

Moxon Street Car Park

Community Liaison Group meeting #12 minutes

Date & time		Location
Monday 21 st January 2019, 6.30pm		Aubaine, 7 Moxon Street
Attendees		Project team present
Councillor Karen Scarborough (Marylebone High Street ward) Marina Coleman (St Vincent's School) Anthony de-Roche (Westminster City Council) Anthony Robinson (Westminster City Council) Patricia Michelson (La Fromagerie) Danny Michelson (La Fromagerie) John Reid (St Marylebone Sixth Form) Simon Cole (Howard de Walden Estate) Julian Best (Howard De Walden Estate) Sabir Potts (Roomspace) Juliet Hunter (resident) Alan Donnachie (Regent's University) Robert Campbell (resident) Karen Alcock (resident)		Niki O'Hara (Concord London) Jonathan Staley (Kier) David Webb (Kier) Sam Griffiths (Four Communications) Apologies Ann Marie Johnson (resident) Toni Racklin (Barbican)
Item	Minutes	
1. Introductions	Niki O'Hara of Concord London, the developer behind the project, introduced himself and the project team members present. Attendees from the community then introduced themselves one by one.	

<p>2. Recently completed works</p>	<p>Jonathan Staley and David Webb, representing the contractors currently working on site (Kier), explained the works that have taken place since the last CLG meeting in early December.</p> <p>Kier began preparatory works on site on 10th December 2018. Works that have been completed include:</p> <ul style="list-style-type: none"> • Installation of temporary perimeter site hoarding and lighting • Excavation of pavement vaults at the northern end of Ayrbook Street (approx. 25m) and installation of temporary works support to the pavement. • Removal of the tarmac at the south of the car park and excavation in preparation for the installation of the piling mat • Installation of the site welfare cabins • Removal of Japanese knotweed • Removal of street furniture, fencing and barriers from the site. Car park outbuildings demolished and removed • Installation of environmental and structural movement monitoring equipment <p>The Museum of London Archaeology (MOLA) has also undertaken another archaeological survey at the southern end of the site consisting of 3 boreholes. We understand that these surveys were to investigate for paleoenvironmental remains associated with the old course of the Tyburn River. MOLA and Historic England has subsequently confirmed that no remains of value were discovered.</p> <p>We have not been able to make as much progress on site in January as hoped due to delays in sdisconnecting power to the site (explained below). As such, the excavation of the pavement vaults and temporary works support at the perimeterof the site, scheduled for January, has not been completed.</p>
<p>3. Upcoming works/programme</p>	<p>UK Power Networks (UKPN) had planned to disconnect electricity to the site in December to allow our works to progress. However, they discovered that the power to the car park also supplies some nearby properties on St Vincent's Street and street lights on Blandford Street near the junction with Aybrook. This meant the electricity could not be disconnected. This has caused delays to our works, as the power cables are located in the pavement in the path of the planned pavement vault excavation. We have to wait for UKPN to separate the supplies before we can make further progress.</p> <p>To address this, UKPN will be undertaking utility diversion works on Cramer Street and Ayrbrook Street.</p> <p>The works on Cramer Street are located close to the junction with St. Vincent's and will involve some excavation.</p>

This work is scheduled to start on Monday 18th February and last for up to 8 working days, This will need to be coordinated with the Howard De Walden scheme and their contractor, Neilcott.

UKPN has applied for a permit for the works on Aybrook Street but this has not been issued yet. We will email residents and update the website when these dates have been confirmed.

The water supply for the site is also being disconnected by Thames Water. This will take place in the middle of St. Vincent's Street between Ayrbook and Cramer Street. It is currently scheduled from Tuesday 29th January and will take 5 days to complete. We are trying to delay the works until the half-term break but this is yet to be confirmed

Thames Water will also be relocating a fire hydrant and installing a new temporary water supply to the site. These works are located at the western end of Moxon Street close to the junction with Aybrook Street. Thames Water has applied for a permit for these works but this has not yet been confirmed. We will advise once we know more details. .

Q: So works on site are delayed until the issues with electricity supply are fixed?

A: Yes. We cannot carry out the pavement vault works, which are needed before we can progress.

Q: So the next few weeks will be fairly quiet on site, with no significant works?

A: Yes.

Q: Will the UKPN works in February require the pavement to be dug up outside St Vincent's School?

A: These works are located on Cramer Street just north of the junction with St. Vincent's Street but will be completed by the time the school returns after half-term.

Q: Can Thames Water delay their works until the school half term?

