

Maitland Park Estate

Construction Working Group

22 June 2020 5:30pm (held remotely)

Attendees

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

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

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

Dilan AlPasha **(DA)** – Senior Development Manager, LBC, Meeting Facilitator

Rosemarie Jenkins – Haverstock Team Leader, LBC

Tali Sternfein – Development Manager, LBC

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

Sarah Moore – Tenant Participation LBC

Stanton La Foucade - Tenant Participation LBC

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

Jeff Joseph – Head of Social Value, Bouygues UK

Evelyn Mills - Bouygues UK Resident Liaison Officer

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

Apologies

[REDACTED] – TRA.

1. **DA: Welcome and Introductions:**

- Request that new members familiarise themselves with the Groups' Terms of Reference, which are on the website along with previous meeting notes.
- We will need to maintain a limit to numbers in order to keep the meeting manageable. We also have a commitment to reflect the diversity of the estate and include members from various locations.

2. **DA: Update on investigation into Aspen House incident:**

- No new information has been released by the Police or Fire Brigade who are investigating. Camden's Head of Safer Homes will notify us once we have an update.

3. **Aspen House Demolition Presentation by Bouygues UK:**

- DA update: At the end of March a letter was sent to residents and neighbours in the surrounding area informing that we would be suspending / delaying the start of demolition at that time as the situation around COVID was worsening and there was a lot of uncertainty. In that letter we also invited residents and neighbours to join the CWG. We held our first meeting on April 30 when we informed the group that Bouygues UK had issued a draft return to work plan setting out how they would restart works safely in accordance with recently-issued Government guidance. We have since reviewed the plans with our Health and Safety advisors and worked with

Bouygues to update them to ensure that they are acceptable. We believe these plans take on board the latest guidance on safe working and we are in a position to instruct Bouygues and their demolition contractor, Downwell, to commence the works. We expect them to take possession of the site by the end of the month to start site set up.

- A letter has been delivered to all residents and neighbours informing that after reviewing Bouygues' Return to Work Proposals, we are in a position to start works by the end of the month.
- AC: Presentation covering safety measures, PPE equipment, Noise & dust mitigation & monitoring; asbestos removal; working with residents; working hours Please refer to presentation document on website: www.camden.gov.uk/maitland-park
- Security contact numbers have been sent to residents in a separate letter.
- AC: Bouygues have 89 Minimum Standards that all sites must adhere to. This includes the requirement to wear a facemask at all times. Where specialist facemasks are required, for example during asbestos work, these masks will have priority.
- Residents' questions:
- The tower crane will be brought on site for the construction phase (not for the upcoming demolition).
- An intrusive asbestos survey has been carried out to identify all locations. The soft stripping team are trained in procedure should any unexpected material be discovered. Vinyl tiles do contain asbestos. Asbestos waste will be tracked from site until it reaches its destination to avoid illegal dumping.
- Looking into LED solar panelled lighting for site security during night time hours if they are required in addition to the 24hr security on site.
- AQ concerns over working hours and children returning to school. AC: 8am is the time when operatives are allowed to be on site. During the soft strip / asbestos stage there will be low numbers on site; arrival times will be staggered and will try to avoid peak rush hour times; Construction vehicle movements are restricted to the hours of 9.30am to 4.30pm on weekdays). All these details are in the CMP (please find a link on our webpages).
- DA: LBC will be undertaking random, unannounced site inspections to ensure that the contractor implements health and safety measures and adheres to guidelines. If any area is found to be non-compliant, works will be stopped until it is fixed and shown to be up to standard.
- AC: Timelines: the first two weeks after possession will be dedicated to setting up the site. The next 8-10 weeks will be the soft strip (removal of kitchens, interiors etc.) and asbestos removal. Only after attaining 'Clean Air' certification following the asbestos removal will they be able to start bringing the buildings down (Aspen House, the old gym and the adjacent garages / sheds), which will take a further 10 weeks. Demolition phase in total will be 20 weeks. Main works will commence by the end of the year. We are exploring if certain elements of the work can be brought forward (a provisional programme for the demolition is included in the new CMP document).

4. RE: Update on MUGA / Open Space Consultation

- Consultations held last summer / Autumn; plan was to conclude this Spring with door knocking, not possible due to COVID.
- Based on residents' feedback we are talking to internal teams about what equipment is feasible in terms of planning requirement to replace 'age appropriate equipment', maintenance, health and safety.
- We will be presenting options in paper form delivered to everyone and an online survey.
- The next CWG meeting will focus on the consultation material that we propose to use.
- Resident Q: no decision has been made on equipment or location.

- DA: reminder that the CWG is a sounding board and a platform for residents to raise issues or concerns about the demolition, construction or other aspects of the development. As per the terms of reference, the CWG is not a decision making body nor a space for consultation.

5. DA: Next meeting

- Mid-end July, TBC.

6. A.O.B

- Request for actual expenditure against the finance information previously provided; DA: most financial information is commercially sensitive but we will check what can be disclosed (**ACTION**).
- Query on Environmental impact assessment of work been carried out; DA: Ecology report was part of the Planning Application (a Link can be found on the webpages).

END