

## **Community meeting – Camden Street / Plender Street redevelopment**

**11 July 2013**

### **Attendees:**

Councillor Robinson

Councillor Khatoon

Richard Caylor – Bayham Place TRA

Kim World – Bayham Place TRA

Matthew Saunders – Bayham Place TRA

Carole Donnelly – Curnock Estate TRA

Christine Costa – local resident

Androulla Shalli – local resident

Sarah Simonon – Camden Studios

Richard and Heather Niman – Camden Studios

Vanessa Stourton – Camden Studios

Donald Preddy – St Pancras Community Association

Kenny Price – St Pancras Community Association

Maureen Hall – St Pancras Community Association

Mr and Mrs Tatla – Plender Street shopkeeper

Paul Reilly – Employers Agent

Fiona Mckeith – Project Lead – London Borough of Camden

Jaishree Dholakia – Consultation and Engagement Officer – London Borough of Camden

### **Apologies:**

Michael Walsh – College Place TRA

### **Update**

1. The redevelopment proposed for Camden Street – Plender Street was awarded planning consent conditional on the project meeting certain planning conditions. Construction timetable has not changed – still hope to start work on the changing room site at the end of October 2013 and then the shops in the New Year.
2. Everyone welcome to join the community meetings – new joiners will be brought up to speed.

## Construction process

3. Paul Reilly introduced his role on the project – Paul has been appointed to oversee the construction and building work. Paul works for the Philip Pank Partnership based in Euston Street – strong track record of delivering social housing and regeneration projects ranging from £750,000 - £100 million.
4. Councillor Robinson advised the construction work should not take place at weekends and a construction working group set up.

Fiona and Paul confirmed that:

- Working hours will be 8.00am – 5.30pm, Saturday mornings (8.00am – 1.00pm) and lunch-times. Construction will not take place on Bank Holidays or Sundays. Any work that takes place outside these hours will constitute a breach of a legal document. Saturdays mornings not usually worked and there is no plan to do so – only in exceptions.
- It is a planning condition that residents must be kept informed by newsletters, telephone and meetings. A community working group must also be set up – councillors will also be involved. Residents will also be informed of particularly noisy periods eg demolitions and how long these will last.
- Inspectors will visit the site at least once or twice a week

## Section 106 – planning conditions

5. Fiona distributed **draft** planning conditions document which has to be agreed by legal.

Fiona confirmed the live / work studio would be returned to Camden Studios in response to a query from Councillor Robinson.

Possibility of green roof will be explored if affordable and current pick up / drop-off parking arrangements will be preserved.

There was a mixed response to the current proposal for council tenants only to benefit from parking spaces on the Camden Street site – one resident did not object and it was also suggested the space should be withdrawn if the tenant moved away or sub-let their garage. The conclusion was however that the space would be available to council tenants who have homes in the new development should a space become available and they be next on the list.

Concerns in relation to the planning conditions can be raised with Fiona.

## Procurement of contractors

Interviews with contractors are planned for the week beginning 19<sup>th</sup> August and it is hoped that a contract will be in place to deliver the new buildings by mid-September.

Bidders will be judged on their previous track record, quality of their construction plans, standards of workmanship, price and commitment to resident involvement. These issues will also be probed in the interview process.

Fiona also asked if residents and the community centre would consider joining the procurement panel that will evaluate bids and interview the selected bidders – further information detailing the commitment required will be provided.

### **Drains**

A problem was highlighted in relation to the drains on Plender Street which often smell. It is likely that this problem will be sorted out and the drains upgraded as part of the construction.

Geo-technical, tree and bat and species surveys have also been completed.

### **Shops**

Mr Tatla asked about the process for applying for a retail unit – Fiona will clarify. These will be available in February / March 2015. The Council is committed to retaining a launderette in Plender Street as this need has been identified by local residents – however, although contact has been made with the owner of the launderette there has not been a response. Contact is through lawyers.

### **Sub-station**

Paul confirmed that use of the electricity sub-station in Pratt Street was not possible because the council does not have a negotiating position with electrical companies who often use redevelopment as an opportunity to insist on infrastructure at cost to developer.