



Northern Line Extension

Kennington Park and Newington Community Liaison Group (CLG)

Thursday 19 October 2017
The Royal British Legion, Kennington

Attendees:

Name	Organisation
Cllr rep: Eleanor Kerlake (Cllr EK) (CHAIR)	LB Southwark
Iago Griffith (IG)	LB Lambeth
Mark Prickett (MP)	LB Southwark
Jon Kirkup (JK)	Transport for London
Michael Tarrega (MT)	Transport for London
Carla Arnold (CA)	Ferrovial Laing O'Rourke (FLO)
Matt Brinklow (MB)	Ferrovial Laing O'Rourke (FLO)
Mabel Garcia (MGa)	Ferrovial Laing O'Rourke (FLO)
Liam Greaney (LG)	Ferrovial Laing O'Rourke (FLO)
David Hannon (DH)	Ferrovial Laing O'Rourke (FLO)
John Bailey (JB)	Resident / KWNAG
Susanna Dobson (SD)	Resident
Gordon Johnston (GJ)	Friends of Kennington Park
Joseph May (JM)	Kennington Park House
Trevor Quick (TQ)	Resident
Lesley Wertheimer (LW)	KWNAG
John Mealey (JMe)	Admin support (minute taker)

Apologies:

Name	Organisation
Cllr rep: David Amos (Cllr DA)	LB Lambeth
Bob Lentell	Resident

	Item	Action
1.0	Chairperson's introduction	
1.1	The chairing of the CLG takes place on a rotating basis between councillors representing Lambeth and Southwark.	
1.2	Cllr EK (Southwark-Newington Ward) chaired the meeting on this occasion.	
1.3	Cllr EK advised Cllr DA is unable to attend tonight's meeting and sends his apologies.	
1.4	Cllr EK thanked residents for taking the time to attend the CLG.	
1.5	Cllr EK asked attendees to introduce themselves.	
1.6	During the introductions, Southwark's MP advised he has taken over from Bill Legassick, who now focuses on air quality.	
2.0	Minutes of the previous meeting – accuracy and matters arising	
2.1	<p>Cllr EK went over several of the action points from the previous CLG.</p> <p>5.7 – MT apologised for the delay but confirmed Transport for London (TfL) paid its planning application fee to Southwark soon after the previous CLG. MT confirmed no decision has been communicated to the NLE by Southwark.</p> <p>5.16 – In regard to safety concerns at Kennington Station, Cllr EK confirmed this subject will be discussed in detail later during the meeting.</p> <p>6.4 – MT confirmed Michelle Stokes emailed the Kennington Park head house feedback comments and these were included in the meeting minutes, as requested. The feedback received is displayed in italics.</p> <p>6.14 – MT confirmed the Kennington Park head house noise level predictions were distributed, along with the CLG minutes from the previous meeting. MT also printed copies of the noise level predictions for tonight's meeting and ensured attendees had a copy.</p> <p>6.17 – In regard to a request for an audio file to be produced to demonstrate the predicted head house noise levels, MT advised he will cover this point in the presentation.</p> <p>12.2 – MT confirmed a fire safety update has been added to the agenda and will be covered during the meeting, as requested by Cllr EK.</p>	
2.2	Cllr EK advised she has spoken to the authorities who are responsible for Braganza Street and they will put in an application for paving. Cllr EK	

