



## Northern Line Extension

### Kennington Park and Newington Community Liaison Group (CLG)

Thursday 27 April 2017  
The Royal British Legion, Kennington

#### Attendees:

Name	Organisation
Cllr rep: Eleanor Kerlake (Cllr EK) (CHAIR)	LB Southwark
Officer rep: Bill Legassick (BLeg)	LB Southwark
Lochlan McAuley (LM)	Transport for London
Michael Tarrega (MT)	Transport for London
David Mitchelmore (DM)	Transport for London
Caroline Brennan (CB)	Ferrovial Laing O'Rourke (FLO)
Bob Lentell (BL)	Resident / KWNAG
Gordon Johnston (GJ)	Friends of Kennington Park
Susanna Dobson (SD)	Kennington Park Road Residents' Association
Trevor Quick (TQ)	Resident
Joseph May (JM)	Kennington Park House
Anthony Doublet (AB)	Resident
John Mealey (JMe)	Admin support (minute taker)

Apologies: Cllr David Amos (Cllr DA)

	Item	Action
<p><b>1.0</b></p> <p>1.1</p> <p>1.2</p> <p>1.3</p>	<p><b>Introductions and apologies</b></p> <p>The chairing of the CLG takes place on a rotating basis between councillors representing Lambeth and Southwark.</p> <p>Cllr EK chaired the meeting on this occasion.</p> <p>Cllr EK advised CLG attendees that Cllr David Amos has sent his apologies.</p>	
<p><b>2.0</b></p> <p>2.1</p> <p>2.2</p> <p>2.3</p>	<p><b>Minutes of the previous meeting – accuracy and matters arising</b></p> <p>Cllr EK advised JMe the minutes from the previous meeting stated she is from Lambeth but this is incorrect as she is from Southwark. Cllr EK requested this is noted and the previous minutes are amended.</p> <p>Cllr EK asked if anyone else had any issues regarding the accuracy of the minutes from the meeting on 30 January 2017. No further issues were raised.</p> <p>Cllr EK went through the action points from the previous meeting:</p> <p>2.3 (3.15) – GJ previously advised he had not seen any evidence of the dog walking area being changed at Kennington Park, however he had not heard of any complaints. EK advised GJ that Lambeth would confirm whether any complaints had been received but nobody from Lambeth was present at the CLG. GJ advised he has not received an update from Lambeth Council.</p> <p>2.3 (4.6) – MT confirmed there is now a separate communications stream for residents who can hear the existing Northern Line. MT encouraged residents to advise when they are disturbed so the issue can be investigated.</p> <p>EK requested that the contact details are included within the CLG minutes, so residents know who to contact if they are disturbed by the existing Northern Line.</p> <p>The contact details are 0343 222 1234 (Option 2) or <a href="mailto:contactus@tfl.gov.uk">contactus@tfl.gov.uk</a></p> <p>2.3 (8.2) – MT advised he has no updates on the improvement issues which were brought forward by Florence Eshalomi (Assembly Member Southwark &amp; Lambeth) but insisted it is very much on her agenda.</p> <p>3.12 – Following a previous request to provide the predicted noise levels during the track possessions, MT advised that TfL does not yet have the predictions. MT advised he will distribute the noise predictions as soon</p>	<p><b>MT / JMe</b></p> <p><b>TfL</b></p> <p><b>MT</b></p>

