

## Northern line extension

### Nine Elms and Oval Community Liaison Group

2 October 2014  
Bolney Meadows Community Centre

#### Attendees:

Name	Organisation
Cllr rep: Cllr Claire Holland (Cllr CH)	LB Lambeth
Officer rep: Iago Griffiths (IG)	LB Lambeth
Charles Pender (CP)	Fentiman Road NLE Affected Properties Group
Ray Heath (RH)	Wyvil Estate
Jon Kirkup (JK)	TfL
Emma-Jane Kirtland (E-JK)	TfL
Ravinder Dio (RD)	TfL
Peter Headland (PH)	TfL
David Darcy (DD)	Ferrovial Agroman Laing O'Rourke (FLO)
Jez Porter (JP)	FLO
Mabel Garcia Aranda (MGA)	FLO
Rob McCarthy (R.McC)	FLO

Apologies: Donald Stark, Malcolm Russell

	<b>Item</b>	<b>Action</b>
1.	<b>Introduction to the NLE Design and Build contractor Ferrovial Agroman Laing O'Rourke (FLO)</b>	
1.1	DD stated FLO was very pleased to have been awarded the contract, which was signed with TfL on 4.9.14. FLO is a joint venture between a Spanish company (Ferrovial Agroman) and a UK company (Laing O'Rourke). These large construction companies have worked closely together over the last six/seven years on projects such as Terminal 2 at Heathrow Airport and they are also bidding for Thames Tideway Tunnel projects. FLO is currently mobilising fast particularly on design work.	
1.2	CP asked why did FLO consider they had been awarded the contract. DD stated he considered this because they offered a good technical solution and value for money.	
1.3	DD reported that tendering companies had been provided with a reference design by the client, there was flexibility on design of solutions for example the layout of the inside of the stations.	
1.4	JK noted that this was a design and build contract which was required to meet the requirements outlined in the Transport and Works Act Order (TWAO).	
1.5	CP enquired when would residents receive further information about design choices and solutions, as residents were keen for uncertainties to be resolved as soon as possible. DD stated that FLO wished to provide residents with as much information as possible. FLO has many ideas about involving the community, and wishes to deliver lasting benefits to the community. FLO will be able to provide further information to the next meeting.	
1.6	RH asked when would works start and DD replied the main works would start in the middle of next year, with some utilities and diversionary works before then.	
1.7	RH reported that there had been rumours circulating about possible damage to blocks of flats on Wandsworth Road opposite the proposed Nine Elms Station. Some of these blocks already had cracks in the buildings. DD and JK stated that the assessment was that the NLE work would not cause damage to the buildings. There were strong control measures on the tunnelling and strict monitoring of settlement on buildings and the ground. Policies around	



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3.3	<p>on a rotating basis between Lambeth, Wandsworth and Southwark).</p> <ul style="list-style-type: none"> <li>• It was agreed that representation from resident/community groups should be 3 reps from NLE Community Action and a representative from each of the four Area CLGs</li> <li>• The standing agenda on the Nine Elms and Oval Group “update on any issues since the last meeting which have changed from the Environmental Statement published during the Inquiry” would also be a standing item on the Core Group</li> <li>• Core Group noted the minutes from the Area Groups including discussions on the Construction Code of Practice Part B, and draft community engagement strategy</li> </ul> <p>PH noted that the minutes of the meeting will be circulated once agreed by the next Core Group and published on the website. Agreed DS to notify the Nine Elms Group of any issues he feels the group should be aware of.</p>	<b>TfL DS</b>
4.	<p><b>Northern line extension progress report</b></p> <p>4.1 JK, E-JK, RD and PH gave a presentation including:</p> <ul style="list-style-type: none"> <li>• Overall update</li> <li>• Update on any issues since the last meeting which have changed from the Environmental Statement published during the Inquiry</li> <li>• Enabling works</li> <li>• Ground investigations</li> <li>• Complaints received</li> <li>• Code of Construction Practice Part B</li> <li>• Updates and newsletters</li> <li>• Hoardings</li> <li>• Consents</li> <li>• Jobs and apprenticeships</li> <li>• Draft community engagement strategy</li> </ul> <p><i>Timetable</i></p> <p>4.2 Tunnel boring machines will take about eight months, with further work under the Battersea Dogs and Cats Home and step plate junctions at Kennington. Work will start in the Spring 2016.</p>	

