

# Contact Group Meeting (No.7)

## Boiler House, Angell Town

### Minutes

<b>Tuesday 10 July 2018</b> <b>3:30-5:00pm</b> <b>Venue: St John's Primary School, 85 Angell Road, Brixton, SW9 7HH</b>	
<b>Chair</b>	Cllr Donatus Anyanwu (Chair) – <i>Cabinet Member, Lambeth Council</i>
<b>Attendees</b>	Rohini Anand-Pal – <i>Senior Policy &amp; Communications Officer, Lambeth Council</i> Pauline Foster – <i>Housing Development Team Manager, Lambeth Council</i> Luke Kelly, <i>Project Officer, Lambeth Council</i> Rev Rosemarie Mallett – <i>Vicar, St. John's Angell Town &amp; Chair, St. John's Primary School Board</i> Margaret Ajanaku – <i>Estate Director, Angell Town RMO</i> James Gregory – <i>Senior Project Manager, Artelia</i> Eduouard Manassa, <i>Graduate Project Manager, Artelia</i> Marcia Burke – <i>Business Manager, St. John's Primary School</i> Jedidhre Onchere, <i>Big Local North Brixton</i> Onomo Metitiri – <i>Area Housing Manager, Peabody (formerly Family Mosaic)</i> Elaine Lewis - <i>Property Manager, L&amp;Q Housing</i>
<b>Apologies</b>	Claudette Jaggon – <i>St John's Church representative</i> Davina Unuefa – <i>Notting Hill Housing</i>
<b>Minutes</b>	Rohini Anand-Pal, L.B Lambeth
<b>1.</b>	<b>Welcome, Introduction / Apologies</b>
	<ul style="list-style-type: none"><li>• Cllr Donatus welcomed all to the meeting. Apologies noted above for those who were unable to attend the meeting.</li></ul>

<b>2.</b>	<b>Minutes of last meeting (22/5/18) and matters arising</b>		
<b>2.1</b>	Minutes were accurate and agreed		
	<b>ACTION/S</b>	<b>LEAD</b>	<b>COMPLETION</b>
<b>3.</b>	<b>Update on Demolition timetable</b>		
<b>3.1</b>	There has been a delay in the procurement process. We are in the last stages of appointing the contractor		
<b>3.2</b>	The delay means it has had a knock on effect on the proposed timetable by a few weeks		
<b>3.3</b>	The main demolition will now start at the beginning of the new term in Sept which cannot be avoided now and the asbestos strip will take place during the month of August when the school is closed		
<b>3.4</b>	We will need to look at traffic management issues		
<b>3.5</b>	Indicative timetable would be: <ul style="list-style-type: none"> <li>• Mobilisation and site set up end of July to early Aug – contractors need to get all their licences in place</li> <li>• Asbestos strip – Early to end of Aug</li> <li>• Internal strip works – end of Aug – early Sept</li> <li>• Main demolition – Early Sept – Mid Oct</li> <li>• Back fill of the site – Mid Oct – end Oct</li> </ul>		
<b>3.6</b>	Safeguarding issues in terms of the children are key to the project		
<b>3.7</b>	RM stated we must look at the environmental factors such as dust impact for the young children with standing health issues such as Asthma and such like		
<b>3.8</b>	Artelia assured that as part of the works, an environmental assessment for noise, dust etc would be carried out		
	<b>ACTION/S</b>	<b>LEAD</b>	<b>COMPLETION</b>
<b>3.6</b>			
<b>4.</b>	<b>Engagement and Communication</b>		
<b>4.1</b>	Block representatives meeting to be organized in the next week or so before school closed on 20 July		
<b>4.2</b>	A newsletter to be sent out ideally before school closes to inform parents about the planned works over the summer and when the kids return back to school. The newsletter also needs to be sent to all the Housing Associations and to all residents and businesses in Angell Town		
<b>4.3</b>	A separate meeting needs to be organized with those who live directly next to the site/walkway as they will have concerns re the Asbestos and other matters. Try and organise before school finishes.		

4.4	MA suggested we have a summary sheet with key information and contact details which can be left at the housing office for people to pick up if they have any queries		
4.5	RA-P suggested maybe to have a drop in session and an exhibition in September on the estate		
4.6	Boiler House webpage needs to be updated with latest newsletter and indicative timeline		
	<b>ACTION/S</b>	<b>LEAD</b>	<b>COMPLETION</b>
4.7	<b>RA-P to organise Block Reps Meeting and Fairfax House residents meeting</b>	<b>RA-P</b>	<b>July 2018</b>
4.8	<b>RA-P to draft newsletter and send to Marcia to send out via school communications by 20 July</b>	<b>RA-P</b>	<b>July 2018</b>
4.9	<b>RA-P to organise mailshot of newsletter to all businesses and residents in Angell Town before end of July</b>	<b>RA-P</b>	<b>July 2018</b>
4.10	<b>RA-P to ensure webpage is updated before the end of July</b>	<b>RA-P</b>	<b>July 2018</b>
5.	<b>Next steps</b>		
5.1	Finalise procurement process for contractor		
5.2	Possibility of arranging a meeting with the contractor and contact group		
5.3	All the points in section 4 above		
6.	<b>Any other business</b>		
6.1	<ul style="list-style-type: none"> <li>• RA-P works term time and is off for the month of August and will complete all above actions beforehand and handover to a relevant officer.</li> </ul>		
7.	<b>Date and time of next meeting / future meetings for 2018</b>		
7.1	<ul style="list-style-type: none"> <li>• All meetings to be held at St John's Primary School, Angell Town at 3:30-5pm</li> <li>• <b>Next meeting:</b> Tuesday 11 September @ 3:30-5pm – St John's School</li> <li>• <b>Future meetings:</b> Nov TBC</li> </ul>		