



Northern Line Extension Nine Elms Community Liaison Group

3 May 2017
Southbank Club, 124-130 Wandsworth Road

Attendees:

Name	Organisation
Carla Arnold (CA)	NLE
Fiona Barry (FB)	LU
Matt Bridlow (MB)	FLO
Jesus Campos (JC)	NLE
Mabel Garcia (MGa)	NLE
Lochlan Macaulay (LM)	NLE
Daniel Owens (DO)	LU
Michael Tarrega (MT)	NLE
Joolia Cappleman (JCa)	Resident – Pascal Street
Millie Esposito (ME)	Chair – Hemans Estate TRA
Roland Petchey (RP)	Claylands Green
Charles Pender (CP)	Fentiman Road NLE affected residents
Donald Stark (DS)	NLE Community Action
Bill Willingham (BW)	Hemans Estate TRA
Mark Walker (MW)	Admin support / minute-taker

	Item	Action
1.0	Introductions and apologies	
1.1	MT advised he will chair tonight's meeting, as Cllr Claire Holland and Cllr Iago Griffiths are not present.	
1.2	MT opened the meeting. Introductions made.	
2.0	Minutes of previous meeting – accuracy and matters arising	
2.1	With regard to the issue of environmental monitoring, ME advised cracks have appeared in a wall between Charman House and Lockyer House. There is also damage to a shed on Hemans Estate and to the pathway of 3 Lockyer House. ME has been advised there is no subsidence affecting Hemans Estate as a result of the project, however she would like to see a copy of the monitoring report please. ME can then circulate this to other residents. CA to liaise with ME on this issue.	NLE
2.2	MT advised that point 5.4 on page 7 of the minutes of the previous meeting, concerning a point made by RP, has now been corrected. RP confirmed this.	
2.3	No objections were raised to the minutes of the previous meeting being accepted.	
2.4	<p>Review of actions from the previous meeting:</p> <ul style="list-style-type: none"> - 3.8, 3.12 and 3.14: MT explained there was some confusion over the SLNT figures presented at the previous meeting. These figures have now been simplified and will be covered during today's presentation - 5.5: MT advised TfL has sent letters to over 1,500 properties on the tunnel route regarding pre-construction defect surveys and some surveys have already been undertaken. Residents will also receive advance notification of TBM works in their area. For the purpose of this process, the tunnel route has been divided into three sections and residents in the first section have already received notification. JC advised the TBMs are due to reach Kennington in October, so are expected to pass through the Nine Elms area around June/July - 9.6: LM confirmed that track form will be discussed later in today's meeting - 9.9: CP asked what the internal reaction was to the feedback received regarding track form at the previous CLG? LM advised he appreciates the frustration of local residents and did report this back. LM stated that TfL really wants to provide this information to the public as soon as possible, however he is not in a position to do so today. LM has been told the track form will be confirmed imminently and therefore between now and the next CLG it will be possible to release this information to the public. TfL is still 	