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	<p>does not think community grants will cover the cost and a plea has been expressed. Cllr EK said Southwark and the Highways team have been asked to prioritise Braganza Street and TfL will also be asked, as the road is in poor condition.</p>	
2.3	<p>MT said there were a few requested amendments to the previous minutes and Cllr DA was happy for the amendments to be made.</p>	
2.4	<p>Cllr EK asked attendees if they had any additional issues with the previous minutes. No issues were raised.</p>	
2.5	<p>Cllr EK approved and signed off the minutes from the previous meeting.</p>	
3.0	<p>Northern Line Extension progress update and presentation (attached)</p>	
3.1	<p>MT advised tonight's presentation covers agenda items three and four. The presentation will also provide information on the planned Step Plate Junction (SPJ) works due to take place over the 10-day Christmas period 23 December-2 January.</p>	
3.2	<p>Liam Greaney (LG) provided a summary update of works between July – October 2017.</p>	
3.3	<p>LG advised the secondary lining concrete works between the shaft and SPJ are now complete.</p>	
3.4	<p>LG said the two September 2017 weekend track works were completed very successfully. These possessions took place between 16 – 17 September and 30 September – 1 October.</p>	
3.5	<p>Due to the success of the September weekend possessions, LG advised the third scheduled possession in November has been cancelled.</p>	
3.6	<p>A video was played to show the works that took place during the September track work. LG explained the works were done over one 52 hour period the first weekend (16-17 September).</p>	
3.7	<p>MT said the tunnel rings that were removed during the track possessions were originally installed in 1926.</p>	
3.8	<p>LG provided a Tunnel Boring Machine (TBM) update. LG said the TBM is expected to arrive in the Kennington Park shaft in early November 2017, however it is halfway through Kennington Park at the moment so hopes it will enter the shaft as early as next week.</p>	
3.9	<p>LG said the removal of the cutter head portion will take place between November and mid-December. There will be abnormal lorry loads taking parts of the TBM out of the acoustic shed and sending them back to</p>	

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	<p>France. LG explained that deliveries will take place outside of core working hours, due to the size of the loads.</p>	
3.10	<p>CLr EK asked whether the dismantling of the TBM will be a noisy activity.</p>	
3.11	<p>LG explained the dismantling will mainly take place inside the acoustic shed and the majority of works will take place during core working hours. However if any out of hours works are requires, residents will be notified.</p>	
3.12	<p>LG said the vast majority of the TBM parts will be removed at the Battersea site. LG also said dates are being considered in early 2018 for the removal of the acoustic enclosures at both Kennington sites.</p>	
3.13	<p>LG provided a Kennington Loop Christmas works update.</p>	
3.14	<p>LG reminded attendees the 10-day Christmas work will take place between: Saturday 23 December 2017 – Tuesday 2 January 2018.</p> <p><i>*All works are subject to change if London Underground needs to operate a service or if an emergency occurs.</i></p>	
3.15	<p>David Hannon (DH) went into further detail about the works that will take place during the Christmas period. These works include:</p> <ul style="list-style-type: none"> - Removal of the third and fourth rail - Removal of the rail, sleepers and drainage - Removal of the lower rings of the existing tunnel - Clear the debris - Sonneville low vibration track (LVT) switch installation - New concrete installation - Installation of the third and fourth rail 	
3.16	<p>DH advised of the works that will take place during Christmas can be broken down on a day-by-day basis, as well as the likely impact and the mitigation that will be in place to limit the disruption (information included within the presentation).</p>	
3.17	<p>DH explained that concrete will be fractured during the works, which is a quieter method of breaking out concrete. The concrete will then be loaded into dumpers and taken to a skip at the bottom of the shaft, which will then be moved to the acoustic shed.</p>	
3.18	<p>DH said FLO does not intend to open the acoustic shed on Christmas Day or Boxing Day, will the opening planned on the morning of 27 December.</p>	
3.19	<p>DH advised the first planned delivery over the Christmas period will take place on 27 December. This is to minimise the disruption on Christmas Day and Boxing Day.</p>	

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3.20	Referring to the presentation, John Bailey (JB) asked what an invert is. DH answered an invert is the lower rings that are left in place.	
3.21	Cllr EK stressed certain residents were really disturbed by previous works. Cllr EK asked how the Christmas works will compare to the previous works that caused disruption. DH said the Christmas works are not expected to be any worse and repeated that a fracturing technique will be used instead of a hydraulic breaker, which will cut out a lot of noise.	
3.22	LG explained that a lot of the issues experienced in the past were due to vibrations being felt through the ground, however FLO is no longer breaking new ground.	
3.23	Mabel Garcia (MGa) explained FLO is in contact with residents that were previously affected and discussions are taking place to find out the best possible mitigation.	
3.24	Cllr EK asked whether deliveries will take place during normal working hours over the Christmas period. DH said a concrete delivery will take place out of hours on the night of 27 December and this is because once a concrete delivery begins, it has to be completed.	
3.25	In regard to the delivery on 27 December, DH confirmed the acoustic shed doors will be closed once the wagon is inside.	
3.26	MGa confirmed communications will be distributed to residents in due course, to ensure the community is aware of the Christmas works.	
3.27	Matt Brinklow (MB) provided an environmental monitoring locations update.	
3.28	MB provided a noise trigger log for the period between July – 16 September (<i>information included within the presentation</i>).	
3.29	In regard to disruptions, MB confirmed the team can listen back to any noticeable noise increases or exceedances to find out the cause of the disturbance.	
3.30	MB confirmed there have been no noise exceedances caused by FLO works in the latest period and disturbances are usually caused by sirens or motorbike engines.	
3.31	MGa advised the noise threshold level is 50, so if a recorded noise is higher, it is classed as a nuisance.	
3.32	MB presented the air quality and dust monitoring results for the period between July – September 2017.	