	Item	Action
	<p>as he has them, instead of waiting until the next CLG.</p> <p>3.15 – Following Cllr DA’s previous request for future documentation to be written in a language that everyone can understand, MT advised that tonight’s presentation will be in “plain English” and if anyone feels this does not happen then please advise.</p> <p>3.16 – DM confirmed the programme of work during the three weekend track possessions in 2017 has been included in the presentation.</p> <p>3.24 – Following a request at the previous CLG for TfL to acknowledge the negative aspect of the NLE works as well as the positive, MT confirmed mitigation is in place for the relevant residents who have been affected. MT said if any resident has any issues then please contact the NLE 24-hour helpline (0343 222 2424 – option 1), so the complaint can be logged and investigated. MT stressed that TfL/FLO wants to hear from residents if they experience a problem due to the NLE.</p> <p>BL advised noise is still audible in his property. MT asked BL to record when noise is audible to ensure the issue is isolated.</p> <p>3.37 – Following BLeg’s request for Mabel Garcia to provide the complaints spreadsheet in an easier format, BLeg confirmed that Mabel is looking into the format but has not yet sent him anything that has been easier to use.</p> <p>3.38 – Following Cllr EK’s previous request for complaints information within the presentation to be more specific and relevant to Kennington Park, MT confirmed it has been localised in the tonight’s presentation. MT stressed he cannot go into specific complaint details due to data protection. CB advised she would send the complaint/query information to Cllr EK.</p> <p>8.1 – MT confirmed that ‘Restoration of the wider area’ had been removed from the agenda as this is a matter which will be taken up separately between TfL and councillors. Cllr EK advised that although it has been removed for the time being, this does not mean it cannot be an agenda item in the future.</p>	<p><b>MG</b></p>
	<p>11.4 – MT advised the dates for the future Kennington Park CLG are 18 July and 19 October. MT to send calendar invites to Cllr EK and Cllr DA.</p>	<p><b>MT</b></p>
<p>2.4</p>	<p>BLeg advised that 11.3 in the previous minutes is incorrect as it is Southwark Council who is responsible for John Ruskin Street, not Lambeth Council. MT advised BLeg the minutes will be amended.</p>	<p><b>MT</b></p>
<p>2.5</p>	<p>MT to send minutes from 30 January to Cllr EK for approval, with requested amendments made (<i>Note: 2.1 and 2.4 from these minutes</i>).</p>	<p><b>MT</b></p>

	Item	Action
<b>3.0</b>	<b>Northern Line Extension progress update and presentation (attached)</b>	
3.1	<p>DM and CB gave a presentation on:</p> <ul style="list-style-type: none"> <li>- Progress of work at Kennington Park between January 2017 – April 2017</li> <li>- Planned Kennington 2017 possessions</li> <li>- Site logistics</li> <li>- Environmental monitoring</li> <li>- Complaints/enquiries summary</li> <li>- Public feedback</li> <li>- Engagement opportunities</li> <li>- Skills and employment</li> </ul>	
3.2	<p>DM informed the CLG the 9.5m step excavation work is now complete and the 6.5m step excavation and ring erection will now commence.</p>	
3.3	<p>In regard to the Step Plate Junction (SPJ), DM advised the timber headings on the 9.5m will be completed in May 2017. Completion of the 6.5m SPJ will be in May 2017, with the 9.5 SPJ being completed in June 2017. The overall completion of the SPJ including the headwall will be in June/July 2017.</p>	
3.4	<p>DM advised the dates of the planned track possessions for delivery of the NLE track works to tie into the Kennington Loop. DM said one of the weekend possession dates has changed since the last CLG. The planned possessions are:</p> <ul style="list-style-type: none"> <li>○ 3 x 52 hour weekend possessions <ul style="list-style-type: none"> <li>- 16 – 17 September 2017</li> <li>- 30 September – 1 October 2017</li> <li>- 10 – 12 November 2017</li> </ul> </li> <li>○ 10-day Christmas blockade <ul style="list-style-type: none"> <li>- 23 December 2017 – 1 January 2018</li> </ul> </li> </ul> <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>DM advised the work over the Christmas period is crucial and will include the removal of if the tunnel ring inverts.</p>	
3.6	<p>DM provided a Kennington logistics update for both sites and advised that lorry movements significantly reduced from January 2017.</p> <p>In reference to the lorry movement statistics included within the presentation, Cllr EK asked what the difference is between the red and the blue data. DM answered the red data relates to Kennington Park and</p>	

