



100 Grays Inn Rod

Construction Working Group – 19 October 2023

Attendees:

- Gary Sones – Global Holdings
- Steve Gillam – Erith
- Jennifer O’Kane – Erith
- Cherrie O’Kane – Erith
- George Skinner – Avison Young
- Mark Harrison – Kanda (Chair)
- Tom Batchelor – Kanda (Notetaker)

- Five neighbouring residents and workers attended

Presentation:

Steven Gillam gave a presentation, outlining what has already taken place since August 2023, and the upcoming works scheduled to take place in the coming months. Shared a number of images which shows the works that have been done and the traffic management put in place on Grays Inn Road.

A 'You said, we Did' slide, showing how construction works have been changed and the actions undertaken following feedback from the previous CWG meeting.

CWG attendees were invited to ask any questions that they may have following the end of the presentation.

Questions:

CWG Member: You've used pneumatic drills so far – how much quieter are the munchers?

- Munching is significantly quieter than breaking. Works on the roof of the building will mostly be done using munchers. There will be some breaking involved, but we will minimise it as much as possible. There will be breaking throughout the whole construction process.

CWG Member: There seems to be more rubbish on Grays Inn Road around the scaffolded areas, on both the road and the pavement.

- Our traffic marshals go around daily and clean daily – we will make this twice daily and investigate the areas around the scaffolding where rubbish is accumulating.



CWG Member: You could ask Camden to remove the broken phone box as well, as this builds up a lot of rubbish.

CWG Member: When is the work behind the quiet garden starting?

- Commencing 23rd October – the hoardings will be put up initially and the scaffolding later.

CWG Member: The people working on the scaffolding can see right into my window, but they have been excellently behaved – so thank you.

Steve Gillam (SG): We'd like to get something in the diary to see what we can do for the kids in the estate.

CWG Member: We'd love to meet up with you in person, we'd be happy to host you in the hall. There is going to be a community café opening up in the hall soon, so would be great to use this to engage with the project.

CWG Member: We have been trying to get the works on Ledam House to be in conjunction with your works. Camden have been open to the idea of that happening – has that been happening?

- He has been added to the list of people who are getting updated and has been invited to the CWG.

CWG Member: The contractor has been decided for the Ledam House works and they are doing their work on they are going to do this project, so they should be engaging with you now.

CWG Member: If you need support with any issues around the local authority, we at the BID have excellent relationships with the council.

Mark Harrison (MH): Can we have a quick overview of the upcoming programme?

- We are progressing with local authority approvals.
- Roof demolition is programmed just before Christmas.
- I can do a programme summary and share that as a whole.

CWG Member: It would be good to know if there are any days where there will be loud noise.

- We will try and split it up so that we aren't making noise constantly for whole days.
- We can give you are best guess as to when this work will take place but we can update you closer to the time when we know noisy work will take place.
- We will investigate the practicality of having an email list that we update subscribers to about noisy works

CWG Member: How often does Camden check that you are complying with the noise levels?

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- Readings will be submitted to Camden on a monthly basis.

CWG Member: Which monitors have you installed?

- We have installed baseline dust monitors and baseline noise monitors. These provide an assessment of the current dust/ noise situation, so we know what increase is because of the project.

CWG Member: Do you have a contact for the person at Camden who monitors this?

- This will be the Environmental Health team. However, Erith requested that all issues are raised with them first so that they can take immediate action. Any reports to Camden will ultimately be passed to Erith in any event.

CWG Member: I think it would be a great idea to open the hall up when noisy work is occurring. I will bring that to the TRA committee.

Cherrie O’Kane (Co’K): We had an issue when we were delivering the newsletters to the estate – we couldn’t get into all of the buildings. Can we put our newsletter and notices into your notice boards?

- TRA to help coordinate this.

CWG Member: Will we have the same relationship with the building contractors?

- Yes, it will be exactly the same and it should be a smooth transition.

CWG Member: Roughly when will demolition be ending?

- April / May 2024.
- The loudest period will be breaking up the basement slab.

CWG Member: There are a lot of people where I live where English is not their first language – I am out talking to people about these meetings and I am in active contact with a number of people in the building who are also involved.

- Thank you to you and to the other CWG attendees who liaise with us on behalf of your neighbours.

Actions:

- Increase rubbish collection to twice daily and do a thorough inspection of areas around scaffolding where rubbish can accumulate.
- Report the broken phone boxes on Grays Inn Road to Camden Council and suggest removal.
- Send details for John Burton at Camden to Erith to arrange coordination of works.
- Write a programme summary and share that with the CWG.



- investigate the practicality of maintaining an email list of residents to warn them prior to noisy construction days so people are able to make alternative working arrangements.
- Share details for the Environmental Health department at Camden.
- Upload noise and dust monitoring results to the project website.
- Share Bourne Estate TRA contact details with Cherrie O'Kane.
- TRA to assist Erith by getting newsletters put up on estate noticeboards.