

# KANDA

## SAMPSON / LUDGATE COMMUNITY LIAISON GROUP

### MINUTES | 13<sup>th</sup> JUNE 2019 | BETTER BANKSIDE

Next CLG meeting due to be held on Thursday 22<sup>nd</sup> August at Better Bankside Community Space, 18 Great Guildford St, London SE1 0FD at 6.30pm.

#### Attendees:

Jack Thompson – Kanda Consulting (Chair) (JT)

Rita Gardner (RG)

William James – McGee (WJ)

Cllr David Noakes (DN)

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Cllr Victor Chamberlain (VC)

Ed Pitt – McGee (EP)

Mark Allison (MA)

Jennifer Tuff – McGee (JTuff)

Guy Emanuel – Kanda Consulting (GE)

Minutes
<b>1. Introduction</b> 1.1. JT welcomed everyone and introduced the group
<b>2. Previous actions</b> 2.1. WJ ran through previously agreed actions and activity that has taken place to resolve these, including: 2.1.1 Blocking fluorescent light disturbing residents in Bankside Lofts, washing down the pavements as well as the streets, looking into stationing waiting lorries off Southwark Street, determining a format to present dust monitoring data for residents.
<b>3. Security</b> 4.1 The security set-up was discussed in detail. WJ confirmed there had been two break-ins early in the year. It was noted that there had been no further complaints since the last CLG meeting when it was explained that onsite security had been increased. 4.2 DN highlighted security is an important concern for local residents, and WJ agreed to updating Hopton Street security presence.
<b>4. Traffic</b> 4.1. RG asked about lorries stationing on Southwark Street. WJ confirmed there is a pre-8am holding area, and that explained that if drivers arrive early, they turn their engines off. RG confirmed this takes place and expressed appreciation for it. 4.2. WJ explained that good organisation is key to manage the 700/800 monthly deliveries shared between the two sites. 4.3. WJ explained McGee are looking to implement a new traffic system by September which should reduce traffic on Hopton Street by 50%.
<b>5. Dust / air quality</b> 5.1. WJ confirmed that the previously agreed wash-down of pavements had been carried out. 5.2. WJ confirmed that the dust data had been shared over email and explained how the data was measured and could be read. 5.3. WJ responded to questions about how they were mitigating dust and explained the techniques used, such as ensuring machinery is hosed down while in use, and stated there had been no exceedances since January. 5.4. WJ explained that dust levels are made worse by very dry weather. 5.5. VC asked about the possibility for an early warning system for high dust levels. JT confirmed the team would look into it and report back.
<b>6. Noise</b>

- 6.1. RG recognised that McGee are abiding by the 2 hours on 2 hours off policy, and the agreed start and finish times consistently.
- 6.2. WJ explained the process for demolishing the building, the ways in which McGee have mitigated noise and that there had been no noise exceedances so far besides from lorry loadings that take place close to one of the noise monitors.
- 6.3. VC asked where the noise monitors are positioned onsite, and WJ pointed them out on a site map, and explained their positioning.
- 6.4. VC asked if it would be noisy over Christmas. WJ explained that the works would stop from 20<sup>th</sup> December to 6<sup>th</sup> January.
- 6.5. RG asked if it was possible to share noise data. WJ explained that McGee strictly follow Southwark Council guidelines on noise, and that Southwark Council has approved their technology. WJ agreed to ask Native Land if this was a possibility.

## **7. Communication**

- 7.1. VC asked how the CLG Meeting was advertised, and RG suggested advertising it on noticeboards to reach those who have no internet access. JT agreed to organise this.
- 7.2. A number of suggestions were made as to how attendance to the meeting could be increased, and how the meeting could be made more enticing. JT explained measures already put in place but promised to work with residents and representatives to help promote attendance.
- 7.3. DN suggested that he could forward the invitation email on to a local residents' list.

## **8. AOB**

- 8.1. RG asked for the time frame. WJ explained that McGee hope to finalise the demolition by 20<sup>th</sup> December 2019 as the current progress is around 4 weeks per floor demolition.
- 8.2. VC asked if there is anything that could throw the programme off track. The team explained that this is difficult to say as it is unpredictable but as it stands good progress is being made.
- 8.3. MA asked when construction on the Ludgate House site was likely to begin. It was explained it might be around December 2020.
- 8.4. JT gave a general overview of the planning situation with regards to the Sampson House planning application and agreed to keep residents informed of long-term plans.
- 8.5. VC asked how the nightclub 'Pulse' was affected by the works. It was confirmed they had been served notice as the site was included as part of the Ludgate House application which was previously consented by Southwark Council. WJ confirmed he would share his contact at the club with VC.
- 8.6. VC asked if McGee's subcontractors were also subject to Considerate Constructors' conditions. WJ confirmed that McGee hold subcontractors to a rigorous standard, with excellent internal coordination to minimise impact on residents.

<b>Actions from 13.06.19 CLG</b>			
<b>Action</b>	<b>Responsibility</b>	<b>Goal Date</b>	<b>Status</b>
Advertise the next CLGs on noticeboards	JT	Ongoing	In progress
Look into possibility of dust early warning system	WJ	5 <sup>th</sup> August	In progress
Update local councillors on progress on balcony improvements for blocks in Falcon Point	JT	5 <sup>th</sup> July	Checking with Native Land for an update
Introduce CCTV camera on Hopton Street facing North	WJ	5 <sup>th</sup> August	Ongoing
Check with Native Land about sharing noise data	WJ	5 <sup>th</sup> August	Liaising with Native Land

<b>Actions from 25.04.19 CLG</b>			
<b>Action</b>	<b>Responsibility</b>	<b>Goal Date</b>	<b>Status</b>
Find a way to block the fluorescent light disturbing residents in Bankside Loft	WJ	3 <sup>rd</sup> May 2019	Complete
Provide more regular updates on actions	JT	3 <sup>rd</sup> May 2019 (Ongoing)	In progress
Wash down pavements in addition to roads	WJ	31 <sup>st</sup> May 2019	Complete
Look into whether it is possible station lorries off Southwark Street	WJ	31 <sup>st</sup> May 2019	Complete
Liaise with Native Land to determine a format to present dust monitoring data to residents	MB / WJ	31 <sup>st</sup> May 2019	Complete

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