



Northern Line Extension Nine Elms Community Liaison Group

Tuesday 19 November 2019
Southbank Club, 124-130 Wandsworth Road, London, SW8 2LD

Attendees:

Name	Organisation
Ms Carla Arnold (CA)	FLO – NLE
Mr Matt Brinklow (MB)	FLO – NLE
Ms Cherlyn Campbell (CC)	LB Lambeth
Mr William Crafter (WC)	TfL
Mr Ross Elliott (RE)	Resident – Nine Elms Point
Mr Chris Fletcher (CF)	Grainger PLC
Mr Richard Flindell (RF)	TfL
CHAIR: Cllr Dr Mahamed Hashi (MH)	LB Lambeth (Stockwell ward)
Mr Julian Hazeldine (JH)	TfL
Ms Bernice Lindsay (BL)	TRA Hemans Estate / Hemans Gardens
Mr Chris Lucas (CL)	Hemans Gardens
Mr Ignacio Martin Del Rio (IM)	FLO – NLE
Mr Warik Nazari (WN)	FLO – NLE
Mr Daniel Owens (DO)	TfL
Mr Daniel Quinton-Navarro (DQN)	TfL
Miss Samantha Stewart (SS)	Lambeth Housing
Mr Mark Walker (MW)	NLE Helpdesk (minute-taker)

	Item	Action
1.0	Introduction and apologies	
1.1	Welcome from Richard Flindell (RF), followed by introductions. RF advised he has taken over from Michael Flynn. RF explained the purpose of the meeting is to provide a progress update to the community and allow members of the public to ask any questions they may have. RF also advised tonight's meeting will include a presentation about the proposed Over-Station Development (OSD) at Nine Elms.	
2.0	Minutes of the previous meeting – accuracy and matters arising	
2.1	RF ran through the actions of the previous meeting: - Action 1: <i>Provide details on the ratio of social housing versus rented accommodation for the new flats above the station.</i> RF confirmed the scheme at Nine Elms is part of TfL's Build-to-Rent	

