

KANDA

SAMPSON HOUSE COMMUNITY LIAISON GROUP

MEETING AGENDA | 24th OCTOBER 2018 | BETTER BANKSIDE, 18 GREAT GUILDFORD ST, LONDON SE1 0FD

Attendees:

Andrew Clark – Kanda Consulting (Chair)

Eileen Willis

Jack Thompson – Kanda Consulting

Anne Radford

William James – McGee

Stephen Hough

Barry McShane – McGee

Gina Beisyte

Martin Front

Rita Gardner

Derek Willis

Point	Minutes	Action responsibility
1. Welcome and introductions 1.1 1.2	<p>Andrew Clark (Chair) welcomed everyone to the meeting and set out that this was an introductory CLG meeting and that future meetings will respond to previous points raised and outstanding actions.</p> <p>William James introduced himself from McGee and his presentation</p>	
2. McGee presentation 2.1 2.2 2.3 2.4 2.5	<p>William delivered the McGee presentation (copy attached) and responded to questions throughout the presentation</p> <p>Question: We have heard that the option of using the river to take away material from the site is not possible. In the past, the Blackfriars Bridge platform did use the river. Would it be more efficient to use the river and minimise lorry movements.</p> <p>Response: In the demolition phase, we do not see it as possible as we do not have direct access to the river from Sampson House and there would be practical disruption in creating a docking station or conveyer belt. We found our demolition of Ludgate House had minimal traffic disruption where possible. However, willing to discuss the option with the team and will update at next CLG.</p> <p>Question: What will be done to manage dust for residents? A building demolished opposite Waitrose had a similar system explained by McGee but still created a lot of dust</p> <p>Response: We will have a jet wash onsite to minimise muck and dust on vehicles, as well as a regular road-sweeper to keep local streets clean, though aim is to have only clean vehicles leave the site. Whenever concrete is broken or munched onsite by machines, they will be hosed down as well as pre-damping materials. With regards to the site near Waitrose, that site used ground hoses on four – five storeys whereas our work will be floor-by-floor, ensuring that the hoses are close enough to the work to provide sufficient damping.</p> <p>Question: What will be the noise / vibration / dust be on residents in Bankside Lofts, especially opposite Gate 3.</p>	<p>WJ</p>

2.6	<p>Response: We are confined to noised limits set by Southwark which we have to abide by. We will have monitors around the site hoarding monitoring noise, dust and vibration, and Southwark officers will regularly check.</p>	
2.7	<p>Question: Will you publish monitoring records?</p>	
2.8	<p>Response: We will display noise, dust limits and these will be published on our community notice boards and we can share the information with interested residents.</p>	
2.9	<p>Question: Your monitoring sensors are not in the optimal places</p>	WJ
2.10	<p>Response: The diagram in the presentation is not up to date – monitoring units will be closer to key locations near Falcon Point / Bankside Lofts. This diagram will be updated and shared when publishing the minutes</p>	
2.11	<p>Question: You have dust monitors at either end of the site – do you believe this is sufficient?</p>	WJ
2.12	<p>Response: We will change the position slightly (as per the above point 2.11) and have three monitors rather than two. They will be at the site boundaries.</p>	
2.13	<p>Question: What if dust is blown up from the middle of the site and blown over towards residents by strong winds. Will you do external monitoring?</p>	WJ
2.14	<p>Response: We do external noise monitoring and will look into external dust monitoring. Our job is to ensure this doesn't ensure – we will have a lot of water to minimise dust and we are subject to very strict management by Network Rail as dust over the nearby trainline is unacceptable.</p>	
2.15	<p>Question: What do you mean by “where we can” with regards to munching over breaking materials – can you be more definitive.</p>	WJ
2.16	<p>Response: By “where we can” – if we can physically munch materials rather than break, we will. This is dependent on where we are working onsite – sometimes we will be working on, for example, concrete that is too big to fit into machine claws and therefore cannot be munched.</p>	
2.17		

2.18	<p>Point – WJ noted that there will be a new 24/7 security firm, Angel Security, on a 0207 872 5411 number. These new details will be included on the next newsletters moving forward.</p>	
<p>3. Q&A 3.1 3.2 3.3 3.4 3.5 3.6</p>	<p>Question: We notice you’re only demolishing to the ground level?</p> <p>Response: As it currently stands, McGee’s demolition contract is for the ground level of the Sampson House site. Should there be any changes to this, residents will be updated with plenty of notice.</p> <p>Question: Where will trucks be parked when they are called in for deliveries / removing materials from the site?</p> <p>Response: Trucks will come from Collingbrook and be phased to ensure they only arrive when needed. There is a large holding area within the site were lorries can wait within the site boundary if extra lorries arrive. However, there won’t be any lorries held on Hopton Street – there will be multiple traffic marshals ensuring that vehicles don’t stop on Hopton Street, as was the case with Ludgate House demolition.</p> <p>Question: Who was drilling outside Falcon Point from 1am – 3.30am Sunday morning? [Resident had video to show the work / demonstrate noise levels]</p> <p>Response: McGee are only onsite from 8am – 6pm. However, we will check with the team and confirm.</p> <p>[Upon review of the images / video provided by resident, WJ / AC advised it could be Network Rail]</p> <p>WJ promised to check with contact at Network Rail and update resident. WJ / AC took resident contact details and promised to look into this and let her know.</p>	WJ / AC
<p>4. AOB 4.1</p>	<p>JT advised the next CLG meeting was scheduled for Wednesday 28th November (6pm for a 6.30pm start), followed by one on Wednesday 9th January 2019 (6pm for a 6.30pm start). These dates will be confirmed in the newsletter and emailed to residents who have expressed interest in being kept updated, as well as resident management groups.</p>	