

Minutes.

Meeting date: 03.07.23

Title: YMCA Wimbledon Construction Working Group Minutes – DRAFT

Attendance

Name	Organisation	Attendance (Y/N)	Initials
Nick Allen	Neilcott Construction	Y	NA
Keith Bowler	Martin Arnold	N	KB
Kevin Casey	Thornsett	Y	KC
Michael Conner	Resident Representative	N	MC
Sophie Day	Resident Representative	N	SD
Bianca De Stavola	Resident Representative	Y	BDS
Rev'd Mark Eminson	Holy Trinity Wimbledon	N	ME
Cllr Anthony Fairclough	Merton Council	N	AF
Cllr Paul Kohler	Merton Council	N	PK
John Lawrence	Friends of Wimbledon Town Centre	N	JL
Andy Matthews	Resident Representative	Y	AM
Cllr Simon McGrath	Merton Council	Y	SM
Judy Pitt	Resident Representative	N	JP
Peter Pitt	Resident Representative	Y	PP
Anne Price	Resident Representative	N	AP
Charlie Rattigan	SEC Newgate	Y	CR
Jonathan Seckington	Resident Representative	N	JS
Julia Seckington	Resident Representative	N	JUS
Mark Shambrook	Neilcott Construction	Y	MS
Lynette Shanbury	Polka Theatre	Y	LS



Musa Sengendo	YMCA Wimbledon	Y	MUS
Scott Harker	SEC Newgate	Y	SH
Sally Warren	Love Wimbledon	N	SWA
Sarah Willis	Friends of South Park Gardens	N	SW
Vladena	YMCA Wimbledon	N	V

1. Welcome and apologies

1.1 SH welcomed everyone to the meeting.

1.2 Apologies were made for absentees. Apologies were received from Keith Bowler, Cllr Kohler, Cllr Fairclough, and Jonathan and Julia Seckington.

2. Minutes of the previous meeting

2.1 SH proposed a motion to approve the minutes of the previous meeting.

2.2 Attendees approved these minutes.

3. Update from Neilcott Construction (presentation)

3.1 MS shared a presentation on screen.

3.2 MS provided a project update looking at the works that have been undertaken within the reporting period. Matters covered by the update included:

- > Scaffold striking is underway;
- > Mechanical, sprinkler & electrical final fix installation are nearing completion with test & commissioning underway;
- > Roofing works are complete, including the acoustic enclosure;
- > Glass reinforced concrete (GRC) panels have been fitted to the front façade complete, only flowers are left to install on this part of the building;
- > Joinery is underway including doors and kitchens;
- > Rainscreen cladding is complete;
- > Lift installation & testing is underway;
- > All finishes are nearing completion;
- > The tower crane & passenger hoist have been removed from site;
- > Planter installation is underway;
- > Hard landscaping has begun;
- > Room furniture fitout is underway.

3.3 MS noted that the team are nearing completion of the works and are entering the final 4 to 6 weeks on site.

3.4 MS then outlined the works planned for the next reporting period which was all works associated with phase 1 of the project.



3.5 On the next slide, MS went through the project programme and stated that the works were currently on track and phase 1 was due to be completed at the beginning of August 2023.

3.6 Moving on to disruptive works, MS stated that there were works that needed to take place prior to completion which could be disruptive. These included:

- > Scaffolding strikes (but these are now nearing conclusion especially on the rear elevations);
- > Frequent skip lorry movements (the overall quantity of large deliveries is falling however).

3.7 MS mentioned that a noise complaint was received in the period whilst the on-site team were breaking out the old hoist and silo bases and apologised for the inconvenience caused. He then confirmed that these works were now complete.

3.8 The next slide showed progress photos of the front elevation, side elevation, rear courtyard, main roof, and the acoustic enclosure.

3.9 MS then showcased some internal progress photos of the gym changing room, gym floor, a fitted rear bedroom, and a fitted standard bedroom.

3.10 The following slide showed photos of the first-floor rear kitchen, standard courtyard kitchen, and the 6th floor kitchen. The final slide provided images of the rear courtyard, a CGI of the phase 2 elevation, and the front elevation flower.

3.11 MS concluded the presentation and opened the floor to questions.

3.12 BDS congratulated the team for their work on the building and asked for a timeline for when the blinds would be fitted.

3.13 MS stated that the blinds were still in their manufacturing stage and would be fitted at some point in the next two weeks.

3.14 MS highlighted on screen the blinds which will be installed in the bedrooms facing the courtyard.

3.15 BDS then asked if they would be manual blinds in the windows facing the properties.

3.16 PP raised a point about communication during the project. He mentioned that photos of lighting issues had been circulated to the project team and questioned whether they had a true appreciation for the scale of the issue.

3.17 PP observed that an email had been sent to the YMCA which had raised these concerns but that he and others felt disappointed by the response that they had received. This response had stated that the YMCA adheres to all applicable laws and planning regulations when installing any amenities or structures. He stressed that there was a promise of clear and constructive communication, but he felt that this had not happened with regard to the lighting issue.

3.18 PP went to say that he had raised the matter with Merton Council and the Principal Environmental Health Practitioner would be investigating the complaint. He then requested whether the installation of the blinds should be put on hold until this investigation has concluded.

3.19 MUS responded that the issues raised had been discussed by the YMCA team internally and responses were relayed back to the residents. He noted that the reason for the delayed response was his collaboration with the environmental health team in preparing the reply. Furthermore, he emphasised that the CEO and Head of Communications had approved the response.

