



**Northern Line Extension  
Kennington Green Community Liaison Group**

Tuesday 24 July 2018

Venue: Henry Fawcett Primary School, Bowling Green Street, London, SE11 5BZ

**Attendees:**

Name	Organisation
Matthew Brinklow (MB)	Ferrovial Laing O'Rourke (FLO)
Gavin Cambridge (GC)	Transport for London (TfL)
Neil Collingridge (NC)	Local resident
Marilyn Evers (ME)	Kennington Park Estate Tenants and Residents' Association (KPETA)
Michael Flynn (MF)	Transport for London (TfL)
Mabel Garcia (MG)	Ferrovial Laing O'Rourke (FLO)
Liam Greaney (LG)	Ferrovial Laing O'Rourke (FLO)
Cllr Philip Normal (PN)	London Borough of Lambeth
Emma Norman (EN)	Transport for London (TfL)
Tharshika Sivagnanam (TS)	Transport for London (TfL)
Mark Walker (MW)	Admin support (minute taker)

**Apologies:**

None received

	Item	Action
<b>1.0</b>	<b>Welcome and Introduction</b>	
1.1	Cllr Philip Normal (PN) introduced himself as the new Chair of the Kennington Green CLG. Followed by round-table introductions.	
<b>2.0</b>	<b>Minutes of the previous meeting – accuracy and matters arising</b>	
2.1	PN asked for comments or matters arising from the minutes of the previous meeting. Marilyn Evers (ME) has some issues with items covered in the previous minutes but would rather raise these points during today's meeting when relevant.	
<b>3.0</b>	<b>Project Update</b>	<b>NLE</b>
3.1	Mabel Garcia (MG) advised she does not have hard copies of today's presentation with her but will distribute electronic copies tomorrow.	
3.2	Liam Greaney (LG) provided an update on works at Kennington Green. Since the last CLG meeting in January, significant works have taken place and the acoustic shed has been removed. The foundations and concrete slab have also been removed and excavation of the basement of the Head House has been completed. Temporary props are visible from properties on Kennington Green. Looking forward, the construction of the main concrete structure will be taking place.	
3.3	ME commented that she is sure many people will have issues to raise regarding how awful it was while this work was taking place.	

3.4	LG is aware of how disruptive some of the work has been and apologises for this. Work is on track and the basement excavation was completed mid-July. The remainder of the secant piles will be completed next month, although this work is not expected to be disruptive. Concrete mixers and other vehicles will attend site in support of the forthcoming works.	
3.5	Neil Collingridge (NC) asked if all concrete breaking for the site has been completed. LG confirmed all concrete breaking has been completed for the basement of the Head House but not the entire site, with more breaking required as part of the landscaping process. LG confirmed this information can be added to future presentations.	
3.6	NC suggested this was misleading as landscaping sounds far less disruptive than concrete breaking. NC requested the project stops providing information that gives the impression no further concrete breaking will take place.	
3.7	LG stated that he did mention last time that there is an area of concrete that needs to be removed. The majority of concrete has been removed from site without disruption, however problems were encountered when removing the foundations.	
3.8	NC asked for the project team to be honest about the nature of the work.	
3.9	LG commented that this will not be breaking out of a significant foundation but will be added to the slide.	<b>NLE</b>
3.10	NC advised his daughter had to study for her A-Levels elsewhere, because of the level of disruption.	
3.11	LG explained that Montford Place has been used to facilitate the works currently taking place at Kennington Station, where four additional cross-passages are being constructed to link the Bank and Charing Cross branches of the Northern Line. The team is about halfway through these works, with all material being taken away on trains to Ruislip depot.	
3.12	ME asked what the acronym SGI stands for. LG confirmed SGI is short for Spheroidal Graphite Iron, which is a similar material to cast iron.	
3.13	LG confirmed there is a large team working 24/7 to complete the Kennington Station works. Montford Place is a hub of activity for the supply of these works, which are scheduled to be completed mid-September.	
3.14	LG advised the cross passages will not come into use until some time next year, once the internal fit-out has taken place. However the platforms that are currently closed will come back into service, with hoardings in place, around mid-September.	
3.15	LG confirmed some out-of-hours concrete deliveries will take place. Also, delivery of materials for the rail installation need to take place, including materials from Switzerland. These deliveries are likely to take place between 5am and 8am, with more details to follow in the regular weekly updates. LG is not expecting these deliveries to be disruptive.	
3.16	MG provided an overview of complaints and enquiries received in relation to Kennington Green and Montford Place. In total 51 cases have been raised since	

