

## **River Gardens Community Liaison Group (CLG) – Meeting 6**

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

**Date:** 9 July 2018

**Attendees:** 4 local residents & Cllr Denise Scott-McDonald (Peninsula ward member)

**Project team attendees:** Dan Bleach (DB), SP Broadway – Chair; Jamie MacArthur (JM), Bellway; Nick Calotier (NC), SP Broadway.

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

**1.1** DB opened the meeting by welcoming attendees to the sixth CLG. DB offered apologies for the late rescheduling of the meeting.

**1.2** DB said he had received apologies from Cllr Stephen Brain, who was attending a planning board meeting that evening.

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

**2.1** DB explained that seven action points arose from the previous CLG meeting, regarding: the S106 agreement to be uploaded to the consultation website, confirmation of which amenity spaces were available to the public, cladding and security, Bellway's advertising, update on highways improvement works, road sweeper options and River Walk licencing update.

**2.2** JM said the S106 agreement was close to completion and it would be uploaded to the consultation website shortly. JM gave a brief summary of the specific S106 contributions and explained in total there would be over £2.5m of contributions for various projects.

**2.3** JM explained there was a model of the development, including the play areas, in Bellway's sales suite at the River Gardens site. JM confirmed the two main parks / open spaces would be available to all members of the public. JM explained only the small playground at L+R's site would be available to the public in accordance with L+R's S106 agreement.

**2.4** JM confirmed the cladding used at the L+R site met all fire standards. JM confirmed there would be one security company managing Bellway and L+R's open spaces and said residents would "*have a big say*" in the security process.

**2.5** A CLG member said residents "*have a general concern over safety*" and explained that although anti-social behaviour did not occur every day there were some incidents of youths on bikes partaking in anti-social behaviour. A CLG member acknowledged there was "*not a great deal*" of anti-social behaviour.

**2.6** JM explained the new Bellway banner displayed at the site was smaller, lower to the ground and covered only one storey, at the sales suite.

**2.7** JM asked CLG members if there had been any issues with the road sweeper. CLG members said the road sweeper was no longer idling and there were no issues.

**2.8** JM confirmed the River Walk was scheduled to open in September. A CLG member said *“the finishing on the top bar by the riverside is terrible and potentially dangerous”*. JM said he would liaise with Daniel Gray of Bellway to discuss the issue.

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

**3.1** JM explained that in regard to Phase 2B (consisting of Blocks 11, 4 & 10): the external façade works to Block 10 were ongoing and the scaffold would likely be removed around the end of October; and the Block 4 scaffold removal would commence around February or March. JM said the internal works were progressing throughout the blocks with the anticipated handover starting from Q1 of 2019 for Block 10 and mid-summer 2019 for Block 4.

**3.2** JM said work on the RC Frame had commenced in relation to Phase 2C Block 5 and it would be completed in March 2019. JM explained the external scaffolding and façade was due to commence in October 2018.

**3.3** JM said Tower Crane 3 was due to go up in August 2018 and Bellway would advise residents on the exact dates via a letter drop as previously done. JM explained lorries would arrive outside of normal working hours due to police restrictions.

**3.4** JM explained work on Block 6A had not yet commenced but Bellway were aiming to start the piling and groundworks around March 2019.

**3.5** JM said Bellway’s sale suite had recently opened and there had been positive feedback from residents. JM said to date there had been approximately 25 sales.

**3.6** JM said in relation to the 278 works at Banning Street, Bellway now had a remedial design which would allow them to undertake their 278 works ahead of L&R completing their works. JM explained Bellway were applying for the road closure of Banning Street to facilitate this. JM said the road needed to be closed to allow Bellway to install deep drainage. JM explained Bellway had programmed 16 weeks of work from Banning Street to Bellway’s site JM said a Traffic Management Plan had been agreed with the council and Bellway would disclose all information via a letter drop and on the consultation website.

**3.7** JM said the river wall works were progressing and Bellway had been awarded the full licence from the Environment Agency, Port of London Authority, and the Marine Management Organisation. JM said Bellway had recently opened the area in front of the sales suite which had seating areas for members of the public to use. JM explained Bellway were forecasting work to be completed in September 2018 and for it to be opened for full public use at the end of the same month. JM said Barratts were also in the process of completing their works with a targeted completion date of September 2018.

**3.8** JM said since the last CLG meeting Bellway had received only 2 complaints relating to crane lights being left on (which was resolved) and about youths breaking into the site. JM explained that additional cameras had been installed in dead spots in response to the break-in.

#### **Item 4: Planning update & Landscaping update**

**4.1** JM said landscaping illustrations would be uploaded to the consultation website and physical copies would be brought to the next CLG meeting.

**4.2** JM explained Bellway had secured a local kayaking charity to take up the unit at Block 5. JM said the charity was the London Kayak Club.

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

**5.1** A CLG member asked if the concierge unit would be relocated. JM said he was unaware of any plans to relocate the concierge unit but he would seek clarification on this.

**5.2** A CLG member asked if Bellway would be seeking any “*further major planning updates or applications*”. JM said Bellway were not expecting to submit any major planning applications.

**5.3** A CLG member asked about repair works on Banning Street and if it would go as far as the junction at Christchurch Way. JM said he would seek clarification on this.

**5.4** A CLG member asked what measures Bellway would take to combat the “*horrific levels of dust*”. JM said Bellway hose the site regularly to wash away dust and acknowledged that the recent warm weather had “*made things more difficult*”. JM said he would speak to Daniel Gray to see what further measures could be taken. The CLG member asked if Bellway could clean individual properties and suggested a manual road sweeper to shovel away dirt and dust. JM said he would investigate further measures.

**5.5** A CLG member enquired about Bellway’s policy relating to Corporate Social Responsibility (CSR) and asked if Bellway had considered any local initiatives. JM explained that Bellway’s regional offices conducted their own initiatives but the Bellway organisation had recently adopted a new CSR framework.

#### **Points of action**

- S106 summary document to be uploaded to the consultation website.
- Bellway to investigate the “*dangerous railings*” at the River Walk.
- Bellway to seek clarity over the relocation of the concierge.
- Bellway to investigate measures to combat high levels of dust.