



Northern Line Extension Kennington Green Community Liaison Group

Monday 7 January 2019

Venue: Henry Fawcett Primary School, Bowling Green Street, London, SE11 5BZ

Attendees:

Name	Organisation
Carla Arnold (CA)	Ferrovial Laing O'Rourke (FLO)
Priscilla Baines (PB)	Heart of Kennington Residents' Association
Ruth Baumgarten (RB)	Resident – Kennington Road
Matthew Brinklow (MB)	Ferrovial Laing O'Rourke (FLO)
Tom Dempsey (TD)	Resident – Ravensdon Street
Daniel Elton (DE)	Resident – Methley Street
Marilyn Evers (ME)	Kennington Park Estate Tenants and Residents' Association (KPETA)
Michael Flynn (MF)	Transport for London (TfL)
Annette Fowkes (AF)	Resident – Kennington Road
Liam Greaney (LG)	Ferrovial Laing O'Rourke (FLO)
Anna Hladkyj (AH)	Transport for London (TfL)
Sarah Northey (SN)	Resident
Jessica Tompkinson (JT)	Resident – Methley Street
Mark Walker (MW)	Admin support (minute taker)

Apologies:

Cllr Philip Normal – LB Lambeth (Oval Ward)

	Item	Action
1.0	Chairperson's introduction	
1.1	Welcome and introduction from Michael Flynn (MF). As Cllr Philip Normal is not in attendance, MF will Chair the meeting. Round-table introductions from all attendees.	
2.0	Minutes of the previous meeting – accuracy and matters arising	
2.1	MF invited comments on the minutes of the previous meeting – no comments received.	
2.2	Regarding matters arising, Priscilla Baines (PB) advised she is still beset by noise from trains on the Kennington Loop and the situation is no better. PB referred to the meeting held in November to discuss this subject, where it was agreed that a further meeting would be held in late February / early March. PB would like to agree a date for this meeting at tonight's meeting, as the situation is getting no better.	
2.3	Tom Dempsey (TD) commented that the noise is not so bad for him.	
2.4	Jessica Tompkinson (JT) explained that she lives in Methley Street and there has been a noticeable increase in noise levels from the Loop as experienced within their property, which was also noticed by a recent visitor. JT is here tonight to say the situation is getting worse and she would like noise vibration monitoring installed at her property.	

