

KANDA

SAMPSON / LUDGATE COMMUNITY LIAISON GROUP

MINUTES | 5th December 2019 | BETTER BANKSIDE

Attendees:

Jack Thompson – Kanda Consulting (Chair) (JT)

Cllr David Noakes (DN)

Ed Pitt – McGee (EP)

11 local residents

Jennifer Tuff- McGee (JTU)

Luke Jebb – Kanda Consulting (LJ)

Minutes

1. Introduction

- 1.1. JT welcomed everyone and thanked the group for attending
- 1.2. Introductions were made around the room
- 1.3. JT issued apologies for those unable to attend.

2. Progress of works

- 2.1. JTu updated the group on the progress of the demolition works.
- 2.2. JTu explained that demolition has been now been completed and that the remaining works are to weatherproof the ground floor slab and remove the transformers.
- 2.3. JTu explained that the timeframe to remove the transformers has been delayed till early next year due to the works on Hopton Street preventing access for a crane to remove the transformers from the site.
- 2.4. EP gave an update on the removal of the Tower Crane from the site, explaining that removal had been delayed till January due to recent bad weather and road closures.
- 2.5. A resident raised an issue about a strobe light located on the cab of the Tower Crane shining into their home. **ACTION** EP to check what light is for and see if issue can be resolved.
- 2.6. A resident from Hopton Street asked for better notice on any future utility works that could cause disruption. EP clarified that the works on Hopton Street are not directly related to McGee and understood the works on Hopton Street have caused considerable disruption to both residents and the progress of works on the Sampson Ludgate site. **ACTION** McGee to share any information/provide notice on any additional future utility works where possible.
- 2.7. McGee explained that the works on Hopton Street are expected to go on until approx. February.
- 2.8. A resident asked if the CLG meeting will continue into the New Year. JT explained that the CLG was original set up for the demolition of Sampson House, which was now complete, and that he would discuss how the forum can continue with Native Land and McGee.
- 2.9. McGee updated the group on where specifically they had finished their works and where they still had continuing works. EP then explained that McGee break up for the Christmas period on the 20th December and will be back on site on the 6th January.
- 2.10. EP expect McGee to be continuing basement and core works on the Ludgate site till June 2020.
- 2.11. A resident asked if the traffic will now stop on Hopton Street as the works are almost completed. EP explained that it will not entirely stop but will be significantly reduced.

- 2.12. As a result, another resident asked if NL are still planning open the entrance to the site on Southwark Street. JT explained that the Southwark Street entrance will not be possible until the planning issue is resolved and the new basement is built out.
- 2.13. A resident asked if the site will remain fallow for a year as they understood that NL will evaluate the market for the site. JT clarified that works were always due to begin in 2020, however this has been delayed due to planning issues.
- 2.14. A resident asked for an updated schedule of works, as the one on the council website is out of date and difficult to read. **ACTION** JT to ask NL for updated schedule and circulate with the minutes.
- 2.15. A resident asked if Cllr Noakes could help liaise with the planning department to provide notice on the relevant Sampson House planning application
- 2.16. A resident asked if there would be another opportunity for the proposals to be presented as there are a number of new residents who will be unaware of the proposals DN and a number of residents asked if there had been any changes to the plans for the site. In particular a resident raised a concern about the cultural space in the initial plans and asked for clarification on what they space would be. **ACTION** JT to speak with NL on opportunities to provide an update session for residents in the New Year.
- 2.17.

3. Outstanding Actions

- 3.1. JT explained to the group the progress of the outstanding minutes and the actions that have been taken.
- 3.2. JT updated the group on the installation of the balcony windows at Falcon Point. NL expect them to be installed and completed in March. **ACTION** JT to keep group updated on timescales.
- 3.3. McGee explained to the group that keeping lights on at night increases security but if it ever causes disruption to neighbours just ask and they will work to resolve any issues.
- 3.4. JT raised the issue of street cleaning. A number of resident felt it has not been too bad recently but asked for some additional pavement cleaning. **ACTION** McGee to look into increased pavement cleaning.
- 3.5. A resident asked when exactly the hoarding line will be moved back. **ACTION** McGee to circulate exact timeframe for when hoarding will be moved back.
- 3.6. A resident was concerned about rodent control now the site will become vacant and asked if that can be introduced. **ACTION** McGee to look into and provide an update on rodent control.

