

KANDA

SAMPSON HOUSE COMMUNITY LIAISON GROUP

**MINUTES | 9th JANUARY 2019 | BETTER BANKSIDE, 18 GREAT
GUILDFORD ST, LONDON SE1 0FD**

Attendees:

Andrew Clark – Kanda Consulting (Chair) (AC)

Michael Shiel (MS)

Jack Thompson – Kanda Consulting (JT)

Jackie Power (JP)

William James – McGee (WJ)

Jane Bartlett (JB)

Minutes	Action responsibility
<p>1. Dust monitoring</p> <p>1.1. Agreed with Native Land the principle of allowing dust monitors on Bankside Lofts. MS noted the freeholder for the building is in principle ok with the installation but due process needs to be undertaken in advance.</p> <p>1.2. McGee to arrange visit to Bankside Lofts to look at options (including scaffolding against wall or on terraced balcony).</p> <p>1.3. McGee to get further information from provider on powering the monitor, such as on solar panel and battery size and liaise with Bankside Lofts.</p> <p>1.4. WJ confirmed there will be constant damping down to limit dust onsite.</p> <p>1.5. WJ updated attendees that McGee has voluntarily reduced the dust trigger level after the Institute of Air Quality Management reduced their recommendation from 250 to 190.</p> <p>1.6. Attendees asked for the dust data to be circulated</p>	<p>WJ</p> <p>WJ</p> <p>WJ</p>
<p>2. Noise tracking</p> <p>2.1. WJ explained how noise monitoring is managed and showed the methodology which is currently adhering to the noise limits set by Southwark Council.</p> <p>2.1.1. The noise monitors capture data every minute and it is when noise exceeds limits for 15 minutes that work stops and there is an investigation.</p> <p>2.2. WJ noted there had been some triggers but none that exceeded Southwark Council limits. WJ explained this was due to breaking work taking place close to the monitors. He also confirmed that McGee was working to the 2 Hour On 2 Hour Off rule to mitigate noise throughout the day.</p> <p>2.3. Attendees asked for the noise data to be circulated.</p>	<p>WJ</p>
<p>3. Traffic</p> <p>3.1. WJ confirmed additional traffic marshals are in place from 7.30am – 6pm to manage vehicles arriving onsite.</p> <p>3.2. JP asked about the use of a streetsweeper – she found the noise to be difficult to manage. WJ will look at options including using a newer vehicle which may be quieter. WJ explained the streetsweeper helps manage dust as part of the mitigation measures.</p>	<p>WJ</p>
<p>4. Demolition process</p> <p>4.1. JB asked about the mitigation agreement with Southwark Council. WJ explained that Southwark’s technical advice is best practice and McGee is working in line with the agreed limits set by the council.</p>	

<p>5. Vibration</p> <p>5.1. JB questioned why there were only two vibration monitors and not four (as there are four noise monitors and four dust monitors). WJ explained that a highway separates the site from neighbouring buildings, reducing direct vibration impacts, and the highway is designed to handle vehicle movements.</p> <p>5.2. JB raised the status of the highway by the bin store near Falcon Point and why it is within the red line. JP explained that the site lies within the Native Land freehold. WJ confirmed there was a change in designation 18 months ago.</p> <p>5.3. JB asked if there had been a change of designation, is there a risk for further encroaching onto Falcon Point, especially as the removal of the highway may impact vibration monitoring and impact on nearby buildings. WJ confirmed there is sufficient vibration monitoring and that the siting had been agreed as part of previous meetings.</p>	
<p>6. Scaffolding</p> <p>6.1. WJ explained that McGee has been putting up scaffolding and is now moving onto setting up acoustic screens to limit noise.</p>	
<p>7. Upcoming work</p> <p>7.1. WJ informed that tower cranes will be delivered which will require a weekend closure on Hopton Street. McGee have booked the last two weekends in February for this and once the arrangements are finalised will update local people. A traffic management plan has been agreed with Southwark Council and residents will still have access to carparking.</p> <p>7.2. JT agreed to add the information to the website once finalised including a map of the affected roads. Updates will be issued to local residents.</p>	JT
<p>8. Communication</p> <p>8.1. Attendees raised concerns about communication methods for the CLG including responses via the existing info@sampsonludgatehouse.com contact details.</p> <p>8.1.1. JT confirmed he would look into improving the communication methods.</p> <p>8.2. JB asked for the existing S61 agreement to be added to the website along with any subsequent agreements. JT to action.</p> <p>8.3. Attendees asked for the website to be updated with more indicative images and be more user-friendly. JT agreed with approach and will update the project website.</p> <p>8.4. Attendees said they had not received copies of the December – January newsletter. JT flagged that difficulties in the past had been encountered with newsletters being left with concierges not being shared with residents which had led to a shift to a Royal Mail system. However, attendee feedback made clear this wasn't working so JT to speak with distributors to identify key issues.</p>	JT JT JT JT