<p>2.5</p> <p>2.6</p> <p>2.7</p> <p>2.8</p> <p>2.9</p> <p>2.10</p> <p>2.11</p> <p>2.12</p> <p>2.13</p> <p>2.14</p> <p>2.15</p> <p>2.16</p>	<p>Ruth Baumgarten (RB) stated that she lives on Kennington Road, on the corner of Montford Place and the current situation is awful. What is particularly bad for her is dust. On one occasion, a room within her property was spotlessly cleaned and yet 90 minutes later was filthy and covered with a very fine dust. The situation has been really bad since the start of works but has got worse. This occurs even with closed windows and during the summer it is impossible for her to open any windows.</p> <p>MB commented that there is a dust monitor located on site at Kennington Green. RB responded to say that although she expects FLO will say dust levels are fine, the level of dust in the area is not normal.</p> <p>PB asked if Alan Cartwright of TfL could return to carry out some further noise measurements at her house and also at some of her neighbours' properties. MF advised he will pick this request up with relevant colleagues. Action 1: MF to forward details to the noise and vibration team via the TfL Contact Centre.</p> <p>PB explained that she got home at 1am on New Year's Day and was greeted by rumbles from trains passing beneath.</p> <p>RB asked if any monitoring is being carried out to check if houses in the area are being damaged by the works. These are old houses, some of which have stood for 200 years. RB is concerned not only about vibration from the tube but also the effect of the excavation and drilling taking place, which she believes generates a considerable amount of settlement.</p> <p>JT commented that it has been reported that the water table in the area has dropped. The situation for residents is not getting any better and she is here tonight to say this is unacceptable. The noise of trains on the Loop is now much worse and she would like to know what TfL is going to do about it.</p> <p>RB mentioned that it was recently reported in the Financial Times that the project was originally due to be complete in December 2020 but is now not expected to be finished until September 2021.</p> <p>PB commented that two different issues are being discussed. PB raised the subject of noise from trains operating now.</p> <p>RB commented that the cumulative effect of both issues is rather horrible.</p> <p>Annette Fowkes (AF) asked if the delay to the project as a whole will affect the completion of work at Kennington Green.</p> <p>MF responded to explain that with regard to operational tube noise from the Kennington Loop, this issue was picked up at the last CLG and is the reason why a separate meeting was arranged whereby noise and vibration experts spoke to local residents. There will be a follow-up meeting in the next two / three months.</p> <p>DE commented that this meeting should take place next week, not in two / three months. MF responded to explain there has been a meeting on this subject recently. The team members present today are not noise and vibration experts.</p>	<p>NLE</p>
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2.17	PB commented that noise levels from the Kennington Loop were not a problem before the commencement of construction of the Extension. They got worse at roughly the same time as construction started and have continued to get worse ever since. PB accepts the issue is due to trains running on the Loop but this has coincided with the construction of the Extension and no-one can provide an answer as to why this is. The increased frequency of trains has probably contributed, however no one at TfL can explain why it has got worse nor offer a feasible solution. At November's meeting, local residents were told that TfL accepts they are suffering but to do anything about the situation would be too expensive and too difficult.	
2.18	MF explained that the point of the follow-up meeting is to make sure the right people from TfL are there to address these issues.	
2.19	Anna Hladkyj (AH) explained the project is moving into the fit-out stage, with drilling and excavation finishing.	
2.20	LG confirmed monitoring takes place to assess ground settlement. DE commented that monitoring equipment has now been removed from local properties. LG advised that not all the monitoring equipment has been removed and ground settlement can still be tracked.	
2.21	JT advised that the situation for local residents has got worse, not better but ground settlement monitoring is certainly not being done to the level it was previously. The water table in the area has dropped significantly, as reported by the BBC yet less and less monitoring is being carried out.	
2.22	RB mentioned that passers-by stop her in the street to tell her that her chimneys are leaning dangerously and look unsafe. However, she has never seen the project's surveyors do anything about this.	
2.23	LG explained that vibration and ground settlement are two separate issues.	
2.24	RB believes that vibration will have an impact on 200-year old brick walls and will change the way the terrace holds together.	
2.25	LG advised that RB should have had a pre-works condition survey, which will be followed by a post-condition survey. RG commented that the works will not be finished for another three years but she is concerned about her chimney now and does not want anyone to be hit by it.	
2.26	MF asked RB to provide her contact details to him after the meeting, so that he can arrange for this issue to be investigated urgently. Action 2: MF to liaise with RB to arrange for the safety of the chimneys at her property to be assessed.	NLE
2.27	AF stated that she still wants an answer to her question about a delay to work at Kennington Green. MF advised the opening date is now under review, with TfL still negotiating with its partners at Battersea Power Station. It is hoped the review will be concluded soon.	
2.28	AF commented that it does not seem that the right people from TfL come to these meetings. MF explained the review is part of a wider commercial review, so anyone at TfL would say the same thing.	

2.29	DE explained he was under the impression that the Kennington Loop would not be used once the Extension was operational but has since heard this is not the case.	
2.30	MF explained this query came up during November's meeting. TfL expects that a number of trains that currently terminate at Kennington will continue to Battersea once the Extension is up and running, rather than go around the Loop and up the other way. There will be a reduction in numbers but the timetable is not yet confirmed.	
2.31	TD asked if the possible delay to the project has anything to do with work at Kennington Green. MF explained there was a major change to the oversite development at Battersea and the timetable for works at Kennington Green would be as set out in the presentation by FLO.	
2.32	PB understands the delay is to the whole line. AH confirmed the issues are not at specific sites but are line-wide.	
2.33	TD believes that the team should be on schedule to finish, cover-up and get out of Kennington Green.	
3.0	NLE Progress Update	
3.1	Liam Greaney (LG) provided an update on progress at the Kennington Green site.	
3.2	DE asked if the new track is sound-proofed. He understands the Kennington Loop is old track that cannot be replaced but would like to know if the new track has the appropriate new technology.	
3.3	LG advised the Extension will use low-vibration track form, consisting of layers of neoprene in a block to absorb vibration and prevent it being transmitted into the properties above, to satisfy the standards the project is committed to meet.	
3.4	JT asked where these standards are listed. MF confirmed they are listed within the Transport and Works Act Order (TWAO). LG confirmed a condition of the TWAO is that noise levels from the Extension cannot exceed 35dB when measured in a habitable room within a property above the line. However this only applies to new track, not the Kennington Loop.	
3.5	RB commented that the timeline contained within LG's presentation is very helpful and asked if this could be circulated with the minutes. MF confirmed the presentation will be distributed with the minutes. Action 3: Electronic copy of presentation to be distributed with the meeting minutes.	NLE
3.6	RB asked how many more times Montford Place and Kennington Road will be dug up and hammered back down. LG confirmed that LB Lambeth has a commitment under the Street Works Act to coordinate all street works.	
3.7	LG advised that the street works listed within the project timeline will affect RG as the bulk of these will take place very near to her property. RB asked how long these will take to complete. LG confirmed there is a six-week window during which these works will take place, however he is not expecting them to take six weeks to finish.	

