

# KANDA

## SAMPSON / LUDGATE COMMUNITY LIAISON GROUP

### MINUTES | 25<sup>th</sup> JUNE 2019 | CITIZENM HOTEL BANKSIDE

#### Attendees:

Jack Thompson – Kanda Consulting (Co-Chair)  
(JT)

William James – McGee (Co-Chair) (WJ)

Marc Byrne – McGee (MB)

Jennifer Tuff – McGee (JTuff)

Anita Wakeham (AW)

Ian Duncan (ID)

C H Duncan (CHD)

A Cusano (AC)

Jude Leighton (JL)

Gill Rogers (GR)

Stephen Hough (SH)

Martin Frost (MF)

Michael Shiel (MS)

Jackie Power (JP)

## Minutes

### 1. Introduction

- 1.1. JT welcomed everyone and introduced the expanded McGee team, explaining that the CLG is now intended to cover both Sampson and Ludgate House sites, as per previous requests
- 1.2. WJ introduced himself as PM for Sampson House
- 1.3. MB introduced himself as Head of Social Responsibility for McGee and explained McGee's commitment to listening to neighbours and residents. He introduced JTuff as the new Community Liaison Officer for the Sampson / Ludgate and will be the point of contact for residents.

### 2. Project update

- 2.1. WJ explained that since the last meeting, hard demolition on the roof has commenced, with machines on level 8 where they are halfway through removing the first floor. This process will take around 4 weeks for each floor, with a current goal of completing the work around December 20<sup>th</sup>.
- 2.2. WJ asked whether there had been any improvement on noise. One resident responded to say it had gotten better as it was further away.
- 2.3. A resident provided feedback that there has been a loud banging noise towards the north end of the site and showed a video which demonstrated the issue.
- 2.4. WJ noted that there are vibration monitors which haven't had any exceedances so far, meaning that there is not a structural concern. MB added that while it is important to note that there is no material damage being done, some people may notice a degree of vibration and McGee are sensitive to this.
- 2.5. MB asked that should it occur again, residents should let JTuff know so the team can note which periods of work are causing disturbances for residents.
- 2.6. WJ reported that on Ludgate House, there will be new traffic movements as cement is brought in and waste is removed. Combined with Sampson House, this will likely peak at around 60 lorry movements.
- 2.7. WJ explained that current work at Ludgate House is focused on developing the wall around the perimeter of the site to support basement development. Once complete, the basement dig will take place.
- 2.8. It was queried how long the scaffold gantry near the river walk, which was erected in 2016, will remain up. WJ explained it will remain for the foreseeable future and at least two years as a security precaution against the piling rig.
- 2.9. It was questioned whether there was an issue with the erection of the north tower crane. WJ explained that strong winds meant it was not possible to safely deliver the erection for two weekends in a row, but that is now sorted.

2.10. A resident raised that the newsletter said that scaffolding had been completed but it appears it hasn't been. Is there a date when it all will be finished and why did the newsletter say that? WJ explained that the scaffolding had been completed, but a section of Sampson House was removed so the scaffolding had to be removed and replaced. WJ aspires this to be completed quickly within three weeks.

### 3. Air quality

4.1 Residents raised concerns about dust. WJ explained that there is a strict monitoring regime agreed with Southwark and within the Section 61. If a trigger level is breached, WJ gets an email and work onsite stops. There have only been 1 or 2 dust exceedances in January due to oxygen cutting in the basement which caused smoke, but the last few months have been under approved levels. WJ noted that the team has lowered the trigger levels to suit Southwark and the updated guidance from the Institute of Air Quality.

4.2 Residents asked whether results could be seen. WJ explained he would have to speak to the developer. MB explained that the data is very technical and complex but would be happy to look into how best to interpret data which could be passed on.

**ACTION- McGee to liaise with Native Land to determine a format to present dust monitoring data to residents**

### 4. Traffic

4.1. Residents raised concerns about traffic jams. MB noted that the team are aware of lorries and explained that they are tracked by GPS meaning the team can manage their arrivals.