<p>2.2</p>	<p>portfolio, so all apartments will be made available to the rental market. Forty percent will be affordable, which is a bigger target than was originally set. The exact amount and mix of units to be provided on-site will be confirmed subject to further discussions with LB Lambeth and its independent advisors. Once agreed, the details will be issued in a separate Affordable Housing Statement (AHS). Daniel Quinton-Navarro will talk about this in more detail in tonight's meeting.</p> <ul style="list-style-type: none"> - Action 2: <i>Email July's presentation to Freddy Brofman.</i> RF confirmed he emailed the presentation to Freddy today. RF is also preparing the website to ensure all updated presentations are included. This should be done by the end of the year. - Action 3: <i>Investigate whether more soil can be provided for the community garden.</i> CA advised the project provided wood for the garden and has also provided a delivery of soil but would need to check regarding the possibility of providing more soil. Action 1: CA will speak to relevant contacts at Battersea regarding the availability of more soil for the community garden - Action 4: <i>Warik Nazari (WN) to adjust the internal light which is shining into a resident's bedroom.</i> RF advised the site manger adjusted all lights to ensure light does not leak out. There are other lights near to the property in question that are not related to the project. WN also advised there are some new floodlights on site that are set to switch off at 7pm. - Action 5: <i>Investigate whether a site tour can be arranged for CLG attendees.</i> RF suggested that anyone who wants a tour of the site should get in touch and a tour will be organised, although there would be a limit on numbers. - Action 6: <i>Investigate why Wandsworth Road does not have Christmas lights.</i> RF surmised an issue with budgets. Christmas lights also help to attract shoppers but there is no shopping area in Wandsworth Road. Action 2: Cllr Dr Mahamed Hashi (MH) will chase for a response from the Council regarding the lack of Christmas lights in Wandsworth Road - Action 7: <i>Circulate date for next CLG.</i> RF confirmed the invite for tonight's CLG was sent out in October. <p>RF asked if the minutes were a good reflection of the previous meeting. No objections raised.</p>	<p>CA</p> <p>MH</p>
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<p>3.0</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p> <p>3.6</p>	<p>NLE progress update – Nine Elms</p> <p>Presentation by Warik Nazari (WN) on progress at Nine Elms. Project Update:</p> <p><u>Ticket Hall:</u></p> <ul style="list-style-type: none">• Escalators were installed in the past few weeks• Ceiling is virtually completed <p><u>Main entrance:</u></p> <ul style="list-style-type: none">• All glazing has been installed• Steel work is ongoing on the external canopy <p><u>Platform area:</u></p> <ul style="list-style-type: none">• Works are ongoing <p><u>Front of house:</u></p> <ul style="list-style-type: none">• Glazing ongoing <p><u>External façade:</u></p> <ul style="list-style-type: none">• All stonework complete• Cladding currently being installed• Have gone as high as is needed until OSD starts. The roof is waterproofed <p><u>External drainage:</u></p> <ul style="list-style-type: none">• External drainage works are ongoing, with big drainage installed for surface water <p><u>MEP CMS and Ductwork:</u></p> <ul style="list-style-type: none">• Mechanical duct works and cabling is in full flow at the lower level of the station• The UKPN substation has been handed over to UK Power Networks, maintainer of the National Grid <p>RF commented that passengers will enter the station at street level and travel straight down the escalators to the platform level. This will allow for very quick progress through the station.</p> <p>RF advised there is currently a huge amount of on-going work taking place on the fit-out for the NLE. Across three sites, there are currently more than a thousand staff working at present.</p> <p>WN advised that the Arch 42 area will ultimately provide a walkway that runs underneath the railway. This will be decorated and have lighting installed, opening up a new route to the riverside area.</p> <p>Presentation by Matt Brinklow (MB) on environmental monitoring at Nine Elms.</p> <p>MB explained the project monitors construction noise and dust levels, with noise monitors on the site hoarding providing real-time noise levels. The location of these monitors is highlighted by the blue spots on the slide presented.</p>	
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3.7	MB explained some noise monitoring data was lost during the past three months, due to a fault with the monitors.	
3.8	MB advised he is presenting 10-hour average measurements against the trigger level of 75dB.	
3.9	MB explained that as the project has entered the fit-out phase, activities are expected to be much quieter going forward, with work taking place inside the station building.	
3.10	With regard to dust levels, MB explained monitoring takes place by using glass slides located on properties around the site, which are checked every couple of weeks.	
3.11	Explaining the graph shown on slide 26, MB advised the red line is a nuisance threshold. The site is below the threshold for all levels, with the spike on glass slide four possibly attributed to a dry spell with little wind.	
3.12	Presentation by Carla Arnold (CA) on community relations activity.	
3.13	Since the last meeting, there have been seven cases raised in relation to activity at Nine Elms – four enquiries, two complaints and one non-valid contact concerning an alarm that was not NLE related.	
3.14	CA advised that Sophie Boyle is the project’s Strategic Labour Needs and Training (SLNT) lead.	
3.15	<p>CA provided a snapshot of community relations activity over the past couple of months, including:</p> <ul style="list-style-type: none"> • Three students completed work experience on the project from Southwark – two from Sacred Heart and one from Thomas the Apostle (CA advised Lambeth students also participate at times). • Four site tours have taken place. • A speed networking event allowed students to meet members of the project team. • A ‘meet the professionals’ event at Southwark Construction Centre. • A ‘Dragons’ Den’ activity for pupils from Lansdowne School in Lambeth. 	
3.16	CA confirmed there is still a lot of community relations activity taking place in terms of education and if anyone knows of any schools (primary and secondary) that would like to engage with the project, please contact CA and she will put people in touch with Sophie Boyle.	
3.17	CA displayed a picture supplied by Bernice Lindsay (BL) of the Community Garden, which is looking beautiful thanks to the hard work of BL and Chris Lucas (CL).	
4.0	Nine Elms Station – Over Site Development (OSD)	

