. MT said he would double check this to ensure it still happens.	MT
3.33	MT also advised he will make sure BLeg is provided with a monitoring exceedance summary sheet on a monthly basis to state what the exceedance was and why it occurred.	MT
3.34	Cllr EK referred to slide nine within the presentation and asked what the blue line is that has risen over the past few months in the air quality monitoring. LG confirmed it is a sensor. Cllr EK requested the spike is investigated. LG advised he would investigate and will provide a response by email.	FLO/LG
3.35	LG provided a Kennington Park working hours update.	
3.36	MGa provided a complaint and enquiries update. MGa confirmed there have been 15 enquiries/complaints related to Kennington Park since the last CLG (nine enquiries and six complaints). MGa advised all cases are shared with the local authority and advised five out of the 15 are still active.	
3.37	Cllr DA asked whether the active cases are recent complaints/enquiries. MGa advised some are recent and some are special long term cases which cannot be closed yet.	
3.38	Cllr DA said at Kennington Green, he receives a breakdown of individual complaints. Cllr EK said she has already asked for this. Cllr DA asked MGa whether complaint details can be provided to Cllr EK and himself going forward. MGa confirmed yes and stated she sent the complaint details today for both Kennington sites. MGa advised she will continue to do this.	MGa
3.39	SM referred to a point LG made earlier in the presentation (3.17) and advised he is confused about the working hours for the site. SM said LG stated machinery will be operational between 08.00-20.00, however when discussing the working hours for the site, said machinery is operational between 08.00-18.00. LG advised the core hours are 08.00-18.00, however an application has been submitted to Southwark for the Section	

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3.40	61 to allow the use of a forklift between 08.00-20.00 during the possessions, meaning two hours will be outside of the core working hours.	NLE
3.41	MGa provided a NLE engagement update. MGa advised the different engagement opportunities include CLG meetings, one-to-one meetings, drop-in sessions, school and youth engagement, stakeholder activities, LEAP group meetings and cycling safety events.	
3.42	MGa advised she is trying to arrange a site visit to see the tunnels in Kennington, however the pedestrian route is currently suspended. Cllr DA asked when this will be possible. MGa advised she is hopeful the site visit can take place before September 2017. MT wanted to manage expectations and advised residents may not get much notice as the tour will have to fit in around works.	
3.43	MGa provided a skills and employment update. MGa said the NLE has already reached its targets and it is only the third year of the project, so this is something to be proud of. MGa stressed FLO will not stop its work though and wants to continue to exceed targets.	
3.43	JB asked MGa whether she has liaised and engaged with Kennington Park Academy. MGa said yes and advised it would be one of the schools selected to choose the names of the TBMs. The school was also invited to the Battersea site to see the TBMs before they were lowered into the ground.	
4.0	Update on Step Plate Junction works <i>The Step Plate Junction works were discussed during agenda item 3.</i>	
5.0	Condition 19: Monitoring of passenger numbers at Kennington Station	
5.1	MT advised this is a standing item in the CLG agenda and there has been a lot of debate in previous meetings. MT confirmed the Condition 19 application has been submitted to Southwark, but the methodology has not yet been determined.	
5.2	PH advised MT that Southwark cannot process the application yet as no fee has been received. PH also said it is difficult for Southwark to assess the application as it's not an expert on public transport. PH stated Southwark's usual point of expertise would normally be TfL.	
5.3	PH said Southwark has looked at the scoping of the applications and has checked with other boroughs and what has been proposed has been deemed acceptable in other boroughs.	
5.4	PH repeated it is difficult for Southwark to critique something that it is not	

