

Aylesbury Estate Regeneration

Title	First Development Site (FDS) Resident Liaison Group (RLG)
Date	Wednesday 18 January 2017
Time	6pm
Venue	Notting Hill Housing (NHH), The Old Pharmacy, Taplow, Thurlow Street SE17
Attendance	Two residents, Dorrett Wilson (Notting Hill Housing – Senior Project Manager), Becky Williams (Notting Hill Housing – Resident Involvement Officer), Lorraine Gilbert (Notting Hill Housing – Resident Involvement Manager) Lily Glover (Erith – Site Office Administrator), Mark Jack (Erith – Regional Operations and Contracts Manager-Demolition) and Gary Jack (Erith – Site Manager)

Apologies – two residents

Meeting notes

1. Introductions and Matters Arising

Introductions were made and resident members welcomed. No matters arising were recorded.

2. Site update

DW circulated the ‘Look Ahead’ programme and explained that some of the information contained in the document was also included (e.g. complaints and compliments procedure) in Erith’s December newsletter to residents.

MJ gave an overview of the demolition works and explained to the resident members that Erith are taking ‘part possession’ of the FDS site, and have been on site since the beginning of January 2017. Erith will take full possession of the site once the buildings become vacant.

MJ explained that the demolition process will be a top down demolition using a small machine on the roof of a block. No wrecking balls will be used.

3. Demolition programme

Hoardings strategy

MJ explained that Erith aim to start hoarding the smaller blocks from 30 January 2017. Bradenham will be fitted with scaffolding and wrapped in white sheeting to reduce noise

and dust. MJ went on to say that a fully licenced operator company will carry out the asbestos removal and the site will be monitored at all times.

DW explained the colour scheme of the Notting Hill Housing Hoarding. She outlined aspirations to work with the Community Investment team at Notting Hill Housing to enhance the hoarding by introducing palette planting.

Employment and training

MJ explained that Erith actively want to engage with the community: this has been demonstrated through their commitment to employ local residents.

DW explained that there will be six apprenticeships across two sites. She outlined NHH's training and employment approach and said that the programme has been very popular.

4. Resident communication

Newsletter and contact numbers

MJ explained the progress of the works will be communicated to residents through regular newsletters.

LB fed back that she finds the Erith newsletter helpful, informative and it keeps her in touch.

Contact numbers

MJ explained that the contact details for staff are all contained in the Erith newsletter.

Complaints

MJ explained that Erith take complaints very seriously as they want to work positively with residents and the local community. MJ also said that Erith have a full time Resident Liaison Officer (RLO) on the site and that they aim to respond to complaints within 24hours.

Questions from residents

- Resident communications**

Is there someone we can talk to onsite?

MJ explained that there will be a full-time Resident Liaison Officer on site.

DW explained that if a resident has an urgent issue they can come to the site to speak to the Resident Liaison Officer or Security in person. Contact details are also displayed on the site hoarding.

DW explained that she intends to invite residents on site to see the compound during the summer.

LG invited the resident members to pass on the information they had learnt in the meeting to their neighbours.

Can anyone enter the site?

DW explained that the general public cannot approach and get into the site for safety reasons. However residents can speak to the Resident Liaison Officer if they have any questions.

- **Demolition programme**

Will the hoarding extend out into the road as a barrier to cars?

DW explained that access on Bradenham Close will be maintained.

Will the cars on Bradenham Close have to move? Residents have noticed that some cars have been towed away.

MJ explained that neither Erith nor NHH are responsible for the ‘towing away’ of cars. MJ said that any cars in the road will be leafleted during the week commencing 23 January 2017 to ask them to move.

What is Ellison House and are they aware of the demolition programme?

DW explained that Ellison house is a probation hostel and that the occupants have been kept fully informed about all aspects of the demolition and the wider regeneration. DW continued that NHH have a good working relationship with the staff at Ellison House.

When will the FDS be completed?

MJ explained that the demolition phase will be finished in 2018.

DW explained that the buildings on site are a ‘panalised construction’ so panels will be removed one by one. This is likely to be a slow process.

Is the Compulsory Purchase Order (CPO) legal case having an impact?

