

RESIDENTS MEETING MINUTES

6th December 2016

(19:00-20:30 – Queen Caroline Community Hall)

Attendees: Colin Starcken (MA)
Mari Chisholm (MA)

Helen Wragg
Dharshani Weerasekera
Robin Davies
Anne Phillips
Gavin Roberts
Catherine Wander
Caroline Taylor
Tony

Distribution: All Above +
Mount Anvil Project Team
Those on the e-mailing list

	Item	Action	Date
1	Welcomes and Introductions		
2	Early and Late Working		
	<p>Planning permission states that effective site works are to begin from 8am-6pm. MA have been granted some extra time between 7am-8am and 6pm-6:30pm to allow for non-noisy preparation works</p> <p>Subcontractors found to be doing anything other than preparation works are given a warning, should they continue they will be asked to leave site for not following rules</p> <p>MA strive to complete works within construction working hours but are forced to continue works outside of these times infrequently</p> <p>Whenever MA work overtime on site we must consider a number of elements. MA always take into consideration the local residents</p>		

	<p>and impacts that late working may have on the community and the overall construction programme</p> <p>By 3pm we normally know whether we will need to work passed normal site operational hours. The site team then contact the Council to inform them of our intentions</p> <p>MA aim to notify all residents about late working accordingly via email as and when</p>		
	<p>On Saturdays Mount Anvil have permission to work until 2pm. We many need to work on Sundays as well but these works will most likely be dis/connections and utilities works, which should not cause any disturbances to the local community</p> <p>The sites permanent power supply is to be installed in Jan 2017. We intend to disconnect from the generator and use a supply from the mains power. This means that there will be less noise coming from site. We intend to connect to the mains water supply shortly after this</p> <p>These connections should not have any effect on the local community and existing supplies. During planning this would have been taken into consideration and deemed suitable</p>		
3	Traffic Management		
	<p>Residents have complained that parking is getting worse with a number of parking suspensions in the local area. Concerns were also raised with regards to cyclists being aggressive and not taking instructions from the Traffic Marshals</p> <p>MA explained that underground parking spaces will be sold to residents, should they wish to purchase them. There are 80 parking spaces available and residents will not be able to purchase residential parking permits</p> <p>Residents also raised concerns about visitor parking in the local area. Should there be an event on at the Apollo and Riverside Studios the local area will become heavily congested</p> <p>MA suggested that the local community raise this with LB H&F as this is a planning issue for the Council to resolve</p>	<p>CS to raise this with Riverside Studios at the next meeting for information</p> <p>Local community to raise this parking issue with LB H&F</p>	

	Residents complimented the banksmen and traffic marshals and commented on how polite and helpful they are. Residents were glad to know that the Traffic Marshals were rewarded for their hard work via red letter day vouchers		
	Residents suggested that MA look into changing the reversing signal on HGV's as they are very similar to the intercom at QC Estate		
	Comments were made on the loading bay along Crisp Rd and how long it would be in use for. MA explained that we are expecting deliveries to quieten down after Summer 2017		
4	Construction progress		
	Buildings are now beginning to take shape over Crisp Rd		
	<p>Riverside Studios frames have now been completed. A number of intricate acoustic studies and tests are being conducted. Fit out due to begin in June 2017, Riverside Studios will have their own contractors undertaking this. Mount Anvil are to only provide shell and core for these buildings</p> <p>The entrance to the new Riverside Studios is to be adjacent to the Plum Café along Crisp Rd</p> <p>MA are currently in discussions about having some artwork erected alongside the river wall side of the development. Some 3D artwork is currently being designed. Riverside Studios are designing some acoustic artwork to mount on the doors of studios to minimise noise, there were talks of erecting something related to Dr Who which was filmed at the Studios</p>		
	<p>MA will demobilise the tower crane opposite the Plum Café in Jan 2017 and it will be replaced by 2 smaller self-erecting mobile cranes that will not encroach the road</p> <p>Once the cranes are out of use in the evenings they will be put into free slew and will hang dependent on the wind</p>	UPDATE - This has changed since the meeting. We will remove the crane furthest from Crisp Road in late February. Crane opposite	

		Plum to stay in place until mid-summer	
	<p>Concerns were raised by residents at Chancellors Wharf about 'gaps' that had been positioned into the basement car park walls with regards to car emissions and noise</p> <p>MA explained that these are louvers which allow movement of air around the car park. All vents will go up to roof level with a cooling tower being fitted at level 5-6. These vents have been acoustically designed to mitigate any noise pollution</p>		
	<p>1st handover of completed blocks to be in April 2017, this block will consist of 43 apartments. Other handovers are scheduled for Jun/Aug/Oct 2017 when the project and site teams will disband</p> <p>We are currently under pressure to achieve a full completion date of October 2017 so we are aiming for a completion date of Nov 2017</p> <p>MA intend for the Façade along Crisp Rd to be completed late Summer 2017</p>		
	<p>A number of roof gardens will be included in the scheme however, the planned roof garden/gym on level 7 may not go ahead. Existing residents should not be affected by roof gardens as they will not be visible to passers-by or those on lower floors</p> <p>Roof gardens will be lined with astro-turf and planting and will only be accessible to residents</p>		
	<p>River Walkway is on target to be completed April 2017. MA will plan an opening ceremony and invite locals to attend. Suggestions of a BBQ were noted</p>		
	<p>Brickwork is very attractive with the aluminium cladding complimenting it very nicely. Scaffolding to come down ready for April 2017 handovers</p>		

5	Community Initiatives		
	St James St Festival was held on September and was hugely successful as it raised over £10,000 for Maggie's Cancer Care. MA look forward to working with the local community again in 2017 to deliver the 3 rd festival		
	MA have teamed up with LB H&F in order to deliver a number of free digital inclusions classes for the local community. Colleagues from MA IT team will deliver sessions focused on topics picked by the community. We will include details of sessions in newsletter and on our community website		
	The Exchanging places event took place on Monday 5 th December and was again hugely successful. The Met police stopped over 50 cyclists and marked their bikes, our bike specialists serviced over 40 cycles and over 30 people got the chance to participate in the exchanging places experience The event was hugely successful and the local community and the MET police are excited about hosting another on our site in Q2 2017		
	MA are committed to welcoming local residents and apprentices to work on site and are always looking for new talent to join the Queens Wharf Team Please encourage those interested to get in touch via QWCommunity@mountanvil.com should they be interested		
6	AOB		
	Christmas Closedown – Afternoon of Friday 23 rd December with site re-opening on Tuesday 3 rd Jan 2017. The site is expected to be in full swing again by Monday 9 th January 2017 Mobile security will be on hand should there be any concerns over the festive period. The numbers of our out of hours' contacts will		

	be detailed in the next edition of the newsletter which will be circulated in the next week		
	MA would be happy to host a site walk for local residents. Feedback suggests its best to host this on a Friday afternoon		
	Wishing you all a wonderful and relaxing festive period and a prosperous New Year		
	Next Meeting to be scheduled for March 2017 Bulletins will be sent out to confirm dates closer to the time		