

MEETINGS REPORT & ACTION SHEET

Meeting Reference: South Lambeth REP Meeting	
Date of Meeting: 29 September 2020	Time: 6.30pm
Location: MS Teams / Online	
Meeting Purpose: Main purpose Discuss the upcoming meet the contractor events	
Present at Meeting: (Residents) Mutiat Obanigba (MO), Viv Moriarity (VM) (Lambeth council) Anna Tran (AT), Ade Banjo (AB) (HFL) Jeannette Brooks (JB), Paul Simpson (PS) Maxine Igbinedion (MI), Barbara Giles (BG), Lee Nicholls (LN), Paul Wardzynski(PW), Ed Doherty (ED) (Hills Construction Ltd.) Len Bell (LB), Kevin Geraghty (KG) (Tpas) Yvonne Williams (YW)	
Copies to: John Taylor (hard copy)	
Chaired by: Yvonne Williams & Maxine Igbinedion	

	Agenda items			
1.		Introduction by Maxine Igbinedion (Summary of Agenda)		
2.		Summary about the online 'Meet the Contractor event' on Thursday, 1 October 2020 from 6.30pm to 7.30pm & Saturday 3 October 2020 from 11am to 12.30pm delivered by Lynne Bell.		
3.		Topics that will be covered at the Meet the Contractor event (Kevin Geraghty)		
4.		Update about the new construction works to commence on the 12 October 2020 delivered by Paul W and Lee Nicholls		
5.		Green Shop		
6.		Questions		
7.		AOB		
8.		Next REP meeting		
	Items		Who	When
1	Introductions and Apologies MI opened the meeting and welcomed everyone.			
2	Meet the contractor event LB set out nature of the event. Presentation, slides via power point, approx. 10 minutes, which will include updates of works on site followed by Q& A.			
2.1	PowerPoint presentation, also to be provided in hard copy, via post in advance.			
2.2	Presentation to include questions frequently asked by residents from other sites, to reassure people that Hills are aware of and addressed similar concerns before. VC requested links to other projects, LB confirmed use of case studies from other sites such as Knights Walk. Discussion - LB noted different projects, yet similar concerns. VC noted that SLE very different to Knights Walk.			

<p>3</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p> <p>3.6</p>	<p>Topics that will be covered at the Meet the Contractor event</p> <p>KG spoke about Hills, reiterated purpose of meeting this evening: to discuss the upcoming meet the contractor event.</p> <p>KG gave brief history of Hills (VM & MO noted their lack of interest in this). KG explained general purpose of event to explain approach to the project to any residents who are interested. Approx. 70 projects across London, all unique, typical topics at these events include noise, dust, ideally these events happen face to face.</p> <p>KG confirmed there is a CEMP issued by Lambeth council that gives constraints to work.</p> <p>MO raised her concerns and asked questions about</p> <ul style="list-style-type: none"> • about lack of information • Training on the CEMP not yet happened, raised previous discussions on topic at REP meeting in March 2020 • CPC were managing it, is this still the case? • Mitigations in place? <p>MO questioned usefulness of the meet the contractor event in light of the above factors for her.</p> <p>KG noted his perspective of approaching the project in a professional manner in a safe, secure way.</p> <p>KG noted that he is not privy to what was discussed at previous meetings, his and LB's purpose at this meeting was to</p> <ul style="list-style-type: none"> • explain the contractor event • what residents should expect in first in the first few weeks of build • how they are securing the site • how they monitor themselves for dust, noise • Give overview of how Hills approach the project • How Hills sign up to the Considerate Contractors code • How works are checked by building control • How updates are provided with monthly newsletters, giving key milestones <p>MO questioned usefulness of the meet the contractor event in light of the above factors for her.</p> <p>VM asked about baseline assessments of noise, light, and air quality. KG confirmed noise and dust assessment submitted to Lambeth planning, unsure if assessment is publicly available.</p> <p>KG confirmed baseline assessments for noise and dust start two weeks before construction. Data available then.</p>	<p>KG / PW</p>	<p>Approx 16 Oct</p>
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4	Update about the new construction works		
4.1	<p>PW gave overview of his and LN's role</p> <ul style="list-style-type: none"> • Represent HfL from start to finish of build programme • Both on site at least once weekly • Depending on Covid they will be doing progress meetings on site or on TEAMS • Both available to walk residents around the site, point out key milestones, address noise issues • PW confirmed he is on site the following day should any resident wish to join him. 		
4.2	<p>MO asked for documents in advance such as mitigations, method statements. PW noted that he does not reckon method statements would be helpful.</p>		
5	Green Shop		
	Nothing minuted on this agenda item		
6	Questions		
6.1	<p>VM raised issue of need for training again to get the most out of the meeting with contractors, i.e. to get correct level of understanding of jargon acronyms etc.</p> <p>PW noted the distinction between the training and updates i.e. CPC to provide training on how a project runs, the specific project updates and details of South Lambeth is an ongoing dialogue with the REP, Hills, PW and LN</p>	PW	27 Oct
6.2	PW will do an abridged version of the programme which shows the key dates	PW	27 Oct
6.3	PS will talk to Lambeth Council about providing information in their on CPO and Wimborne, but he can make a commitment on their behalf.	PS	27 Oct
6.4	PW confirmed HfL have their own clerk of works on site weekly, which will ensure quality checks happen and any areas of concern that Hills improve upon		
6.5	<p>JB reiterated the that the training is designed to provide the REP with the correct level of understanding for the build.</p> <p>JB also referenced the range of training opportunities provided by Hfl.</p> <p>MO made clear her lack of interest in additional training.</p>		
6.6	<p>PS noted that training was arranged through CPC, full brief given which included consulting with MO, but method or time of training was not acceptable to members of REP.</p> <p>MO requested a written summary of why training not yet happened, so she can discuss with the HfL Chief Executive</p> <p>PS confirmed that training can be arranged again in direct consultation with REP.</p>	PS	tbc
6.7	MO/VM asked why change in works plan. They were advised that works on Wimborne house works completed before phase 1		
6.8	PS confirmed a leaflet and email going out tomorrow, 30 th September with more information on meet the contractor event.		

	PS noted that residents have been informed about both contractor events in writing, leaflet designed for those that cannot attend the events.		
6.9	MO raised her concerns about timing of training recently offered, given history of request for and agreement of training during March REP meeting		
6.10	Discussion about leaflet being distributed, purpose and timing. LB advised this would normally not be circulated in advance		
7	AOB		
7.1	A letter will be sent out to remind REP group to sign the REP operating protocol	MI	16 Oct
8	Next REP meeting		
8.1	Next meeting confirmed Tuesday 27 October 6.30 pm. TEAMS Meeting closed 7.41pm		