

Aylesbury Regeneration

Title Plot 18 Resident Feedback Group (RFG) meeting notes

Date Wednesday 14 October 2020

Time 6pm

Venue Microsoft Teams (online)

Attendance 4 residents

John Murphy (Notting Hill Genesis – Interim Project Manager), Lorraine Gilbert (Notting Hill Genesis – Head of Involvement and Communications), Kelly Kamara (Notting Hill Genesis - Team Coordinator), Sarah Okae (Vistry Resident Liaison Manager), Tony Whittington (Vistry Senior Project Manager), Richard Martin (HTA architects), John Comer (HTA architects), Harriet Brisley (Morris and Company architects), Alexander Keir-Regan (Morris and Company architects) and Catherine Brownwell (Southwark Council)

Apologies: NONE

Meeting notes

Actions

1. Welcome and introductions

LG (NHG) provided an overview of the of the RFG meetings and explained residents could expect from attending the meetings. The meetings would be used to listen to residents and stakeholders, discuss any concerns about the construction programme, share information about the programme and here suggestions about addressing resident concerns. We would then report back outcomes to Southwark Council (LBS)/Notting Hill Genesis (NHG) and any other groups involved.

2. Terms of Reference

LG gave an overview of the Term of Reference (ToR) which was sent to members prior to the meeting. Ideally the meetings would have taken place face to face, but this is not possible due to Covid-19. Therefore, in the interim the meetings will be held online, and the aim is to have the minutes circulated 2 weeks after each meeting. The minutes would then be put on the Aylesbury Now website.

Resident 3 said that they did not know that these would be reoccurring meetings and explained that she might not be able to attend all meetings. LG explained that residents would be sent a copy of the meetings if they are unable to attend.

Resident 2 asked what governance was in place for the RFG. LG explained that what is discussed and agreed at the RFG will be fed to NHG colleagues, LBS, stakeholders and available to all Aylesbury residents through the Aylesbury Now website and/or request. We aim to be as transparent as possible. If there are any concerns or suggestions raised outside the meetings, they will be brought back to the meetings for further discussion.

3. Introduction to Plot 18

- South block medical centre

HB (M & Co architects) gave an overview of the Plot 18 design and explained the functions of the library, health centre, medical centre and retail space that will be available.

Resident 4 said that that the design was a “nice choice and was happy with how it looked”.

Resident 1 enquired whether the medical centre would be a replacement of the existing Aylesbury medical centre. It was confirmed that the it would be replacement. JM (NHG) confirmed that the Villa Street Medical Centre was not part of the regeneration.

Resident 4 raised concerns about the current Aylesbury medical centre and said that the site had a lot of leaks and had ongoing problems with pests and needed to be replaced.

Resident 4 said that Taplow block must have high repair costs and suggested that the cost of maintenance is likely to be more than building a new block. Therefore, is was essential that the new block is built.

Resident 1 queried the timeline for completion of the construction. JM confirmed that the completion date is February 2022.

Resident 4 asked whether residents would be informed of when the block will be demolished. JM confirmed that residents will be informed but that the demolition and construction of Taplow is further down the regeneration timeline.

- North block and library

RM (HTA architects) gave a presentation overview of the ‘North Block’. The area will have a public square with a multi-functional water feature, homes and some commercial space (e.g. pharmacy). There will also be a community facility and a new the library which will be split into different zones to reflect different uses.

Resident 4 queried if the homes would be private or for social rent. JM confirmed that there would 23 Over 55s homes for social rent.

CB (LBS) explained that the First Development Site (FDS – Albany Road) will have 581 social rent homes which was agreed by the LBS Cabinet in July 2020.

Resident 1 asked if the Covid pandemic had impacted on the construction plans. JM confirmed that the plans had not changed, but that the completion date had to be revised and is now slightly later. The site working hours had been temporarily extended to make up for time lost due to Covid.

Resident 4 mentioned that the site had been very quiet, and he had not experienced much noise from the site.

4. Look ahead programme

TW (Vistry) thanked the residents for their feedback and questions and said that environmental noise is continually monitored. Vistry are keen to keep noise and dust levels down as they are aware that the site is surrounded by residents' homes. Strict health and safety procedures are in place onsite including Covid compliance (e.g. staff have their temperatures checked on arrival).

SO (Vistry) gave an overview of her role as Resident Liaison Manager and explained that residents can contact her if they have any concerns or questions. SO explained that the Plot 18 noticeboards are updated regularly with community activities and information is also included in the NHG Aylesbury resident newsletter.

ACTION – Circulate SO's contact details

Resident 3 said that she had previously experienced noise and strong vibrations, which had caused the windows to vibrate. SO said that if the problem reoccurred to contact her and she would investigate and monitor noise levels.

Resident 3 said that she had not been informed of any works that happened. SO confirmed that letters had been delivered to residents and that notification letters are sent before works start.

SO also said that if any of the resident's neighbours wish to join a future meeting, that they would be welcome to do so and that they could speak to SO or LG.

TW said that he had some new photos of the construction site but was unable to show them at the meeting.

ACTION – TW to send photos with notes (see below)

5. Date of next meeting - 6pm, Wednesday 25 November 2020