	<p>the last CLG, of which around half are enquiries relating to issues such as post condition surveys, etc. Of the 40 cases relating specifically to Kennington Green, 21 were complaints and most of these were related to the breaking of the concrete slab. Unfortunately this was a disruptive time, especially when people have their windows open because of the hot weather. The team is currently going through a similar situation at Kennington Park; unfortunately it is difficult to break concrete without making any noise.</p>	
3.17	<p>MG also advised that a number of complaints have been received in connection to work taking place at Montford Place, particularly regarding some emergency out-of-hours work that was necessary.</p>	
3.18	<p>MG confirmed there are currently just two cases that remain open, one of which relates to a report of anti-social behaviour around Montford Place, where drug-dealing has been taking place and the project received a request to assist with CCTV footage.</p>	
3.19	<p>PN asked if the police have been advised of this problem of anti-social behaviour. MG confirmed that the police are aware and the council has also been notified. The project has also been carrying out night runs with its security van; it is not the intention for security staff to become involved but it is hoped the presence of the security van may deter some anti-social behaviour from taking place.</p>	
3.20	<p>MG is happy that the concrete breaking at Kennington Green has finished and the team is getting on with the excavation for the Head House.</p>	
3.21	<p>MG explained that the site team is also currently trying to keep on top of the issue of dust and is also trying to keep the trees alive. ME asked if the trees are being watered every day. MG confirmed they are and ME was appreciative of this.</p>	
3.22	<p>Matt Brinklow (MB) advised that with regard to recent noise complaints, the monitoring data is not going to tell anything that is not already known, as this work was very noisy.</p>	
3.23	<p>MB explained that a combination of environmental monitoring measures are employed at the site, including glass slides plus real-time noise monitors and real-time dust monitors. The red line shown on the graph included in the presentation is the trigger limit set out in the mitigation scheme, with levels shown being 10-hour averages. MB confirmed noise levels were very high in May, with details of complaints received highlighted on the presentation to show the correlation. Other complaints towards the end of the period shown related to emergency works that took place at Montford Place. Noise levels were very high and although the trigger limit was not exceeded, the team is very sorry for the disruption caused.</p>	
3.24	<p>NC asked why no mitigation was used during the concrete breaking? NC referred to an occasion when a pneumatic drill was being used during the day with no noise attenuation in place at all. NC stated they had been told in the past enhanced measures would be but there was nothing in place at all on this occasion.</p>	
3.25	<p>MB responded to advise that there were times when noise reduction methods could not be used because the uneven ground meant it was not possible. The team has always advised it would use noise reduction techniques wherever</p>	

	possible.	
3.26	NC commented that minutes of previous meetings talk about enhanced solutions. Why was it not possible to put some noise attenuation barriers in place when drilling? MB responded to advise in some instances it was not possible as the ground was uneven. To have an effective barrier in place, it is necessary to effectively place a seal around the area where the work is taking place and if there are any gaps, sound will escape.	
3.27	NC asked if it would have been possible to put a smaller acoustic shed over the area. MB confirmed this would not have been possible. NC noted he was not convinced.	
3.28	ME commented that for people living further away from site, the main issue was vibration.	
3.29	In terms of air quality monitoring, MB advised there was some correlation between the breaking out work and exceedances. However it was noted by specialists that a lot of flower debris was found on the slides, so the team is looking at moving the glass slides to a slightly different location, so that the results are not influenced so much.	
3.30	LG provided an update on site logistics. The barrier at the end of Montford Place has been closed and the hoarding moved back. The large number of trucks taking spoil away peaked at a level of around 50/60 a day and as the team moves onto general concrete works, movements of around 10 vehicles per day can be expected.	
3.31	MG provided an update on FLO's community engagement in the local area. A cycle safety event took place on Monday in Battersea, where cyclists could change places with lorry drivers to gain a better understanding of how they view cyclists when using London's roads. MG advised requests have been received to carry out similar events in Kennington, however the Met Police has not granted permission.	
3.32	MG explained that FLO also carries out a lot of activities to promote skills and employment. FLO has exceeded its requirements for the project but will continue with its efforts in this area. MG highlighted examples of recent workshops and advised FLO hosted 25 x 15-17 year olds on summer work placements recently. FLO is now looking to employ plumbing and electrician apprentices and is working with local job brokerages to find suitable candidates.	
3.33	MG explained that project staff are currently being disturbed by 10-hour a day piling activity from the Tideway site close to the TfL office in Vauxhall. The project does feel for the local community and tries to respond to complaints in a timely manner.	
3.34	NC requested that when future breaking out takes place, the team looks at the best way to attenuate noise. NC has watched site staff working and does not believe the response provided tonight regarding the lack of noise mitigation. NC requested the team does something positive and does not fob off the local community.	
3.35	ME asked if there is some way that the project could help the children that are causing a problem on her estate. The children are at a loose end and do not feel	

