

Northern line extension

Nine Elms and Oval Community Liaison Group

22 June 2015
Bolney Meadows Community Centre

Attendees:

Name	Organisation
Cllr rep: Claire Holland (Cllr CH)	LB Lambeth
Officer rep: Iago Griffiths (IG)	LB Lambeth
John J Dooley (JDo)	Wyvil Estate TRA Committee Member
Millie Esposito (ME)	Hemans Estate TRA Chair
Josephine Dachs (JDa)	Hunter House
Rodney Shakespeare (RS)	Charman House (Hemans Estate)
Anne Lawrence (AL)	Bolney Meadow Estate
Seléné Woods (SW)	Hemans Estate TRA Committee Member
Helen Anderson (HA)	Impact Residents Association Chair
Philip Normal (PN)	Vauxhall Labour
Donald Stark (DS)	NLE Community Action
Emma-Jane Kirtland (EJK)	Transport for London
Katie-Jane Kyte (KK)	Transport for London
Richard Whitten (RW)	Transport for London
Gregory Hughes (GH)	Transport for London
Andrew Fletcher (AF)	FLO
Jesus Campos (JC)	FLO

	Item	Action
3.5	<p>advised it is LB Lambeth. JDo stated that there is a history of correspondence with the council regarding foot traffic through the Wyvil Estate on Sundays due to the market and asked whether anything further can be done. JDo agreed that the construction work in the area has exacerbated this on the Hemans Estate but questioned when the issue becomes a police matter. Cllr CH advised that this will be discussed at the next neighbourhood panel and has taken these concerns on board.</p> <p>ME stated that there had been drilling on the site starting at 06:30 which was very noisy. JC advised that although there have been works to remove ground obstructions which involved breaking, this has never started before 08:00 and no worker is put to work before this time; there are safety briefings from 07:30 so no one can start work before then. Cllr CH stated that if this happens the residents must send evidence over and AF reiterated this so that it can be stopped. JDo advised that the early hours drilling was coming from the Barratts site and not the NLE, and that the residents of the Wyvil Estate have complained to Barratts on numerous occasions but nothing has come of this. AF advised that Flo will be installing noise monitoring in the near future.</p> <p><i>Defects surveys and monitoring</i></p>	
3.6	<p>AF explained to the group what 'bentonite' is; the material used to fill pile holes and nothing to worry about. AF also explained the term 'augered piling'; this is a piling technique which screws into the ground and creates a hole for the piles. There may be some noise from this but not for long periods of time. AF also advised that Flo will be doing vibration monitoring and Flo have procured a competent surveying company, CPM, who will be undertaking defect surveys on affected properties. Owners of affected properties will receive a letter from TfL and then a letter from the surveyor, prior to the piling works commencing. The defect survey will consist of a full written and photographic record of the property. ME advised that she is aware that Lambeth Living have agreed this for the Hemans Estate and some residents have already been contacted. SW questioned what this is being done for, AF responded it is to take a record of the building prior to construction works. There will also be monitoring in place to monitor any possible settlement and to gain knowledge on how the building reacts to give a record baseline prior to works. JDo advised that this needs to be made simple</p>	

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	<p>so that people can understand how and why this is being done in order to assure tenants. Cllr CH questioned whether Lambeth Living had done this, JDo responded that they have not and people are concerned about their properties and Lambeth Living need to engage with the residents. Cllr CH will raise this with the estate management team. AL advised that letters were received in Blanford House and Waring House but not in Notting Hill House. AF advised this should come from Lambeth Living, who are aware.</p>	<p>LB Lambeth</p>
<p>3.7</p>	<p>ME advised that notifications and newsletters are only being delivered the ground floor of Lockyer House. AF advised there has been a problem with access but this should be rectified now. JDo questioned whether the newsletters and notifications are emailed also, KK stated that they are but she will check that all attendees are on the distribution list.</p>	<p>TfL</p>
<p>3.8</p>	<p>HA queried whether CPM will be putting in the monitoring equipment. AF advised that this will come through Flo and not CPM and the managing agent will give permission. Monitoring will not be installed on every property. CPM will just be contacting about the defect surveys and AF reiterated that if you do not receive a letter then your property does not need a defect survey. HA questioned whether there is an anomaly in the people who have already received a letter versus people who will actually be affected. EJK advised that residents within the Limits of Deviation (as defined in the Transport and Works Act Order) will have already received a letter regarding settlement deeds; the letters regarding defect surveys are different and these will go out to a wider range of properties i.e. those in the 1mm contour boundary. AF advised that this is standard practice when tunnelling. DS asked whether only properties affecting by the piling works will have studs. AF advised that these properties and those affected by the tunnelling will have the studs installed for the time being but there may be further properties in the future.</p> <p><i>Air quality and noise</i></p>	
<p>3.9</p>	<p>ME questioned what monitoring Flo will be doing on air quality as the quality in the area at the moment is very bad. AF advised that Flo will be undertaking dust monitoring and take the health of residents and site workers very seriously. As such Flo will be 'damping down' works to</p>	

