

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

COMMUNITY WORKING GROUP MINUTES

Produced by Silver
Zoom Virtual Meeting
7th December 2022 at 17:00

ATTENDEES

Juliet Simmons (JS)	Local Resident (LR)
Ian Ferrie (IF)	Local Resident
Jason Moran (JS)	Local Resident
Cllr Sharon Hardwick (SH)	London Borough of Camden (LBC)
Cllr Richard Olszewski (RO)	London Borough of Camden
Allen Gillespie (AG)	London Borough of Camden
Rob Wyke (RW)	Astir Living Limited (ALL)
Chris McGovern (CM)	Astir Living Limited
Trevor McClintock (TM)	Henry Construction Limited (HCL)
Dillon Bourke (DB)	Silver (Slv)

ACTION

1.0 MATTERS ARISING

1.1 Window Cleaning

Reference was made to previous minute item 1.1, with the LRs confirming that Box Cleaning have been providing a good service thus far. However, it was noted that the equipment available cannot reach the higher floors of the Lymington Road properties, with new equipment that can currently be procured.

Note

1.2 Lean-to Demolition Works

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 these works are now ongoing, with a small section of concrete slab being demolished at present.

Note

It was also advised that piling works are also being undertaken to this area, with 19 piles due to be installed. Three piles per day are due to be put in, with details of this (in addition to breaking out works) to be included within the newsletter.

HCL

1.3 MUGA Improvements

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. *No update within the period.*

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.*

LBC

1.4	Noisy Works	Reference was made to previous minute item 1.4, in respect of noisy works. It was advised that there is a small amount of breaking out works to the Lymington Road boundary are required, which are due to be completed imminently.	Note
1.5	Tree Protection	Reference was made to previous minute item 1.5, with the tree survey report carried out in the previous period followed by confirmation from the tree officer that they were content with the findings. HCL confirmed that a response email was issued to BD.	HCL
1.6	Signal Issues	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. <i>No update within the period.</i>	Note
1.7	Road Cleanliness & Traffic Along West End Lane	Reference was made to previous minute item 1.7, with HCL advising that there have been new traffic marshals employed in the period, including an assistant site manager who solely focuses on traffic management. LRs advised that concerns remain with road & crossover cleanliness. HCL undertook to increase efforts in this regard.	HCL
		LRs raised concerns over continued traffic build-up in the period as a result of site deliveries. ALL advised that measures have been implemented by HCL in response, including (but not limited to):	Note
		<ul style="list-style-type: none">• A dedicated assistant site manager purely focusing on traffic management.• All delivery drivers to book in 1-hour timeslots and to be turned away from site if they are late.• Gates & deliveries to be managed at all times.• Register kept of any drivers who contravene instructions and those drivers barred from delivering if repeat offences are reported.	
1.8	External Lighting & Site Generator	Reference was made to previous minute item 1.8, in respect of external lighting. It was previously 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. The site generator is required to power this, with this noted as required to be in place until January 2023 due to issues with obtaining a temporary builders supply (LBC are not permitting pre-Christmas car-parking suspensions, required to carry out the works).	Note

- 1.9 Potteries Path
- Reference was made to previous minute item 1.0 and the near-miss incident on Potteries Path in a previous period. IF advised that he had contacted the HSE on this incident and is awaiting a response, with this to be advised once known. LR
- HCL advised that the scaffold protection over Potteries Path has received Network Rail approval in the period, with this due to be installed imminently. Note
- 1.10 Power Outage
- Reference was made to previous minute item 2.3 and the power outage that occurred in the previous period to adjacent properties. HCL advised of UKPN confirmation that the development was not the cause of the outage, however there were reports that the impacted properties disagreed. The LRs affected were requested to provide further details for review. LR
- 2.0 OPEN FORUM**
- 2.1 JM advised that he is a director at Seasons Cookshop, located at 166 West End Lane. JM advised that the ongoing works are impacting business. It was agreed that JM, ALL and HCL would meet post-meeting to discuss further. JM/ALL/HCL
- 2.2 IF noted that the lights on top of the crane have not been illuminated for approx. one week prior to the meeting and queried if this is an aviation risk. It was advised that the project team had received written confirmation from the Civil Aviation Authority that the cranes are under the minimum height to require lights. It was agreed however that back-up batteries were being investigated whilst the temporary power supply is interrupted overnight, to appease concerns. HCPL
- 2.3 It was advised that the site would be closed from 16th December 2022 and reopen on 3rd January 2023. Note
- 3.0 NEXT COMMUNITY WORKING GROUP**
- 3.1 **4th January 2023 at 17:00**, to be held via Zoom, with a link to be sent accordingly. HCL