	valued. MG responded to advise that the project does work with charities including Second Chance, which offers placements for these youngsters to get a start in the trade. Two jobs on the project were offered via this route recently. The project also works with Southbank College, to try to tap into people who would benefit the most.	
3.36	PN asked if there is any way for the project to work with Hyde on the Kennington Park Estate. PN will contact the project regarding this issue by email and will copy in ME.	<b>PN</b>
3.37	MG advised she works closely with someone who deals with this issue.	
3.38	ME commented that partly due to the hot weather and the school holidays, she believes the kids will give local residents a hard time this summer. MG commented that adults in the area also need to be engaged.	
3.39	ME believes that anti-social behaviour is spreading out to Montford Place. PN asked if this has created a hot-spot. MG commented that Montford Place is quiet as you cannot drive through. The hoarding has probably created an area that is more reclusive but anti-social behaviour in the area was happening before the project arrived. However, the team will look to provide support wherever it can.	
3.40	MG advised that a resident of Montford Place contacted the project and asked for assistance with the issue of anti-social behaviour. The project cannot put staff at risk but will assist LB of Lambeth or the police wherever possible.	
3.41	PN asked if the project operates CCTV in the area. MG advised there is CCTV on the site but not operating in the local community.	
<b>4.0</b>	<b>Kennington Green Head House and landscaping update</b>	
4.1	TS advised that in terms of planning permissions, these have been granted. There is a requirement for FLO to provide maintenance but FLO has not yet let that contract. TS invited further questions on this issue.	
4.2	PN commented that he has not seen the application for the landscaping and asked if it had been rejected. TS confirmed the application has been approved but the five year contract for the works has not been awarded.	
4.3	ME asked who FLO normally uses for such projects and asked if they are trustworthy. LG confirmed FLO will seek references. LG commented it is up to FLO to undertake the necessary due diligence.	
4.4	TS confirmed this is a standing agenda item. MF confirmed the application went through prior to the previous meeting but was kept on the agenda as a standing item.	
4.5	PN asked if TfL has any idea when the contract will be signed. TS advised she does not. PN requested the final landscaping proposals be sent to him.	<b>NLE</b>
<b>5.0</b>	<b>Operational Noise</b>	
5.1	MG confirmed this agenda item relates to the historical problem of noise from trains on the Kennington Loop. Some residents perceived more noise when NLE	

	works commenced, so TfL undertook some investigative work and a report was due to be distributed to a member of the CLG – Priscilla Baines.	
5.2	MF advised he was not at the last meeting but the minutes suggested it was up to Priscilla if she wanted to share the report with the wider community. Emma Norman (EN) confirmed the monitoring took place within Priscilla's property.	
5.3	ME will check her emails to see if she has received anything from Priscilla.	
5.4	PN understands from the minutes of the previous meeting that new track has been laid that reduces vibration. MB advised this type of track was only installed on part of the Kennington Loop, not the entire Loop. This is low-vibration, low-noise track.	
5.5	In terms of construction noise, dust and working hours, MG commented that this has already been discussed. Looking forward, work will be mostly during core hours apart from some deliveries.	
5.6	ME asked if NLE deliveries use Kennington Road. LG confirmed they do. ME lives on Clayton Street and can hear vehicles from 8am but does not look to check.	
5.7	LG advised all deliveries come to Montford Place first and are then filtered in as space allows.	
5.8	MB advised there was a previous issue with emergency work needed to take place at Montford Place at night. Until the Kennington Station work is complete, there is always the possibility that this could occur again. MG confirmed there is always the possibility of cutting works relating to Kennington Station taking place at Montford Place.	
5.9	ME asked that if the hoarding needs to be moved again, please can this not be moved right up to the edge of the pavement. ME acknowledged that this only took place for six weeks but it did make it difficult for pedestrians.	
5.10	LG advised he did review the hoarding positioning with the street works officer from LB of Lambeth. The recommendation received from the council was to maintain a gap that was not wide enough to allow a motorcyclist to pass through.	
5.11	ME commented that she would like to speak to the street works officer. If a gap wide enough for a pushchair is maintained, a motorcyclist would probably kill themselves if they tried to use the route illegally.	
5.12	LG confirmed he went out on the first morning of the hoarding relocation and saw a couple of pushchairs pass through the gap.	
5.13	ME thinks it is very unfair for people who are trying to get their shopping home from the supermarket. PN hopes that going forward, a similar situation can be avoided. PN can raise this issue with the street works officer.	PN
5.14	LG advised the hoarding will move again in around 18 months' time and will be coordinated with the street works officer. ME commented that she does not think the street works officer has visited the location.	

