

River Gardens Community Liaison Group (CLG) – Meeting 2

Venue: Caledonian Hall, The Forum, Trafalgar Road

Date: 20 June 2017

Attendees included: Cllr Stephen Brain (SB); Barratt Homes representatives; Weston Homes representative; and 16 residents

Project team attendees: Dan Bleach (DB), SP Broadway – Chairman; Jamie MacArthur (JM), Bellway; Daniel Gray (DG), Bellway; Alexandre Otero, Bellway; Nick Calotier, SP Broadway

Item 1: Welcome and introductions

1.1 DB opened the meeting by welcoming attendees to the second CLG, and introduced the project team in attendance.

1.2 DB noted that representatives from Barratt Homes and Weston Homes were also in attendance. DB said the meeting was to discuss issues relating to the Bellway site, but that more general questions were welcome and the representatives could intervene if an issue relating to their site was raised.

1.3 DB reminded CLG members that SP Broadway should be used as the first point of contact if they had any questions about the development.

Item 2: Minutes from previous meeting

2.1 DB gave an overview of the previous meeting and summarised the main points raised. DB said the minutes were in draft form on the website, and as no comments were received they would be designated as final minutes.

Item 3: Build-out progress

3.1 DG provided a general outline of the construction progress. DG explained how the development was split over two phases and showed attendees a plan of the site with the phases displayed.

3.2 DG said Greenwich Council had recently approved amendments to the River Path, with Bellway hoping to commence this work at the end of August.

3.3 DB confirmed that the plans displayed at the meeting would be uploaded to the website.

Item 4: Approved section 73 application

4.1 JM confirmed that in April Greenwich Council approved the section 73 minor amendments application. The minor amendments included small adjustments to the size of Blocks 4,10, and 11, and a more efficient interior layout, allowing the delivery of an additional 16 homes and 4 car parking spaces.

Item 5: Questions and other issues

5.1 CLG members said that an elderly resident had a wing mirror knocked off their car from a wide load vehicle. DB said that in such instances residents should contact SP Broadway directly, and they would work with Bellway to identify the cause of the incident.

5.2 CLG members asked what the height of Block 5 would be. DG said Block 5 would be 10 storeys.

5.3 CLG members asked if the park / open space at River Gardens would have a gate. JM said that L+R gained consent for a private, gated space, and as Bellway purchased the land after this consent they were bound by it. CLG members raised concern about the lack of public open spaces in the area and suggested local residents were unaware that the River Gardens open space was not open to the public. JM stressed that Bellway were building the scheme in line with L+R's consent from several years ago.

5.4 CLG members said Bellway were able to "*do what they want*" and said there should be more transparency with section 106 agreements. CLG members said local residents wanted to see Bellway provide more for the local community and suggested Bellway could provide a public park. JM agreed to look into the possibility of allowing public access to the open spaces through charging new residents a higher ground rent. JM said that a summary of the section 106 agreement could be uploaded to the community website.

5.5 CLG members asked which block would be built last. DG confirmed Block 6A would be built last. CLG members asked when construction would be completed. DG said Bellway were aiming for full occupation by the first quarter of 2020. DG added that external works to Block 5, namely the façade and scaffolding, were scheduled to be completed in early summer 2019, and external works to Block 6 in Autumn 2019.

5.6 CLG members asked if Bellway had any plans for working on weekends. DG said that working on Saturday was very rare, and working on Sunday and on bank holidays was not permitted unless in an emergency. SB said Greenwich Council do not tolerate construction work on weekends across the Borough.

5.7 CLG members asked the Weston Homes representative about delivery vehicles accessing Christchurch Way. The Weston Homes representative said Weston only used Christchurch Way for small deliveries and the majority of their delivery vehicles use the Gate 1 access instead.

5.8 CLG members asked where Bellway's residents would park their vehicles. DG said access to the car park was under Block 11, and all parking would be under podium level.

5.9 CLG members asked whether River Gardens residents would be able to obtain parking permits for both the River Gardens site and on the streets. JM said Bellway occupants would not be entitled to a permit for parking outside of the site, and all new residents would be informed of the agreed parking management plan. SB stated that the lack of parking enforcement in Greenwich had “gone beyond the tipping point” and said he wanted to adopt a strict parking enforcement scheme similar to Westminster City Council.

5.10 CLG members said that though it had reduced in recent months, there were still instances of construction staff from all developments dropping litter. DG said Bellway had undertaken more robust procedures to prevent this since the last CLG meeting, including litter picks every other day and clear messaging to all staff.

5.11 CLG members asked if road sweeping could be improved, and if the sweeper could go down Azof Street. DG said he would look into this.

5.12 CLG members stated that the roads were unable to cope with the volume of traffic. CLG members said the traffic and parking situations would become worse once all residents had moved into the units.

5.13 CLG members asked whether Bellway had made any provision for electric car charging points. JM said there were places available for charging electric cars, and that he would look into the provision for the development.

5.14 CLG members asked the Weston Homes representative when Phase 2 would be completed. The Weston representative said Phase 2 would be completed in Spring 2018.

5.15 JM mentioned that through the section 106 agreements there were going to be improved community facilities and this included an agreement to support the local canoe club.

5.16 CLG members asked the representative from Barratt Homes what their provision for open space would be. The representative from Barratt Homes said there would be a landscape setting by the river which could include restaurants with outdoor seating.

5.17 SB asked if Bellway, Barratt and Weston could make sure that their contractors parked in the correct zones. Bellway, Barratt and Weston all agreed to speak to their contractors about this. DG said that Bellway provided on-site parking for staff and that the majority used public transport. DG said he was unaware of any specific incidents of Bellway staff parking off-site in permit spaces, and said that if residents believed this was happening they should contact SP Broadway in the first instance.

5.18 CLG members asked about the on-site construction curfew. DG said construction work would only continue outside of operating hours in the case of an unavoidable incident. DG explained that in such situations the protocol was to email the Greenwich Council enforcement officer and post an update to the community website. CLG members suggested that they understood that such incidents did happen, and that over-running slightly was not a problem.

5.19 CLG members asked who was responsible for road repairs. CLG members noted a particular place on Christchurch Way where a divot had formed. DG said he would look into this the following day.

Item 6: Next steps

6.1 DB closed the meeting. DB thanked CLG members for attending, and stated that contact details were available on the website should CLG members have any questions in the meantime. DB said the next CLG meeting will be in mid-September and all residents would be notified once a time and date had been confirmed.