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	an expert in. PH advised TfL is responsible for all monitoring on the public transport network.	
5.5	PH stated that when TfL has paid the relevant fees, if someone comes up with elements to be considered within the application then Southwark will certainly raise the issues to TfL. PH reminded attendees that the issues would have to be raised during the consultation period.	
5.6	Cllr EK advised she held a meeting with Southwark's Transport Department and the application will be treated in a similar way to a planning application.	
5.7	MT stated he would be disappointed if the fee has not been paid and advised he would chase this up.	NLE
5.8	In regard to the Condition 19 application, Cllr EK advised she has requested for contact to be made with the London Fire Brigade and Stanley Hart (safety expert).	
5.9	Cllr EK said Southwark has requested for a while for Stanley Hart to be appointed as an advisor for the application, as he is an expert. Cllr EK also said Southwark may seek advice from the Health and Safety Executive, which Stanley is part of.	
5.10	Cllr EK said the actual monitoring does not start until the NLE is operational.	
5.11	Cllr EK asked PH in terms of timescales, how long is the consultation period. PH advised the consultation period is usually 28 days.	
5.12	PH informed attendees the criteria that Southwark will look at is how TfL will monitor how passengers use Kennington Station.	
5.13	PH stressed she does not want to raise people's hopes that the concerns will be rectified. PH also said TfL would never endorse something that is not safe.	
5.14	Cllr EK advised discussions have taken place regarding the limitations of Condition 19, as there are long-term concerns about the station itself.	
5.15	Cllr EK said the community's concern is whether Kennington Station is safe and appropriate. Cllr EK advised that TfL is confident it is safe, but Southwark would like monitoring to be as good as possible to ensure this.	
5.16	Cllr DA suggested Cllr EK and himself meet up to discuss the main safety concerns at Kennington Station and see what can be done going forward. PH suggested Cllr DA and Cllr EK email their direct concerns, she will ensure the points are investigated to see whether they can be monitored.	

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5.17	Cllr EK asked if there was a national review of building regulations, presumably TfL would review all its regulations as well. MT stressed TfL is always updating its regulations to ensure they are correct.	NLE
5.18	MT said there are some positive outcomes that have been achieved by the lobbying of the Kennington Park CLG. MT also stated he has seen the draft letter from the Mayor and is happy to share, as long as KWNAG is happy with this.	
5.19	JB said there are three important points he would like to raise in regard to Condition 19. Firstly, Kennington Station has grandfather rights. Secondly, Stanley Hart has stated Kennington Station is the deepest underground station in the world that does not have smoke-free access to the surface. Thirdly, there are two stub tiles at the Battersea end of the station which will eventually become part of the extension to Clapham. JB feels it “a bit too cosy” when experts are used that have worked within the same organisations.	
5.20	JM said Kennington Station is not suitable and is unfit for purpose.	
5.21	Cllr EK said since the last CLG, there is now a national review of fire safety and regulations. This is an opportunity to ensure Kennington Station is safe.	
5.22	LM said TfL is remodelling Elephant and Castle, which is unnecessary as the station is not in bad condition. LM asked why money is being spent on Elephant and Castle Station. MT advised this may be due to the Bakerloo Line Extension.	
6.0	Kennington Park head house update	
6.1	In regard to the Kennington Park head house, MT explained a three day exhibition was held and generally it was a great experience for TfL to hear the community’s views. MT thanked the community for its constructive feedback, even if some did not like the plans.	
6.2	MT said a number of proposals that were received by the community had great ideas and these will be considered. MT once again thanked the community for its feedback and advised good ideas confirm his faith in consultations. MS said she was glad MT’s faith had been restored in consultations, however residents’ faith in the design has not be restored.	
6.3	MT said the head house consultation period is ongoing until 13 August and the model of the proposal is at tonight’s CLG, as well as the consultation documents.	
6.4	Following the Kennington Park head house exhibitions, MS provided feedback from Southwark residents who did not feel comfortable attending the CLG.	