<b>6.0</b>	<b>Kennington Station Rezoning</b>	
6.1	MF confirmed Kennington Station will be rezoned as a Zone One/Two station from the opening of the Extension. This will mean that passengers travelling south will be in Zone Two and passengers travelling north will be deemed to be in Zone One. The new Battersea and Nine Elms stations will be in Zone One.	
6.2	PN asked what the rezoning means for commuters. MF confirmed passengers remain in Zone Two if going south and Zone One if going north. TS advised passengers will get the best of both worlds.	
6.3	TS confirmed the rezoning decision was part of the Transport and Works Act Order (TWAO). In order to rezone a station, it is necessary to go through the Secretary of State.	
6.4	TS confirmed this is another standing agenda item.	
<b>7.0</b>	<b>Future agenda items</b>	
7.1	ME asked if the second Tuesday of the month can be avoided for future meetings.	
7.2	MF believes his predecessor set a date for the next meeting in October but this was not necessarily agreed with everyone, so MF suggests setting a new date.	
7.3	NC asked what happened to the April meeting. MF confirmed this was cancelled as it clashed with the purdah period.	
7.4	MG advised a more informal drop-in session was held in April.	
7.5	MF will suggest some alternatives dates for the next meeting during the first two weeks of October.	<b>NLE</b>
<b>8.0</b>	<b>AOB</b>	
8.1	ME asked if the project team has noticed a greater prevalence of rodents in the area. ME has written to the team before but received a response denying all knowledge. ME believes that the rodents may have been disturbed by the digging of a big hole. ME would like to discuss ways to reduce the number of the rats in the area, which increased soon after the NLE works commenced.	
8.2	MG responded to advise this issue could be looked into again. She believes it was originally raised as a problem when Andy Fletcher still worked on the project. MG requested ME emails her and she will investigate. PN requested to be copied in to this email.	<b>NLE</b>
8.3	LG advised the project has its own pest control people on site. Waste management is an important issue.	
8.4	PN wonders if FLO's pest control efforts have scared the rats onto the nearby estate.	

8.5	ME commented that if FLO has really good pest control people who can provide advice, it would be welcomed. PN has a video of rodents in the area that he can share.	
8.6	ME stated that the people who undertake pest control on the estate have had to resort to shooting rats to control them.	
8.7	NC commented that he thinks the project is in danger of losing its audience. NC feels the project has failed in terms of community engagement.	
8.8	MF explained some logistical difficulties were experienced when arranging the latest series of CLG meetings. Some have had to be rearranged and MF apologised this happened at such short notice. He is happy to take an action to ensure the next set of meetings are organised well in advance.	<b>NLE</b>
8.9	NC stated that local people feel ignored and frustrated. Complaints are not followed up on and the project is losing its audience, which is a shame. Local residents have had enough of being fobbed off and feel that they have been lied to in the past.	
8.10	PN would like a date for the next meeting to be set as soon as possible. He is happy to work with residents and TfL.	
8.11	NC commented that the local community needs to feel that complaints are being properly dealt with.	
8.12	MG advised that a lot of community engagement takes place outside of these meetings, so people may feel that they do not need to attend.	
8.13	MF commented that he would love to have more residents sat here tonight, as it is not very efficient to have two residents meeting with ten members of staff.	
8.14	PN feels that in his experience, not enough notice was given of tonight's meeting.	
8.15	MG believes that as it is summer time and works are progressing, residents may feel that they have been engaged with.	
8.16	PN requested the date for the next meeting be set as soon as possible. MF will take this as an action.	<b>NLE</b>
8.17	RN requested any further business to be raised. No further issues raised.	

Meeting started at 18:30 and finished at 19:25. Minutes drafted by MW.