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	<i>Ground investigation works</i>	
4.3	JK reported that Lambeth and Southwark councils were willing to make available the results of the ground investigations undertaken on the public land in their boroughs (in Wandsworth ground investigations were carried out on private land which could not be shared). Once a copyright statement had been drafted this would be made available. It was noted this is very technical information.	
4.4	JK stated that FLO had received the ground investigation data and would be developing an interpretative report which would inform design and mitigation measures. DD confirmed FLO would be willing to make this available and in addition would produce a “layman’s guide”.	<b>FLO</b>
	<i>Newsletters</i>	
4.5	Cllr CH asked if any resident events related to the Code of Construction Practice Part B would be included in the newsletter, PH confirmed this was the intention.	<b>TfL</b>
	<i>Hoardings</i>	
4.6	E-JK stated that hoardings needed to conform to TfL standards, however there is a programme “Placing Stations at the Centre” of the local communities. Residents who have suggestions of what they would like to see on the hoardings could contact Peter Headland.	<b>All</b>
	<i>Jobs and apprenticeships</i>	
4.7	DD stated that FLO considers the NLE an excellent opportunity to leave a legacy of socio-economic benefits for the area. They wish to inspire a generation of young people in terms of jobs and apprenticeships, to promote women within engineering careers, and to work with underrepresented groups and ex offenders (FLO are developing a day release scheme with Brixton Prison). DD stated that the NLE provides a huge range of engineering roles as do the other development projects going on in Nine Elms and Battersea.	
4.8	MGA outlined that Crossrail has a commitment to over 400 apprenticeships.	

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4.9	<p>Cllr CH emphasised the importance of jobs and apprenticeships given levels of unemployment in some parts of the borough and the need to work with early age groups in schools to influence children’s thinking about career paths: opportunities for apprenticeships may positively influence their career decisions. Cllr CH mentioned that the huge regeneration of Nine Elms will bring great benefits to the area but also will involve major disruption – the local community need to consider that they are getting something from the development.</p> <p><i>Draft community engagement strategy</i></p>	<b>TfL</b>
4.10	<p>PH noted that FLO will consider the draft strategy, comments received and revise the strategy and plan for the next meeting.</p>	<b>FLO</b>
4.11	<p>RH noted the importance of community engagement activities for all age groups including older people.</p>	
5.	<p><b>Membership</b></p>	
5.1	<p>PH noted that the membership of the group is intended to be reflective of all stakeholders and residents in the area. At the moment the NLE is a less real concept for people, however this will change with the Transport and Works Act Order decision, discussions on the Code of Construction Practice Part B and when works starts. The community engagement strategy and plan by FLO will support this.</p>	
5.2	<p>PH stated that he had met with Malcolm Russell and other members of the Residents Association and offered to revisit with FLO.</p>	
5.3	<p>IG reported that the consultation and engagement by TfL and Lambeth on the Vauxhall Gyrotory System will include many of the same tenants and resident associations. Nine Elms on the South Bank are also commissioning work on community benefits and mini roadshows to supplement the annual Expo.</p>	
6.	<p><b>Issues raised by resident and community groups</b></p>	
6.1	<p>RH stated that the Wyvil estate experiences disruption from the large number of developments in the area and is always seeking funding to help.</p>	

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	JK stated that because TfL is a public body compensation has to be addressed through the Compensation Act and code. Private companies are not constrained in this way. PH noted that Nine Elms on the South Bank may be worth contacting.	
7.	<b>Future agenda items</b>	
7.1	Agreed as: <ul style="list-style-type: none"> <li>• FLO presentation (target as 10 mins + 10 mins for questions)</li> <li>• CoCP Part B</li> <li>• Draft community engagement strategy</li> </ul>	
7.2	Noted the contractor will be attending future meetings.	
8.	<b>Date of future meetings</b>	
8.1	Agreed to meet in Thursday 15 January, Thursday 16 April.	
8.2	Agreed Bolney Meadows, Wheatsheaf Hall and South Lambeth library as venues (Bolney Meadows good for presentations).	

Meeting started 7.00 and closed at 8.15  
 Minutes drafted by PH