3.8	TD asked if reinstatement works scheduled for 2020 will take place in June/July or September. LG confirmed these will take place towards the end of 2020 at Kennington Green. Kennington Park reinstatement will start after the reinstatement works at Kennington Green have commenced.	
3.9	RB commented that the site hoardings and mirror installed to stop pedestrians and cyclists killing each other are also very useful for drug dealers. The amount of drug dealing in the area has increased dramatically and someone was shot nearby recently. RB would like to know if FLO is going to install cameras to help alleviate the problem.	
3.10	LG confirmed there is a site security system in place at Kennington Green. RB responded to explain she is not talking about site security. LG acknowledged this issue has come to light in recent months and confirmed FLO is assisting LB Lambeth and the Metropolitan Police.	
3.11	RB believes cameras would work to deter the drug dealers but is not sure who would pay for these.	
3.12	Carla Arnold (CA) confirmed the Kennington Green site cameras are picking up anti-social behaviour occurring outside the site and this information is being shared with the Metropolitan Police.	
3.13	LG confirmed FLO has assisted LB Lambeth with a clean-up of the area, which included the removal of drug paraphernalia, even though this is outside of FLO's remit.	
3.14	JT asked if anyone is aware of what the Safer Neighbourhoods team is doing. LG advised FLO has assisted the team by sharing CCTV footage and will continue to do so. However, any other concerns should be directed to the police or local authority.	
3.15	Marilyn Evers (ME) commented that construction work on the gas holder site is going to start shortly and the traffic management plan will cause disruption to local residents. LG confirmed he is aware that work is due to start on this site and there has been a coordination meeting for developers working in the area.	
3.16	CA provided an update on enquiries and complaints received in relation to Kennington Green.	
3.17	On behalf of Sophie Boyle, CA provided an update on FLO's community engagement in the local area.	
3.18	Matt Brinklow (MB) provided an environmental update.	
3.19	DE asked if a drop in noise levels shown on a graph contained within MB's presentation means noise levels at Kennington Green are falling. MB advised that the drop is due to no work taking place over the Christmas period, whereby just ambient noise levels were recorded.	
3.20	CA highlighted the different ways that residents can contact the project and requested that these are used, so that enquiries and complaints can be channelled out to relevant team members for action.	

3.21	RG commented that the project has been very good when she has called the Helpline.	
3.22	MF advised the Helpline is for enquiries and complaints relating specifically to the Northern Line Extension. For problems relating to train noise, it would be better to contact the TfL Customer Contact Centre.	
3.23	PB understands that if an organisation complains to TfL on behalf of lots of people, this is only regarded as one complaint. MF is not sure if this is the case.	
3.24	DE was under the impression that Kennington is due to be re-zoned as a Zone One station and asked if this is definitely the case. MF understands that subject to approval from the GLA, Kennington will be a Zone One/Two station, meaning users of the station will benefit from being able to start their journey in either zone, depending on where they are travelling to.	
4.0	Dates for future meetings	
4.1	MF advised the next CLG will take place in April. PB requested the meeting takes place on Monday 8 April. CA suggested this date is checked with the usual Chair, Cllr Philip Normal. MF will progress and confirm as soon as possible. Action 4: MF to confirm the date of the next meeting as soon as possible.	NLE
5.0	AOB	
5.1	ME commented that the road surface in Montford Place is a complete mess and advised she has mentioned this to Barclay Homes. ME requested that this is raised with the local authority, particularly with regard to the section next to Tesco. ME believes this is partly due to lorries coming into the FLO site. MF confirmed this can be raised with the local authority. Action 5: MF to raise the issue of the road surface with LB Lambeth.	NLE
5.2	Sarah Northey (SN) commented that Kennington Road is just as bad. Her property overlooks the road and she has recently seen a cyclist and motorcyclist come off their bikes. SN has lived here for 20 years and has never seen the road in such a bad condition. MF confirmed he will escalate with relevant colleagues and provide an update. Action 6: MF to raise this issue with relevant colleagues within TfL.	NLE

Meeting started at 18:35 and finished at 19:50. Minutes drafted by MW.