
Aylesbury Estate Regeneration

Title	First Development Site (FDS) Resident Liaison Group (RLG)
Date	Wednesday 15 March 2017
Time	6pm
Venue	Notting Hill Housing (NHH), The Old Pharmacy, Taplow, Thurlow Street SE17
Attendance	Five residents, Dorrett Wilson (DW) (Notting Hill Housing – Senior Project Manager), Becky Williams (BW) (Notting Hill Housing – Resident Involvement Officer), Natasha Nicholson (NN) (Erith – Resident Liaison Manager), Mark Jack (MJ) (Erith – Regional Operations and Contracts Manager-Demolition) and Steve Bennett (SB) (Erith – Project Manager)

Apologies – two residents

Meeting notes

1. Introductions and Matters Arising

- 1.1. Introductions were made and new resident members welcomed. Minutes were reviewed by resident members and agreed to be an accurate record.
- 1.2. BW reported back that resident members received links to the AylesburyNow Website and Creation Trust website on 19 Jan 2017.
- 1.3. DW clarified that there will be opportunities to be involved in future consultation event for future phases of the Aylesbury regeneration.
- 1.4. DW fed back that it is too early to clarify whether emergency bollards will remain on Bradenham Close, as plans for the road have not yet been submitted to the Highways department.
- 1.5. DW informed the group that she had not heard anything from the Highways department regarding a new cycle route travelling from Kennington across to Burgess Park.
- 1.6. SB confirmed that 100% of general rubbish and waste from site, such as soft strip material from the flats is sent to a waste transfer centre and not to landfill. 100% of this waste is recycled. SB agreed that Erith will publish figures for the quantities of waste transfer processed in future Erith newsletters.

2. Site update

- 2.1.** DW circulated the resident liaison pack and explained that some of the information contained in the document was also included in Erith's December 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 members the progress made to date on the vacant blocks. He explained that although they had started to erect the monoflex sheeting to Bradenham, they had to take it down due to storm Doris, but an order has been placed and they are awaiting the arrival of more monoflex sheeting to wrap the building as they erect the scaffolding. SB explained that it will be 30 weeks before hard demolition starts on Bradenham. The building will be 'soft stripped' internally before this.
- 2.2.** A resident member fed back that the demolition appeared to be running smoothly, apart from the disruption caused by storm Doris. She reported that she had not heard a lot of noise and had no issues.

3. Demolition programme

Hoardings strategy

- 3.1.** SB updated residents on the progress made on the hoardings. All the hoardings for the first possession area are now in place, these are the magenta coloured hoardings. The vinyl graphics will be in place, once the designs have been signed off.
- 3.2.** A resident member fed back that she liked the hoarding colour.

Employment and training

- 3.3.** NN reported on Erith's commitment to employ local residents by updating members with news that three apprenticeships have now started on the FDS with one on the Plot 18 site. These recruits are all local to the area.

4. Resident communication

- 4.1.** A resident member fed back that she appreciated the efforts being made to liaise with residents through the notification letters, newsletters and the resident liaison group.
- 4.2.** SB encouraged residents to notify them if they know of anyone who is not receiving the newsletter.

Contact numbers

4.3. MJ 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 residents to contact them or even visit their office.

DW explained the complaints procedure and members reviewed the complaints/compliments log to date. No comments were made.

4.4. SB explained that a log is kept of all queries as part of the complaints log.

4.5. Action: NN to provide the compliments page as well as the complaints page in the resident liaison packs for future meetings.

5. Questions from residents

Resident communications

5.1. *A resident member reported frustration at not receiving adequate information in general, and reported that she doesn't usually use the Westmoreland access, where the post boxes are located, so requested that Erith email residents on the FDS site in addition to posting letters?*

SB agreed that Erith have no objections to emailing out resident information, in addition to posting in the letter boxes. NHH will confirm with LBS and get resident email contact details. SB also agreed they would be prepared to install further notice boards nearer to the Chiltern entrance, once approval is given by LBS.

5.2. *Can residents on the FDS site be given more than six days' notice of demolition works to have longer time to respond?*

DW explained that residents receive notification letters as part of an informative process, in addition to the newsletter, which gives residents the programme of what activities are scheduled to take place in the months ahead.

5.3. *If we have a question that Erith can't answer, who can we go to?*

DW explained that residents can contact her from Monday to Friday during working hours. Alternatively they can contact the Aylesbury Housing Office. SB encouraged residents to visit the Erith onsite office.

5.4. A resident member confirmed that her onsite experience had been positive when registering a recent query.

5.5. *Once the site is demolished will the area be left flat and completely empty?*

DW confirmed that the vacant blocks in the first possession area, will be 'demolished to slab' (ground) this is the extent of this contract.

6. Demolition programme

6.1. *Why is the demolition going ahead when the court proceedings regarding the Compulsory Purchase Order (CPO) are still to take place?*

DW explained that the contract with Erith for the demolition of the vacant blocks was signed on 28 November 2016. The CPO process is only applicable to the blocks currently inhabited. The CPO process is being managed by Southwark Council. They have asked for the demolition of the vacant blocks to proceed, and therefore this contract has been let.

6.2. *Is the intention to take the ramp away for 120 – 149 Chartridge block? How will disabled residents have access to their homes?*

DW explained that the ramp is an integral part of 106-119 Chartridge, which is due to be demolished. Access is taken very seriously by Notting Hill Housing and Erith who will be assessing the needs of the residents in that block and will work with partners at Southwark Council.

6.3. *Where is the asbestos?*

SB explained that asbestos has been identified in the balcony boarding, top windows and artex panelling of the vacant blocks. The removal of asbestos is a lengthy process. All removal is carried out under controlled conditions and Penningtons, an independent company, monitor the air quality.

6.4. *Rubbish is being dumped by the hoardings in Bradenham Close. Can it be removed?*

SB clarified that the rubbish is the responsibility of Southwark Council and outside of their site but we can certainly report this to Southwark.

6.5. *How do we move forward to the construction phase? Who can I go to, to get information?*

DW directed residents to the Southwark Council regeneration team.

6.6. *How will the site be left once demolition is complete and the site is empty?*

DW explained that we are working with our partners LB Southwark regarding how we can move forward but again would direct residents to Southwark council regeneration team.

6.7. *I heard drilling at 8am in the morning. This felt too early?*

DW 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. She clarified that this allocation time for drilling was set by the Planning Department.

SB confirmed that onsite noise levels are closely monitored by the Council.

7. Date of next meeting –

6pm, Tuesday 5 September 2017