3.20 BDS then stated that she felt the general YMCA response was inadequate and requested an input from SM.



3.21 SM acknowledged the issue and expressed his intention to consult with the appropriate council officers regarding the investigation. He also noted that the council's enforcement authority is limited unless there are clear instances of non-compliance with policy.

3.22 PP reiterated his request to suspend the blind installation, citing concerns about potential non-compliance on the YMCA's part. SM agreed to this request.

3.23 MUS stated that the YMCA had been in communication with Merton Council and that they were no grounds for non-compliance with the relevant policies.

3.24 PP stated that he felt any reasonable property developer would visit neighbouring properties to observe potential issues first hand.

3.25 MUS highlighted the adjustments had been made to the plans, including blinds in new locations, in accordance with the requests of the residents.

3.26 PP questioned the point of installing these and then having to take them down if they were found not to be compliant. In response, MUS assured PP that they would engage in discussions with the team to determine appropriate next steps should any compliance issues arise.

3.27 MS then confirmed that the rear elevation opaque windows would be installed with blackout blinds, but that these would not be automated.

3.28 PP highlighted a miscommunication, stating that the residents had indeed requested the installation of blinds but were unaware that the YMCA had already taken action that partially met their request.

3.29 SM sought to clarify if the blackout blinds meet the request of the residents.

3.30 BDS answered that the residents had requested automated blinds on the rear windows to ensure minimal light pollution. The response therefore partially met this request.

3.31 PP inquired if any participant on the call had viewed the images depicting the impact of light from residents' gardens at night.

3.32 SM stated that if the blinds are not automated, the YMCA has a duty to remind the residents to close the blinds at reasonable times after dark.

3.33 MUS restated a point mentioned in his response email, emphasising the implementation of regular patrols by the YMCA team and the provision of a contact number. These measures would ensure that YMCA residents comply with the established rules and guidelines, which include the requirement for communal blinds to be lowered at specific times.

3.34 PP mentioned that if YMCA residents were not following the guidelines regularly, would the South Park residents have to phone up the team every occasion to resolve each incident.

3.35 MUS reassured attendees by stating that CCTV would be present throughout the building, enabling the identification of any individuals who violate the procedures. Furthermore, MUS mentioned that the six residents residing on the first floor, whose kitchen faces the neighbouring properties, would be chosen based on previous , ensuring minimal disruption.

3.36 BDS shared an image of the new building with those present which showed several lights from a neighbouring garden. She emphasised the analogy that being next to it felt akin to being beside a cruise ship and expressed concern that this situation would be exacerbated once the building reaches full occupancy.

3.37 SM asked what more the YMCA could do on top of what they are already doing to ensure as little disruption as possible.

3.38 BDS then stated that some residents had lost confidence in the YMCA.



3.39 SM asked MUS to send a summary email, copying the three ward councillors, outlining the various mitigation measures that were being implemented by the YMCA.

3.40 MUS agreed to the action.

3.41 BDS presented a photograph of the old building taken during the night, pointing out that the lights were typically left illuminated throughout the night. She expressed her concern that this practice might continue in the future.

3.42 MUS reassured the group that the new building will have motion-sensitive lighting and blinds to ensure light pollution will not be an issue during the night.

3.43 PP requested that the YMCA reconsider installing automated blinds on the rear windows facing the residential gardens.

3.44 MUS agreed to take the issue to the YMCA board.

3.45 MS confirmed that the kitchens would undergo closure at a specific time to minimise any potential disruptions.

3.46 PP then asked if the windows next to the recess area would have blinds.

3.47 MS confirmed there would be roller blinds on these windows.

4. Update from Thornsett

4.1 KC stated that Thorsett has been communicating with a contractor regarding the start of phase 2, tentatively scheduled for September or October. He further stated that once a decision has been made, a newsletter containing more information will be circulated among residents.

4.2 KC noted that this was the last meeting with Neilcott and mentioned that the next Construction Working Group (CWG) would concern phase 2 works and would likely take place in September.

4.3 AM asked when the demolition plan would be available.

4.4 KC said he would issue the plan to the group once it had been submitted for approval to the council.

4.5 AM then raised concern about lorries parking up on Trinity Road during phase 2 causing further disruption.

4.6 KC stated that there will be careful planning to ensure as little disruption as possible to neighbouring residents.

4.7 AM added that the Merton Council team highways has meetings with property developers but hardly ever meets with local residents.

4.8 SM confirmed he would ask the highways team at the council about opportunities to meet with neighbours.

4.9 AM then said there would have been less disturbance during phase 1 if there had been smaller trucks with smaller loads that travelled to site more frequently.

4.10 KC acknowledged that such action could have been taken, but it would have resulted in a prolonged duration for the completion of the building construction.

4.11 SM requested that the group receive the construction management plan once it has been submitted.

4.12 BDS asked about the composition of the CWG membership ahead of phase 2.



4.13 KC confirmed that SEC Newgate will undertake a refresh, which will include the distribution of a newsletter to ensure that the group is kept up to date while also providing an opportunity for new members to join the group if they wish.

5. A.O.B

5.1 PP expressed gratitude to MS and NA for their diligent efforts and assistance during phase one.

6. Date of next meeting

6.1 SH mentioned that the upcoming meeting, scheduled for September, will primarily focus on phase 2. SH further stated that the team will be in touch with residents closer to the meeting date to provide further information.