

Aylesbury Estate Regeneration

Title	First Development Site (FDS) Resident Liaison Group (RLG)
Date	Thursday 28 April 2016
Time	6pm
Venue	Notting Hill Housing (NHH), The Old Pharmacy, Taplow, Thurlow Street SE17
Attendance	Two residents, Dorrett Wilson (Notting Hill Housing – Senior Project Manager), Steve Bennett (Erith -Project Manager) and Lorraine Gilbert (Notting Hill Housing – Resident Involvement Manager)

Meeting notes

1. Introductions and Terms of Reference (TofR)

Introductions were made and LG gave an overview of the TofR and circulated copies. LG asked the resident members if they had any suggestions/amendments for the TofR. ED and LL agreed the TofR.

DW explained that the RLG was still at an early stage and it is expected that membership will grow.

LL suggested that Cllr Mark Williams (Regeneration and New Homes) should be invited to the RLG once the group is more established.

DW explained that the RLG's main focus is speaking with residents but that Cllrs would be invited as when is necessary and following agreement by the group.

Action – LG to send copies of the TofR with the minutes.

2. The Demolition Works

DW gave an overview of the demolition works and explained that the programme is likely to last for two years. During this time, other contractors will join Erith until the work is complete. The progress of the works will be communicated to residents through a newsletter.

DW asked what residents' concerns about the demolition works were.

ED said that traffic flow, damage to the roads, vandalism and scaffolding alarms going off.

SB explained that there will be 24 hour security on site and a guard will aim to respond to alarms or any other problems within five minutes. Erith will also undertake dilapidation

surveys which will involve pictures being taken of every road, surface, etc. This is so that once the work is completed Erith can make good any damage.

Questions from residents

When will demolition start?

DW explained that NHH is working towards starting demolition in May 2016 and that residents will receive an information letter before the works commence. Erith have been on site since January this year carrying out ground surveys and organising the utilities.

Have all the residents moved out of Bradenham?

DW confirmed that Bradenham was now empty. In May Erith had possession of lower Chartridge. NHH are working towards taking possession of the rest of the site (e.g. Ellison House) in October 2016.

How will the demolition vehicles enter the site?

SB explained that Erith will aim to have vehicles come in from Albany Road. A new road will be created to reduce traffic issues. SB also talked about where the site centre and works portacabins would be situated.

SB said that the aim was to keep disruption to residents and businesses to a minimum, but that there would undoubtedly be some noise and dust. Erith have extensive experience of work on developments such as FDS which includes over 20 projects across central London.

Will Erith be using dust sheets?

SB said that measures would be put in place to reduce the impact to residents. For example 'dust bust' sheets use water and turns dust into vapour to keep disruption to a minimum. Erith will also use noise barriers.

What are the hours of operation?

DW said that the works would be carried out 8am to 6pm during the week, and 8am to 1pm at weekends. The project may require the occasional road closure on a Sunday, but this will be done with prior notification and with permission from the Highways department. Wherever possible NHH will avoid road closures.

What about noise nuisance?

SB said that Erith will do its best to reduce the noise impact to residents and businesses. Also due to what the buildings are made of it is likely that most of the noise will go out towards the park.

Once the development has been completed will there be underground parking?

DW showed a diagram of the building plans and explained that the site will have a combination of street and podium parking. Once the work is completed NHH will give the roads back to the Highways department, so parking enforcement will be used again.

When will the noise start and how long can we expect to last for?

DW said that the 'heavy' demolition would start at the three Chartridge blocks and is likely to last two months. The demolition will operate through deconstruction of the blocks from the top downwards, taking one level at a time.

DW said that the noisier part of the works will be during the digging into the basement areas. However this is likely to be a maximum of two hours a day using 15 minute intervals. NHH and Erith will monitor the noise throughout the demolition works.

If we give you feedback as RLG members about what's going on, will you give us feedback about improvements?

LG said that all feedback would be welcomed and we will explain what can be done to improve. If there are suggestions that cannot be actioned, we will explain why and will do our best to achieve a compromise.

How firm are the demolition plans?

DW explained that the plans are close to confirmation. NHH is currently reviewing tenders from contractors.

When do you expect the first residents to move in?

DW said for sub-plot 5 which are the properties at the front near Burgess Park, NHH is working towards residents moving in by the end of 2019.

3. Resident communication

Newsletters and letters

DW and SB gave an overview of the newsletter, complaints procedures and monitoring.

DW said that a chart with details about the 'usual' noise levels would be included in the newsletters so that residents will know what to expect.

ED asked whether the residents' communications would mostly be via letter. DW said that they would, as well as through the newsletter and the AylesburyNow website.

SB explained that Erith will have a Resident Liaison Officer (RLO) who will be the main contact for residents' queries. The contact details for the RLO will be on all communications to residents.

Letters and newsletters will be used to communicate about the works, and there will be ongoing monitoring of noise and other pollution (e.g. dust).

DW said that NHH will prepare a table report of noise and dust monitoring for the RLG. NHH will also inform RLG members of how Erith is meeting its targets.

Complaints

DW explained that there will be a complaints procedure for all residents. We will aim to respond to complaints within in five working days.

DW said that part of the role of the RLG will be look at complaints and work towards identifying opportunities for improvement.

4. Date of next meeting

TBC