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	<p>mitigate the amount of dust produced and at no times will they be complacent. AF did remind the group however that Flo can only be responsible for what happens on the NLE site. JDo reiterated that the air quality in the area at the moment is very bad as other sites are not taking this as seriously and residents have made complaints to the council. EJK questioned whether there are any other Community Liaison Groups in the area and the residents responded that there are not. Cllr CH stated that limits and what companies can and cannot do is fully documented but there is a feeling from residents that this is not adhered to and Cllr CH asked residents to send her on any complaints which have not been dealt with. KK advised that the NLE will see whether we can discuss this on a project-level with Barratts. AF advised that Flo will be doing full monitoring but did warn against residents doing their own private monitoring as it needs to be properly calibrated. JC also stated that Flo receives monitoring reports on a weekly basis and no trigger levels have been hit.</p>	
3.10	<p>JDo questioned what the council will do in response to these complaints being made. IG advised that he will look into the Barratts Section 61 regarding noise and dust levels and will report back. AF agreed that all sites but adhere to their Section 61 commitments but JDo questioned how these are and will continue to be monitored by the local authority. JC advised that Flo check that they are compliant and the local authority can at any time ask for the readings. AF advised at this point that there may be times when the NLE has to work outside of core hours e.g. deliveries but KK noted that these will be agreed with the local authority and notified to the residents.</p>	<p>LB Lambeth</p>
3.11	<p>PN advised residents that a formal complaint should be made to the council about these issues and SW added that there should be some form of security e.g. CCTV cameras on the corner of Pascal Street. ME asked whether the s106 payments could go towards this and IG advised that these payments have not come in yet and most likely will not until the buildings are occupied but he will look into the allocation.</p>	
3.12	<p>AF advised that the NLE site will have it's own CCTV and the hoardings will have all the contact details on, including the number for the 24/7 helpdesk which is in the process of being reviewed so it is dedicated to the NLE. SW asked if the CCTV covers that corner and KK advised that we can</p>	<p>Flo / TfL</p>

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3.13	<p>look at that and report back.</p> <p>ME asked that the Fire Assembly plaque is removed from the wall as the wall belongs to a resident. JC stated he would do this.</p> <p><i>Community engagement</i></p>	Flo
3.14	<p>HA questioned whether residents will be able to get their windows cleaned by the project, AF advised that they could look into this possibility.</p>	Flo / TfL
3.15	<p>AF reported that there was a drop in session with Apple Blossom Court which went very well. ME acknowledged that when the station is built it will be a positive addition to the area however at the moment resident have a lot of concerns and frustrations, not just with the NLE but all the new developments and security is a big concern. AF reassured the Group that Flo and TfL take security very seriously and there is a very good team working together on the NLE.</p>	
3.16	<p>Cllr CH queried whether there has been any school engagement yet. AF advised that the schools in the area are inundated at the moment but Caryl Davies (LB Wandsworth) has put Flo in touch with a school. EJK asked whether there was the equivalent liaison person for LB Lambeth and IG advised he will make that link.</p>	LB Lambeth / Flo
3.17	<p>JDa raised a concern about the tunnel boring machines (TBMs) going under properties and the effect on drains, gas pipes and the possibility of rats. AF reassured the Group that all utilities are investigated prior to works commencing and are then replaced or protected as required.</p>	
3.18	<p>Cllr CH commented that apprenticeships are very important and the local authority is encouraging all companies to make this a priority for local young people.</p>	
3.19	<p>ME questioned what percentage of the over-site development will be affordable housing. EJK advised that the strategy for this is in development and there were a number of drop in sessions held at the beginning of the year. TfL will be working with LB Lambeth to ensure there is a percentage of affordable housing but this has not been determined yet. RS questioned who owns the leases, EJK advised that TfL owns the site but the leases are yet to be</p>	

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	determined and IG agreed that TfL and LB Lambeth are working through this process. Cllr CH asked if the two people who came to the January CLG can come back to talk about the over-site development and EJK advised that she will come back on this. RS stated that there is a difference between social and affordable housing and social housing is also important, Cllr CH advised these percentages will be part of the negotiations but the building will not be council-owned. IG advised there will also be the creation of commercial space and EJK reiterated that TfL are taking both affordable and social housing into consideration. ME raised a concern that tenants feel they are being pushed out of the area and PN agreed this is a political issue.	TfL
3.20	KK distributed the Community Engagement Strategy to the Group and asked for any feedback and/or suggestions to be sent to the NLE inbox nle@tfl.gov.uk . AF advised that Flo will be setting up 'surgeries' for residents to come and talk to members of the team on a one-to-one basis with an open door policy. ME agreed that a surgery would be good as at the moment residents feel that they do not know enough.	
4.0	Changes to the Environmental Statement	
4.1	There have been no changes to the Environmental Statement at this time.	
5.0	Pedestrian and cycle safety	
5.1	EJK distributed a pedestrian and cycle safety pack that TfL have produced for the Group to take away.	
5.2	SW asked if more information can be produced when buses are not running on Wandsworth Road, EJK advised she would take this away and talk to TfL colleagues. Cllr CH also asked that the project look at the lack of pavements on Pascal Street and whether anything can be done.	TfL Flo
5.3	ME raised that there is an electricity substation on the corner of Pascal Street which is not secured and is therefore dangerous. JC advised that Flo will look into this.	Flo
6.0	Review of the operation of the CLGs	
6.1	KK noted that as a year has passed the Terms of	

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	Reference state that there should be a review of the operation of the CLG to give the Group the opportunity to feedback what has gone well and what needs improvement.	
6.2	ME stated that the meeting is useful and the residents are glad the NLE is running this group but there should be more regular meetings with individual resident groups. AF agreed and reiterated that Flo will be running regular site surgeries in the future.	
6.3	Cllr CH stated that she was glad to see more residents coming along to the meeting.	
6.4	RS stated that he thought this was a very informative meeting.	
7.0	Future agenda items	
7.1	HA asked that the track form be a standing agenda item as this has been discussed since the public inquiry and the residents are keen for some more information on this. EJK advised that there is a commitment under the TWAO and Flo are working on the design at the moment but procurement of the track will not be until 2017 so further information is not available at the moment.	

Meeting started 7.06 and closed at 8.45
 Minutes drafted by KK