A: We have requested this but it is yet to be confirmed. Anthony DeRoche (WCC) advised that this was something they could assist with on the permitting side.

Q: When water works have happened on the site in the past, we lost water pressure in the school. Could that happen again?

	<p>A: Thames Water cutting off our water should not affect any other properties.</p> <p>Comment: If the water works do not take place during half term, we need to plan how the safety of school pupils will be ensured.</p> <p>Q: Are the issues with UKPN causing us to lose power at St Vincent’s School at weekends? This has happened most weekends since December. There was also a power cut in Aybrook Street on Friday and Saturday in early January.</p> <p>A: It is unlikely, as the only works UKPN have carried out have been to the streetlights. We can investigate further with UKPN . Power cuts are common in this area.</p> <p>Q: Where is the fire hydrant that is being moved?</p> <p>A: On the pavement to the north west of the site. This will require a partial road closure, although Thames Water has not got a permit for these works yet from the Council. We hope it will take place during February half term.</p>											
<p>4. Traffic management</p>	<p>Vehicles arriving and leaving the site have been at a minimum recently, due to the aforementioned delays. This will continue until the UKPN diversion works are complete.</p> <p>We have two banksmen at the north of the site, to make sure deliveries to and from the site do not cause congestion on Moxon Street.</p> <p>Q: Some of our lorries for Waitrose have struggled to get down Cramer Street at times, due to other vehicles blocking the way. What can be done about this?</p> <p>A: These are not our vehicles; it is because other vans have been parking on Cramer Street reducing the width of the road.</p>											
<p>5. Action tracker</p>	<p>The action tracker will be reviewed at each CLG meeting, to monitor the progress of actions from previous meetings. Items will be removed and added to the tracker at each meeting.</p> <table border="1" data-bbox="506 1182 2022 1382"> <thead> <tr> <th data-bbox="506 1182 1039 1249">Action</th> <th data-bbox="1039 1182 1341 1249">Responsibility</th> <th data-bbox="1341 1182 1832 1249">Resolution</th> <th data-bbox="1832 1182 2022 1249">Complete?</th> </tr> </thead> <tbody> <tr> <td data-bbox="506 1249 1039 1382">Dispatch a newsletter to neighbours, informing them of the upcoming utility works.</td> <td data-bbox="1039 1249 1341 1382">Concord London/Four Communications</td> <td data-bbox="1341 1249 1832 1382">To be dispatched in the week commencing 28th January.</td> <td data-bbox="1832 1249 2022 1382"></td> </tr> </tbody> </table>				Action	Responsibility	Resolution	Complete?	Dispatch a newsletter to neighbours, informing them of the upcoming utility works.	Concord London/Four Communications	To be dispatched in the week commencing 28 th January.	
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	Postpone permit for Thames Water works until half term (w/c 18 th February)	Westminster City Council		
6. Questions	<p>Q: Will you be sending out a newsletter to residents to inform them of the upcoming UKPN works?</p> <p>A: Yes.</p> <p>Q: Are you measuring dust and pollution from the site?</p> <p>A: Yes, we have two 24/7 noise and dust monitors on site, although not a CO2 monitor at present. All the data collected is sent to WCC for them to scrutinise.</p> <p>Q: Will residents be told if noise or dust levels exceed expected levels?</p> <p>A: The School and WCC will be able to monitor the readings in real-time. We will report any breaches at these meetings.</p> <p>Q: What is the enforcement action if there are breaches?</p> <p>A: If there are breaches, WCC will require us to bring in measures to reduce the levels. This can include use of different machinery, damping-down or moving works to a different part of the site. Vibration should not be a major issue with this site as there is no demolition. The protocol in the event of breaches has been agreed with WCC</p> <p>Q: Are the maximum noise levels lower during school term time? We have A Level exams in May.</p> <p>A: The levels do not change, however we will always try to work with local residents and businesses if there are special requests at certain times i.e. by scheduling noisy works to take place outside of exam hours where possible or changing where works take place on the site .</p> <p>Comment: We are grateful that the hoarding lights have been made much brighter. This helps people feel safe near the site at night.</p>			
7. Date of next meeting	<p>As we do not know when the UKPN electrical works will be complete, we do not know when the works on site will be underway again. As such, it is best not to agree a date for the next CLG meeting until this is clear.</p> <p>Four Communications will confirm a date for the next meeting in due course. Neighbours will be kept up to date</p>			

	on the utility diversions by email and newsletter.
8. AOB	(none)