

Aylesbury Estate Regeneration

Title	First Development Site (FDS) Resident Liaison Group (RLG)
Date	Tuesday 05 September 2017
Time	6pm
Venue	Notting Hill Housing (NHH), The Old Pharmacy, Taplow, Thurlow Street SE17
Attendance	One resident, Dorrett Wilson (DW) (Notting Hill Housing – Senior Project Manager), Becky Williams (BW) (Notting Hill Housing – Resident Involvement Officer), Natasha Nicholson (NN) (Erith – ESG Trainee Manager and Site Administrator) and Steve Bennett (SB) (Erith – Project Manager)

Apologies – three residents

Meeting notes

1. Introductions and Matters Arising

1.1. Introductions were made. Minutes were reviewed by the resident member and agreed to be an accurate record.

2. Site update

2.1. DW circulated the resident liaison pack and explained that some of the information contained in the document will be included in Erith's upcoming newsletter to residents. An update was given on the 'Look Ahead' programme. SB gave an update of the demolition works and explained to the resident member the progress made to date on the vacant blocks. He explained that once the 'soft-strip' and asbestos removal is complete in mid November, the top down hard demolition of the Bradenham block will commence. SB talked the resident member through the Bradenham demolition strategy, explaining that a muncher will be craned onto the roof of the building to remove the first three top floors one at a time. Then they will use a crane from ground level to lift out the front and rear panels walls in the middle of the block, until the middle section of the block is down to ground level. As part of this the monoflex will disappear one floor at a time. Once this is complete the middle section of the block will be removed from ground level, followed by the two end sections.

3. Demolition programme

Employment and training

- 3.1. NN reported on Erith's commitment to employ local residents by updating members with news that four apprenticeships have now started on the FDS site and five members of staff are recruits local to the area.
- 3.2. DW reported that further new employment opportunities will be available as the demolition progresses.

4. Resident communication

- 4.1. The resident member of the RLG asked to attend a site visit of the demolition compound. SB confirmed that this can be arranged for a future date.
- 4.2. The resident member was advised to attend the Plot 18 and FDS Section 73 Planning Amendment Consultation to be held on Saturday 16 September 2017 at Southwark Resource Centre

Contact numbers

- 4.3. SB explained that staff contact details are contained in the Erith newsletter. He re-emphasised the fact that there is a full-time Resident Liaison Officer on site and encouraged the resident to contact them or even visit their office.
- 4.4. NN explained the complaints procedure, and the resident member reviewed the complaints/compliments log to date. No comments were made.

5. Questions from residents

Demolition programme

- 5.1. *Will the lights in the block be affected during the hard demolition process?*

SB explained that there will be no disruption to current light provision in the neighbouring area adjacent to the site.

- 5.2. The resident member fed back that she feels safer with the lights on at the Bradenham block.

- 5.3. The resident member fed back that she has heard noises out late at night on the Bradenham block.

SB confirmed that the site has 24hour security and reported that they have introduced further measures such as patrols for their security teams and there is also CCTV on the site.

- 5.4. *How long will the demolition process take?*

DW explained that the demolition process will take from November 2017 until May 2018 to be 'demolished to slab' (ground).

5.5. *How long will works go on for during the day?*

SB explained that works are carried out between 8am and 6pm during the week, and 8am to 1pm on Saturday in line with the planning conditions. He added that during the winter season reduced light levels reduce the hours spent on site and works often finish at 5pm.

SB explained that any works undertaken on a Saturday with percussive sounds are carried out between 9am and 1pm. These are executed in two hour slots, with a 'two hours on, two hours off' approach to minimise disturbance.

5.6. *Will there be an increase in traffic congestion during the hard demolition phase?*

SB explained that there will be a limited increase in traffic congestion as the majority of the rubble will be stored on site.

5.7. The resident member fed back that works were promptly and consistently commenced at 8am in the morning and not before.

5.8. *When will the building of the new homes start?*

DW explained that the new builds will involve an 18 to 20 month programme of works. Building is planned to commence on the Bradenham site in September/October 2018.

5.9. *Will there be a cycleway through Bradenham Close?*

DW advised that TFL have confirmed that a cycleway will run through Bradenham Close, however the main TFL cycle quietway scheme is going through Portland Street and works are underway now.

5.10. *Will there be works carried on Westmoreland Road?*

DW advised that Southwark Council are planning to undertake road renewal in Westmoreland Road but advised that this is outside of the NHH boundary.

5.11. *Please give an update on the CPO process?*

DW advised that following the judicial review, Southwark Council now have a date for the new CPO enquiry. This will be held in January 2018.

6. Date of next meeting –

6pm, Tuesday 5 December 2017