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3.33	MB referred to the high red lines in the presentation and explained these were air quality exceedances. MB advised the results are over a 15-minute average.	
3.34	MB explained the majority of the exceedances were due to sprayed concrete lining and external muck bin demolition works, which are dusty activities.	
3.35	In regard to the Glass Slide 6 (GS6) exceedances (muck bin demolition), MB advised the team tried to mitigate with water and explained there is a correlation on the results.	
3.36	Trevor Quick (TQ) said he finds the noise and air quality results “completely farcical”.	
3.37	TQ explained he is regularly disturbed by disruptive jackhammering works on a Saturday morning and cannot understand how it is not picked up during the CLG monitoring results slides.	
3.38	TQ also said he often works from home and advised he has also been disturbed on many occasions by regular loud noises coming from behind the site fence but these disruptions are also never reported during the CLG results.	
3.39	TQ asked how these disturbances do not exceed set levels. MB stressed the team always investigates any complaints. MB also said noise and air quality levels are modelled at different receptor locations. The trigger levels are then set, based on the modelling results.	
3.40	Cllr EK appreciated that FLO/TfL measures noise levels but if a resident is stating that a disruption is a continuous irritation then this needs to be logged and investigated as a complaint. Cllr EK requested FLO/TfL investigates the continuous disruption that is affecting TQ.	FLO / TfL
3.41	MGa said every time TQ contacts the NLE, his complaint or enquiry is logged and investigated. MGA said secondary glazing has been installed for TQ and window cleaning has also taken place at his property.	
3.42	MGa stressed the project has to work during its core hours and will continue to do so, but works take place within the set limits.	
3.43	MGa said FLO will continue to try and mitigate the disruption that affects all residents.	
3.44	TQ appreciated works have to take place but advised he resents sitting at the CLG and being told there have only been a couple of exceedances, because he is disrupted on a regular basis.	
3.45	MT stressed the exceedances shown in the CLG presentation are the	

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	only recorded complaints, based on the set levels. MT also repeated that if a complaint is received, it is investigated accordingly.	
3.46	JB asked what would the cost be to install noise and dust monitors outside TQ's property. MB said monitors are close to TQ's property. The nearest noise monitor is MP2 and the nearest receptor is R3.	
3.47	In regard to dust levels, Cllr EK asked if there are any detrimental health risks and whether activities are mitigated. MB advised the set levels are purely a nuisance measure and for FLO's own monitoring, it checks the World Health Organisation levels. MB explained the problem with glass slide monitors is they are heavily influenced by the wider environment, so it can be hard to link increased levels to the NLE construction sites. MB said there have been a couple of activities that may have increased dust levels, however it is more a measure of wider dust levels and not NLE levels.	
3.48	Joseph May (JM) said residents of Kennington Park House have noticed a big increase in dust and grit over the past two years and it is visible on windows etc. JM appreciated the house is on a main road but something in the area has made a big difference. Cllr EK said an increase in cars on the road may have made a big difference.	
3.49	Cllr EK asked whether Kennington Park House should be entitled to a window cleaning service. MGa said certain properties directly opposite the site have been entitled to window cleaning. MGa also said the Environmental team investigated and based on its estimations, Kennington Park House could not be offered window cleaning as it is a cross-road away from the site.	
3.50	In regard to window cleaning, MGa said FLO/TfL needs to draw the line at a certain point and stressed only a limited number of properties have their windows cleaned.	
3.51	MGa appreciates there probably has been a dust increase at Kennington Park House, but it cannot be guaranteed that this is because of NLE works.	
3.52	Cllr EK accepted that pollution has got worse in the area. Cllr EK asked JM to write a letter about the dust and grit issue at Kennington Park House to TfL and herself, and the issue will be investigated.	TfL / Cllr EK
3.53	Lesley Wertheimer (LW) asked what mitigation FLO/TfL is providing for increased dust levels, and in particular, for children. MB said the machinery used on site have standard engines, which are newer and cleaner. MB also said there is not much diesel plant machinery on site. The best practice when breaking out works take place is to suppress dust, which is what FLO does. MB stressed FLO mitigates as much as it is expected to do.	

