

Contact Group Meeting (No.8)

Boiler House, Angell Town

Minutes

Tuesday 11 September 2018 3:30-5:00pm Venue: St John's Primary School, 85 Angell Road, Brixton, SW9 7HH	
Chair	Rohini Anand-Pal in the absence of Cllr Donatus Anyanwu
Attendees	Rohini Anand-Pal – <i>Senior Policy & Communications Officer, Lambeth Council</i> Pauline Foster – <i>Housing Development Team Manager, Lambeth Council</i> Luke Kelly, <i>Project Officer, Lambeth Council</i> Margaret Ajanaku – <i>Estate Director, Angell Town RMO</i> Davina Unuefa – <i>Notting Hill Housing</i> Marcia Burke – <i>Business Manager, St. John's Primary School</i> Jedidhre Onchere, <i>Big Local North Brixton</i> John Phelan – <i>Neighbourhood Manager, Peabody</i>
Apologies	Cllr Donatus Anyanwu, <i>Cabinet Member, Lambeth Council</i> Claudette Jaggon – <i>St John's Church representative</i> Rev Rosemarie Mallett – <i>Vicar, St. John's Angell Town & Chair, St. John's Primary School Board</i> Eduouard Manassa, <i>Graduate Project Manager, Artelia</i> Onomo Metitiri – <i>Area Housing Manager, Peabody</i> Elaine Lewis - <i>Property Manager, L&Q Housing</i> Lesley-Ann Andrews – <i>Notting Hill Housing Group</i> Matthew Saunders – <i>MM Demolition</i>
Minutes	Rohini Anand-Pal, L.B Lambeth
1.	Welcome, Introduction / Apologies
	<ul style="list-style-type: none">Rohini welcomed all to the meeting. Apologies noted above for those who were unable to attend the meeting. It was stressed that representatives must be sent on behalf of those who cannot attend.
2.	Minutes of last meeting (10/7/18)
2.1	Minutes were accurate and agreed. 4.5 – suggested a drop in / exhibition on the estate for September but this would need to be slightly later due to delay in the demolition work timetable.

2.2	Matters Arising – membership of the group																	
2.3	Francis Hector has been removed as Chair of Angell Town RMO and has also been removed from the contact group membership and distribution list. Tina Johnson is Vice Chair of the RMO until the next AGM.																	
2.4	<p>James Gregory, Senior Project Manager in Artelia left at the end of August. New project management team are as follows:</p> <table border="1" data-bbox="326 499 1461 810"> <thead> <tr> <th data-bbox="326 499 638 562">ROLE</th> <th data-bbox="638 499 946 562">RESOURCE</th> <th data-bbox="946 499 1461 562">EMAIL</th> </tr> </thead> <tbody> <tr> <td data-bbox="326 562 638 625">Project Director</td> <td data-bbox="638 562 946 625">Chris Singleton</td> <td data-bbox="946 562 1461 625">chris.singleton@uk.arteliagroup.com</td> </tr> <tr> <td data-bbox="326 625 638 688">Senior Project Manager</td> <td data-bbox="638 625 946 688">TBA September '18</td> <td data-bbox="946 625 1461 688">TBC</td> </tr> <tr> <td data-bbox="326 688 638 751">Project Manager</td> <td data-bbox="638 688 946 751">Eddie Manassa</td> <td data-bbox="946 688 1461 751">edouard.manassa@uk.arteliagroup.com</td> </tr> <tr> <td data-bbox="326 751 638 810">Quantity Surveyor</td> <td data-bbox="638 751 946 810">Fion Tsen</td> <td data-bbox="946 751 1461 810">fion.tsen@uk.arteliagroup.com</td> </tr> </tbody> </table> <p>All queries to be directed to Eddie Manassa in the first instance.</p>			ROLE	RESOURCE	EMAIL	Project Director	Chris Singleton	chris.singleton@uk.arteliagroup.com	Senior Project Manager	TBA September '18	TBC	Project Manager	Eddie Manassa	edouard.manassa@uk.arteliagroup.com	Quantity Surveyor	Fion Tsen	fion.tsen@uk.arteliagroup.com
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2.5	<p>Pauline Foster informed the group that she is leaving her post in Lambeth Council on 21 September. Luke Kelly will be taking over Pauline's role in this project.</p> <p>Rohini thanked Pauline for all her hard work and commitment in getting things moving with the project. The group wished Pauline all the best for the future.</p>																	
	ACTION/S	LEAD	COMPLETION															
3.	Update on Demolition timetable																	
3.1	Pauline informed the group that members of the Contact Group met with the demolition contractors at the beginning of the summer break, all went well and contact numbers were exchanged with all that attended.																	
3.2	<p>Pauline provided the following update to the group:</p> <ul style="list-style-type: none"> • Mobilisation of the demolition contractor was completed • Asbestos removal completed • soft strip of the building completed • Main demolition started early September, still on schedule to finish mid-October • There were some issues about the electricity meter which needs resolving. The meter has been removed but the electricity supply needs to be disconnected safely for the demolition. There may be an outage if the electricity supply is disconnected. This work is to be completed week commencing 24 September. • MA has asked, what will be the impacts and how will this be managed by UKPN? 																	

