

Highgate Newtown CWG no12

30 November 2022

Present

Ward councillors

Anna Wright (Cllr)
Sian Berry (Cllr)
Camron Aref-Adib (Cllr)

Residents and resident representatives

Jane McWilliams – Brookfield TRA
Thanos Morphitis
Linda Lefevre - Highgate Library
Catharine Wells
Eileen Willmott - Dartmouth Park NPF
Sue King
Caroline Anstiss

Farrans (contractors)

Lutton, Suzanne
McCormick, Ruairi

LB Camden officers:

Luke Joyce
Louise Trewavas
Maxime Tomas

Actions from the previous meeting:

Action 1 Louise to provide an update to Council regarding Chester Rd project and electricity supply lighting, which has been done.

Action 2. Max to follow up with Highgate Neighbourhood Forum to see if there's an opportunity to collaborate on signage that's underway.
Max had a discussion with Richard Webber from the Neighbourhood Forum. Their application (for signage) is currently on standstill. The idea is to make reference to our scheme within the new signs, or at least follow the same template.

Action 3 Provide details of what we're building as part of the contract main build to cancel it. Berry, I think you've sent that Max.

Action 4 Include details of the fit-out program. We've added that to the slide further down the presentation

Action 5 Luke to respond to Catharine Wells.
This related to queries at the last meeting about vehicles turning. It applies to refuse vehicles, emergency vehicles and other delivery vehicles. There is provision for them to be able to turn on site and go back out, forward facing. So no reversing out of Bertram Street is envisaged.

Project update.

Ruairi McCormick and Suzanne Lutton presented slides

[PowerPoint Presentation \(wearecamden.org\)](https://wearecamden.org)

Luke Joyce - Questions?

Thanos

Yes, it was about the fit out.

Is there a clear line between what Farrans will provide in the contract, and what the community centre will be providing? The community centre has quite ambitious plans - that's plan A. Is there a plan B if plan A can't be achieved?

Luke J

I think they are happy and confident that they'll achieve their ambitions. When Farrans contract is, is complete, HNCP will take handover and then they need to undertake their fit out works. Fresh Youth Academy will be moving in soon after the completion of the Farrans contract. So there'll be a staggered move in.

Cllr Sian Berry

What would be there if HNCP disappeared overnight? What would we actually have as a community and how well would it be ready? I'd like to share the fit-out document you sent me with Thanos – just checking it's not confidential [It isn't].

Luke J

We've had a lot of interest in the community spaces from third sector providers, and we're confident that we could fill the space and provide a very good offer for the community if HNCP were to turn down the opportunity.

Cllr Sian Berry

Ruari is there anything you can do about the hole in the road that keeps filling with water [from a tree removal]? Could you fill it with gravel or something?

- ACTION: Ruari to look at what might be done in the interim to mitigate the mess. (It's where a tree was taken out, and in the longer term it will be sorted out by highways)

Programme

Maxime Tomas

We had been asked for a bit more information about what we're expecting in terms of time scale for the fitout works. We have a small delay on the program. We're looking at Practical Completion in May 2023 now instead of March that we mentioned last time.

Rory mentioned the discovery of quite a lot of combustible material in Block C, the Gospel hall wall. This wasn't part of the original contract or the scope from Farrans.

We need to use the tower crane to complete these works and until the crane is gone, we won't be able to start anything on the external works because the crane is sitting right in the middle of the area. That's why it's dragging the whole program back.

I would expect some of the residents to start moving in, in May or June

We expect the community centre to be in full operation in summer/autumn 2023.

AOB - Parking discussion and other local matters

Thanos – please clarify: will people be fined for parking their cars with wheels on the pavement?

Luke – we will take this up with parking colleagues. We had asked them to waive any fines for this, but it's not 'official' ie not a policy. So we will go back to them about this. (Action below)

- ACTION - LBC to check with internal parking team regarding residents parking on the pavements during the works (wave tickets?)

Sue King – frustration at the suspension of parking bays on Chester Rd. These have increased since the start of the build.

- Doesn't believe this is necessary. Lack of notification.
- Doesn't believe the analysis showing the space needed for articulated lorries to turn in Chester Rd is relevant.

- What will happen when Chester Rd site starts? Will all parking be suspended? Why can't contractor vehicles go park elsewhere eg Doynton St triangle which is neglected.
- Please stop replacing parking bays with bicycle sheds.
- A lot of people around here are plumbers and builders and need their cars for work.

Ruairi (Farrans)

The articulated lorries are longer than other vehicles such as buses. Account has to be taken of space for them to turn into the road. At the start of the project, we didn't have as many deliveries as we do now, that's why the frequency of suspensions have increased.

Luke Joyce

On the Chester Rd redevelopment, the large part of our works will be complete first so the suspensions will have gone. This should lessen the impact on parking spaces in the area.

Anna Wright (Cllr)

Regarding the Doynton St Triangle, it's a technical issue of transferring ownership. I've been working at it ever since I was elected and we are now making significant progress. We need a community project to improve that space. If we allow contractors to use that space they'll be there for another couple of years which is not what we want.

Jane McWilliams

Thank you, Anna, for finally getting that area sorted out. It will help combat the drug selling and ASB in that area

Regarding parking, people pay an extortionate amount of money for two hours parking. The fine print says the permit allows you to park "if there is a space available" – often there isn't. When you buy a parking permit you expect to be able to park somewhere! Taking so many bays away when we don't see the flow of traffic warranting it, leaves people feeling very frustrated.

We are in a cost of living crisis and crime is going through the roof. Theft from vehicles and theft of vehicles is rising. If you can't have your car within visible distance, it's stressful beyond belief, especially if that car is absolutely pivotal to your family life.

We've actually got residents fighting over parking spaces. Camden needs to provide dedicated bays for emergency workers. If the councillors can put that argument forward, that would be really helpful.

Camron Aref-Adib (Cllr)

What support is there for local businesses affected by the building work here and at 2 Chester Rd?

Louise T

I'm in touch with Bickerton St café.

- ACTION: Will visit both Bickerton St and Oak Tree at bottom of Chester Balmore to see what support they might want.

Luke Joyce

- ACTION: We'll talk through the suspensions with Farrans, and we'll try and minimize these as much as possible.
- ACTION: We'll get someone from our parking team to come to the next meeting.
- ACTION: LB Camden will confirm the visitor parking arrangements for the new flats
- ACTION: LB Camden to check if the parking/highways team can carry out another consultation on parking changes/hours extension in the area (Brenda Bassinga is the contact)

If you do have anything else drop us an e-mail and we'll try and respond to that. Otherwise, the next meeting will be in the new Year. **Proposed date: 1 February 2023**
So have a good Christmas and New year everyone.