

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

COMMUNITY WORKING GROUP MINUTES

Produced by Silver
Zoom Virtual Meeting
2nd November 2022 at 17:00

ATTENDEES

Juliet Simmons (JS)	Local Resident (LR)
Ian Ferrie (IF)	Local Resident
Andy Sarner (AS)	Local Resident
Mark Woolnough (MW)	Local Resident
Tatjana Vucanovic (TV)	Local Resident
Chris O'Callaghan (CO)	Local Resident
Patrick O'Callaghan (PO)	Local Resident
Cllr Sharon Hardwick (SH)	London Borough of Camden (LBC)
Cllr Nazma Rahman (NR)	London Borough of Camden
Allen Gillespie (AG)	London Borough of Camden
Rob Wyke (RW)	Astir Living Limited (ALL)
Chris McGovern (CM)	Astir Living Limited
Ian Rolt (IR)	A2Dominion (A2D)
Trevor McClintock (TM)	Henry
Maria Cunnea (MC)	Henry Construction Limited

ACTION

1.0 MATTERS ARISING (updates in *Italics*)

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| 1.1 | <p>Window Cleaning</p> <p>The proposed strategy for the window cleaning has been sent around to all CWG members within the period.</p> <p>It was reaffirmed that, if the proposal for the above does not work for the LRs, then they can arrange for their own window cleaning services and invoice HCL directly, to a maximum of £50 per property per visit.</p> | NOTE |
| 1.2 | <p>Lean-to Demolition Works</p> <p>Reference was made to previous minute item 1.2, in relation to the remaining demolition works to the lean-to structure and piling in association. It was advised that disconnection of the existing substation is yet to be confirmed as two live supplies need to be removed ahead of the demolition, HCPL to update the CWG within the period if the disconnections are completed and demolition can commence.</p> | HCPL |
| 1.3 | <p>MUGA Improvements</p> <p>Reference was made to previous minute item 1.3, in respect of the allocation of the £70,000 contribution that 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. NR advised that she had met with the Lymington Road Residents Association, with proposals for a dog walking path and playground area (separate to the existing MUGA) improvements under review by LBC. <i>No update within the period.</i></p> | LBC |

Reference was made to LBC proposals to replace high level fencing to the MUGA area, with LBC to advise which areas of fencing they are looking to replace. *No update within the period.*

1.4 Noisy Works NOTE

Reference was made to previous minute item 1.4, in respect of noisy works. It was advised that the breaking out works to the Lymington Road boundary have now completed, which should reduce the noisy works that impact upon the LRs. Isolated breaking out works along Potteries Path boundary wall is also now complete.

1.5 Tree Protection NOTE

Reference was made to previous minute item 1.5, with BD advising that there are protected trees within her property. It was confirmed that a site visit and report from the Tree Consultant was completed within the period and all measures on site were deemed correct and no damage to trees across the boundary was found. A final inspection will be conducted at the end of the project now.

1.6 TV Signal NOTE

Reference was made to previous minute item 1.6, with it being previously advised that some LRs had been experiencing signal issues since the works had commenced. However, it was further reported at this meeting that the issues have since abated, with it to be advised should they reoccur. *No update within the period.*

1.7 Road Cleaning NOTE

Reference was made to previous minute item 2.1, where it was advised that the road and pavement on West End Lane had been previously noted as very muddy due to lorries accessing and egressing the site.

HCL advised that they were now implementing pressure washing to the vehicles at the site exit, with traffic marshalls also appointed to assist with the management of this. It will also be reviewed as to whether road sweepers will be required if the aforementioned does not mitigate adequately. *No change within the period.*

1.8 External Lighting NOTE

Reference was made to previous minute item 2.3, in respect of external lighting. It was noted that there is a HSE requirement to protect potential intruders to site, hence the lighting is a requirement in order to mitigate against the risk of injury to intruders. However, HCL advised that they are looking to wrap the scaffolding on the Lymington Road boundary in order to mitigate light emissions this side. *No change within the period.*

1.9 Potteries Path NOTE

Reference was made to previous minute item 2.4 and the near-miss incident on Potteries Path in the previous period. HCL reconfirmed that this was not deemed a

RIDDOR-reportable event, however this was disagreed with by IF who will look into this issue further and contact the HSE as necessary.

It was confirmed that Potteries Path will be closed to the public 9:00-17:00 when works are being conducted in close proximity to the wall, with a scaffold bridge due to be installed (pending Network Rail approval) in order to keep the path open for longer. HCL to provide update once known.

HCPL

The lighting along the path was raised as an issue as it's not working, HCPL are investigating this and will implement a solution shortly to either get the existing lights working again or install temporary lighting.

2.0 OPEN FORUM

2.1 Site Traffic

HCPL

CWG highlighted issues with waiting lorries on WEL and concrete lorries using Lymington Road. HCPL to put in corrective measures. CWG members were asked to where possible take photos of the Lorry Registration Plates and send them to Trevor/Maria to investigate exact companies seen to be flouting the rules.

2.2 Working Hours

HCPL

CWG highlighted the issues of working late is unacceptable, HCPL to put in corrective measures and review the possibility of reducing working hours on Saturday morning to compensate neighbours to the disruption that is felt.

2.3 The Landlords, CO, for Canterbury Mansions highlight issues with electrical issues with two of the shops along WEL, it was noted that the Sub-Station on 156 WEL only serves the 156 WEL site. CO to review further with UKPN the issues behind power outages and report back.

PO/CO

Any Party Wall issues experienced need to reported via the appointed Party Wall Surveyors to formally document the communications, who will then report back to Astir/HCPL.

PO/CO

3.0 NEXT COMMUNITY WORKING GROUP

3.1 **7th December 2022 at 17:00**, to be held via Zoom, with a link to be sent accordingly.

HCL