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	<p>Michelle Stokes requested the feedback is included in the minutes word for word and advised she would email it to the TfL NLE inbox. See below:</p> <ul style="list-style-type: none"> • <i>It's a big ugly building.</i> • <i>It's bigger than I expected.</i> • <i>It is out of keeping with the surrounding houses</i> • <i>What annoys me is the "consultation" is all about peripheral marginal stuff - whether projecting bricks should be every second course or every fourth course, colours of bricks, mulberry trees or quince trees - nothing material or significant. There's no consultation on the building itself. It's all a bit of a sham it seems to me.</i> • <i>Suggestions of having a living wall to soften the building were ruled out.</i> • <i>It's further into the park than I thought it would be which may make it less jarring. The corollary of that is a lot of park space is lost - which isn't great.</i> 	<p>MS</p>
6.5	<p>TQ believes what residents have been shown during the head house consultation has not been clear and feels the model is very misleading. TQ said Kennington Park is very concentrated and people viewing the model are not given the bigger picture.</p>	
6.6	<p>TQ stated the key thing he wanted to raise during the CLG is there may be a Kennington Park head house consultation but there is only one option (one head house design), there is no actual discussion.</p>	
6.7	<p>TQ feels TfL has decided the structure and design of the head house and residents' cannot amend it. TQ feels the community is not being provided with a head house consultation, it is being provided with a consultation on the surroundings of the head house.</p>	
6.8	<p>MT repeated the consultation period is until 13 August. Afterwards there will be a review of all comments received, which will help formulate a large report. The report then advises what TfL's final design is, which gets submitted to Lambeth, who will then determine the outcome. Because of the border between Lambeth and Southwark, Southwark is a statutory consultee in the application. Everyone who is included within the CLG mailing list will be made aware during each step of the proposal. Over 6,000 addresses received a letter and Cllr DA will also send out an email to his email list. Southwark and Lambeth residents will all be treated the same and will all be as involved as each other. All residents will have the opportunity to provide feedback.</p>	
6.9	<p>LW said she does not feel it is fair that Lambeth residents will have the same amount of say on the head house as Southwark residents.</p>	

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6.10	TQ wanted to know why there is no issue with the approved design for the consultation. PH advised TQ nothing has been approved and this is the pre-planning application, so approval has not been provided.	
6.11	BB advised her concern with the feedback form is residents have to answer a question that is actually not on the form itself, it's a blank box. BB feels this is the main issue.	
6.12	Cllr DA said he has been working with all officers to ensure they are all aware of the proposed plans.	
6.13	MT stated he advised TQ on Friday that TfL has already satisfied the condition of the noise issue for the head house. MT said TfL has to be 10 decibels below background noise levels and the assessment is made one metre from the facade of the residential buildings. Currently the background noise levels at St Agnes Place and Kennington Park Place are 47 decibels. MT said that during normal operations, Kennington Park Place will be 30 decibels and St Agnes Place will be 26 decibels. MT advised these predictions mean the actual house noise will be lower than current noise levels.	
6.14	Cllr DA asked MT to provide written confirmation (one pager) of what he said, in regard to the Kennington Park head house noise level predictions. MT confirmed he can commit to the request.	NLE
6.15	MS requested MT's statement in relation to head house noise predictions is included within the minutes.	NLE
6.16	JB said many other TfL ventilation shafts are street furniture and are sympathetic of the design. JB said the head house designs state it is in keeping with the Park but there is nothing on the two blank walls that are in keeping with the area.	
6.17	BB asked whether an audio file can be produced to demonstrate the predicted noise level of the head house. MT said he would take this back to the project team.	NLE
7.0	Restoration of Park once works are complete <i>Not discussed.</i>	
8.0	Construction noise <i>Not discussed.</i>	
9.0	Defect surveys, settlement deeds and monitoring <i>Not discussed.</i>	

	Item	Action
10.0	Kennington Station <i>Discussed during agenda item 5.</i>	
11.0	Future agenda items	
11.1	No other future agenda items apart from what was discussed earlier in the CLG.	
12.0	AOB	
12.1	MS referred to MT's statement in point 3.21 and asked in regard to the TBM being taken out of the ground, why is it important to recoup money on the project. MT said it is not just important for the project to recoup money, it is crucial for TfL to find ways to save money. MT said, when possible, TfL carefully manages its finances because it is a publicly-funded organisation.	
12.2	Cllr EK asked for a general update on fire safety at the next meeting. MT confirmed this will be possible.	MT

Meeting started at 18:38 and closed at 20:10
 Minutes drafted by JMe