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	<p>committed to a special meeting dedicated to this subject</p> <ul style="list-style-type: none"> - CP enquired as to how soon after the track form decision being announced will FLO incur expenditure on the basis of that decision? This will provide an insight as to how long the community has to object to the decision, if necessary. LM responded to advise there is a condition that needs to be discharged through the local authorities (Wandsworth and Lambeth), with the placing of orders by FLO likely to be affected by this process - CP asked LM if modelling numbers are expected to be available at the same time as the announcement of track form. LM confirmed that he does expect both to be available around the same time - 13.1: MT confirmed the agenda items used at the previous meeting are now being used as standing items for future meetings, as requested previously by Cllr Claire Holland - 14.1: MT advised the dates for the next two meetings have already been confirmed – 10 July and 17 October. Reminders will be sent closer to the time 	NLE
2.5	ME does not believe TfL really engages with the community in the same manner that Barratts did. Barratts organised barbeques and a Christmas party in order to mix with the local community.	
2.6	LM advised that as a public body, TfL is restricted to the extent it can engage with the local community.	
2.7	MT advised the NLE helpline is in place for local residents to air any concerns and discuss issues related to the project. The helpline will then liaise with the project team, who will come out and meet the community. However, it is difficult for TfL to organise barbeques and parties.	
2.8	ME stated local people do not want a helpline. ME has recently been on a site visit organised by Barratts to celebrate the ‘topping off’ of a nearby tower. Local people want things like this from TfL.	
2.9	MT advised that if the local community lets TfL know what it wants, then TfL will do what it can. There may be more opportunity to visit the station when it is being fitted out.	
2.10	ME believes that people would like to walk around site, even at this stage of the project. Local people have few complaints about the noise but would like to feel they are part of the project.	
2.11	MT acknowledged the points made by ME and advised TfL will try to do more. TfL has a good relationship with the Wyvil Estate and will try to build a better relationship with Hemans Estate.	
2.12	CP commented that for whatever reason, there has generally not been much interest in this meeting previously, however he does believe the	

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	project has been making an effort. It is encouraging to see more people present this evening.	
2.13	ME confirmed she does receive NLE updates. However, other people probably just pick these up and throw them away with the other leaflets they receive. If a larger size version of the update could be provided to her, ME could put this up in lifts and on noticeboards on Hemans Estate. MT asked CA to action. ME advised CA can liaise with herself or Muhem Miah (Estate Services Officer for the North Area of Lambeth).	NLE
2.14	MT advised that there are approximately 100 people on the distribution list to receive notification of this meeting. BW suggested people on this list are contacted to ask why they do not attend.	NLE
3.0	NLE progress update and presentation (attached)	
3.1	JC provided presentation of progress at Nine Elms. Additional information provided: <ul style="list-style-type: none"> - Works have now entered a more repetitive stage - Works at ground-level for this stage have now finished, with work now taking place below ground - Excavation works are 70/80% complete - The large gantry crane is now fully operational and covers the full length of the site (140 metres) - As the TBMs pass through the station, the number of vehicle movements will slightly reduce 	
3.2	ME believes the gantry crane at Nine Elms is amazing and she often watches it in operation.	
3.3	Monitoring update from MB. Additional information provided: <ul style="list-style-type: none"> - Shoulder hours will now be utilised for the operation of the gantry crane 	
3.4	ME commented that the gantry crane does not cause any noise disturbance at all.	
3.5	CP queried the location of monitoring point GS5. Location confirmed by MB.	
3.6	MGa provided an update on feedback received in relation to the project. MGa confirmed the feedback received from ME earlier in the meeting will also be taken on board.	
3.7	JCa asked what a TBM is? MGa confirmed TBM to be an acronym for Tunnel Boring Machine.	

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3.8	MGa advised that pedestrian access to Sainsburys has been an issue.	
3.9	ME confirmed this to be the case and advised some local residents need to cross three roads to reach the store, so they are taking shortcuts and putting themselves in danger as a result. Could a barrier be installed, as has been done at the One Nine Elms development?	
3.10	MT advised the team has been working hard on this issue. MGa confirmed JC and FB have been liaising with LB of Lambeth and Barratts on this issue and is happy to announce that a walkway will be introduced, with the process to do so now underway.	
3.11	JC believes this problem has occurred because the existing pavement has been removed. MGa confirmed there are difficult constraints on the site but the walkway will provide a viable solution.	
3.12	FB confirmed that a fixed barrier walkway will be introduced. This has been a difficult challenge to overcome due to the number of stakeholders involved, however the walkway will definitely now be introduced.	NLE
3.13	With regard to skills and employment, MGa confirmed a number of questions were raised at the previous meeting, however simplified details are now available.	
3.14	With regard to apprenticeships, MGa is pleased to report that the project target is being exceeded.	
3.15	CP commented that with only 8 of 20 apprenticeships coming from London and only two from the local boroughs, this is a failure at a local level. It is disappointing the project does not realise this is unsuccessful and shows a lack of understanding of the needs of the local community.	
3.16	MGa responded to advise that extraordinary work on careers and employment support is being provided through the project. There are large number of summer placements organised and it is not just about apprenticeships, which are difficult to fill due to the four year timeframe. Engagement with the local community goes beyond apprenticeships, with 714 hours of engagement undertaken already and lots of students and young people inspired by the project.	
3.17	MGa confirmed project staff also continue to attend lots of careers events and fairs. A number of visits to the NLE site at Battersea have also been organised, with talks and mentoring taking place. The project had a target of 210 hours of community engagement and has already reached 714 hours, demonstrating its commitment to make an impact in the local community.	
3.18	CP asked what SLNT stands for. MGa advised this is an acronym for Strategic Labour Needs and Training.	

