

# Draft construction management plan (CMP) for 248-250 Camden Rd – discussion with residents

## Notes of meeting Thurs 30 March 2023

Project team (Camden): Mark Hopson, Mark Vucic, Louise Trewavas

Purpose of meeting: to engage neighbouring residents with construction management issues for the site, hear their concerns and discuss the priorities that should be focused upon and developed further in the CMP.

Issues identified by residents as priorities to receive further attention and focus in the CMP document are set out in the table below.

Concern/issue	Action / mitigation / CMP development
<p><b>Will residents have a say about design issues?</b></p> <ul style="list-style-type: none"> <li>Concerns have been raised previously about design of walkways and lighting, screening of balconies, noise/privacy impact.</li> </ul>	<ul style="list-style-type: none"> <li>Project manager acknowledges there are still conversations to be had about these issues and we will be in touch with residents to address these concerns.</li> </ul>
<p><b>Timing: is there a start on site?</b></p> <ul style="list-style-type: none"> <li>Residents also had questions about delays to the programme and whether these will continue to be a problem.</li> <li>Original dates given have changed a lot, so how confident are you about the programme?</li> <li>Will units still be manufactured offsite?</li> </ul>	<ul style="list-style-type: none"> <li>Anticipated start on site is enabling works in May.</li> <li>No fixed programme yet. The aim is to complete the works by Dec 2024</li> <li>Original timelines have been impacted by many issues: the pandemic, Brexit and supply chain issues, war in Europe, inflation and uncertainty of construction costs (among others).</li> <li>Every effort is being made to stick to the programme timeline.</li> <li>Offsite manufacture helps shorten the timeline for construction, so every effort is being made to achieve this. Even with offsite manufacture, groundworks will need to take place.</li> </ul>
<p><b>Standard hours and exceptions</b></p> <ul style="list-style-type: none"> <li>Can the exceptions that might allow working beyond the standard hours be made more explicit in the document.</li> </ul>	<ul style="list-style-type: none"> <li>Camden's standard hours for contractors are 8am-6pm Mon Fri and 9am-1pm Saturdays. Hours worked beyond those should be agreed in advance by the project team and notified to residents.</li> <li>Action: Review a description of the events that may cause out of hours working</li> </ul>
<p><b>What issues should residents be aware of in the CMP?</b></p> <ul style="list-style-type: none"> <li>Document is not really designed for the public, (not user-friendly) and residents are uncertain how best to comment</li> </ul>	<ul style="list-style-type: none"> <li>Key issues that are likely to be of interest are those that impact residents' lives: <i>Monitoring of noise, vibration, and air quality. Vehicle routes to site. Safety on site. Working hours. Disposal of waste. Enforcement. Contacts.</i></li> <li>The document is dynamic so residents should feel free to comment at any time on the arrangements.</li> </ul>
<p><b>Possible security risks on site</b></p> <ul style="list-style-type: none"> <li>Concern about the risk posed by structures (eg community building) being erected on site, given proximity to resident's homes in Camden Mews</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Contractor will be asked to detail explicit arrangements regarding the security arrangements on site.</li> </ul>
<p><b>Noise and vibration possibly causing damage to homes</b></p> <ul style="list-style-type: none"> <li>Are decibel levels and vibration being properly measured?</li> </ul>	<ul style="list-style-type: none"> <li>Adjacent properties will have party wall agreements. Surveys will be carried out to record the condition of each building before work starts.</li> </ul>

<ul style="list-style-type: none"> <li>• Previous contractors have not always respected the concerns raised residents</li> <li>• Important that the contractor is willing to listen and respond positively to residents rather than behaving defensively or negatively.</li> <li>• New residents (eg 99A) have received paperwork from surveyors as this was sent to previous owner.</li> </ul>	<ul style="list-style-type: none"> <li>• Noise and vibration on site will be monitored by instruments. Enforcement officers will intervene if the levels breach set limits.</li> <li>• Project officers will work with the contractor to help them understand the expectations and experiences of residents and respond in a positive way. We are grateful for the intelligence provided by residents who report issues on site, as this enables early intervention with the contractor.</li> <li>• Project officers to update surveyors with new resident details.</li> </ul>
<p><b>Enforcement of CMP when the requirements are being ignored</b></p> <ul style="list-style-type: none"> <li>• Experience of residents is that stated restrictions or agreed routes are not followed, despite being agreed and published in the CMP – why can't financial penalties be used for breaking the contract?</li> </ul>	<ul style="list-style-type: none"> <li>• Breaches of the CMP are usually raised directly with the contractor in meetings.</li> <li>• Where there are persistent failings, planning enforcement colleagues will become involved. They have the power to suspend work on site.</li> <li>• Contractual/legal remedies can take a long time and can often add delay or uncertainty. However Camden has and will enforce its contractual terms by legal negotiation followed by legal action where necessary.</li> </ul>
<p><b>Communications</b></p> <ul style="list-style-type: none"> <li>• WhatsApp is an effective method of keeping everyone in the loop. Perhaps this would enable the contractor to forewarn people about – for example - upcoming noisy works.</li> <li>• There are some new residents who may not be aware of the way to engage about the development.</li> </ul>	<ul style="list-style-type: none"> <li>• WhatsApp group is a great suggestion – we'll take this forward.</li> <li>• Officers will arrange for a postcard to be distributed to Camden Mews to make sure everyone has an opportunity to be involved.</li> <li>• An initial meeting with the contractor will be organised before the project starts (probably May) Further regular meetings between the project officers, the contractor and residents will be scheduled once the works start.</li> <li>• The project team will maintain a project page on WeAreCamden.org This is used to share documents and updates. The link to this is used in email communications and the QR code on letters and site notices.</li> </ul>
<p><b>Utilities: water, gas, electric and telecoms management of these services during and after works</b></p> <ul style="list-style-type: none"> <li>• Concerns about impact of building on water pressure</li> <li>• Concerns about possible disruption of services including telecoms, where a change of service/infrastructure is taking place.</li> </ul>	<ul style="list-style-type: none"> <li>• All the utilities have to check our designs before work starts, and they send us their requirements.</li> <li>• There is close collaboration and interaction with all of the statutory authorities and they have the final say about what can/cannot go ahead. This is to minimize any impact on services.</li> <li>• We will let you know well in advance if there's any loss of service.</li> </ul>
<p><b>Building details</b></p> <ul style="list-style-type: none"> <li>• Is the height 4 storeys or 6 – it seems to be ambiguous.</li> <li>• Will there be generators on the roof? Will this disturb people?</li> </ul>	<ul style="list-style-type: none"> <li>• The design is stepped – so the highest point is 6 storeys, and either side it's 4 storeys.</li> <li>• The generators have to be acoustically sealed, so there shouldn't be a noise disturbance.</li> </ul>
<p><b>Next meeting and staying in touch</b></p>	<ul style="list-style-type: none"> <li>• Next meeting will be in May 2023</li> <li>• Do feel free to email or phone us in the meanwhile with any issues</li> </ul>