

# KANDA

## **Bankside Yards COMMUNITY LIAISON GROUP**

### **MINUTES | 25<sup>th</sup> November 2021 | Citizen M Bankside**

**Attendees:**

Luke Jebb – Kanda Consulting (Chair) (LJ)

Waldemar Alvarez – Multiplex (WA)

Jack Thompson – Kanda Consulting (JT)

5 Local residents

Matt Price – Multiplex (MP)

Minutes	
<b>1. Introduction</b>	<ul style="list-style-type: none"> <li>1.1. LJ welcomed everyone and thanked the group for attending.</li> <li>1.2. Introductions to members of the project team were made.</li> <li>1.3. LJ ran through the minutes and actions from the previous CLG meeting on 16<sup>th</sup> September 2021.</li> </ul>
<b>2. Progress of works</b>	<ul style="list-style-type: none"> <li>2.1. The Multiplex team presented an update on the progress of the works taking place on the former Ludgate House site</li> </ul>
<b>3 Previous Minutes / Actions</b>	<ul style="list-style-type: none"> <li>3.10 One local resident started by asking as to why the basements were being dug top down. <b>MP</b> explained that this is due to programme efficiency as this is the most efficient approach to the task. The resident was also keen to understand if any tenants will be in Building 3 prior to full competition. <b>MP</b> explained that Multiplex need to provide a shell to any future tenant before competition, allowing tenants to fit out their own office space prior to occupation.</li> <li>3.11 A resident queried as to why the lights within Building 3 are kept on at night. <b>MP</b> explained that security walk each floor throughout the night and that the lights are kept on for security purposes and health and safety reasons.</li> <li>3.12 Another resident asked if many of the floors have been taken by future occupiers within Building 3. <b>ACTION LJ/JT</b> to source update on tenancy from Native Land.</li> <li>3.13 A resident wanted an update on the masterplan as whole and asked for the types of uses that are being proposed across the site. <b>JT</b> provided a summary of the types of uses that are being introduced across the masterplan.</li> <li>3.14 The same resident asked if they can be added to the mailing list and to include the receptionist on NEO Bankside. <b>ACTION LJ</b> to add resident and NEO Bankside receptionist to mailing list.</li> <li>3.15 One resident asked about the timescales for Building 2. <b>ACTION LJ/JT</b> to source update on delivery programme from Native Land/Multiplex.</li> <li>3.16 A local resident asked if anything can be done to make communications from Multiplex/Native Land clearer to ensure they are not missed by the local community. <b>ACTION LJ/JT</b> to include strapline on envelopes for all future communications.</li> <li>3.17 The same resident asked about the previous consultation on Building 9 and how it relates to the consented proposals for Titan House. <b>ACTION LJ/JT</b> to source information and provide update to resident.</li> </ul>
<b>4. AOB</b>	<ul style="list-style-type: none"> <li>4.1. One resident, who was not able to attend the session, raised a concern with Kanda prior to the meeting. The issue related to air-pumps on the Sampson House site and the fact they were left on permanently. It is understood that this issue was raised with the team at Multiplex and they no longer operate at night. <b>ACTION LJ</b> to re-raise with Multiplex and Native Land to make sure proper notice is given prior to any works commencing on the Sampson House site and to ensure appropriate consideration is given to residents in relation to the works.</li> <li>4.2. <b>LJ</b> thanked everyone for attending and explained the next CLG meeting date would be circulated alongside the minutes. <b>ACTION Kanda</b> to schedule next CLG meeting.</li> </ul>

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Action	Responsibility	Notes	Status
Kanda to source update on tenancy from Native Land.	Kanda/Native Land		
Add resident and NEO Bankside receptionist to mailing list.	Kanda	Resident has been added to mailing list.  Waiting for contact details for Neo Bankside Receptionist	
Kanda to source update on delivery programme from Native Land/Multiplex.	Kanda/Native Land/Multiplex		
Kanda to include strapline on envelopes for all future communications.	Kanda	All future communications will now include a strapline on the envelope.	
Kanda to source information and provide update to resident regarding Titan House.	Kanda	Information regarding the Titan House application has been shared with the resident.	
Kanda to re-raise issue with air pumps on Sampson House site to ensure proper notification and consideration is given.	Kanda	The issue has been re-raised with Native Land and Multiplex.	
Schedule next CLG meeting	Kanda	To be confirmed.	

Actions from previous CLG			
Action	Responsibility	Notes	Status
Send details of Building 2 application to resident	Kanda/Native Land	These details have now been sent to the resident	
Enquire about residents visit to car stacker by Building 2 with Native Land	Kanda/Native Land	The installation and commissioning of the car stacker on Bankside Yards West will not be completed until 2025, at the earliest, following the practical completion of Bankside Yards Building 2. As a result, it is not yet possible to arrange a site visit. However, this is something we can potentially revisit in the future closer to completion.	

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		A summary of the car stackers operation has also been provided.	
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	As it currently stands it is not yet possible to arrange a site visit to the air handling units on Bankside Yards West as practical completion of Building 2 is not scheduled until 2025. However, this is something we can potentially revisit in the future closer to completion.  A summary of the noise levels has been provided by acoustic consultants.	
Raise COP 26 with Better Bankside	WA/JD (Multiplex)	Multiplex and Native Land have reached out to Better Bankside about involvement in COP 26.	
Raise working group for Bankside Yards East with Native Land	Kanda/Native Land	Native Land are committed to establishing a working group for Bankside Yards East as part of their legal agreement with Southwark Council. However, as construction on Bankside Yards West is currently underway and the construction timeline for Bankside Yards East is still under review, the working group will be established closer to construction commencing on the eastern site.	
Re-raise Pedestrian movement plan and update Hopton Street Redevelopment Group	Kanda/Native Land	A representative of the Hopton Street Redevelopment Group has been provided with an update on the pedestrian movement plan.	
Schedule next CLG meeting	Kanda	The next CLG meeting will take place on 25th November 2021 at 6:30pm. This meeting will be held in-person at the Citizen M Bankside Hotel. If you would like to attend the CLG meeting, please email <a href="mailto:BanksideYards@kandaconsulting.co.uk">BanksideYards@kandaconsulting.co.uk</a> or call 0203 900 3676, and a member of the team will provide further details.	