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3.19	MGa confirmed the project is in discussion with Wandsworth Prison about the possibility of day-release prisoners working on the project. An ex-prisoner from Brixton Prison did this for five weeks and is now working full-time on the project.	NLE
3.20	MGa advised drop-in sessions have been held at Kennington and Battersea, with a number of community activities also taking place, including tree planting. The project has assisted Wyvil Estate with landscaping and will consider the request from ME for similar assistance for Hemans Estate.	
3.21	MGa urged residents to remember the dedicated NLE 24/7 Helpline. This will be answered by MW or one of his colleagues at Springboard, who will then liaise with the project team.	
3.22	ME believes the Helpline is charged as a premium number if you are calling from a mobile. MT advised that TfL changed its customer services number to ensure this is not the case, although local call charges may apply. A call to the Helpline should come out of the call allowance as part of a mobile phone contract.	
3.23	ME advised she has a contract with Vodafone and will check this.	
3.24	MGa confirmed that if you call the Helpline and select Option One, your call will be answered by a dedicated team.	
3.25	MT confirmed the Helpline is not answered by a call centre based 3,000 miles away. It is staffed by a dedicated team that can action calls immediately.	
4.0	Settlement Deeds	
4.1	No queries raised.	
5.0	Defect Surveys and Monitoring	NLE
5.1	MT confirmed the earlier point made by ME regarding the damage on Hemans Estate will be taken on board. ME will email pictures of the damage.	
5.2	DS asked for clarification of the timetable for TBM activity and defect surveys in the area. JC confirmed the TBMs will arrive at Nine Elms towards the end of June / beginning of July. There will be two TBMs arriving one month apart.	
5.3	CA advised that if DS provides him with an address, she can advise when a pre-construction defect survey should be expected for his property.	

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5.4	DS asked if pre-construction defect surveys are happening already. LM confirmed that defect surveys are already taking place, in advance of TBM activity.	
5.5	MGa confirmed that pre-construction defect surveys are done in advance of tunnelling beneath a property but not so far in advance that the survey becomes irrelevant. Over 85% of surveys have already been completed to date. There have been some cases of frustrated access but this has not been a major problem. CPM Surveys are the dedicated contractor responsible for this task and are very good, having worked with Crossrail previously. MGa urged anyone who thinks they should have been contacted by CPM but have not been so yet, to get in touch.	
5.6	DS advised he did receive a preliminary letter about a survey but has heard nothing further since.	
5.7	MT advised that CPM is trying to do surveys a minimum of four weeks before tunnelling work. MT has been assisting in cases of frustrated access, with a procedure now established to address this problem.	
5.8	MG advised that for residents living around Fentiman Road and Claylands Road, her colleague (Caroline Brennan) is organising dedicated engagement for this area. This is provisionally scheduled to take place on Monday 15 May. A venue is still to be confirmed, so nothing has been released publically yet.	
5.9	CP asked who Caroline has been liaising with about this dedicated engagement, as he has not heard anything.	
5.10	RP advised that he has been contacted about publicising this activity but was awaiting confirmation of the date.	
5.11	MT confirmed the date and venue will be confirmed to the local community as soon as possible.	NLE
6.0	Construction Noise	
6.1	MT was pleased to hear ME's earlier comment about the gantry crane at Nine Elms being quiet.	
6.2	JCa advised that the double-glazing has been brilliant.	
7.0	Traffic Management	
7.1	ME always forwards on any emails she receives about concrete pours at the site.	
7.2	ME stated that the amount of dirt in the local area is a problem. JC	

