

## COLPAI Project Construction Liaison Group Meeting

Tuesday 8 January, 6pm

Sir Ralph Perring Centre, Golden Lane Estate

### Attendees:

Tim Godsmark	(TG)	Golden Lane Estate Comms Team
Anna Parkinson	(AP)	Golden Baggers
Fred Rodgers	(FR)	Bernard Morgan House Liaison Group
Councillor Sue Pearson	(SP)	Cripplegate Councillor
Paul Murtagh	(PM)	City of London Corporation
Mark Lowman	(ML)	City of London Corporation
Michelle Warman	(MW)	City of London Corporation
Laura Frickey	(LF)	City of London Corporation
Steve McCarthy	(SM)	ISG
Catherine Street	(CS)	Comm Comm UK
Vivien Moseley	(VM)	Comm Comm UK

### Apologies:

Charles Humphries – Golden Lane Estate Residents' Association

Helen Fentimen – Chair of Governors, Prior Weston Primary School

Gerald Mehrtens – City of London Corporation

Dawn Harris - City of London Corporation

Sonia Marquis – City of London Corporation

### Notes from the Last Meeting

- [REDACTED] asked that ac5.4 was not put on hold. She explained the Golden Baggers did not want to be seen as working with the City of London. However, she would like the landscaping consultants to continue to look at methods of mitigation in case the trees are removed. [REDACTED] explained a decision will be made at the end of the month and that it would be best to wait until a decision has been made
- It was noted that the team had received [REDACTED] list of conditions that she would be interested in receiving information or consultation about. [REDACTED] noted that the school's Operations and Management Plan was of great interest (ac1.6)
- [REDACTED] asked for the results of the ecology report from the demolition. [REDACTED] explained no ecology was found and that she was happy to share the report if requested
- [REDACTED] and [REDACTED] agreed that additional allotments/greening across the Golden Lane Estate was outside of the remit of this group and should be removed from the action tracker
- [REDACTED] noted ac5.7 was congruous with ac5.5 and should be removed. [REDACTED] noted that a consultation on art or planting on the Basterfield of Baggers' hoarding needs to take place first.

### Project Update

- ISG is continuing the demolition, which is due to be completed at the end of January. Following demolition, there will be enabling works and pile probing. LF noted that the hoarding will be extended as per the phasing plan, previously presented to the group. LF noted that the site cabins will be completed by May 2019. She added that project updates will be included in the next newsletter
- LF explained the site is on track for Phase 1 completion by Q2 of 2020 and Phase 2 completion by Q2 2021.

### Dust and Noise

- SMC shared the monitoring results from 21 November 2018 to 7 January 2019. He explained there was one day, where the noise level breached what was deemed acceptable by Environmental Health Officers and Acoustic24, the monitoring company. He noted the dust level for this day was abnormally high too and therefore, they believed this to be an anomaly and an erroneous result
- TG asked if the team is notified immediately if levels are breached. SMC explained ISG is usually notified 20 minutes following the breach
- SP asked where the third noise and dust monitor is located, as the CMP notes there should be one by the allotments (ac3.7)
- AP queried if dust suppression is continuing following a complaint by Charles Humphries. AP explained there was video evidence of an incident where suppression was not being undertaken. SMC explained suppression is continuing and outlined the equipment available on-site to suppress dust. He suggested AP sent him any videos so that he can address it with the contractors.

### Group Members' Updates

- AP explained that Bev Bytheway was intending to attend but felt she couldn't as a representative from the Baggers was already in attendance. CS confirmed the Communications Protocol signed off in September noted that one representative from each local group is invited to attend. It was noted that it was the groups' decision on who should attend to represent them. TG explained that he felt Basterfield and Hatfield should be represented in addition to GLERA at the meetings. LF explained the CLG meeting was not a public meeting but for the group representatives to attend and represent the views of their group. Residents of Hatfield and Basterfield House are represented by GLERA and the Golden Lane Estate Tenants' Forum. It was noted that residents with individual concerns could speak to the team directly at Drop-in Events or by contacting the team via 020 7125 0421 or [info@colpai-project.co.uk](mailto:info@colpai-project.co.uk). CCUK to compile list of key representatives from each group (ac4.15)
- SP noted that some members such as from London College of Fashion and Banner Street do not attend. However, it was agreed that keeping the group to one individual per group would be best to keep the group productive.

