

## **River Gardens Community Liaison Group (CLG) – Meeting 5**

**Venue:** Sherard Hall, The Forum, Trafalgar Road, Greenwich, SE10 9EQ

**Date:** 14 March 2018

**Attendees:** 6 local residents

**Project team attendees:** Dan Bleach (DB), SP Broadway – Chair; Jamie MacArthur (JM), Bellway; Alex Otero (AO), Bellway; Matthew Castle (MC), GEARS; Nick Calotier, SP Broadway

### **Item 1: Welcome and introductions**

**1.1** DB opened the meeting by welcoming attendees to the fifth CLG. DB offered apologies for the late rescheduling of the meeting, and explained that this was due to meetings taking place after the originally agreed date that Bellway sought to provide updates from.

**1.2** DB said he had received apologies from Cllrs Stephen Brain, Denise Scott-McDonald and Chris Lloyd.

**1.3** DB said that since the CLG meeting in December 2017, GEARS had conducted a letter drop to inform residents about a crane removal taking place on the evening of Monday 29 January.

### **Item 2: Minutes from previous meeting**

**2.1** DB stated that minutes from the previous CLG meeting could be found on the consultation website. DB said an email was sent to all CLG members on 22 December with a link to the draft minutes and a few comments were received. DB added that there had been a few amendments, and encouraged CLG members to contact him with any further suggestions or amendments.

**2.2** DB said five action points arose from the previous meeting, regarding: the s106 agreement, proposed material assessments, a parking sign at the site entrance, community space, and River Walk.

**2.3** JM explained that the financial arrangements for the s106 agreement had recently been finalised and that information regarding the specific financial distributions would soon be uploaded to the consultation website. JM gave an overview of the contributions.

**2.4** JM said Bellway intended to submit the proposed materials to the Council shortly.

**2.5** DB explained that the parking sign had been reinstated immediately during CLG meeting in December.

**2.6** JM said the community facilities were part of an ongoing discussion with local groups and the Council, and as such there were no updates since the previous meeting.

**2.7** MC said works on the River Walk were still ongoing, and Bellway were seeking a licence to enable important work on the waterfront to commence. MC said the River Walk in the Bellway site would likely be completed in July.

### **Item 3: Build-out progress**

**3.1** AO gave an update on the progress of the current works, and the works expected to take place over the coming weeks and months.

**3.2** AO said the reinforced concrete frame at Block 10 had been completed and scaffolding had been erected around the perimeter. AO said Bellway had started the process of installing the façade to Block 10 and it would be a six-month process. AO explained that works to the interior of Block 10 were ongoing and Bellway aimed to have Block 10 completed by December 2018 with occupation starting from early 2019.

**3.3** AO said the reinforced concrete frame at Block 4 had been completed and Bellway had commenced scaffolding around Block 4's exterior. AO said Bellway were in the process of installing cladding to the façade. AO said Bellway aimed to have Core 1 completed by early 2019 with occupation starting from the end of Spring 2019, and for Core 2 to be completed by Spring 2019 with occupation starting from the end of Summer 2019.

**3.4** AO said the frame for Block 11 had been completed and work would commence on the external façade within the next two months. AO said the sales centre for Block 11 would be launched at the end of May or early June and it would be located at the 'river end' of Block 4.

**3.5** AO said Bellway were commencing work on Phase 2c (Blocks 5 and 6a) and the groundwork would begin in early April with an eight-month build programme to complete the installation of the reinforced concrete frame. AO said cladding and internal work would begin immediately after the reinforced concrete frame had been built.

**3.6** AO reiterated that work on the River Walk was ongoing and Bellway were waiting for further licencing to enable work on the beachfront to commence. AO said Bellway aimed to complete its work on the River Walk by July and they were in negotiations with Barratt regarding how the two sites would connect along the Path. AO said the whole River Walk should be opened by September subject to securing the marine licence.

### **Item 4: Planning update**

**4.1** JM said that Bellway had secured planning permission for both section 73 applications.

**4.2** JM explained there had been a delay in obtaining the marine licence for the River Walk, but as the section 73 applications and section 106 contributions had been agreed and signed off, the marine licence should be forthcoming.

**4.3** A CLG member asked if Bellway would be submitting any further planning applications. JM said Bellway did not intend to submit any further planning applications, but noted that Bellway sought some minor changes to the scheme that would not require section 73 applications. JM said that in accordance with Council policy, Bellway would be submitting its proposed materials, which would be in line with the original proposals.

#### **Item 5: Questions**

**5.1** A CLG member brought up the issue of the Bellway banner which was mistakenly erected at the site before Christmas. JM apologised and explained that he was not informed of it going up. JM acknowledged the banner should not have been on display and said after he discovered it was on display he instructed for it to be taken down as soon as possible.

**5.2** A CLG member said the banner was on display for almost a month and should have been taken down sooner. A CLG member asked about future advertising at the site. JM explained Bellway installed wraps and banners to protect buildings from wind and dust, and suggested this could also be used for marketing purposes. JM acknowledged that Bellway should consider alternate options which are more sensitive to the local area.

**5.3** A CLG member asked for the overall completion date of the scheme. JM said he was unable to provide a specific date but he envisaged it would be completed at some point in 2020.

**5.4** A CLG member asked why the tennis courts at the L+R site were not available to the public. JM said the tennis courts should be open to the public as this was part of the original plan, on a booking basis. JM said he would seek clarification on this.

**5.5** A CLG member asked how many play areas would be provided across the River Gardens site. JM explained that in total three play areas would be provided, one for 0-5 year olds (already built), one for 5-10 year olds and one for 10 years plus.

**5.6** A CLG member asked what Bellway could do about anti-social behaviour, and explained that youths often congregated in groups at the existing children's play area. A CLG member explained that they had been threatened by a knife-carrying youth near the play area, and had seen a group damaging cars. JM told the CLG member they should contact the concierge service and the police, and that security discussions with the existing L+R management were ongoing.

**5.8** A CLG member said there was a general lack of play space in the local area for children, and that this might be causing the antisocial behaviour. JM noted the kayak club as part of Bellway's site, and said he hoped this would help to reduce antisocial behaviour by keeping younger people engaged in an activity.

**5.9** A CLG member asked what would be done about issues with the road surface and pavements on Christchurch Way and Azof Street following completion of works. JM said Bellway and the Council had an agreement about road and pavement restoration, and that he would provide more information on this shortly.

**5.10** A CLG member asked if Bellway were still reviewing cladding for its buildings. JM said Bellway had updated its cladding specifications in accordance with new guidelines. JM said he was unsure about what type of cladding L+R had installed but he would investigate and update CLG members.

**5.11** A CLG member asked for clarification as to what Bellway were able to do to enhance privacy between Block 10 and Wyndham apartments. JM said Bellway were unable to amend any external features of its buildings as all the specifications had been consented at planning. JM said Bellway would further investigate the issue once the scheme had been completed and reiterated that Bellway were not able to change an approved design.

**5.12** A CLG member said there had been a recent issue with the road sweeper, as it was left idling outside nearby homes. AO explained that Bellway had recently hired a new company to operate the road sweeper and said he would re-brief the operator on rules for its use.

### **Points of action**

- S106 summary document to be uploaded to the consultation website.
- Bellway to confirm which amenity spaces are available to public (including those associated with the L+R site).
- Bellway to discuss cladding and future security at the L+R site with their management company.
- Bellway to confirm future plans for advertising.
- Bellway to provide information on which highways improvement works will be done by them and which will be done the council.
- Bellway to continue to assess road sweeper options and re-brief the operator.
- Bellway to inform CLG members when they have obtained the licence for works at the River Walk.