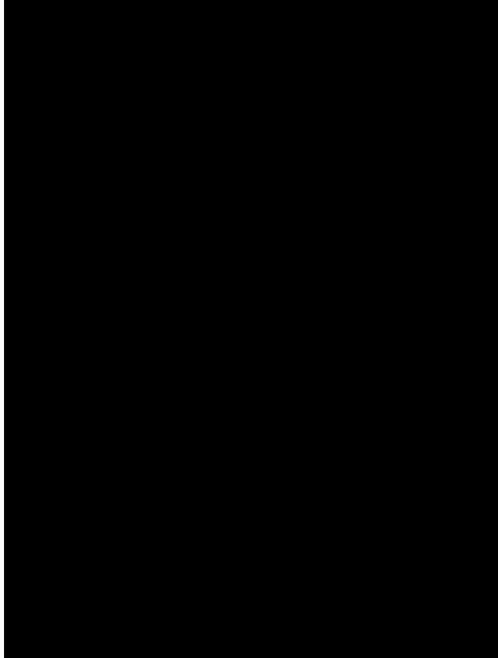


COLPAI Project Construction Liaison Group Meeting

Tuesday 5 February 2019

Sir Ralph Perring Centre, Golden Lane Estate

Attendees:









Golden Lane Estate Residents Association
Golden Lane Estate Residents Association
Bernard Morgan House Liaison Group
Golden Lane Estate Comms Team
Barbican Association
Tenants' Forum
Cripplegate Common Councilman
Cripplegate Common Councilman
ISG
City of London Corporation
City of London Corporation
City of London Corporation
City of London Corporation
City of London Corporation
Comm Comm UK
Comm Comm UK


Apologies:

 – CoLPAI School
 – Cripplegate Alderman
 – Golden Baggers

Notes from the Last Meeting

-  noted that where possible, she would like dates to be added to the action tracker, so that actions are resolved more efficiently
-  advised that he was producing a report for the Golden Lane Members Meeting and the Housing Sub Committee for Members to agree a proposed action plan for consulting with and informing residents on the discharge of the various planning conditions.  stated that this needs to go to the next meeting as otherwise, valuable time would be lost
-  agreed to purchase a new noticeboard to fix to the hoardings (ac3.6)
-  confirmed that the third noise and dust monitors have been installed on the hoardings. He added that ISG are thinking of moving them along the hoardings towards Baltic Street West
-  explained she has difficulty in collating every resident's response for the hoarding lighting (ac5.6).

Communication

-  noted that he would like a representative from Basterfield House at the meetings (ac. 4.17)

- TG requested a monthly public meeting with Golden Lane Estate residents and JS stated that she would prefer public meetings to occur rather than drop-in sessions. JS questioned how the COLPAI Project Progress Event will operate. How many attendees are expected and how the team will handle all attendees, if it is busy. GM explained that if it appears that the drop-in format is not the best then they will look into other formats
- TG noted that responses to his enquiries are slow. SP asked how the team monitors complaints and ensures that they are responded to on time. VM explained that the team keeps a contact log of all complaints and that sometimes enquiries that fall outside of the project team's remit causes a delay in response time
- PM suggested that the Community Liaison Group discusses what enquiries have come in to the team at the next meeting (ac.4.18)
- JS suggested that SMc and SB's contact numbers go onto the weekly updates email and suggested that the weekly update should include additional information on the works, external to the lookahead from outside contractors (ac4.19).

Project Update

- ISG is continuing demolition across the site. Above-ground work will not commence until May 2019
- UKPS will be operating on a temporary substation
- LF explained that the site is on track for Phase 1 completion by Q2 of 2020 and Phase 2 completion by Q2 2021.

Concrete Crushing

- SMc explained that there are various processes for crushing concrete. SMc explained that the concrete crushing machine has not yet arrived on-site, but munching has taken place
- GM explained that the London Borough of Islington and the City of London have approved the method of crushing
- FR said that he believed that ISG's method for dust suppression from munching was just the use of one hose pipe and he had shared a video with the team of a contractor using one on-site. SMc explained that the video showed a contractor cleaning rubble with a hose pipe and that this was not the dust suppression being used on-site. SMc explained that the crushers have internal jets that suppress dust at the source
- SP asked where the machine will be positioned. SMc explained that it is in the centre of the site
- TG asked what the period is for the concrete crushing. SMc explained that it will take place for approximately six weeks, but if more asbestos is uncovered then this could delay the works
- JS asked about the quiet times and if the crusher will operate during these hours. SMc explained that there will be variables in noise, but the crusher will not operate during quiet times
- SP asked what the health and safety risks are with crushing. SP asked if there had been any risk assessments conducted on residents' health. JS raised concerns about the concrete crushing in regard to dust creation and impact on residents that are asthmatic. SMc explained that there are dust monitors on-site, and that ISG, the City

of London and London Borough of Islington get results in real time. He explained that Environmental Health Officers are alerted if dust levels breach standards

- FR asked if the team crushed concrete that could have asbestos. SMC explained that any concrete with asbestos has been taken off site for proper disposal and he added that ISG discovered some asbestos in the slabs towards Baltic Street West.

Access to the COLPAI Site

- FR explained he had seen lorries reversing on Golden Lane and raised concerns about the vehicle movements and congestion. SMC explained that there were four lorries that were due to deliver to the site over a four-day period but instead they arrived at the same time. They were not supposed to arrive in groups and ISG has explained to them that this is not in accordance with their agreed Construction Management Plan
- FR enquired if the lorries had travelled a long distance. SMC answered that he will look into where the vehicles have travelled from
- TG raised the issue of emergency access in Basterfield Access Road. He believed access was compromised by UKPS works. SMC explained that UKPS had undertaken a risk assessment for the works and the access was their responsibility. He added that he has also contacted them regarding this.

Trees

- JS asked if the remaining tree is being protected correctly and when the other trees will be removed. SMC explained that he is unsure on timings and mitigation
- TG stated that the Golden Lane Estate Baggers are keen for the City of London to produce proposals for mitigation (ac1.7).

Any Other Business

- JS noted that cracks had appeared in some neighbouring properties, which she believed were caused by the COLPAI works. SMC explained the team is undertaking vibration monitoring and are notified if levels are breached.

Post meeting note:

The City of London Corporation is employing an independent surveyor to inspect properties with reported cracking. If you wish to arrange an appointment, please email Paul Murtagh directly on paul.murtagh@cityoflondon.gov.uk.



Action Tracker

Organisation	Action Code	Action	Resolution
CoL	1.6	Review SP's list and propose items for information and consultation	PM to raise at t Lane Estate Co Members' Mee
	1.7	Mark Lowman to get in touch with the Golden Lane Estate Baggers	
ISG	3.6	Add a noticeboard to the hoardings	Two added
CCUK/GLET	4.15	CCUK to compile list of key representatives from each group	Brought to the issued to mem the meeting
	4.17	Team to consider an additional representative from Basterfield House	CLG meetings a reviewed
	4.18	Discuss enquiries sent to info@colpai-project.co.uk at the meeting	CLG meetings a reviewed
	4.19	CCUK to include SMC's and SB contact details on Weekly Look Ahead	Added
CLG Members	5.6	Collate all residents' views regarding the hoarding lighting	

END