

## Northern line extension

### Nine Elms and Oval Community Liaison Group

15 January 2015  
Bolney Meadows Community Centre

#### Attendees:

Name	Organisation
Cllr rep: Claire Holland (Cllr CH)	LB Lambeth
Officer rep: Iago Griffiths (IG)	LB Lambeth
Officer rep: Caryl Davies (CD)	LB Wandsworth
Roland Petchey (RP)	NLE Community Action/IMPACT
Tom Young (MS)	Wyvil Estate
Charles Pender (CP)	Fentiman Road NLE Affected Properties Group
Neil Henderson (NH)	FLO
Mabel Garcia Aranda (MGA)	FLO
Jesus Campos (JC)	FLO
Rob McCarthy (RMcC)	FLO
Jez Porter (JP)	FLO
Jon Kirkup (JK)	Transport for London
Katie-Jane Kyte (KK)	Transport for London
Peter Headland (PH)	Transport for London
Lee Campbell (LC)	Transport for London
Beverley White (BW)	Soundings
Matthew Cook (MC)	Soundings

Apologies: Donald Stark, Malcolm Russell

	<b>Item</b>	<b>Action</b>
1.	<p><b>Minutes of the previous meeting held 2.10.2014</b></p> <p>1.1 Agreed as accurate with the following amendments:</p> <ul style="list-style-type: none"> <li>• Para 1.8 delete “he considered”</li> <li>• Para 1.9 typo should be “progressed”</li> </ul> <p>1.2 Matters arising; none were identified which were not covered elsewhere on the agenda.</p>	
2	<p><b>Feedback from the Core Community Liaison Group 5.11.2015</b></p> <p>2.1 The minutes of the meeting were circulated with the agenda.</p> <p>2.2 PH noted that the Core Group had agreed the engagement proposals by FLO for the Code of Construction Practice Part Bs.</p> <p>2.3 PH reported that councillors requested that the next cycle of meetings be bought forward to March 2015 because of the election in May 2015. Agreed to liaise with the local authorities constitutional officers and plan to meet in March.</p> <p>2.4 Noted DS had been unable to attend the last two meetings. Agreed that RP would attend the next Core Group as a Nine Elms and Oval representative.</p>	<p><b>TfL/            LB            Lambeth,            Wandsworth</b></p> <p><b>RP</b></p>
3.	<p><b>Northern line extension progress report and presentation</b></p> <p>3.1 JC, JP and MGA gave a progress update including:</p> <ul style="list-style-type: none"> <li>• Overall update</li> <li>• Programme of work for the site – headlines and look ahead</li> <li>• Ground investigations</li> <li>• Code of Construction Practice Part Bs</li> <li>• Traffic Management Plan</li> <li>• Complaints</li> <li>• Enabling works</li> <li>• Hoardings</li> <li>• Consents</li> <li>• Employment and skills strategy/jobs and apprenticeships</li> </ul>	

	<b>Item</b>	<b>Action</b>
	<ul style="list-style-type: none"> <li>• Newsletters and updates</li> <li>• Community engagement strategy</li> </ul>	
	<p><i>Programme of work</i></p>	
3.2	<p>CP requested clarity on when more detail would be known on the track form as this was a key issue for residents. CP noted there were some encouraging projections from certain track forms at the Inquiry, but TfL could not commit to these at the time. CP considered that the uncertainty on this issue would cause blight on properties over the tunnel and residents should be provided with reassurance on noise levels from the track form at the earliest possible opportunity.</p>	<p><b>FLO</b></p> <p><b>FLO</b></p>
3.3	<p>JK stated that the design timetable is completed on a sequential basis – early proposals are focussed on “heavy” civil engineering issues; systems and track design are at a later stage in the project. NH stated it was likely the market for track form would be tested in 2016, procured in 2017 and installed in 2018. JK noted that technology is constantly changing and it was important to carefully consider when the best time was to engage with the market. FLO will provide a further update on this issue at the next meeting.</p>	
3.4	<p>JP stated that FLO had met separately with residents in Kennington to address concerns and would be willing to do so in Nine Elms and Oval. CP asked whether a further ground investigation report would be available, and noted a neighbour of his was particularly interested. JP offered to arrange a separate meeting, MGA to contact CP.</p>	
	<p><i>Measuring and monitoring of buildings</i></p>	
3.5	<p>JP clarified that monitoring of buildings starts early in May-June 15 as it is important to have a baseline to understand how buildings move naturally due to seasonal and daytime factors.</p>	
	<p><i>Defects surveys</i></p>	
3.6	<p>JP stated that the 1mm contour boundary (in which properties would have a defects survey) would be reviewed as detailed design progresses and further mitigating measures introduced.</p>	

