

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

COMMUNITY WORKING GROUP MINUTES

Produced by Silver
Zoom Virtual Meeting
5th July 2023 at 17:00

ATTENDEES

Janet Grauberg (JG)	Local Resident (LR)
Juliet Simmons (JS)	Local Resident (LR)
Mark Hutton (MH)	Local Resident (LR)
Mark Woolnough (MW)	Local Resident (LR)
Tatjana Vucanovic (TV)	Local Resident (LR)
Cllr Sharon Hardwick (SH)	London Borough of Camden (LBC)
Allen Gillespie (AG)	London Borough of Camden
Rob Wyke (RW)	Astir Living Limited (ALL)
Chris McGovern (CM)	Astir Living Limited
Stefan Viljoen (SV)	Astir Living Limited
Cian Lordan (CL)	Astir Developments Limited (ADL)
Dillon Bourke (DB)	Silver (Slv)

ACTION

1.0 INTRODUCTIONS AND SCHEME STATUS

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| 1.1 | It was advised that Henry Construction are no longer Main Contractor on the scheme, with Astir Developments (ADL) taking on this role directly under a Construction Management arrangement. | Note |
| | RW advised that this allows ALL to take a more direct and active role with the workforce, which will enable more proactive responses (where possible) to issues faced by local residents. | Note |
| 1.2 | It was advised that CL had been retained on the scheme directly by ADL and will continue in the role of Project Manager for the construction works. In addition, forty-two site-based staff have been retained directly by ADL. | Note |
| 1.3 | SV was introduced on behalf of ALL, replacing Maria Cunnea as Resident Liaison Officer. | Note |
| 1.4 | Apologies were noted pre-meeting from Ian Rolt (A2Dominion), Ian Ferrie (LR) and Bridget Dunne (LR). | Note |

2.0 MATTERS ARISING

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| 2.1 | Lean-to Demolition Works | |
| | Reference was made to previous minute item 1.1, in relation to the remaining demolition works to the lean-to structure. It was advised that enabling works have commenced in advance of these works, with ADL having started the adjacent existing access road preparation and related drainage excavations, due to be completed 7 th July 2023. CL advised that notifications to the LRs on Lymington Road will be made prior to the lean-to works commencing. | Note |

	<p>In respect of the full lean-to demolition works, it was advised that ALL are procuring a specialist demolition contractor to undertake these, with all necessary Risk Assessments and Method Statements to be issued to the impacted LRs at 2-10 Lymington Road. All necessary temporary works and protection will be installed. CL advised it is anticipated that these works will take approx. ten days to complete.</p>	Note
2.2	<h3>MUGA Improvements</h3> <p>SH advised that enquiries on what remaining works are due to be carried out to the MUGA remain ongoing, with it advised that the S106 contributions made by ALL may extend beyond the MUGA. Local play areas in the approximate vicinity of site are being explored by local resident groups, with proposals to be advised by LBC for reference once known.</p>	LBC
2.3	<h3>Noisy Works & Reporting</h3> <p>Reference was made to previous minute item 1.3, in respect of noisy works and related reporting to LBC. It was confirmed that the alert system is now in place, with breaches now also going directly to ALL as applicable.</p> <p>It was advised that the southern boundary dust monitor is being replaced due to a fault, with this to be reinstalled 7th July 2023. The north-east dust monitor is being raised from its current location under the direction and guidance of AG and the Council's Air Quality Officer. (<i>post-meeting note: works completed</i>)</p> <p>Complaints had been received in the period regarding raised voices in the morning prior to 08:00 and general shouting from one side of the West Block scaffold to the other. CL confirmed that additional Toolbox Talks are being held specifically in reference to quiet entry and exit from site and shouting generally. In addition, signs have been placed around the site (in various languages), and specifically along the Lymington Road boundary, as ongoing reminders.</p>	Note ADL Note
2.4	<h3>Tree Protection</h3> <p>Reference was made to previous minute item 1.4, with it advised that the tree protection measures are being retained, with this lowered to 1.8m high to allay Bridget Dunne's concerns on this conflicting with the dust monitor location.</p>	Note
2.5	<h3>Road Cleanliness & Condition</h3> <p>Reference was made to previous minute item 1.5, with it advised that water suppression measures have been enhanced to compensate for increased dust emissions due to warmer weather.</p>	Note
2.6	<h3>Newsletter</h3> <p>Reference was made to previous minute item 2.1, with it confirmed that SV is updating the format of the newsletter, with the first copy of the new iteration to be circulated 7th July 2023 and to be issued fortnightly thereafter (with a two-week works lookahead requested for inclusion). It was requested that the projected noisy works is included within this newsletter (as reasonably forecastable as feasible).</p>	ALL

- 2.7 Programme
- Reference was made to previous minute item 2.1, with it advised that the scheme is being reprogrammed, but Practical Completion Date for the development remains forecast for Q1 (January-March) 2024 at present. Note
- 2.8 Scaffolding
- Reference was made to previous minute item 2.5, in reference to the previous query on when the West Block Northern elevation scaffolding is due to go up. It was advised that this is on hold whilst drainage works in this area remain ongoing, with the scaffolding works estimated to start within 3-6 weeks of the meeting – notification of commencement will be advised via the newsletter. ALL
- It was noted that the scaffolding to this area will be fully Monarflex protected, with the Monarflex to other scaffolding elevations to be completed as soon as possible. ALL
- 3.0 OPEN FORUM**
- 3.1 Reference was made to Bridget Dunne’s query raised pre-meeting, with ALL confirming that the site will not be closing for summer. Note
- 3.2 MW raised concerns on the proximity of the balconies on the side of the Lymington Road boundary, querying what screening will be put in place. RW advised that the windows to the lower two floors will be obscured, with the elevations on the floors above being further set back so further away from the boundary. It was advised that the balconies nearest the boundary will have screening which prevents overlooking into gardens. ALL
- Balcony screening and obscure glazing will be installed in accordance with the planning permission.
- 3.3 JS requested issue of noise and dust reports to the LRs, with RW advising that confirmation of breaches will be circulated as applicable and the report format to be reviewed to ascertain if these will be in a readable format. ALL
- 3.4 MH queried as to whether any workmanship issues post Henry Construction will cause issues in the completion of the work. RW confirmed that the standard of workmanship from the Henry team was not an issue. There were a few minor remediation issues to the concrete work closest to Canterbury Mansions and 2 Lymington Road, as to be expected on a significant concrete framing project and these were in the process of being remedied. A stringent quality assessment and control regime is in place and will continue. Note
- 4.0 NEXT COMMUNITY WORKING GROUP**
- 4.1 **2nd August 2023 at 17:00**, to be held via Zoom, with a link to be sent accordingly. ALL