	<b>Item</b>	<b>Action</b>
	the blue data relates to Kennington Green.	
3.7	Cllr EK asked whether lorry movements will significantly increase during the planned weekend track possessions. DM said the number of lorry movements will be slightly higher but not a spike as excavation work is now complete, so it will simply be deliveries. DM advised the lorry movement plans for the track possessions are currently being produced.	
3.8	TQ asked whether lorry movements will be limited to the daytime during the 52-hour possessions. MT advised TQ that not many deliveries are expected for the three weekend possessions but there will be a spike for the Christmas blockade due to concrete deliveries etc. MT said the Christmas works could be noisy due to the work involved. MT to provide the noise predictions for the track possessions.	<b>MT</b>
3.9	BLeg asked whether deliveries can be done by engineering trains instead of lorries. MT answered no because of the concrete pours. DM also advised BLeg the existing Northern Line will be running over the Christmas period so engineering trains cannot run. MT said if certain deliveries can be done below ground then they will be.	
3.10	DM provided an environmental monitoring update. DM advised that since the last CLG, there has been no noise triggers associated with the Kennington Park worksite and noise values have been within the Section 61 predictions.	
3.11	DM advised attendees that if anyone would like to receive particular information on monitoring results then to please leave their details at the end of the CLG or alternatively contact the NLE 24-hour helpline.	
3.12	CB provided a complaints and enquiries summary. CB confirmed no complaints related to Kennington Park have been received since the last CLG because a more proactive approach has been adopted to deal with affected residents more closely.	
3.13	CB advised that since the last CLG, there has been 65 enquiries or complaints received relating to Kennington as a whole, 35 of which related to defect surveys, settlement deeds and general vesting declarations.	
3.14	CB confirmed all complaint cases are shared with the local authority.	
3.15	CB provided an overview of public feedback received and the subsequent action taken to help improve the situation:	
	<b>Feedback received:</b>	
	What is the process for cracks in walls and sticking doors	
	<b>Action taken:</b>	
	One-to-one visits for affected properties are organised regularly. The	

	Item	Action
	<p>reimbursement for the repairs is on-going.</p> <p><b>Feedback received:</b> Vinyl at Kennington Green.</p> <p><b>Action taken:</b> Installation booked for 27 April.</p> <p><b>Feedback received:</b> More proactive engagement ahead of works.</p> <p><b>Action taken:</b> Letter drop and door knocking to future impacted properties. A stakeholder day was also organised at Battersea Station in February.</p> <p><b>Feedback received:</b> Arrange a stakeholder visit for residents.</p> <p><b>Action taken:</b> A session was held at Battersea Station on 9 February.</p> <p><b>Feedback received:</b> Special cases are not being dealt with discretionally.</p> <p><b>Action taken:</b> Properties exceptionally affected by the NLE works are being dealt with on a one-by-one basis.</p> <p><b>Feedback received:</b> Arrange activities to involve the community.</p> <p><b>Action taken:</b> A full week of activities was organised including Bee Urban, tree planting at Kennington Park and university student visits.</p>	
3.16	CB provided an engagement opportunities, skills and employment update.	
3.17	MT advised that TfL/FLO promotes local employment/work experience opportunities, with two events being held in the past three months. One was an apprenticeship scheme event at the Battersea site and the other was for engineering students from Portsmouth University who visited TfL to learn about the NLE project. CB also said TfL/FLO attended a careers fair at the University of Southbank and also encouraged females to pursue a career in engineering.	
3.18	CB advised how to contact the team, should anyone have any queries.	
3.19	BL provided feedback on the 'Your Feedback' slide (11) in the presentation. In regard to the section about 'Reimbursement for repairs ongoing', BL said this aspect was personally very frustrating and he feels a more automatic and proactive approach needs to be taken. BL advised how a Scoping Report was required for repairs but this was not organised. MT advised BL that he completely understands his frustration	