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3.7	PH stated that a draft settlement deed is available on the NLE website.	
3.8	<p>JP reported that the two Tunnel Boring Machines will progress at about 10 metres a day from Battersea. The southern tunnel (the northbound service which goes through Kennington Park) will lag behind the northern tunnel (this helps understand the ground movement). The machines will take about seven months to reach the shafts in Kennington. All work in Nine Elms will be by Tunnel Boring Machines (Spray Concrete Lining will be used for the overrun tunnels at Battersea and to reach the Step Plate Junctions at Kennington).</p> <p><i>Code of Construction Practice Part Bs</i></p>	
3.9	<p>JP reported on the engagement which had taken place on the plans with 145 comments received. FLO will produce a summary of the comments and their response. Wyvil Estate residents had provided comments.</p> <p><i>Traffic Management Plans</i></p>	<b>FLO</b>
3.10	JP presented proposals for traffic management in Nine Elms and Oval. These will be submitted to local authorities by 26 January.	
3.11	<p>JP and JK stated that there will be ongoing discussions with local authorities and TfL, as this is a very dynamic environment and there are many developments in the area which need to be co-ordinated through Nine Elms on the South Bank.</p> <p><i>Complaints</i></p>	
3.12	PH stated that TfL/LU were impressed with the professional manner in which the complaint at Montford Place in Kennington Park was dealt with.	
3.13	CP asked how people could complain and make enquiries. MGA stated this is through a single TfL number 0343 222 2424 which makes a referral to a 24 hour FLO helpline. Residents could also make contact via the website. This number is included on all notifications, newsletters and will be included on hoardings.	

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	<i>Newsletters</i>	
3.14	PH noted there had been some difficulties with access for the leaflet drop at the Wyvil Estate. TfL/FLO would notify the Resident Association in advance of the next drop. TY noted that access is best before 1pm as the trade bell can be used.	
3.15	MGA stated that TfL/FLO hoped to arrange a meeting with the Wyvil Estate Resident Association soon. TY highlighted the problems of the estate being used as a walkthrough and considered that the new station would increase this. MGA reported that FLO would be involved but could not provide any funding commitments. Cllr CH stated this is a complex issue and that there are ongoing discussions with councillors and the Police, and that TfL/FLO would need to be partners in these discussions.	
	<i>Community engagement strategy and plan</i>	
3.16	MGA reported this would be presented to the March 15 meeting. Cllr DA asked about the format of this. PH stated this would be a working document with an look ahead programme of engagement which would be shared with the CLG for their comments.	
3.17	RP asked if the Wyvil School could be involved in the designs for the hoardings. PH stated that primary schools are often involved in naming competitions for the Tunnel Boring Machines. It was noted that with so many developers in the area that local authorities have the role of matching developers with schools.	
3.18	MGA stated that there had been feedback on proposals for hoardings at the drop in sessions, although not so many comments were received from Nine Elms, and further suggestions were welcomed.	<b>All</b>
4.	<b>Nine Elms Station Over site Development</b>	
4.1	LC introduced the scheme from a TfL Property Services perspective and circulated a handout. LC stated this was an important development opportunity, and the land receipts from the scheme would go back into funding the NLE.	
4.2	LC stated there is a need to develop an appropriate	

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4.3	<p>scheme for the area. TfL have been reviewing planning policies, instructing architects, considering other developments in the area such as at CGMA and Sainsbury's, and the existing context of the site and surrounding housing estates. TfL have spoken to Lambeth Council and are now at a stage where there is a scheme it is appropriate to start to talk to local communities about. LC noted it was important not to overload local communities with consultation, they will come to CLG meetings and arrange separate events.</p> <p>LC introduced Soundings who will be carrying out the consultation. BW outlined the process which would include:</p> <ul style="list-style-type: none"> <li>• Review of previous consultation</li> <li>• Outreach (Jan-Feb 15)</li> <li>• Draft design (Feb-Mar 15)</li> <li>• Statutory consultation (summer 15)</li> </ul>	
4.4	<p>BW also circulated a draft stakeholder map. CP highlighted it was important to include private Resident Associations such as Fentiman Road and IMPACT.</p>	
4.5	<p>CP enquired what type of development the scheme involved. LC stated this was a residential led scheme of approximately 350 units, with the % of affordable housing to be agreed with Lambeth. There will also be some retail units in the scheme.</p>	
5.	<b>Issues raised by resident and community groups</b>	
5.1	None.	
6.	<b>Membership</b>	
6.1	IMPACT attending meetings now.	
6.2	<p>Agreed to target:</p> <ul style="list-style-type: none"> <li>• Ashmole estate</li> <li>• Bolney Meadows</li> <li>• Pascal Street (Apple Blossom Court) – with outreach work if they are unable to come to meetings</li> </ul>	
	Cllr CH and PH to progress.	<b>Cllr CH/PH</b>

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7.	<b>Future agenda items</b>	
7.1	Agreed to include: <ul style="list-style-type: none"><li>• Nine Elms Over Site Development</li></ul>	
7.2	Cllr CH and CP stated that the presentation was very helpful and a good format for future meetings. Agreed to email the presentation after the meeting to residents and to publish on the website. MR to be sent email copy of the presentation.	<b>TfL</b>
8.	<b>Date of future meetings</b>	
8.1	To be advised after discussions with local authorities.	<b>TfL</b>

Meeting started 7.00 and closed at 8.24  
The FLO video was shown after the meeting.  
Minutes drafted by PH