



## RESIDENTS MEETING MINUTES

**4<sup>th</sup> April 2017**

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

Attendees: Dean Wingfield – Project Manager (MA)  
Mari Chisholm – Community Liaison Officer (MA)

Members of the local community

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

	Item	Action	Date
<b>1</b>	<b>Welcomes and Introductions</b>		
<b>2</b>	<b>Construction Update</b>		
	River walkway is on course to be opened at the end of May. Residents raised concerns about a blind spot at the end of the walkway and have suggested that MA raise this with the Council and propose some cycling calming measures and signage.	River Walkway opening to take place on Sunday 20 <sup>th</sup> May. Invite have been sent to local community	
	Alleyway near Chancellors Wharf to be opened closer to the second phase of handovers. We do not anticipate this to have much footfall as the new river walkway will be in use before this is handed back.		
	Frame to be completed in May, timber and windows to be installed subsequently		
	Tower crane to be dismantled in May. This may require a partial road closure but will be instructed by the MET and emergency services due to the wide load vehicle. This may take 2-3 days and will take place during construction working hours. A bulletin will be sent out to residents accordingly.		
	Hording along Crisp Rd to be re-erected once services have been fully installed on site. Council contractors have been to site today and have left a mess, we will be contacting the Council accordingly.		
	ISG will begin fit out of RST Studios shortly. They will be working from July 2017 to March 2018. They have been contracted by RST directly and MA do not have any control of their works. MA have communicated our ways		



	of working with the local community and hope all external contractors adhere to this.		
	Residents raised questions about the louvers that run parallel to Chancellors Wharf car park area.  The louvres connect to a mixture of intake / extract air handling ductwork which is acoustically attenuated. We can confirm that there are no kitchen extracts exhausted to this louvre	Residents have requested details of the ventilation throughout the development including car park, studios and kitchens.	
	Carpark entrance safety measures have been considered and a fob entry gate system will be deployed. Only residents with purchased spaces will have fobs to access the carpark. The gate system will be noise free.		
	Residents have requested for RST to attend an upcoming residents meeting, to update the community on their plans	Guy Hornbsy from RST to attend next meeting	
	MA are in talks with the Council about the draw docks and are pushing for granite to be used. The decision is however ultimately down to the Local Authority.		
	Residents mentioned that MA discussed the inclusion of a green wall along the carpark wall that overlooks the Chancellors Wharf during the planning stages	MC to look into this and get back to residents accordingly	
	<b>Handovers</b>		
	First handovers are due to commence at the end of May.		
	Over 90% of all units have been sold with over 70% being purchased by British owner/occupiers and few foreign investors		
	<b>Traffic Management</b>		
	Residents have expressed their frustrations with the loading bay positioned outside of Chancellors Wharf with regards to noise and emissions. The reversing noise on HGV's is a legal requirement, they therefore do not any adjustable volume control.  Vehicles such as skip hire or forklifts need to run engines whilst being used for mechanisms to work. We will review how we can minimise disruption to residents but will ensure that any forklift works in this area are finished at 6pm sharp.	MA has agreed to utilise the area at the junction of Crisp Rd and Queen Caroline St as much as possible. We will need to use the existing loading bay from time to time but will use best endeavours to avoid using it when possible.	
	Making good to the footpath at the rear of Chancellors Wharf to be undertaken upon completion of the development		



	Residents have suggested that public realm improvements need to be made to the existing walk way such as painting posts and installation of troughs. MA shared details of the Councils Public Realm officer as this is outside of site jurisdiction		
	MA do not have the permission to make good the local highway network. The Council will use their own subcontractors should they wish to carry out any making goods.		
	<b>Community Contributions</b>		
	Digital inclusion sessions continue to go well. The next session to be held at the end of May and will focus on ebay		
	MA have recycled materials from site by donating them to local groups. We have recently donated some topsoil to the Queen Caroline Gardening Club and St Pauls CE Primary School. We have also helped St Paul's Church with donations of pallets and St Vincent's Home with concrete slabs for their chicken coop.  MA are committed to giving back where we can, in the communities in which we work. We are always looking for worthy local charities or community groups to partner and work with so please do let us know if you have any suggestions.		
	We are keen to get involved in the St James St Festival this year. Organisers are discussing the event at present with more details to be conformed in due course.		
	<b>AOB</b>		
	Next meeting to be held in August 2017		
	Next newsletter to be circulated in August 2017		