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3.54	In regard to environmental contamination, MGa said FLO minimises disruption by using white noise alarms etc, as well taking part in Environmental Week. MGa also said FLO procures the latest technology and products that are less aggressive.	
3.55	LG provided a site logistics update (<i>information included within the presentation</i>).	
3.56	MGa explained that on 27 and 28 December there will be 24/7 deliveries, so the acoustic shed will be open. Concrete will be delivered throughout the night and spoil will be removed during the day.	
3.57	MGa provided a complaints and enquiries update for both Kennington sites.	
3.58	Since the last CLG, MGa advised there have been 15 complaints related to both Kennington sites, as well as 44 enquiries and observations. Nine of the complaints were related to noise and vibration. The remaining six complaints were related to property damage, lighting, consultation and traffic management.	
3.59	MGa said 99% of complaints have been resolved, with the remaining 1% unresolved as they are regarding ongoing cases.	
3.60	MGa said complaint details are shared with Cllr DA and Cllr EK.	
3.61	MGa provided an engagement opportunities updates. Some of the ways in which it is possible to engage with the NLE include CLG meetings, one-to-one meetings, drop-in sessions, school and youth engagement, stakeholder activities, LEAP group meetings and cycling safety events.	
3.62	MGa provided a skills and employment update (<i>information included within the presentation</i>).	
3.63	MGa advised the NLE has already achieved its SLNT targets for the whole project but will continue to try and exceed the current numbers.	
3.64	<p>MGa advised of the different ways the community can contact the NLE team, whether it be an enquiry or complaint.</p> <ul style="list-style-type: none"> - 24-hour helpdesk: 0343 222 2424 (option 1) - Email: nle@tfl.gov.uk 	
3.65	Gordon Johnston (GJ) said there are a number of red covered traps inside Kennington Park, south east to the café, but he does not know their purpose. GJ asked if they are anything to do with the NLE. LG said they were installed by the NLE and they allow engineers to monitor ground movement. LG said they will be removed soon but advised LG that prior to installation, it was discussed with the park manager.	

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3.66	Cllr EK asked whether the ground movement monitors can be picked apart by people. LG advised no.	
3.67	LW said she asked the project team on site what the red traps are and she was advised it did not know. MGa advised LW that the project team is asked to direct people to make enquiries via the helpline.	
3.68	LW asked whether the NLE will “batten down the hatches” for the yellow weather warning predicted for Saturday 21 October. MT answered yes and advised works will be stopped, if necessary.	
3.69	JB asked for an update at the next meeting to advise what the works are that take place on a Saturday morning that disturb TQ.	FLO / TfL
3.70	LG advised JB that initially the concrete walls were put in place to store material, but once works finished, the holding area had a roof put on it and it was used as a workshop. MGa stressed these works take place within working hours.	
4.0	Update on Step Plate Junction works <i>Discussed during agenda item three.</i>	
5.0	Kennington Station (standing item), including an update on fire safety	
5.1	Jon Kirkup (JK) said TfL has received a letter from JB regarding the safety of Kennington station and a response has been sent offering to meet with KWNAG. JK stressed a safety expert will be attending the meeting.	
5.2	JB handed out a piece of paper to all CLG attendees which had a list of questions regarding the safety of Kennington station, trains and Battersea station. JB said his intention was not to hold up the meeting but to simply advise of comments made.	
5.3	JK said he was happy to either go over any questions now or provide an update at the next CLG. <i>It was agreed to go over some of the queries during tonight's CLG.</i>	
5.4	JB said that during the last exchange with TfL, there were a few things that caused concern regarding Kennington Station.	
5.5	JB said he does understand why TfL would take a measure of fire structure to determine the safety of the station.	
5.6	JB stressed station evacuations are not a rarity and KWNAG disagrees with TfL's decision to invoke grandfather rights of the station. JB	

