


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

COMMUNITY WORKING GROUP MINUTES

Produced by Silver
Zoom Virtual Meeting
5th October 2022 at 17:00



ATTENDEES

Bridget Dunne (BD)	Local Resident (LR)
Ian Ferrie (IF)	Local Resident
Patrick O'Callaghan (PO)	Local Resident
Andy Sarner (AS)	Local Resident
Mark Woolnough (MW)	Local Resident
Cllr Sharon Hardwick (SH)	London Borough of Camden (LBC)
Cllr Nazma Rahman (NR)	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 Construction Limited (HCL)
Maria Cunnea (MC)	Henry Construction Limited
Dillon Bourke (DB)	Silver (Slv)

ACTION

1.0 MATTERS ARISING

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| 1.1 | Reference was made to previous minute item 1.1, in respect of the offer from ALL to clean windows whilst works are ongoing. RW advised that he had been in contact with a company called Box Cleaning, who will be cleaning the site hoarding every Friday. It was proposed that Box Cleaning offer window cleaning services one Friday a month to the rear elevation of the Lymington Road properties that adjoin the site boundaries. Access arrangements to the properties are to be coordinated and advised by the LRs who would like to take up this offer. | LR |
| | The proposed strategy for the window cleaning is to be advised by ALL/HCL and included within the monthly newsletter. | ALL/HCL |
| | It was agreed 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. | Note |
| 1.2 | 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 in this area occurred 5 th October 2022, with the removal of associated equipment due to be undertaken within two weeks. Once carried out, demolition of the lean-to can commence (anticipated week commencing 24 th October 2022, for a duration of 3-4 weeks). | Note |
| 1.3 | 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. | 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. LBC
- BD requested that the Lymington Road LR's are included within the discussions on the proposals referred to above, with NR confirming that this would be accommodated. Note
- 1.4 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 are required to the Potteries Path boundary; however, these are due to cause less noise emissions. Note
- 1.5 Reference was made to previous minute item 1.5, with BD advising that there are protected trees within her property. BD to circulate contact details of the Tree Officer this was discussed with, with ALL to discuss how this should be progressed. BD/ALL
- BD advised that crane operations are being carried out near the aforementioned protected trees, which is causing damage to the trees. HCL to review working practices and ensure that this does not continue. HCL
- 1.6 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. Note
- 1.7 Reference was made to previous minute item 1.7, in respect of the proximity between the MUGA and the ongoing works on the East Block. It was advised that the scaffolding and protective Monarflex is now up to full height on the East Block. Note
- 1.8 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. Note
- 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. Note
- 1.9 Reference was made to previous minute item 2.2, with it being advised that there had been no breaches in respect of the noise and dust monitoring in the period. Note
- 1.10 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. HCL

- 1.11 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 members of the LRs and LBC. HCL to review and advise as to the reasons they have deemed this event non-reportable and, if it should be reported, what the next steps will be. HCL
- SH requested that LBC review as to whether the scheme is HSE compliant, with this to be advised. LBC
- 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. HCL
- 2.0 OPEN FORUM**
- 2.1 It was advised that there had been instances of late-concrete deliveries in the period, which caused traffic build up and late working. HCL acknowledged this, with discussions held with drivers in order to prevent this. Note
- 2.2 MW advised of further instances of crane oversailing over Lymington Road properties. HCL to discuss with their crane operators to ensure that this does not occur going forward. ALL
- 3.0 NEXT COMMUNITY WORKING GROUP**
- 3.1 **2nd November 2022 at 17:00**, to be held via Zoom, with a link to be sent accordingly. HCL