

# Maitland Park Estate

## Construction Working Group

30 April 2020 5:30pm (held remotely)

### Attendees

██████████ – TRA  
██████████ – TRA  
██████████ – TRA  
██████████ – Whitebeam House  
██████████ – St Dominics Priory  
Cllr Abdul Quadir **(AQ)** – Local ward Cllr and resident leaseholder  
Cllr Alison Kelly **(AK)** - Local ward Cllr  
Dilan AlPasha **(DA)** – Senior Development Manager, LBC  
Rebecca Ellis **(RE)** – Consultation & Engagement Officer, LBC  
Howard Phelps **(HP)** – Project Manager/Employer's Agent, Arcadis, Meeting Facilitator  
Adrian Cook **(AC)** – Construction Manager, Bouygues UK  
Jeff Joseph **(JJ)** – Head of Social Value, Bouygues UK  
Jasper Sutherland **(JS)** – Make:Good

### Apologies

Tali Sternfein – Development Manager, LBC  
Graham Mattin – Senior pre-construction Manager, Bouygues UK  
Paula Arkell-Waller – Deputy Social Value Manager, Bouygues UK  
██████████ – Oak House (██████████ attempted to join but was unable to due to technical issues)  
██████████ – Grafton Terrace

#### 1. **HP: Welcome and Introductions:**

- Issues with MS teams noted for those dialling in.

#### 2. **RE: Purpose / function of CWG:**

- Open & equal discussion between community, contractors and Camden to make sure works are carried out properly and in line with demolition / construction management plans. Not a decision making body. Contractors / Council to provide progress updates and notify of upcoming events. Residents to raise issues and concerns so that mutually agreeable solutions can be worked out. Cllr AK pointed out CWG is for residents & neighbours to influence how things are happening; and on a cramped site it's important to get things right at the beginning.
- Membership will be monitored to keep meetings manageable and reflect all estate residents as much as possible. Members asked to encourage their neighbours to get involved.
- Request amendments / additions to Terms of Reference by email; also confirmation of consent to share emails among group. **ACTION: RESIDENTS.** Draft notes will be circulated for approval prior to posting on Camden's webpages (names removed).

#### 3. **DA: Update on investigation into Aspen House incident:**

- In the afternoon of 14 February, the London Fire Brigade attended an incident at Aspen House following calls reporting fire and smoke emanating from a second floor flat in the building. The Fire Brigade confirmed that a person was found dead at the property.
- We were shocked and deeply saddened by this news.
- We have been co-operating with the relevant agencies including the Metropolitan police, the fire brigade and the Health and Safety executive.

- At present, we are unable to confirm the name of the deceased as this has not been officially confirmed.
- There is an ongoing independent investigation and we expect there to be an inquest with a view to establishing the cause of death. We are not able to comment further at this stage
- Cllr AQ: Incident happened a long time ago, isn't there a time limit to conclude investigation? We should know identity of deceased. What did the security know, what action is being taken against them? The same people are on site.
- TRA: Residents are very shocked; there was adequate security; where's the update from the Police to residents? Will everyone be notified of findings? Without updates rumours are circulating and it looks like a cover-up.
- DA: We do recognise some people have said they feel frustrated about the speed of the process but this is beyond the Council's control. This is not an internal investigation, the precise circumstances are still being investigated by the LFB/Police independently from the Council and the Council must respect the integrity of that process. It would not be appropriate to comment on an ongoing investigation. Camden will share findings as soon as we are able to.

#### **4. DA: Project Update:**

- Demolition currently still suspended as a result of COVID, a letter went out to residents and neighbours in March.
- Utility diversions near completion.
- Design work continuing.
- Return to work plan from Bouygues based on strict government health and safety guidance has been submitted. Many factors need to be considered before a decision can be made - main priorities being: safety of the operatives involved in the work, safety of surrounding residents, disruption to residents, monitoring, inspection and enforcement.
- Planning obligation to re-provide the MUGA. Events held in Sep/Oct last year and looking at continuing the conversation remotely. JS: had planned on doorknocking, but unable to do this, so putting together an interactive 'postal pack' and online survey. Should have some initial ideas to share mid-May. Discussion about results of previous consultations. Cllr AQ: previously agreed no MUGA between blocks; TRA: children desperately need a MUGA or appropriate alternative, new residents arrived and children have grown up since last consultation. DA: Situation has changed and we need to be thorough in getting views. Not everyone will share the same views but the aim of these discussions is to understand people's current priorities and concerns and come to a decision based on what the majority prefers.

#### **5. AC: Recent activity on site**

- Welfare Unit set up within the Aspen House site.
- Only Virgin left to complete diversion works.
- Hoarding is now back up around the Aspen House site after utilities works.
- TRA: concern that the foundation removal will be the most noisy, can we get regular updates on noisy works since we are all at home during lockdown. AC: the Resident Liaison Officer for Bouygues will inform at least a week beforehand but the method of demolition and foundation removal will use a munching/grubbing technique that greatly reduces noise.
- Cllr AK: When will residents notice works? Need fair notice for working on site. DA: Safe working Plan being reviewed and will be communicated to CWG at least two weeks prior. Cllr AK: Need a CWG pre-commencement so residents can get their voices heard and request to make the monitoring log available for accountability. AC: Bouygues have a stringent robust new policy and procedure, every project has its own plan. DA: There will be unannounced health & safety inspections and monitoring by a variety of agencies and inspection reports carefully reviewed by the project team to ensure compliance with agreed safety measures.

#### **6. RE: Future communications with residents and neighbours**

- CWG will get sight of, and be a sounding board for any resident or neighbours communications before they go out (unless exceptionally urgent).

#### **7. DA: Next meeting**

- Meetings to be held every 1-3 months depending on progress of works or issues that arise, maybe impromptu, irregular at the moment. One will be arranged prior to start of demolition works.

#### **8. A.O.B**

- For immediate security issues phone numbers will be displayed on the hoardings / banners and will be distributed in newsletters.
- Care home needs special consideration as ambulances must pass site.
- Resolve I.T. issues before next meeting. **ACTION: LBC**

END