3.3	Demolition has stopped until the live electric cable on site is removed. In the meantime the contractors are importing material to stock pile on site to backfill the basement, the lorries will be taking back loads of the demolition materials.		
3.4	Marcia was a bit concerned about the use of the machines and its close proximity to the back wall of the school which is very close to where children are. She wanted to know if a risk assessment had been carried out on the back wall. Concerns are mainly for the start and end of the school day. A suggestion was to speak to the contractors to see if an additional barrier could be put up in front of the wall for additional safety.		
	ACTION/S	LEAD	COMPLETION
3.5	Luke to follow up issues of back wall safety with contractor	LK	ASAP
3.6	Luke to look into setting up a meeting with the contractors and the school	LK	ASAP
3.7	Luke to establish what the UKPN work entails and report back to MA	LK	ASAP
4.	Engagement and Communication		
4.1	Block representatives meeting and a meeting with residents of Fairfax House took place before the summer break to inform them of the demolition timetable and address any issues they may have about the works and the asbestos removal. Pauline and Rohini reassured them that measures were in place to ensure secure removal of the asbestos. There were no issues concerning the demolition itself.		
4.2	A newsletter was sent out to all businesses and residents in and around Angell Town Estate informing them of the timetable of works.		
4.3	RA-P suggested we could have a drop in session and an exhibition on the estate in November once the building is completely demolished.		
4.4	Boiler House webpage has been updated with information. RA-P is waiting on photos of works done to date so these can go on the web page to show progress of works.		
	ACTION/S	LEAD	COMPLETION
4.5	Luke to contact Artelia for photos which can be uploaded onto the webpage.	LK	ASAP
5.	Next steps		
5.1	It was agreed the Employer's Agent rep. and the contractor's rep. is to attend the November meeting.		
5.2	PF suggested the meeting look at meanwhile uses for the site at the next meeting and create a shortlist of ideas. Discuss as a group. Must be sustainable ideas. We then consult on suggestions with residents and businesses in the area.		
5.3	Rohini to collate ideas from previous meetings and bring list to the meeting.		

6.	Any other business
6.1	<ul style="list-style-type: none">• Jedidhre informed the group of the Job Fair on the estate on 25 October. The Big Local Lunch will also be taking place – date to be confirmed.
7.	Date and time of next meeting / future meetings for 2018
7.1	<ul style="list-style-type: none">• All meetings to be held at St John’s Primary School, Angell Town at 3:30-5pm• Next meeting: Tuesday 6 November @ 3.30-5pm – St John’s School• Future meetings: Jan 2019 - TBC