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	repeated that Kennington station is the deepest station in the world without smoke free access.	
5.7	JB said people have been told new trains for the project have been cancelled and asked why this is the case.	
5.8	Finally, JB asked whether the regulators have been involved with TfL's discussions regarding the safety of the station. JB said if TfL puts in extra evacuation points, this is not a result of the points raised by KWNAG.	
5.9	Cllr EK referred to the recent incident at Parsons Green and said she does not have the confidence that everyone would be able to get out if a bomb went off at Kennington station.	
5.10	JK said all of TfL's stations have emergency evacuation plans but they cannot be made available, due to security reasons. The emergency evacuation plans are agreed with the LFEPA.	
5.11	JK advised TfL has a team of fire engineers who are experts and stressed the emphasis on underground safety is massive.	
5.12	In regard to the plan for Kennington station, JK said the plan is to look at a compartmentation of platforms. Kennington station is a listed station, so building consent would be required. JK said this plan would mean the platforms are segregated and different areas of the station would be compartmented. This would allow more time for people to evacuate on staircases. JK stressed nothing has been confirmed but TfL is looking at doing these works at the same time as the cross-passage way works.	
5.13	Cllr EK asked why TfL has looked at Kennington station and what has been the outcome of the plans. JK stated the fire brigade requested TfL looks at the safety of stations where major works are being carried out. JK also said TfL has looked at what else can be done at Kennington to improve safety of passengers.	
5.14	Cllr EK asked whether TfL's investigations have shown certain things should have been done at the station in the past. Cllr EK feels there should be two ground level exits. JK advised that as far as he knows, this has not been looked at as it would involve major works. JK also said TfL has to assess safety levels.	
5.15	JK said if an empty train was brought to Kennington station, a huge number of people could be cleared.	
5.16	JK explained there has been confusion regarding congestion and a fire escape. The congestion level is not related to fire escape levels. Fire escape levels are tested on a full train and a full platform.	
5.17	In regard to JB's earlier question relating to the cancellation of trains, JK	

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	confirmed this is not the case but new trains for the project have been paused. JK said when looking at forecast reviews, it is still 10 years away and the additional trains will be needed in approximately 10 years when the Battersea development is complete. JK said TfL needs to ensure it is spending money where it needs to be spent at the time.	
5.18	JK said only three additional trains are needed for the NLE and TfL has also looked at speeding up the train service. There will be a lower number of trains at the start of the service.	
5.19	JM asked why developers chose not to build a new station in Kennington, as part of the NLE. JK said everything was evaluated and it was decided not to build a new station.	
5.20	JK stressed all of TfL's stations are always safe.	
5.21	Cllr EK said residents are concerned about Kennington station and feels like a massive opportunity has been missed to re-design the station. JK said TfL has to decide and prioritise its investments across the whole of London.	
5.22	JB feels if Kennington station was built today, it would be done differently.	
5.23	JB thanked JK for the information provided and said he has received more information tonight than he has received over the past few years.	
5.24	JB asked whether there are any other stations that are similar to the plans that are in place for Kennington station. MT was unsure but advised he would investigate.	MT
5.25	JB feels there are concerns regarding evacuating train/tube stations and said if a meeting is planned to take place with TfL's Geoff Hobbs to discuss safety plans, then local councillors and MPs should know.	
5.26	JB asked whether TfL has to report safety information to anyone else apart from the fire authorities. JK said it might be possible for TfL to share more information at certain meetings but cannot promise this is possible. JK advised he would investigate.	MT
5.27	Susanna Dobson (SD) asked whether Kennington station is safe to use. JK answered yes. JB said he knows of people that will not use the station during rush hour.	
5.28	MT said Neil Coyle MP has held an interest in attending relevant meetings regarding Kennington station and advised TfL has had meetings with him. MT stressed the meeting with KWNAG regarding Kennington station will take place with the relevant people.	
5.29	In regard to recent reports of Battersea station being "mothballed", MT	