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<p>8.5. Attendees also asked for the content, structure and design of the newsletter to be diversified. JT happy to discuss with WJ and deliver this.</p> <p>8.6. WJ to ensure copies of newsletter go on McGee noticeboards.</p> <p>8.7. Copies of newsletters to be shared with JP at the Falcon Point office so copies can be placed in Falcon Point noticeboards.</p> <p>8.8. JT to check and update database of email contacts and send digital copies.</p> <p>8.9. It was requested that the CLG not start at 6pm in future. JT happy with this proposal and future CLGs will start later.</p> <p>8.10. It was requested that the minutes be formatted as a log with a separate schedule of actions along with status and deadlines. JT happy to incorporate starting with current minutes.</p>	<p>WJ / JT WJ</p> <p>WJ JT JT</p> <p>JT</p>
<p>9. AOB</p> <p>9.1. Late night work – WJ confirmed the previous issue raised of work taking place close to the site at night was not McGee or Network Rail. JP said she had additional photos of this issue and that she would send them on to assist McGee.</p> <p>9.2. The next meeting is scheduled for 20th February at 6.30pm. JB requested that CLGs be scheduled to be linked to development milestones. Kanda and McGee will consider this when booking future meetings.</p>	<p>JP</p> <p>AC / JT</p>

Actions			
Action	Responsibility	Deadline	Status
McGee to arrange visit to Bankside Lofts to look at options (including scaffolded against wall or on terraced balcony).	Will James	8 th February	In progress
McGee to get further information from provider on powering the monitor, such as on solar panel and battery size and liaise with Bankside Lofts.	Will James	8 th February	In progress
Attendees asked for the dust data to be circulated.	Will James	8 th February	In progress
Attendees asked for the noise data to be circulated.	Will James	8 th February	In progress

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Consider options to mitigate against streetsweeper noise.	Will James	20 th February	In progress
Add the information to the website once it was finalised including a map of the affected roads. Updates will be issued to local residents.	Jack Thompson / Will James	31 st January	In progress
Existing S61 agreement to be added to the website along with any subsequent agreements.	Jack Thompson	8 th February	In progress
Attendees asked for the website to be updated with more indicative images and be more user-friendly.	Jack Thompson	8 th February	Complete – Website text and images updated. JT to continually review
Investigate distribution issues for the newsletter.	Jack Thompson	31 st January	In progress
Attendees asked for the content, structure and design of the newsletter to be diversified.	Jack Thompson / Will James	8 th February	In progress
Ensure copies of newsletter go on McGee noticeboards.	Will James	Ongoing (with each newsletter)	In progress
Check and update database of email contacts and send digital invites to the CLG and any relevant updates.	Jack Thompson	Update database – 31 st January Send digital invites – Ongoing	In progress
CLG to start later than 6pm.	Jack Thompson	Before next CLG meeting (20 th February)	Complete – next CLG meeting to start from 6.30pm – Team to continually review.
Include clear actions, status, responsibilities and deadlines to the CLG minutes.	Jack Thompson	For the minutes from the 9 th January meeting	Complete

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Send additional photos of night-time work to Will James.	Jackie Power	Before 20 th February	Ongoing
Link CLG meetings to development milestones.	Jack Thompson / Will James	Ongoing – project team to continually consider when booking CLG meetings	Ongoing