

HardHat.

West Hendon Construction Working Group – 17th September 2015 Action Points / Minutes

Present:	Nathan Smith	NS	Barratt London, Project Manager
	Sury Patel	SP	Barratt London, Senior Site Manager
	Agnes Slocombe	AS	Ward Councillor
	Jackie Coleman	JC	Resident
	Jackie Parsons	JP	Resident
	Derrick Chung	DC	Resident
	Mr. P Lee	PL	Resident
	Mrs. A Lee	AL	Resident
	Georgina Garland	GG	HardHat

1	Welcome
2	<p>Update from Barratt London</p> <ul style="list-style-type: none"> • NS announced that Barratt London Metropolitan is planning to deliver an interim community facility on the estate. CWG meetings will be held in the new space. • SP explained that some works will be carried out behind Tyrrel Way over the coming weeks. This includes continued works to the attenuation tank (rain water drainage) which were started after the school holidays to reduce disruption to residents. As part of this work, a tree had to be removed and a few are earmarked for removal; however SP expressed strong intention to leave trees where possible. • JC & DC expressed disappointed in tree removal and DC asked if it could be avoided. SP explained that tree removal is avoided as much as possible. The sewer diversions avoid tree trunks but pass through path of roots of some trees, meaning they become unstable and unsafe. • NS said improvements will be made to the SSSI boundary. This includes renewing railings and fencing as part of phase 3A. SP added that works will be carried for gas mains and telecoms in the area. Works will begin shortly and completed by the end of 2015 and will be carried out on the estate side of the SSSI boundary. Barratt London has also agreed a good will gesture with Canal & River Trust to clear up the waterway this year. • NS said that a small crane will be removed in the next month and is planned to take place within working hours. • SP explained that block E4 is due for completion this month, which offers 40 apartments, some of which are shared equity. • NS explained that an additional bridge will be built alongside the current listed bridge across the Welsh Harp. This will be a pedestrian and cycle path and was due to be delivered in three years. Barratt London is planning to deliver it earlier and are currently designing the bridge and plan to build end of 2016. The Partnership Board will be able to comment on the design of the bridge before finalised. NS explained that a second bridge will be built later on in the regeneration project which will link the estate to the recreational park. • NS explained that the Secretary of State is reviewing the CPO for phase 3B and that an outcome is expected by the end of the year. NS said that Barratt London is planning for a positive outcome. If approved, demolition of Franklin House will begin Spring 2016 and the super structure of phase 3B built autumn 2016.

3	<p>Update from residents</p> <ul style="list-style-type: none"> • PL and AL asked when the Broadway will be demolished. NS said that the Broadway will need to be demolished in order to facilitate phase 3C which, if CPO is approved, is likely to commence around 2019. • PL and AL asked if it was possible to see an internal plan of a home in the new block before they move. NS said he would be happy to show PL and AL around a completed apartment and arranged a convenient time. • PL and AL asked if the new homes are central heated. SP explained that there is no gas and that there will be a central boiler under the tower, which will provide heating to the whole estate once it is completed. • JP said Dan Knowles (chartered surveyor representing tenants) is intending to write to all leaseholders in the coming weeks. • DC asked for figures of safe capacity of balconies. NS explained that the structural engineer confirmed the small balconies can hold eight 14 stone persons and the larger has double capacity. • JP stated that lights from the construction site are turning off 2 hours after works finish. SP said there must be an error in the time the lights automatically switch off and will investigate.
4	<p>Actions</p> <ol style="list-style-type: none"> 1. NS to liaise with AL & PL regarding a new home viewing 2. SP to investigate and correct automated light switch-off time
5	AOB

Next meeting: 6:30 – 7:30pm Thursday 15th October 2015, 189 Hendon Broadway