4. AOB

- 4.1. A resident thanked McGee for their work, in particular their cleanliness and how they have managed the security of the site. They were impressed how neat the building site was and commended them on their management.

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- 4.2. A resident asked for clarification as to when the basement will be installed on site as they explained that traffic is the main concern they have. JT explained using an initial timescale that basement installation will take approx. 1 year, however this needs to be clarified with updated timescale. **ACTION** JT to circulate updated timescale for the works.
- 4.3. A resident asked when piling works will commence on site. It was explained to the resident that this will not begin until planning permission has been granted.
- 4.4. EP and JTU explained that they will use the Sampson Site as a holding area for lorries so as to reduce the amount of traffic waiting on Hopton Street. McGee reiterated that the works on the Sampson site will end in approx. February and the works on the Ludgate site will be finished in the summer. **ACTION** JT to share Ed and Jennifer’s details with the group.
- 4.5. A resident was concerned about the lack of information on the new contractors and the upcoming activity on the Ludgate site after the summer. **ACTION** JT to ask NL for clarification on the progress of works after the summer and ask NL to involve residents in conversation.
- 4.6. A resident asked what would happen to the CLG meetings and Kanda’s role once consent is given. JT explained that discussions need to be had with NL regarding Kanda’s role following consent should it be granted. DN suggested merging with Upper Ground Monitoring Group or similar Bankside group.
- 4.7. JT thanked everyone for attending and wished everyone a Merry Christmas.

Action	Responsibility	Status
EP to check what the strobe light on the remaining Tower Crane is for and see if issue can be resolved.	EP (McGee)	Select, the contractor responsible for the tower crane, has stated that the strobe light is a requirement set out in their safety policy. We apologise for the inconvenience, but the tower crane will be removed in January 2020, weather permitting.
Native Land / Gardiner & Theobald (Project Managers) to share any information/provide notice on any future utility works.	NL / G&T	NL / G&T to provide information about additional utility works outside of the site programme where possible.
JT to ask NL for updated schedule of the planned works and circulate	JT	JT liaising with NL on detailed long-term programme. McGee have provided the below update on their key milestones for the current contracted for Ludgate Site in 2020: December 19 – Building 3 core complete.

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		<p>January - Piling works complete (Does not include UKPN section)</p> <p>April – Building 3 Handover.</p> <p>August – Building 2 Car Stacker completion.</p> <p>TBC – Building 1 handover and completion, depending on UKPN diversion works.</p> <p>October – McGee contract works complete.</p>
DN to liaise with planning officers on the timescales for the Sampson House planning application. DN to circulate answers with residents.	DN	
JT to ask NL if there will be any future opportunities to provide an update session on the proposals	JT	
McGee to look into increased pavement cleaning.	McGee (EP/JTU)	McGee already has road cleaning in place Monday - Friday. McGee will relay to G&T/NL on arranging pavement cleaning by the appropriate contractors.
McGee to circulate exact timeframe for when hoarding will be moved back.	McGee (EP/JTU)	This will be moved back at the end of January after completion of all demolition/handover works.
McGee to look into rodent control on site	McGee (EP/JTU)	Rodent control and security will be managed by the Bankside Yards West site.
JT to share Ed and Jennifer's details with the group	JT	<p>Ed Pitt Logistics Manager – Bankside Yards West 07823 527 284 Ed.pitt@mcgee.co.uk</p> <p>Jennifer Tuff 07469 084 741 Jennifer.tuff@mcgee.co.uk</p>

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JT to ask NL for clarification on the progress of works after the summer and ask NL to involve residents in conversation.	JT	
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Actions from 22.08.19 CLG			
Action	Responsibility	Goal Date	Status
Follow up with Native Land on future site entrances on Blackfriars Road and Southwark Street, in response to future servicing arrangements	JT	5 th December	Completed
McGee to ensure that dust management is being undertaken correctly on site by doing a site walk and checking processes are being followed correctly	WJ	31 st October	Completed
Native Land to clarify plans for balcony division and when the windows will be installed.	JT	31 st October	Completed
Request a schedule on what the expectations are for work progressing on the other cores i.e. Sampson site.	JT/WJ	31 st October	Completed
Pass the message on to Jaco and Jennifer for the floodlights to be turned off at night on the Ludgate Site. Jennifer's contact details to be circulated with residents	WJ	31 st October	Completed
Increase the street cleaning service in response to worsening weather	JT to pass message on to WJ	31 st October	?

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