<p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p> <p>4.5</p> <p>4.6</p> <p>4.7</p> <p>4.8</p> <p>4.9</p> <p>4.10</p>	<p>Presentation by Daniel Quiton-Navarro (DQN) from TfL and Chris Fletcher (CF) from Grainger PLC.</p> <p>DQN explained that Connected Living London is a joint venture partnership between TfL and Grainger PLC that will deliver 300 homes across seven sites in London.</p> <p>CF introduced Grainger PLC – a listed company that has been a residential landlord for over 100 years.</p> <p>CF explained that Build to Rent has several advantages, including being able to respond to local housing needs and bring in amenities. A lot of the rental sector is accidental, with reasonably few professional landlords. Grainger is one of these and dealing with a company that manages property should lead to a more enjoyable and straightforward experience for tenants.</p> <p>DQN explained that the original planning consent for the Nine Elms OSD was granted in 2015 for 332 homes across three buildings of 21, 15 and 14 stories. However, needs change and the emerging proposals have responded to how the market has changed, with 450 Build to Rent homes resulting in only a modest uplift in height across the three buildings of between one and three stories. The emerging proposals also include retail opportunities and the development of Pascal Square.</p> <p>CF explained that luxury units are not something that Grainger offers, so these have been removed and replaced with a more standard offering. These changes are currently being worked through with LB Lambeth.</p> <p>DQN provided an overview of public consultation activity on the new proposals to date, including a two-day public consultation on 11 and 12 October 2019, which was attended by 65 people. A dedicated website has been set-up, with online polls completed by over 1,000 people to date. DQN will hand out cards later showing the website address – people can continue to shape these proposals.</p> <p>DQN also referred to a door-knocking exercise that took place in October, with 96 addresses visited.</p> <p>In terms of next steps, DQN advised the team will continue to attend meetings such as this. The team visited Hemans Estate in November and is looking to come to Nine Elms Point soon too. There will also be a further public exhibition.</p> <p>BL commented that she has not received any leaflets and queried if the team visited all part of Hemans Estate. Julian Hazeldine (JH) requested an action to confirm the programme of community engagement. Action 3: DQN to provide details of completed and planned community engagement.</p>	<p>DQN</p>
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4.11	RF confirmed there is still opportunity for residents to provide feedback.	DQN / CF
4.12	DQN reiterated that members of the public can still visit the website and provide feedback, which helps the developers to understand what residents want. There is a free text section for more detailed comments.	
4.13	BL asked for more details of Pascal Square. CF advised this is the gap between the two stations boxes, within the station itself. BL asked if gardeners will be required for this space. CF responded to say this may possibly be the case.	
4.14	RF commented that what is happening at the station is exciting. A planning application for the emerging proposals should be submitted in the Spring.	
4.15	MH requested that BL's query about the need for gardeners for Pascal Square is taken seriously. Action 4: DQN and CF to consider BL's enquiry regarding the need for gardeners for Pascal Square.	
4.16	RF thanked everyone for attending and reiterated the contact details that can be used by members of the public.	
4.17		
5.0	Future agenda items	
5.1	None discussed.	
6.0	Dates of future meetings	
6.1	To be confirmed. Action 5: RF to confirm date of next meeting.	RF
7.0	A.O.B	
7.1	None.	

Meeting started at 18:35 and finished at 19:10. Minutes drafted by MW.

NB: Following the end of the meeting, Samantha Stewart (SS) of Lambeth Housing raised her concerns with CA and RF about the new station leading to increased footfall through the Hemans Estate, more specifically a possible cut-through the community garden adjacent to the new station. TfL and Lambeth Housing will stay in touch and work together on this issue, in an attempt to minimise disruption to local residents.