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	responded to advise FLO is attempting to mitigate this as much as possible, with all vehicles washed down before leaving site.	
7.3	ME commented that Pascal Street is actually pretty clean.	
7.4	MT advised there are 83 different worksites in this area. The project is trying to minimise its impact on the local area by using barges instead of vehicles wherever possible.	
7.5	ME advised there is little noise from the NLE site.	
7.6	JCa commented that she rarely sees lorries visiting the site now.	
8.0	Update on any issues since the last meeting which have changed from the Environmental Statement published during the Inquiry	
8.1	LM confirmed there to be no changes to the Environmental Statement.	
9.0	Track Form	
9.1	As per point 2.4, LM accepts there is a lot of pressure to confirm the track form as soon as possible. A decision is imminent and LM is pretty confident this will be confirmed before the next meeting of this group.	NLE
10.0	Subsoil acquisition for tunnelling works	
10.1	MT believes it may be possible for this point to be removed from the agenda and will liaise with Cllr Claire Holland about this.	NLE
10.2	In response to a query from DS, MT advised TfL is no longer receiving any queries about this subject, with the subsoil having been acquired.	
11.0	Nine Elms Station over-site development	
11.1	JCa asked if flats will be built over the new station. LM confirmed that TfL has outline consent for residential and commercial development above the station.	
11.2	FB confirmed outline consent was granted around this time last year. No further updates are available at the moment.	
11.3	ME raised a question about future use of an area on the other side of Pascal Street, which she heard will become a pedestrianised area called Pascal Place. DO confirmed this to be correct.	
11.4	JCa asked if the building above Nine Elms station will be a skyscraper. DO confirmed TfL has outline permission of 24 floors, which is slightly lower in height than a number of other local developments.	

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11.5	ME asked when the over-site development is expected to be completed. LM confirmed the station is scheduled for completion in 2020, although there is no set date for completion of the over-site development yet. Development is likely to take place after the station is finished.	
12.0	Issues raised by residents and community groups	
12.1	No further issues raised.	
13.0	Future agenda items	
13.1	No additional items raised for future agendas.	
13.2	As per point 10.1, MT will liaise with Cllr Claire Holland about possibly removing take away point about removing 'Subsoil acquisition for tunnelling works' from future agendas.	NLE
14.0	Dates of future meetings	
14.1	MT confirmed the next two meetings are scheduled for 10 July and 17 October 2017.	
15.0	A.O.B	
15.1	CA asked if attendees could suggest any suitable venues for future community events.	
15.2	ME explained that she was previously in touch with Andy Fletcher and texted information to him regarding a community event that she hoped the project would contribute towards. She did not hear anything back and is upset about this. CA confirmed Andy Fletcher has left the project but there is plenty of time for the project to engage with Hemans Estate.	
15.3	In terms of possible local venues: <ul style="list-style-type: none"> - CP suggested Bolney Meadow - JCa suggested the community centre at the local mosque - RP advised there is a suitable venue in Meadow Road - BW suggested Wheatsheaf Hall - CP suggested a suitable venue where Meadow Road meets Claylands Road - BW advised St Anne's Church has a hall that may be suitable - ME suggested Lansdown Community Centre 	
15.4	CA advised this request is to find suitable venues for community drop-in sessions and thanked everyone for their suggestions.	

Meeting started at 18.38 and closed at 19:40.
Minutes drafted by MW.