

Astir Living & A2Dominion Group  
156 West End Lane, West Hampstead

**COMMUNITY WORKING GROUP MINUTES**

Produced by Silver  
Zoom Virtual Meeting  
8<sup>th</sup> June 2022 at 17:00

**ATTENDEES**

Janet Grauberg (JG)	Local Resident (LR)
Danielle Shoemark (DS)	Local Resident
Mark Woolnough (MW)	Local Resident
Ian Ferrie (IF)	Local Resident
Bridget Dunne (BD)	Local Resident
Tatjana Vucanovic (TV)	Local Resident
Cllr Richard Olszewski (RO)	London Borough of Camden (LBC)
Rob Wyke (RW)	Astir Living Limited (ALL)
Chris McGovern (CM)	Astir Living Limited
Ian Rolt (IR)	A2Dominion Group (A2D)
Lee Bircumshaw (LB)	Henry Construction (HCL)
Maria Cunnea (MC)	Henry Construction
Dillon Bourke (DB)	Silver (Slv)

**ACTION**

**1.0 MATTERS ARISING**

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|-----|---|--------|
| 1.1 | Reference was made to previous minute item 1.2, in respect of the offer from HCL to contribute to cleaning windows whilst works are ongoing. It was advised that one set of windows had been cleaned in the period, with the related invoice settled.   | Note   |
|     | HCL advised that they would offer a quarterly contribution of £50.00 per property towards window cleaning to all Lymington Road residents backing on to the site. This offer is also extended to residents in Canterbury Mansions that back on to the site.   | ALL/LR |
|     | The offer of the window cleaning contribution is to be included within the next newsletter and JG offered to assist with a letter drop to the LR's who do not have access to the newsletter on the website. HCL to facilitate.  | HCL    |
| 1.2 | Reference was made to previous minute item 1.3, in relation to the remaining demolition works to the lean-to structure. It was advised that additional temporary protection (monarflex) has been installed to this area, with potential cosmetic enhancements to this protection on the Lymington Road side being discussed with the LR's at 2-10 Lymington Road.   | ALL/LR |
| 1.3 | Reference was made to previous minute item 1.4, in respect of the allocation of the £70,000 contribution had been made to LBC by ALL via the S106 agreement, with a portion of those funds due to be allocated to the improvement of the MUGA. It was previously agreed that Cllr Nazma Rahman would make enquiries internally at LBC as to the actual allocation of the funds and report back at the next CWG. | LBC    |

- 1.4 Reference was made to previous minute item 1.5, in respect of the request for update on when the temporary and permanent roads are due to be constructed. HCL advised that this will only commence once the West Block piling is completed, with it being noted that there have been delays due to issues with the piling rig. The rig is due to be back in operation 10<sup>th</sup> June 2022, with the rotary piling aimed to be completed within three weeks thereafter. Note
- 1.5 Reference was made to previous minute item 1.6, with DS (No.24 Lymington Road) previously advising that the trellis to the top of their fence had been damaged by works on site. DS advised that further damage has occurred, so will defer any repairs to the end of construction works. HCL will reimburse DS the costs of repair on receipt of an invoice. Note
- It was also advised that there had been boundary breaches through works in this area, with HCL to review their processes in this area urgently to rectify this. Additional protection was suggested, with HCL to advise on their solution. HCL
- 1.6 Reference was made to previous minute item 1.7, with it being confirmed that “respite space” from noisy works had been provided to one LR, with this offer being extended to all that are being impacted by the noise from the site. No further requests have been made in the period. Note
- MW stated that his expectation was that the respite space was going to be offered as a “drop-in”, however RW confirmed that this had been looked into previously with no locations identified that would provide this service. MW was welcomed to advise if he has any information on an alternative solution. MW
- 1.7 Reference was made to previous minute item 2.1, with BD previously presenting photographs of Potteries Path, which showed that the protection around the overhanging frame is taking up a significant portion of the path. RW advised that protection to this area had been improved, but in any case, as long as not more than half of the path is being taken up, then a right of way is still deemed provided. Note
- 1.8 Reference was made to previous minute item 2.2 in respect of the issuing of the newsletter, with it being confirmed that this went out 3<sup>rd</sup> June 2022, with another letter to be issued week commencing 13<sup>th</sup> June 2022. Note
- It was requested that the newsletter includes the nature of anticipated noisy works, with HCL to action accordingly. HCL
- It was noted that piling works are due to continue for a further 4-6 weeks, with HCL to advise the LRs on any anticipated quieter days in respect of drilling works. HCL

## 2.0 OPEN FORUM

- 2.1 It was confirmed that the working hours for the site are 8:00-18:00, with it being noted by several LRs that noisy works have frequently continued beyond these times, in addition to lorry deliveries being made past 16:00, which has caused traffic issues. HCL advised that works have continued past the set hours due to concrete pours having to be completed once they have started. HCL committed to review their procedures (including liaising with the concrete suppliers to improve the delivery timings) for how late-working, noisy works etc. can be limited, noting the significant concerns raised by the LRs. HCL
- 2.2 Reference was made to an email issued by BD pre-meeting, with concerns raised that there had been a steel collapse in the East Block on 1<sup>st</sup> June 2022. HCL advised that this did not occur, with the photograph's circulated representing the striking of temporary formwork to the concrete frame. It was confirmed that all correct working practices had been followed in this respect, with no injuries or near misses in association. Note
- 2.3 IF advised that, due to the noisy works, dust emissions and general disruption, a group of the LRs believed that they could be entitled to compensation. IF advising. IF
- 2.4 Discussions were held in respect of communication on the scheme from site to the LRs, with this noted as being below expectations, thus far. JG highlighted that insufficient notice and detail on noisy works is being provided. HCL committed to review their procedures and ensure that this improves going forward. HCL
- 2.5 BD advised that the LRs had been experiencing TV/Satellite issues as the construction is progressing. BD to clarify who is affected and the extent of the issue. HCL
- 2.6 BD highlighted privacy concerns from personnel being able to overlook into the adjoining properties on Lymington Road. BD was invited to put forward proposals to mitigate this, for consideration. BD

## 3.0 NEXT COMMUNITY WORKING GROUP

- 3.1 **6<sup>th</sup> July 2022 at 17:00**, to be held via Zoom, with a link to be sent accordingly. It was noted that the preference is to continue to hold these meetings via Zoom. HCL

Local residents are reminded that the CWG meetings are intended to be a forum for interested parties to raise questions and convey concerns or observations in relation to the ongoing construction of the development. Questions and concerns can be raised in a measured and considered manner and will be answered to the best of the ability of representatives of the developer, contractor and consultants in attendance.

The CWG forum is not a platform for impolite or uncivil conduct and it is reasonable to expect respect for, and from, all parties in attendance. It is requested that all parties in attendance adhere to this reasonable code of courteous conduct.