

Maitland Park Estate

Construction Working Group No.3

23 September 2020 5-6pm (held remotely)

Meeting Facilitated by Howard Phelps, Arcadis

Attendees

[REDACTED] – TRA
[REDACTED] - TRA
[REDACTED] – Whitebeam House
[REDACTED] – resident Oak House
[REDACTED] – resident Rowan House
[REDACTED] - resident Rowan House
[REDACTED] - Resident Rowan House

Cllr Abdul Quadir **(AQ)** – Local ward Cllr and resident leaseholder

Cllr Alison Kelly **(AK)** - Local ward Cllr

Dilan AlPasha **(DA)** – Senior Development Manager, LBC

Tali Sternfein – Development Manager, LBC

Rebecca Ellis **(RE)** – Consultation & Engagement Officer, LBC

Frank Bailey – Asbestos Compliance Officer, LBC

Graeme Shimmin – Green Spaces Project Officer, LBC

Howard Phelps – Project Manager/Employer’s Agent, Arcadis, Meeting Facilitator

Mark Crisp **(MC)** – Senior Site Manager, Bouygues UK

Adrian Cook **(AC)** – Construction Manager, Bouygues UK

Jeff Joseph **(JJ)** – Head of Social Value, Bouygues UK

Evelyn Mills - Bouygues UK Resident Liaison Officer

Paula Arkell-Waller – Deputy Social Value Manager, Bouygues UK

Apologies

[REDACTED] – resident Maitland Park Road

1) Welcome and Introductions

2) Update on the Aspen House fire investigation - Dilan AlPasha,

- A letter has been sent to all residents notifying of the Coroner’s conclusion and the Council is carrying out a full review to see whether any changes are required to its policies and procedures.

3) Progress on Aspen House demolition works – Mark Crisp, Bouygues UK, (presentation images Appendix A).

- Water connection established; soft strip; asbestos removal process, safe removal and monitoring; garages demolished; Scaffolding erected and Aspen House ready for demolition; preparing Gym for asbestos removal. Low grade asbestos in concrete in the ground; additional air monitoring.
- Regular H&S inspections, no issues -reported “best run site”. Camden and independent inspections; weekly audits.
- Heavy machinery delivery, outside rush hours, apologies for inconvenience.
Q: What time are operatives starting in the morning? Generators are on at 6:30 am. **MC:** Trying to establish a permanent power supply, need power for basic provisions.
Q: Concern about Asbestos being released.
MC: Team is following strict asbestos removal practices to ensure that asbestos leaves no traces when removed from site.

4) Communications strategy – Jeff Joseph, Bouygues UK,

- Resident Liaison Officer is Evelyn Mills. Communications service will be reviewed for effectiveness. Currently bulletins / notifications are directed at residents in areas affected by any out of hours work and aim to be delivered 5 working days in advance. Monthly newsletters are delivered to the whole estate and neighbours near the site. Due to Covid we are unable to hold open days, drop-ins etc. Evelyn, the RLO, will be on site regularly, and due to Covid we will continue to review.

Q: Ensure members who don't live on the estate receive newsletters.

JJ: Request email addresses [Post meeting note: if you wish to receive the newsletter electronically please contact Evelyn on evelyn.mills@bouygues-uk.com].

5) Play provision update and recommendations - Rebecca Ellis, (Please See presentation at Appendix B for more details).

- Recommendation is that the play provision would comprise various types of outdoor gym and play equipment set out in a trail (instead of a MUGA or half MUGA). We will carry out focused conversations on the types and location of these pieces of equipment across the estate.

AK: Thanks for the pragmatic way Camden is moving forward on this. It is good to see that after the previous opposition, we are now working together to find solution.

Resident: Glad to see we have moved away from major and minor MUGA; we already have playgrounds for younger & for older kids located near Rowan House.

TRA: We were promised a 'like for like' MUGA, and told this was a Planning requirement. Now we have just a few pieces of equipment dotted around, we need an area for older age group.

DA: We can't underestimate proximity to residents, this is a localised issue and there are other considerations.

TRA: MUGA is near to someone everywhere, there are some suitable places; could flatten ground. Request report on Make:Good consultants' work, as we were promised a real consultation with young people. Need another meeting.

AQ: The council *have* consulted; plans to build a MUGA were stopped years ago. There was no MUGA in this area previously, why should it be relocated here now? Neighbours are complaining about anti-social behaviour (ASB) and there are 2 play areas between 3 buildings already.

Resident: How will these climbing frames link together, or be spaced around the green spaces? Will this be disparate equipment, if clustered there will be localised issues of disruption. Create a trail to complete.

DA: We'll hold a focused session on Play Provision to show more detailed proposals of types and locations of new equipment.

6) Any Other Business (AOB)

None

END