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	<p>but there are different types of repairs. The different types are urgent repairs (sticking doors etc) and non-urgent repairs (cracks in walls). MT confirmed a new member of staff has been employed as a designated defect survey coordinator. MT said the new staff member is working on BL's case at the moment and the repairs will be complete ASAP. MT advised that going forward, the mechanism should be much quicker because of the new job role.</p>	
3.20	<p>Cllr EK asked what the time frame is for repairs. MT answered urgent repairs should be completed within 48 hours and non-urgent repairs would ideally wait until the end of works and post-condition surveys, in case cracks appear again.</p>	
3.21	<p>Cllr EK asked whether there is an element of discretion in regard to property repairs, in the event of someone trying to sell their property etc. MT answered yes, there is an element of discretion.</p>	
3.22	<p>TQ said his secondary glazing took 10 months to be installed and he felt it was an unreasonable amount of time. BL agreed with TQ and said TfL/FLO needs to be "ahead of the game" and know which properties will be affected. BL asked for TfL/FLO to operate a more proactive process. MT confirmed a system is now in place and he will share the process with residents.</p>	<b>MT</b>
3.23	<p>Cllr EK asked TQ why it took 10 months for the double glazing to be installed. TQ said the whole situation was "a joke" and the contractor confirmed they lied to him as they did not have the relevant parts for the installation in their van. TQ said he lodged an official complaint by email to Mabel Garcia and asked for compensation but did not receive a response or an apology. TQ asked for compensation due to loss of earnings when he took time off work for the double glazing installation. TQ advised that on some occasions the contractor did not even turn up at his property to carry out the work.</p>	
3.24	<p>Cllr EK said TQ's double glazing experience was not good enough and requested a full report from MT to find out what actually happened and why there was a delay.</p>	<b>MT</b>
3.25	<p>Cllr EK referred to the second paragraph on slide eight of the presentation and asked for an explanation on the three night time noise exceedances. DM said he was advised by FLO's Rob McCarthy that one exceedance was due to a vehicle driving over a speed bump. DM said he will ask Rob McCarthy to provide a more detailed response to the noise exceedances.</p>	<b>RM</b>
3.26	<p>JM advised that on some occasions when cars go over the speed bumps it caused a huge noise. MT said he will find out the night time noise data and include it within the presentation at the next CLG.</p>	<b>MT</b>

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3.27	BLeg said he will send an email to the Highways Department to pass on the speed bump comments and advise the markings on the humps need to be re-done. BLeg said he has already passed on comments about the condition of the road but will advise again.	
<b>4.0</b>	<b>Condition 19: Monitoring of passenger numbers at Kennington Station</b>	
4.1	LM explained that a Condition 19 is a requirement attached to TfL's works order. It asks TfL to submit a monitoring strategy, as TfL needs to monitor the number of people in Kennington Station when the NLE is operational. LM confirmed the strategy has now been submitted to Southwark Council and is available on the TfL website.	
4.2	Cllr EK advised how a planning inspector had safety concerns about Kennington Station, so this is why the monitoring obligation was put in place. Cllr EK said there are various concerns about the monitoring proposals and many comments were passed on by the community. Cllr EK expressed her concern that the strategy covering letter stated it was sent to local councillors and residents as she did not agree to it or sign it off.	
4.3	Cllr EK expressed her concern that Kennington Station is going to be less safe. The strategy report included different proposals but none of those are being taken forward at the moment. In regard to the Condition 19 proposal, Cllr EK said it is now on Southwark Council's website and the public can comment.	
4.4	LM advised that now the proposal has been submitted to Southwark Council, it is down to Southwark to determine how it wishes to discharge it. LM said if Southwark sends TfL a link to the proposal, then it will happily share this.	
4.5	Cllr EK advised she is having a meeting with the relevant cabinet member next week and that the proposal is capable of going to Southwark's planning committee, depending on how many objections are received. Cllr EK advised she would like Southwark's safety expert to assess the proposal.	
4.6	BLeg advised that Southwark Council has not yet met with the London Fire Planning Authority. BLeg advised attendees to look under the 'Planning Applications' section of Southwark Council's website and to enter '17/ap/1257'. BLeg said the proposal start date is 27 April and expires on 22 June.	
4.7	LM asked BLeg whether the Condition 19 proposal is being treated as a planning application. BLeg answered no and advised a decision will be	

