

**Notes of HGNG Principals' Meeting**  
**Friday 26 May '17**  
**Royal Free Charity's Offices**

Present:

Jeff Gold (JG) HGNG  
Chris Fragg (CF), HGNG  
Andrew Panniker (AP), Royal Free London NHS Foundation Trust  
Peter Owens (PO), Royal Free Charity

**1. Pears Building Project Update**

PO updated the meeting on the current situation.

**Stability of St Stephen's Tower:** PO advised that SSRPT had excavated 2 x trial pits in order to determine the depth of the foundations of the tower. A third trial pit was to be conducted in order to carry out further works to give a clearer understanding to the overall depth of the foundations below ground level. AP asked what the timescale was for this. PO advised that SSRPT had indicated it would take place at a time to minimise disruption to the school and church, likely to be carried out during July.

In the interim a borehole had been drilled in the vicinity of the third trial pit but monitoring equipment had yet to be installed. Michael Taylor would be arranging this (date: TBA). PO advised that invoices had been received for the first two trial pits, which had been forwarded to RFC for payment, with RFC agreeing to fund the cost of the on-site investigation works.

JG asked whether the trial pits gave the necessary assurances that the foundations were deep enough. PO replied that this was the reason for the 3rd trial pit. Analysis of the soil analysis taken from the borehole was also needed with the outcome being fed into the next iteration of the ground movement assessment.

AP added that once the trial pit works had been completed alongside the information forthcoming following analysis of the soils, SSRPT should be in a position to give the necessary assurances regarding the stability and safety of the Tower following the concerns that were raised.

- **Boreholes:** Further difficulties had been encountered as a consequence of SSRPT not organising installation of the remaining 8 boreholes within the curtilage of St Stephen's in parallel with excavation of the trial pits. PO advised that arranging these works remained the responsibility of SSRPT with SSRPT not giving RFC permission to access St Stephen's.

JG enquired whether the lack of cooperation mentioned at the previous meeting had been resolved. PO confirmed that it hadn't, exacerbated by no access being granted to RFC to install monitoring equipment onto the fabric of the church and school.

PO confirmed that matters will progress by boreholes/monitoring equipment progressing outside the curtilage of St Stephens. Monitors affixed here will indicate movement (if any) as the construction work continues from the top end of the site down towards St Stephens's, with the monitoring equipment acting as an 'early warning' system.

AP enquired as to the placement of these boreholes and PO will confirm these with Willmott Dixon. **ACTION: PO** Agreement would also be required from the independent engineers (Campbell Reith and LBH Wembley) on this; Camden Council had already been contacted. PO added that this would put an alternative strategy in place as it was necessary to demonstrate no harm to the school or church. CF enquired about the timeline.

PO said that licences for the boreholes had been applied for and it was hoped that works could start within the next 2-3 weeks. Analysis of the soil would be a longer process with Willmott Dixon subsequently carrying out the ground movement assessment exercise. As mentioned above PO advised that the new model for boreholes and trial pits would act as an 'early warning' and would therefore, offer greater assurance of no harm being inflicted on nearby properties.

## 2. Meeting between Heath and Hampstead Society and Royal Free Charity

The meeting was attended by Marc Hutchinson (MH), Vicky Harding, David Castle and Jeremy Walker, Chris Burghes and Peter Owens, with a number of views being exchanged. Taking (1) above into consideration MH had requested that the RFC 'held' the possibility of contacting the Council with Plan B so that he can meet with Michael Taylor. He was optimistic about getting agreement for the monitors to be affixed to the church. JG asked whether there was a possible inherent instability issue with the tower. PO confirmed that investigation works continue to determine its stability. AP added that this would also be useful for St Stephen's to monitor movement on their site in general.

In discussions with Michael Taylor, PO advised HHS that Michael had mentioned about cracks appearing on the hall and church walls, allegedly emanating from the shielding works associated with the LINAC works. With this in mind, although the NHS Trust did not concur with Michael's statement,

PO has recommended that a further condition survey be carried out to the church before the commencement of the main Pears Building works. He has asked for a second meeting with Marc Hutchinson very soon. PO advised that Jeremy Walker would form part of the Working Group being set up in connection with the Construction Management Plan.

### 3. Condition Survey – 21 Pond Street

JG had contacted the Managing Agent (Hathaway's) for 21 Pond St. The consensus was still that the proposals were not adequate for 21 Pond Street. JG expressed concern that the plan does not go far enough in establishing thresholds for vibration etc. and will be contacting Ian Stevenson on this matter. **ACTION: JG**

PO advised that the RFC Project Team had undertaken a Vibration Modelling exercise which is to be 'fed' into the next iteration of the Detailed Basement Management Plan and this would identify the type of machinery that Willmott Dixon will employ on site, mentioning that it was necessary to demonstrate that no harm would be caused to the operation of the hospital by vibration. He added that the likelihood of damage to properties on Pond St emanating from the construction works of the Pears Building would be extremely small, particularly bearing in mind that an early warning system would be in place. Properties on Pond St are currently being monitored and thresholds will be set and demonstrated to local residents in advance of any works commencing.

JG asked that Willmott Dixon demonstrate that there will be no additional risk to properties on Pond Street as he was not comfortable that no damage would result. He suggested that an agreement be drafted for Pond Street properties similar to a Party Wall Agreement and he would discuss this with Ian Stephenson. PO advised that such an agreement would not be applicable due to the physical distance between the Pears Building and properties on Pond St. PO advised that it needs to be borne in mind that there is a main road between the residents properties and the Pears Building and that vibration etc. emanating from traffic traversing up and down Pond St would have quite an impact on these properties.

JG enquired what the NHS Trust's position was concerning Pond Street properties. AP clarified that a list of say, 3 surveying practices, could be considered in an arbitration capacity if this was thought to be necessary. Costs would depend on liability for any damage. If demonstrated that no harm had been inflicted by the Pears Building costs would have to be met by the residents. CF asked whether a baseline could be set at the outset of works commencing. PO and AP would work this through with PO speaking to the managing agent of 21 Pond St, which could be employed as a 'benchmark'. PO advised that public liability insurance had been included in the Willmott Dixon contract and the Royal Free Charity was also considering whether to consider non-negligence insurance. CF requested that this be clarified in correspondence. He requested that an adequate condition survey was put in place as the current one was not adequate as far as 21 Pond Street was concerned. PO will follow this through involving the managing agent and

other properties on Pond Street. **ACTION: PO**

JG pointed out that there was currently an ongoing project on the back wall of 21 Pond Street. PO agreed to accept photographic evidence for this and AP added that it could be monitored throughout the project.

**4. Monitoring Action Plan**

PO would update this. **ACTION: PO**

**5. Liability for Damage/Claim Protocol**

PO will produce a flow chart for this. **ACTION: PO**

**6. Any Other Business**

6.1 Residents' Meeting: This had been discussed earlier in the meeting.

6.2 Public Footpath: PO updated the meeting following his meeting with Camden Council on this. Around 80 objections had been received to the Stopping Up Order and the issues raised were being addressed. The project was looking at the possibility of reverting to the original width of the footpath and PO would be going back to the Council with a proposal. **ACTION: PO**