4.2. MB requested that should residents see a lorry idling with the engine on, please do tell the project team as it's important to have those engines switched off due to air quality and disturbance.

4.3. It was asked whether lorries can be stationed off Southwark Street if waiting – **ACTION – WJ to look into delivering on this**

4.4. WJ asked whether residents noticed a change in the new road sweeper, which is a 2018 model so the best standard. Residents said it was too soon to say but there was a minor improvement.

### 5. Dust

5.1. WJ noted that the team damps down the roads and has brought in new water cannons and misters which spray water and mist across the site to limit dust travelling.

5.2. Residents asked whether pavements could also be washed down, as it's just the roads at this time. **ACTION – WJ to look into measures to wash pavements.**

### 6. Noise

6.1. WJ explained there's been no exceedance of noise monitors at the upper limit of 90 decibels. WJ notes there had been some minor exceedances around 70 decibels.

### 7. Communication

- 7.1. It was noted that the newsletter now covers both sides of the site. Residents asked for less jargon on the newsletter moving forward
- 7.2. It was requested that the newsletter set out what happened over the past four weeks and upcoming four weeks as well as some idea of timescales where necessary.
- 7.3. It was requested that details for upcoming night deliveries and extraordinary works be included on the newsletter and making sure that information coming from contractors and McGees has a consistent style / contact details to keep residents informed
- 7.4. It was requested that goal dates be added to the minutes and where possible, updates on actions already completed in a more regular manner. **ACTION – JT to include details of actions completed when sending out minutes, agendas to the email group.**

## 8. AOB

- 8.1. Security was an issue, with increased activity of cars being broken into on Hopton Street. JTuff explained that CCTV signage is being put up on the hoarding along with cameras.
- 8.2. A resident said that it can be a dark walk along Hopton Street. Additional lighting was raised as an option. WJ noted that there was an awareness that the team wanted to avoid creating additional light in the evenings that could disturb neighbours. WJ also explained that there are nightguards that patrol every half hour and has been doubled at the weekends.
- 8.3. A resident flagged an issue where a tap near the hoarding sprung a leak. Within 20 minutes, security guards were there, but when the resident called the 24/7 security management number, no one answered at 12.45am. **ACTION – WJ to raise with the security contractor and reiterate that all calls should be answered.**
- 8.4. It was asked whether the project was still on programme as planning documents say completion by October 2019. WJ explained that those documents were based on an earlier start date. Possession of the building was granted later, so the current programme is aiming for a December 2019 completion.
- 8.5. A resident in Bankside Lofts noted that there was a fluorescent light that disturbed them at night. Can something be put in front of it to stop the glare. **ACTION – WJ to arrange**

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<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	In progress
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	In progress
Look into whether it is possible station lorries off Southwark Street	WJ	31 <sup>st</sup> May 2019	In progress
Liaise with Native Land to determine a format to present dust monitoring data to residents	MB / WJ	31 <sup>st</sup> May 2019	In progress

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<b>Actions from 20.02.19 CLG</b>			
<b>Action</b>	<b>Responsibility</b>	<b>Deadline</b>	<b>Status</b>
Highlight new information on the website in a visually compelling way	Jack Thompson		Complete
Follow up Native Land over the dust monitor	Andrew Clark/Will James		Complete
Road to be dampened before cleaning to reduce the presence of the road sweeper	Will James		Complete
90Db recording to be checked in the records	Will James		Complete
Discussion around sharing of noise and dust data with Native Land and McGee	Will James		In progress
Put a ramp in to reduce the noise of vehicles mounting the curb	Will James		Complete
Attempt to find a solution for the nocturnal light disturbance	Will James		Complete
Update residents as and when action deadlines are met	Andrew Clark/Jack Thompson		Complete
Include information on McGee's diversion from landfill policy in the next newsletter	Jack Thompson / Will James		Complete
Discuss a different location for the dust monitor.	Will James		Complete