

KANDA

Bankside Yards COMMUNITY LIAISON GROUP

MINUTES | 16th September 2021 | Virtual (Zoom)

Attendees:

Luke Jebb – Kanda Consulting (Chair) (LJ)

Sophia Michaelides – Kanda Consulting

(SM)

Joshua Davies – Multiplex (JD)

Matt Price – Multiplex (MP)

Waldemar Alvarez – Multiplex (WA)

Cllr Victor Chamberlain – Bankside ward
councillor (VC)

Local residents

Minutes

1. Introduction

- 1.1. LJ welcomed everyone and thanked the group for attending.
- 1.2. Introductions to members of the project team were made.

2. Progress of works

- 2.1. The Multiplex team presented an update on the progress of the works taking place on the former Ludgate House site

3 Previous Minutes / Actions

- 3.10 One local resident started by noting that they wanted to know about the car stacker and whether this was to provide underground parking. MP confirmed that this was for Building 2. The resident was keen to find out more about the application for Building 2 as they weren't familiar with the proposals. **ACTION** Kanda to provide resident with details of Building 2 application.
- 3.11 A resident was also keen to know about the condition of the arches as the newsletter they received stated there will be deep drainage works in the arches. **MP** advised that Network Rail has given the team a contractual obligation to allow them 24/7 access to supervise and monitor the work being done on the arches at all times to ensure they are in suitable condition. MP also stated that the current work is being done between the arch bases therefore, not to the arches themselves and that an application has been submitted to Network Rail for approval.
- 3.12 A resident was interested in the car lift in Bankside Yards East and stated it would be useful if residents who are immediately adjacent to the site could visit these to gauge the potential impact these could have on neighbouring properties during operation. The same resident also requested that it would also be useful for residents to visit the Air Handling Units on Bankside Yards East after commission to understand the noise output of these. **ACTION** Kanda to enquire with Native Land about the possibility of residents site visit.
- 3.13 **VC** stated that a Community Working Group must be set up for Bankside East. **ACTION** Kanda to raise this with Native Land.
- 3.14 **VC** also noted that the Multiplex team are making good progress and was keen to understand what feedback was being received from the council about when noise and dust limits have been exceeded. **JD** stated that there have not been any complaints from the HO for some time and the team meets monthly with the council to discuss the noise and dust reports.
- 3.15 On the subject of noise and dust, **VC** enquired about the 10 days in August when these requirements were exceeded and wanted to know if these could have been anticipated in advance. **JD** stated that UKPN works which were occurring at the same time would have contributed to the noise as the team does not have direct management of those works. However, the team did hire a consultant to ensure that they were not contributing to the noise and dust from these works.
- 3.16 **VC** stated that it was important to anticipate excess noise and dust and issue a prior warning to residents, particularly those east of the site.
- 3.17 **VC** also asked if the team were planning to be involved in COP 26. **WA** stated that the team have initiated contact with them and will follow up on this. **ACTION WA** and **JD** to raise COP 26 with Better Bankside.
- 3.18 **VC** was keen to know about the considerate constructors rating of 46/50 and what the 4 points missing were for. **JD** stated that top projects usually get 45 points and 5 innovation points are available, one of which the team received. He noted that no project has ever got 50/50 and 45 is the pinnacle thus the team are very pleased with their score.

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3.19 **VC** also asked if there are any plans for the CLG to be held in person in the coming months. **LJ** assured **VC** that the project is keen to meet people face to face and are looking into holding the next CLG meeting either in person or in a hybrid format.

3.20 **LJ** ran through the minutes and actions from the previous CLG meeting on 10th June 2021.

3.21 A resident was keen to know about the Pedestrian Movement Plan following the last CLG meeting. **LJ** noted that the team will re-raise this with Native Land. **ACTION LJ** to contact Native Land about Pedestrian Movement Plan and update resident.

4. AOB

4.1. **LJ** thanked everyone for attending and explained the next CLG meeting date would be circulated alongside the minutes.
ACTION Kanda to schedule next CLG meeting.

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Action	Responsibility	Notes	Status
Send details of Building 2 application to resident	Kanda/Native Land		
Enquire about residents visit to car stacker by Building 2 with Native Land	Kanda/Native Land		
Source noise levels on Air Handling Units on Bankside Yards West / possibility of site visit to understand future levels on Bankside Yards East	Kanda/Native Land		
Raise COP 26 with Better Bankside	WA/JD (Multiplex)	Multiplex (JD/WA) have reached out to Better Bankside about involvement in COP 26.	
Raise working group for Bankside Yards East with Native Land	Kanda/Native Land		
Re-raise Pedestrian movement plan and update Hopton Street Redevelopment Group	Kanda/Native Land		
Schedule next CLG meeting	Kanda	To be confirmed.	

Actions from previous CLG			
Action	Responsibility	Notes	Status
Share pedestrian movement plan	Kanda	Update on pedestrian movement plan shared at CLG.	
Update on in-person events	Kanda	Update provided at CLG meeting.	
Schedule next CLG meeting	Kanda	The next CLG meeting was scheduled for 16 th September 2021 at 6pm.	