

Meeting: West Hendon Construction Working Group

Date: 15th February 2018

Location: Community Hub

Attendees:

Nathan Smith	NS	Barratt London
Joe Sibbons	JS	Barratt London
Jasmin Parsons	JP	Resident
Derrick Chung	DC	Resident, WHRA
Mr Lee	PL	Resident
Elizabeth Fitzgerald	EF	Resident
Geoffrey Gaisie	GG	becg

Minutes

Review of action points from previous meeting

1. Nathan Smith (NS) responded to questions about infrastructure on the estate raised by Jasmin Parsons at the previous meeting. In line with building regulations, the pavements on the estate would be between 1.5m and 1.8m wide.
2. In response to the query re Dunnock House gate, NS confirmed that the bracket for the gate was being delivered shortly, and would be installed thereafter progress

Update from Barratt London

- Joe Sibbons (JS) showed a photo of latest on site (taken 15/2) and provided an update of onsite construction activity.
- **Phase 3B**
 - The building F4 in the centre of the estate is progressing well. It is due to be topped out before the end of February. 'Topping out' represents the phase of construction when the building reaches its highest point
 - Drainage works are expected to take place over the next few months
 - Joe Sibbons informed that approximately 385 site workers are currently employed on site each day
- **Phase 3C**
 - Work on building G1/G2 is progressing well, with two more floors to be completed before the building will be topped out.
 - Construction on the pedestrian walkway that will connect the Broadway to the Welsh Harp will commence shortly
 - The tower crane for phase 3C will be coming down mid-May. Notice will be provided ahead of these works

- **Utilities**

- Work is ongoing on the installation of the new energy centre that will power the entire estate. This involves the installation of a new cable all the way from Colindale

- **Other**

- Cool Oak Lane bridge. The Environment Agency has provisionally given go ahead to build the bridge. Construction is expected to commence in Autumn. Due to use of offsite precise-engineering manufacturing, it should be complete within 2-3 months
- A contractor will be instructed to clip some branches of the tree overhanging onto the northern bend of Perryfield Way
- The Marquin Centre has now been demolished
- Consultation is currently taking place for the naming of new roads, blocks and green space on the estate. This is being further advertised in the upcoming newsletter and responses are being received until 9th March.

Update from residents

- Jasmin Parsons (JP) asked whether the merger between Metropolitan & Thames Valley Housing would affect the regeneration. NS confirmed that this would have no bearing on the regeneration.
- JP asked what safeguards are being put in place to prevent excessive inflation of ground rents if freeholds go into private ownership. NS stated that the increase of ground rent is factored within the terms of the lease when the property is purchased. This is outlined in the Project Development Agreement (PDA). NS mentioned that a redacted version of the PDA had been made available. Derrick Chung (DC) asked to see this. NS agreed to provide this to DC again
- JP asked about the terms of the leases. Nathan would clarify the terms and have this confirmed by the next meeting
- DC and JP raised an issue on behalf of Nas Idrusi, resident at Moorhen Drive. NS stated that bracket for Dunnock House gate is due to arrive shortly and will then be fitted to the gate.
- An issue was also raised regarding faulty doors at 15 & 17 Moorhen Drive. NS stated that this is an issue for Metropolitan. NS agreed to speak to Sheila at Metropolitan regarding this.
- NS also provided a full summary of the quality assurance process that is undertaken before new build residences are signed off. This includes professional assessments by Barratt London, Metropolitan and independent surveyors at several stages

Actions

Actions ahead of March meeting

1. Nathan Smith to provide the PDA to Derrick Chung at next meeting
2. Nathan Smith to provide information to Jasmin Parsons on terms of lease for new leaseholders on estate
3. Barratt London to ensure bracket to Dunnock House gate is installed
4. Nathan Smith to liaise with Sheila (MHT) about doors at 15 & 17 Moorhen Drive

Notes

Next meeting: 6:30pm – 7:30pm, 15th March 2018, The Community Hub