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	said TfL's Commissioner, Mike Brown, provided the following statement: <i>"We are fully focussed on completing the Northern Line extension, including the new Underground station at Battersea Power Station. We are of course going to build the whole extension and both new stations. The tunnel boring machines are making excellent progress and work at both stations is well underway"</i>	
5.30	MT repeated TfL is building stations at Battersea and Nine Elms.	
5.31	LW asked MT whether this means there have been no variations to the station designs that went to a public enquiry. MT stressed he did not say that.	
5.32	LW requested an update at the next CLG to advise whether the design plans have changed for Battersea and Nine Elms stations.	MT
6.0	Condition 19: Monitoring of passenger numbers at Kennington Station	
6.1	MT said TfL paid its relevant fees and the application was submitted to Southwark. MT explained Southwark will provide its feedback but is yet to do so. TfL will then provide any feedback to residents.	
6.2	MT said the last feedback he received was that an officer had made an internal recommendation but MT does not know what the recommendation was. This was approximately six weeks ago.	
6.3	Cllr EK asked whether this was treated like a planning application, so people can comment on it. MT answered yes and advised the community to comment. MT also said he distributed the application serial number.	
6.4	MT advised Southwark is keen to speak to different organisations.	
6.5	Cllr EK asked MP whether he had any comments. MP confirmed he did not have any other comments, from a planning point of view.	
6.6	Cllr EK said the last update she had was Southwark was hoping to install the Health and Safety Executive and hopefully Stanley Hart. Cllr EK will chase this up for an update.	Cllr EK
7.0	Kennington Park head house update	
7.1	MT said the Kennington Park head house consultation period took place between mid-July and mid-August. MT thanked those who attended and advised TfL will release a consultation report shortly.	
7.2	MT apologised for the delay in distributing the consultation report and advised TfL is going through a huge reorganisation regarding	

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	consultations.	
7.3	MT said the delay affects TfL more than the community and stressed TfL is not rushing through any submissions.	
7.4	MT advised he is hopeful the report will be ready by the end of October.	
7.5	Regarding feedback received, MT said people have advised the screening of the head house is critical but this does not mean something can be put up behind it. MT said there are many constraints regarding shape and size and not everybody likes the design of the head house, however it has a technical function. MT stressed ensuring the head house has the right screening is key.	
7.6	MT said a large amount of feedback has been received and those who have raised individual comments will be individually responded to.	
7.7	MT stressed TfL wants the community on side and said it does not want to anger people, however it is aware the community does not necessarily want a head house in Kennington Park.	
7.8	GJ said Friends of the Park has commented. MT confirmed this and said they are a statutory consultee.	
7.9	MT advised all of the responses received will be available in the report.	
7.10	TQ believes if every response said it is not happy with the design, TfL will not change anything.	
7.11	MT said TfL holds meetings with TQ and has shown him the design plans for the head house.	
7.12	TQ said his biggest concern and complaint for the head house design is the height and footprint. MT said the height and footprint is what it is. TQ feels the consultation period is redundant, as the design is not sympathetic of the area.	
7.13	Cllr EK said the broad dimensions of the head house are what they are and the community will wait to read the report. However, Cllr EK does hope changes have been made to the design, based on feedback received.	
7.14	MT recognised TfL needs to do more and advised during a recent meeting with Neil Coyle MP, he advised he was pushing the team to ensure there is more screening. MT stressed TfL wants to get the design right and provide the best balance for TfL's requirements and the community's requests.	
7.15	LW asked when TfL expects to be ready to plant trees in the area. MT	

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	answered approximately 2020, when closing the site.	
7.16	SD asked when TfL hopes to submit the planning application. MT said the pre-planning application has been submitted. The report will then be released and hopefully the planning application submitted before Christmas.	
7.17	MT said he understands from Lambeth that they have a 13-week determination period, so the community will have plenty of time to comment.	
7.18	TQ requested the community is notified, once the application goes on the Lambeth portal.	
8.0	Restoration of Park once works are complete	
8.1	MT said this agenda item was covered during item seven. MT repeated TfL has to restore the park, once works are complete.	
8.2	TQ asked whether the dog area will be reinstalled. MT confirmed yes.	
9.0	Construction noise (standing item) <i>Not discussed.</i>	
10.0	Defect surveys, settlement deeds and monitoring (Standing item) <i>Not discussed.</i>	
11.0	Future agenda items (standing item)	
11.1	No future agenda items were requested.	
12.0	AOB	
12.1	MT confirmed the dates for all of the Kennington Park CLGs in 2018 have been set up. The next meeting is scheduled for Thursday 18 January.	
12.2	Cllr EK requested Cllr DA and herself are notified of the dates before releasing, to ensure they are available.	MT

Meeting started at 18:35 and closed at 20:09
 Minutes drafted by JMe