	<b>Item</b>	<b>Action</b>
	made by 22 June.	
4.8	Cllr EK asked BLeg how long the public has to make a comment on the proposal. BLeg answered approximately three weeks but advised he would double check.	
4.9	LM said TfL takes the community's concern about the safety of Kennington Station very seriously and recognised it is an old station that is hard to manage. LM said the Condition 19 monitoring does not specifically address the fire safety point but is literally the method by how TfL would like to count people.	
4.10	Cllr EK understood this is not the normal process and is linked to the safety concerns raised. Cllr EK said the concerns are long-term issues and she hopes Florence Eshalomi pushes for a longer term strategy.	
4.11	JM asked why Kennington Station was not looked at before the NLE project started. JM referred to an experience he had at the station on 12 April at approximately 7pm. JM advised the lifts were not working so he had to use the stairs, alongside people with prams, cases etc. JM said the situation "was a mess" and was upset because no staff members knew what was occurring. JM said the doors on Braganza Street need to be reinstated as well and he feels Kennington is "getting nothing out of this deal" with the NLE. JM said the station is "unfit for purpose".	
4.12	JD feels Kennington Station needs escalators fitted.	
4.13	JM said the platform level needs to be removed from the recorded message at the station because it is incorrect.	
4.14	BLeg asked Cllr EK for the information regarding Kennington Station to be passed onto Florence Eshalomi. Cllr EK advised it would be good for Florence Eshalomi to be invited to the next CLG.	<b>Cllr EK / TfL</b>
4.15	BL asked for a particular question to be answered: <i>Given the number of maximum people inside Kennington Station now and when the NLE is built, how long would it take to get everyone to the surface?</i> Cllr EK also asked how long it would take during rush hour. LM said TfL would take these questions away and find out the answers.	<b>TfL</b>
<b>5.0</b>	<b>Kennington Park head house update</b>	
5.1	MT advised the CLG that in terms of the Kennington Park head house, TfL is unlikely to hold any consultations at the moment due to the General Election. MT said TfL was hoping to go ahead with its plans for the head house and wanted to display brick options in the Park but will now be pushed back until approximately mid-June.	

	Item	Action
5.2	TQ said the previous CLG minutes state TfL was hoping for drop-in sessions to be held in mid-March, so the timescale slipped. MT advised time is not of the essence and stressed TfL wants a robust engagement phase to ensure it gets the head house right.	
5.3	TQ said his flat is the only property on the corner of the head house design plan that will be affected and if the plan is approved then his view will be “black”. MT assured TQ that TfL will carry out a full engagement programme of head house proposals and options. Full transparency of plans will be provided, before being sent to Lambeth Council. MT advised a full robust engagement report will be released before the plans are submitted to Lambeth.	
5.4	Cllr EK appreciated the head house does not yet have planning permission but advised MT that TQ would like to know why it cannot be one storey.	
5.5	MT stressed the design of the head house will be fully explained. MT advised the Kennington Green head house is slightly different to the Kennington Park head house and Kennington Green is slightly ahead of Kennington Park at the moment. MT reiterated that TfL does not want to rush the Kennington Park head house plans.	
5.6	GJ said the previous CLG minutes state the head house size and shape cannot be changed and asked who has determined the extreme rules for purdah. LM answered it is determined at a corporate level at TfL.	
5.7	MT stressed that TfL is not hiding behind the pre-election period and advised it wants to be as transparent as possible. MT said a lot of information is available on the initial plans but nothing can be built until planning permission is granted.	
5.8	MT advised TQ he will provide images of what the view would be from his flat with the proposal for the head house.	<b>MT</b>
5.9	TQ expressed his concern that background noise levels will increase because of the head house. BLeg advised TQ the Kennington Park head house will not increase background noise.	
5.10	Cllr EK asked MT if it would be correct to say the head house will be delayed due to purdah but TfL is looking for a consultation period in mid-June and this will be prior to the planning application being submitted. MT answered yes.	
5.11	BLeg asked TfL what the indicative date in the planning application is for the design. LM answered mid-July 2017.	
5.12	SD asked whether the proposal allows for a redesign if the original plan is rejected. MT said lots of feedback will be received and nothing is	