DW explained that the CPO is the responsibility of Southwark Council and that Officers are working closely with the eight remaining residents to come to a resolution.

Who will be involved in the demolition and build? Will the Project Manager be working on just the demolition or the build of the new houses as well? Will Lendlease be involved?

DW confirmed that her role will see the programme through from demolition to completion of the build. She explained that Lendlease will not be involved as they are not working on the Aylesbury estate regeneration.

Who is doing the design?

DW explained that HTA Architects have worked on the design.

When will the demolition start?

DW outlined that it is NHH's intention to start works as soon as blocks become fully vacant.

Has Erith been involved in other demolition sites in the area?

DW explained that Erith has secured the demolition contract for the First Development Site. Future contracts are not confirmed yet and will be procured sequentially. She explained that the regeneration programme will be over a minimum of 23 years using a phased approach. This is in order to minimise the disruption of residents involved.

DW went on to say that London and Quadrant (L&Q) developed the site next to the First Development Site (Arments Court, etc.), and gave an overview of the planning application and the previous developers in the area. DW explained that NHH won the development bid in 2012 and started on site in 2014.

Action: LG to send resident members links to the AylesburyNow Website and Creation Trust website.

LG asked DW to explain the different ways that resident members can be involved in the RLG process.

DW explained that there will be opportunities to be involved in the design of the site at the 'detailed planning' stage.

Action: DW to design involvement opportunities to be involved at a later date

Are there any changes to the plans for the site?

DW explained that no changes could be made to the design as they had already been submitted to and agreed by the planning department. DW said that an Extra Care Scheme is included in the plans and therefore the area is likely to be 'quiet'. DW went on to explain that the designs were similar to the brick facade on the L&Q housing site next to the First Development Site.

Will there be cycle tracks through the site when it is completed? We are concerned that Westmoreland Road will become a rat run for cyclists.

DW explained that Transport for London (TFL) have implemented a new cycle lane on Portland Street. Cyclists will be redirected off Westmoreland Road. This cycle lane will be operational before the building work commences on the First Development Site.

Will the fire bollards remain on Bradenham Close? These would stop any rat run.

Action: DW said she would investigate and report back.

KT informed the group there will be a cycle track travelling west from Kennington across to Burgess Park.

Action: DW said she will investigate this and report back.

What are the hours of operation? Will there be any works carried out during the night?

MJ confirmed that there will be no works carried out at night time.

DW said that the works would be carried out 8am to 6pm during the week, and 8am to 1pm at weekends. The project may require the occasional road closure on a Sunday, but this would be done with prior notification to residents and with permission from the Highways department. DW continued to say that whenever possible, NHH would avoid road closures.

MJ explained that works will not necessarily be carried out every Saturday.

Where does the rubbish end up?

MJ confirmed that the rubbish is sent to a transfer station and not to landfill. Erith is committed to recycling all materials on site where possible.

Action: DW will bring information on recycling to the next meeting.

Is it the first time that Erith has worked on the Aylesbury estate?

MJ explained that Erith secured the demolition contract for the L&Q Harvard Gardens site and that they were the second largest demolition company in the UK.

How will dust be controlled?

MJ explained that measures would be put in place to reduce the impact to residents. For example 'dust bust' sheets use water and turn dust into vapour to keep disruption to a minimum.

What about noise nuisance?

MJ said that Erith will do its best to reduce the noise impact to residents and businesses. Any noise that may occur is likely to be during the stage when the foundations for the site are broken up. If any drilling equipment is used it has to follow a strict Health and Safety procedure that requires 'two hours on, two hours off'. Readings will be taken every hour to monitor noise levels on site. An internal Environmental team come to site once a week.

DW reassured resident members that in addition to Erith's control measures, NHH also has a comprehensive scrutiny process in place to secure controls around noise and asbestos removal.

Do all sites have asbestos?

DW confirmed that all buildings on the Aylesbury estate have asbestos.

MJ confirmed that all asbestos is cleared before any demolition takes place.

DW explained that the clearance of asbestos will take eight months. It would be nearly a year before residents see any buildings coming down.

5. Date of next meeting

6pm, Wednesday 15 March 2017