

# KANDA

## SAMPSON / LUDGATE COMMUNITY LIAISON GROUP

### MINUTES | 22<sup>nd</sup> AUGUST 2019 | BETTER BANKSIDE

**Attendees:**

Jack Thompson – Kanda Consulting (Chair) (JT)

Cllr David Noakes (DN)

William James – McGee (WJ)

7 local residents

Guy Emanuel – Kanda Consulting (GE)

## Minutes

### 1. Introduction

- 1.1. JT welcomed everyone and introduced the Community Liaison Group to those who had not previously attended.

### 2. Progress of works

- 2.1. WJ gave an update on the progress on the works, which was broadly in line with latest McGee newsletter
- 2.2. Level 3 – Level 2 of Sampson House is currently being demolished, progressing at a rate of around 4 weeks per floor.
- 2.3. The estimated finish date for the works is early Dec, subject to smooth progress.
- 2.4. The dismantling of the Tower Crane has being booked for the weekends between mid-October and mid-November. This is to ensure that the crane removals have back-up weekends in case of adverse weather conditions. The Hopton Street closure is currently being discussed with Southwark Council. As before, residents will still have access to the street.
- 2.5. There were c.1000 loads off site last month, an increase associated with progress being faster than expected.
- 2.6. A resident enquired why vehicles were going along Holland Street, as they had previously understood that vehicles would only be going on Hopton Street. WJ explained that this was to ease activity on Hopton Street with the increased lorry movements due to faster progress onsite.

### 3. Vibrations

- 3.1. DN raised the issue of vibrations which had been felt in neighbouring buildings on behalf of a number of residents who were unable to attend the meeting.
- 3.2. WJ explained that there are three vibration monitors onsite, two on the site boundary. There is a low trigger level, agreed with the contracted structural engineers, which has not yet been exceeded. There is also a vibration monitor in the neighbouring Titan House, which has also not had any exceedances. WJ underlined that McGee empathise with residents and highlighted that that there is no risk of structural damage to neighbouring buildings.
- 3.3. DN asked if it would be possible to place a vibration monitor in Bankside Lofts (BL).
- 3.4. A resident raised that the vibration was felt very differently across BL. Another resident from Neo Bankside said it was unpleasant to feel the vibrations.
- 3.5. It was agreed that WJ would discuss the possibility of installing a vibration monitor in BL with Native Land. **ACTION** – WJ to visit Stephen Hough in Bankside Lofts about vibration and potential for a monitor.
- 3.6. A resident asked if vibrations could be magnified, and WJ agreed to ask the contracted structural engineers about the impacts on the neighbouring buildings. **ACTION** – WJ to discuss with structural engineers.

## 4. Resident questions

- 4.1. DN raised a concern about road sweepers idling from a resident who could not attend. WJ explained that he had been made aware of the issue via email and had replied to the resident's email. **ACTION** - WJ to raise issue of idling with the site team.
- 4.2. A resident asked about the demolition process. WJ outlined the demolition process and explained that the site will be demolished to base level and handed over to Native Land. The demolition of the basement will then proceed at a later point in time.
- 4.3. A resident raised the importance for Hopton Street residents of there being an interim solution for access at the earliest possible time. **ACTION** - JT agreed to look into this with Native Land.
- 4.4. A resident asked about an alarm going off on the site. WJ explained that this was a fire alarm in the basement triggered by water interference. WJ explained that technicians were immediately called but could not travel onsite until 6am. The resident asked whether it would be helpful to call McGee if similar situations arise. WJ confirmed it would be and explained that he was immediately notified as there is someone onsite 24/7.

## 5. Previous actions

- 5.1. JT and WJ ran through previously agreed actions and activity that has taken place to resolve these, including:
  - Advertising the CLG more widely. JT thanked DN for sharing the details of the meeting with residents and explained Kanda had shared newsletters to be put up in the neighbouring buildings. This was reflected in the CLG's increased attendance.
  - Early dust warning system. WJ explained that McGee's priority is to mitigate the dust, and that an early warning would not be implemented.
  - Security. WJ explained that there was 24h security onsite as well as surveillance, and that there had also been a canine patrol.
  - Check with Native Land about sharing the noise data. WJ explained that McGee are already sharing this data with Southwark Council. DN raised that the data had been shared with him and that he was happy to share the data with any resident that was interested in viewing it.

## 6. AOB

- 6.1. WJ explained the noisiest period of works will be during the month of November, during the demolition of the bank vault which will take approximately four weeks.

<b>Actions from 22.08.19 CLG</b>			
<b>Action</b>	<b>Responsibility</b>	<b>Goal Date</b>	<b>Status</b>
Discuss the possibility of installing a vibration monitor in BL with Native Land, and pending the outcome of the discussions, visit Stephen Hough in Bankside Lofts to look into installing a vibration monitor.	WJ	1 <sup>st</sup> October	WJ visited BL apartments on the 30.08.19 as per the request of Stephen Hough who notified of experiencing vibration from demolition at the time. Having visited an apartment on the 5 <sup>th</sup> floor there were some minor vibrations felt in the floor and for a demolition project of this scale it would be expected that some vibration may travel to neighbouring buildings. McGee have 3 vibration monitors set up around the Sampson site boundary to detect vibration close to the source, and are not exceeding trigger levels set by the structural engineers. As a result, there are currently no plans in setting up a monitor in BL as it is further away from the source.
Contact structural engineers to ask about the possibility of vibration being magnified.	WJ	1 <sup>st</sup> October	WJ raised the issue of vibration being magnified further away from the source with the structural engineers AKTII. They confirmed that it's best to monitor vibration close to source and that it would not be magnified further away from source.

# KANDA

Raise issue of idling vehicle with the site team	WJ	13 <sup>th</sup> September	WJ notified subcontract sweeper company to brief drivers not to idle unnecessarily on Hopton Street.
Liaise with Native Land about interim access solution prior to the basement works.	JT	27 <sup>th</sup> September	In progress

<b>Actions from 13.06.19 CLG</b>			
<b>Action</b>	<b>Responsibility</b>	<b>Goal Date</b>	<b>Status</b>
Advertise the next CLGs on noticeboards	JT	Ongoing	Actioned
Look into possibility of dust early warning system	WJ	5 <sup>th</sup> August	WJ updated CLG on efforts to mitigate dust
Update local councillors on progress on balcony improvements for blocks in Falcon Point	JT	5 <sup>th</sup> July	JT liaised with ward councillors separately
Introduce CCTV camera on Hopton Street facing North	WJ	5 <sup>th</sup> August	WJ updated on security measures
Check with Native Land about sharing noise data	WJ	5 <sup>th</sup> August	Updated at the meeting

<b>Actions from 25.04.19 CLG</b>			
<b>Action</b>	<b>Responsibility</b>	<b>Goal Date</b>	<b>Status</b>
Find a way to block the fluorescent light disturbing residents in Bankside Loft	WJ	3 <sup>rd</sup> May 2019	Complete

# KANDA

Provide more regular updates on actions	JT	3 <sup>rd</sup> May 2019 (Ongoing)	In progress
Wash down pavements in addition to roads	WJ	31 <sup>st</sup> May 2019	Complete
Look into whether it is possible station lorries off Southwark Street	WJ	31 <sup>st</sup> May 2019	Complete
Liaise with Native Land to determine a format to present dust monitoring data to residents	MB / WJ	31 <sup>st</sup> May 2019	Complete

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