

Maitland Park Estate

Construction Working Group No.4

16 December 2020 5:30-6:30pm (held remotely)

Meeting Facilitated by Howard Phelps, Arcadis

Attendees

[REDACTED] – resident Oak House
[REDACTED] – resident Rowan House
[REDACTED] – resident Whitebeam House
[REDACTED] – resident Whitebeam House
[REDACTED] - resident Maitland Park Road
[REDACTED] – Whitebeam House
[REDACTED] - TRA

Cllr Abdul Quadir **(AQ)** – Local ward Cllr and resident leaseholder

Cllr Alison Kelly **(AK)** - Local ward Cllr

Howard Phelps **(HP)** – Project Manager/Employer's Agent, Arcadis, Meeting Facilitator

Adrian Cook **(AC)** – Construction Manager, Bouygues UK

Tali Sternfein **(TS)** – Development Manager, LBC

Rebecca Ellis **(RE)** – Consultation & Engagement Officer, LBC

Rosemarie Jenkins **(RJ)** – Team Leader, Haverstock, LBC

Evelyn Mills **(EM)** - Bouygues UK Resident Liaison Officer

Paula Arkell-Waller – Deputy Social Value Manager, Bouygues UK

Apologies

Dilan AlPasha – Senior Development Manager, LBC

1) Welcome and Introductions

2) Progress on Aspen House demolition works – Adrian Cook, Bouygues UK (Presentation Appendix A)

Q: The proposed site set up will remove trees and obstruct childrens' play, we've been patient, but now there's two building sites. We are losing green space which inconveniences residents, not the developer.

AC: No trees will be lost and the green area will be fully landscaped on completion.

RJ: We've looked at the best place for the site set up, planners required us to take a wide range of issues into account. There are other places to play and arrangements are only temporary whilst work is underway. Accommodation also includes welfare facilities for employees.

AC: We accept that hoarding the area is not the most attractive view, we will construct viewing panels.

AK: Suggests putting the respite huts in the road; lose parking spaces not green space.

HP: We'll look at whether that's an option and have further discussions. **[Action]**

AK: Residents have reported mice in their homes, Camden can't come out until after Xmas, can Bouygues help?

TS: To contact our Repairs team to see if this can be looked at before Xmas **[Action: Resolved]** [post meeting note: a pest control operative attended and baited areas in and around Whitebeam house prior to Xmas, and removed them in mid-January].

AQ: Residents complaining about loud noise.

HP: We are aware of disruption, mitigating and dealing with all concerns.

Q: Branches from the trees on Parkhill Road have fallen into the playground, could cause injury to a child.

AC: This is outside our boundary, a local contractor has been pruning and pollarding in the gardens.

Q: Concerns about vibrations from peckering. A section of ceiling in Whitebeam fell down due to drilling in June, now it's much worse, is there a risk assessment?

HP: We are aware of this previous incident.

AC: Vibration monitors on site will be alerted to high levels and works will stop. Work practices have been altered in order to mitigate. We apologise, but are making good progress. Thank you for your understanding.

RJ: The noise team at Camden are engaged, we get no special treatment, and they are watching us very closely.

AC: Additionally, air pollution monitors take level readings at 15 min intervals, if set limits are hit, an immediate alert is sent to operatives' phones and the air quality monitoring company; work stops until the issue is investigated.

Q: I'm working from home, my internet connection has worsened since works began.

AC: All local IT cables / providers have been diverted around the site. BT & Virgin are undertaking further diversion works around Grafton Terrace. We will contact Virgin and liaise with the resident affected. **[Action: resolved]**

Q: The community centre has a food bank open for donations.

EM: Bouygues did a food drop this morning.

3) Any Other Business (AOB)

- Local respite spaces newsletter (Rebecca Ellis, Camden)

With residents staying at / working from home, and increased site working hours, the team have made arrangements for respite centres with free wi-fi. Details of these and other local resources were delivered to 250 residents on Monday.

Increased lockdown restrictions have now forced the closure of all libraries and venues, except Work:life at Hawley Crescent. Residents are advised to call the Camden team if they would like to book a space.

- Planter relocation (Bouygues UK)

An old metal planter within the site boundary will be disposed of and replaced in a permanent location – options to be discussed and brought to next CWG. **[Action]**

- EM: Further Covid restrictions mean disruption to normal communications, but please get in touch via phone / email.

RJ: We welcome feedback, in the long term there will be a much improved environment. Thanks for putting up with everything. Enjoy the break and Happy Christmas.

END