### Respite

- SP noted that the area of respite did not have Wi-Fi on Monday 7 and Tuesday 8 January and asked for this to be looked into (ac4.16)

- SP noted that the area of respite is advertised on the newsletter, which goes out to 4,000 addresses. She noted that it should be advertised to Basterfield and Hatfield House residents. VM noted that residents opposite the site from Banner Street were also keen to use the space, therefore, advertisement should not be restricted to just residents of Basterfield and Hatfield House. The use of the area is to be monitored to reassess advertisement. It was also noted that the group should advise on the newsletter distribution area.

### The Gas Leak

- PM explained the team would be arranging for a Drop-in Session so that the local community can attend and ask any queries they have about the gas leak, works on-site and programme.  
*Post meeting note: This will be held on Wednesday 6 February 2019 from 6pm to 8pm*
- A member asked if residents had received communication about the gas leak. PM confirmed two letters had been issued to residents
- SMC explained that following the leak, ISG has undertaken detailed basement surveys, used ground penetrating radar to detect metal, visited neighbouring existing building basements. In addition to this, ISG will be digging a slip trench around the Hatfield and Basterfield House perimeters of the site. SMC explained the limitations of the metal detection and that the damaged pipe was buried in several layers of concrete and encased in a clay pipe
- PM explained approximately seven surveys had been undertaken prior to works commencing
- Members of the group noted the emergency procedure could have been improved as no visible members of staff were present. PM explained staff were on-site. However, they were unable to gain information from the emergency services
- TM asked at what point would the beds in the basement of Great Arthur House be used for emergency purposes. It was discussed that they could have been utilised had residents of Basterfield House needed to stay overnight.

### Any Other Business

- TG asked if a party wall surveyor had visited Basterfield House to inspect hairline cracks residents thought may be a result of the works. ML explained that he was unsure if the Golden Lane Estate Surveyor had visited. TG asked if the piling method statement had been sent to the surveyor. ML explained that it should be. However, if not, he would be happy to supply it. LF noted it should be available to view on the planning portal. VM explained that she did not believe the application for Condition 6 was validated at present. However, as agreed, once it is validated, the CLG members will be notified
- SP noted that two vans were seen entering the site from Baltic Street West, contrary to the CMP. SMC explained that he allowed two surveyors to access the site here to collect heavy equipment. This was because it would cause more harm to transport the equipment across the site to Golden Lane, rather than collect from Baltic Street West. He noted that this was a practical decision, which caused no harm and was carefully administered with traffic marshals. FR noted concern that too many variations made to the CMP may eventually cause harm

- FR asked how many generators were on-site and why. SMc explained there was one, which was powering the site office, batteries and small tools. He explained there was not sufficient temporary supply in the grid for the works. He noted they would be installing two transformers for the works but due to the delay to works caused by the gas leak, the team had to apply for a new slot for UKPN to attend and undertake the works
- SP asked when the team will undertake the investigation for unexploded ordnance. SMc explained a UXO Operative will be undertaking a watching brief on Thursday 10 January. He added that magnetic probing will also take place ahead of piling, which covers a depth of over seven metres. LF added that the archaeologist will also be on-site Thursday for the watching brief. She added that two previous archaeological surveys had been undertaken.

### Action Tracker

Organisation	Action Code	Action	Resolution
CoL	1.6	Review SP's list and propose items for information and consultation	
CoL/ISG			
ISG	3.6	Add a noticeboard to the hoardings	
	3.7	Confirm location of third monitor	
CCUK/GLET	4.15	CCUK to compile list of key representatives from each group	
	4.16	GLET to look at Wi-Fi provision in the Community Centre	
CLG Members	5.6	Collate all residents' views regarding the hoarding lighting	For JS to pick-

END