	<b>Item</b>	<b>Action</b>
	confirmed until approval is received. MT said TfL is open to ideas and recognised people in the community have expertise that can help.	
<b>6.0</b>	<b>Restoration of Park once works are complete</b>	
6.1	MT said the restoration of the Park is effectively providing what was there before. MT said the restoration plan will be done in the same manner as the head house.	
<b>7.0</b>	<b>Construction noise</b>	
7.1	TQ advised the original fan was at the end of his road but now another fan, which was not in the plan, has been placed at the other end of the road. TQ said he would like to know what the other fan is and why it is there. DM said TfL needs to clarify what fans TQ is talking about. TfL to investigate and respond.	<b>TfL</b>
7.2	AD asked whether Southwark Council or TfL recently replaced parts of the pavement on De Laune Street. BLeg advised AD it was Southwark Council.	
7.3	AD said the pavement slabs on De Laune Street need to be investigated because many are broken at the bottom of the street near the Braganza Street side. Cllr EK advised AD that Southwark's plan for pavements is to reinstate the worst areas. Cllr EK said she would investigate AD's claims.	<b>Cllr EK</b>
7.4	Cllr EK advised the CLG that if anyone knows of any areas where pavements are in a bad condition, then please advise her and it will be investigated. Cllr EK said she will also look at the plans for De Laune Street and Braganza Street for the next year.	
7.5	BL asked whether an item can be added to the agenda for the next CLG to go over the railway possessions and blockade, and what mitigation may be required. BL stressed people need to be prepared for the Christmas and New Year period, so residents need detailed information. DM advised the programme of works for the Christmas period is currently being produced and can be shared at the next CLG.	<b>TfL</b>
<b>8.0</b>	<b>Defect surveys, settlement deeds and monitoring</b>	
8.1	Cllr EK asked at what point residents receive their post-condition surveys. MT said residents receive the post-condition surveys when work that could cause ground settlement is complete. MT said TfL will wait until ground movements are stabilised.	

	<b>Item</b>	<b>Action</b>
8.2	SD said she lives on Kennington Park Road and asked if she will receive a defect survey. MT said if a property is outside a certain area then they would not receive a defect survey. MT said residents would proactively be contacted if they needed a survey.	
<b>9.0</b>	<b>Kennington Station</b>	
9.1	SD asked whether the NLE will be in Zone 1. Cllr EK said she believes it will be in Zone 1 and 2. LM said the timing of the zoning is not completely in TfL's control and the Secretary of State will "call the shots". LM said the previous Mayor of London committed to the NLE being in Zone 1 and there is no reason to believe the Secretary of State will hold it up. Cllr EK asked for a zoning update at the next CLG.	<b>TfL</b>
<b>10.0</b>	<b>Future agenda items</b>	
10.1	No other future agenda items apart from what was discussed earlier in the CLG.	
<b>11.0</b>	<b>AOB</b>	
11.1	BLeg provided a traffic management survey update.	
11.2	Cllr EK said there were discussions to make Braganza Street one-way but this is now not being proposed. SD asked whether there will be any one-way changes made following the traffic management survey. Cllr EK answered no but advised it is being reviewed.	
11.3	TQ said there is a sub-station with a ventilation shaft at the southern end by Oval Station. TQ asked whether there will be a ventilation shaft in the head house. LM answered yes. TQ expressed his concern because the ventilation shaft by Oval Station is very noisy. LM advised TQ he will take his concerns away with him regarding the ventilation shaft in the head house. LM was unsure exactly what the structure does that TQ was referring to but said if it is a sub-station then it was probably built a long time ago so would be noisier than one built now.	<b>TfL</b>

Meeting started at 18:34 and closed at 20:21  
Minutes drafted by JMe