

Minutes.

Date: 8.03.23

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	Y	KB
Heather Barrow	YMCA Wimbledon	Y	HB
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
Karen Hayhurst	YMCA Wimbledon	Y	KH
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	N	SM
Judy Pitt	Resident Representative	N	JP
Peter Pitt	Resident Representative	N	PP
Anne Price	Resident Representative	Y	AP
Charlie Rattigan	SEC Newgate	Y	CR
Jonathan Seckington	Resident Representative	Y	JS
Julia Seckington	Resident Representative	Y	JUS



Mark Shambrook	Neilcott Construction	Y	MS
Lynette Shanbury	Polka Theatre	N	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	Y	V

1. Welcome and apologies

1.1 SH welcomed everyone to the meeting and invited anyone new to introduce themselves.

1.2 V introduced herself as the Health and Wellbeing Manager at the YMCA.

2. Minutes of the previous meeting

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

2.2 Attendees approved the minutes from the previous meeting.

3. Update from Neilcott Construction (presentation)

3.1 MS shared a presentation on screen.

3.2 AM mentioned that the presentation is usually sent round prior to the meeting. SH apologised that this had not happened, and CR noted that the presentation would be issued to the group after the meeting.

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

- > External brickwork and scaffolding are nearing completion.
- > Work to the internal dry lined wall, skimming and ceiling installation is continuing.
- > Mechanical, sprinkler and electrical final fix installation is underway.
- > Roofing works are underway, including work to the acoustic enclosure.
- > Work to install the windows is underway.
- > Installation of the rainscreen cladding is underway and has reached the seventh floor.
- > Lift installation is underway.
- > Decorating work is underway and the sample room is nearing completion.

3.4 MS also outlined works planned for the next reporting period. These included:

- > Completion of the brickwork and scaffolding.
- > Window installation will continue.
- > The roof covering will be complete.
- > Work to the internal wall will be complete.



- > Mechanical and electrical works will continue.
- > Internal joinery works will continue.
- > Finishing trades will continue.
- > Work to install the acoustic enclosure will continue.
- > Work to install the green roofing will continue and the tower crane will be removed.

3.5 MS noted that the crane would be removed during the last week in April and that he would be sure to inform SEC Newgate so that residents can be updated of the work and its progress.

3.6 On the next slide, MS went through the programme and stated that the works are currently on programme, although all programme float has now been used up.

3.7 MS showed a screenshot of the programme highlighting the points made above. He added that the curved windows were a month or two away from being installed. He concluded that the scheme was still on course to be finished in July of this year.

3.8 Moving on to disruptive works, MS stated that the brickwork will be completed within a month and that the scaffold will begin to be taken down within the period. He reiterated that the intention is to remove the crane towards the end of April. The exact date on when this will happen will be published closer to the time.

3.9 On dust, noise and vibration, MS confirmed that there are two sets of monitors set up around the site, which can be viewed on the YMCA website. Suspected breaches are immediately investigated by site management and rectified straight away, and notes are added on the live portal to explain the cause of significant breaches.

3.10 The next slide showed progress photos of: the third floor, the fifth floor, the sample bedroom, the rear elevation room, the rear elevation obscure glass, the toilet pod and the corridor ceiling.

3.11 JS asked if the obscure glass windows could be opened. MS answered that they could be opened for maintenance purposes only.

3.12 JUS then asked if the glass was tinted in terms of darkness. MS confirmed there is only obscure glass on the rear elevation and no tinting.

3.13 The next slide showed photos of the front elevation kitchen, an example of the fire stopping measures, acoustic enclosure steelwork and the first floor plant room.

3.14 Regarding the acoustic enclosure, JUS asked what colour was chosen for the paint work. BDS confirmed that it was olive grey.

3.15 JS mentioned that some of the workers on site were making unpleasant noises on the elevation nearest to their residence. MS responded stating that the team will make sure that the worker is reprimanded if they are caught doing this again.

3.16 MS showed the final set of photos of the rear garden trees, sixth floor brickwork and the rear elevation.

3.17 AM stated that the scaffold lorry has been parking on Trinity Road for the last few weeks. MS said he would speak to NA to ensure that this doesn't continue.

3.18 MS concluded the presentation and handed over to Thornsett for their update.

4. Update from Thornsett

4.1 KC stated that the team were still on track to start Phase 2 of the project in the autumn.



4.2 AM asked what the plans were for managing the decanting of residents as part of Phase 2. KC responded stating that there was a refuse strategy in place, which has been agreed with Merton Council.

4.3 It was confirmed that while Phase 2 works are taking place, the YMCA would be serviced using the Broadway.

4.4 KC notified the group that a crane would be on site over the weekend to remove the satellites on the existing YMCA building. He added that the crane would be parked on site and not on the road. Two HGVs would also park on Trinity Road, but only as and when they are needed and not parked up.

4.5 AM asked who the contractor would be for Phase 2. KC confirmed that it was unlikely to be Neilcott. He added that the scaffolding and construction would be similar to Phase 1, but slightly further away from residents and would not require the digging down to the basement that had proved so disruptive previously.

4.6 AM requested that the new contractor be made aware of all the previous agreed conditions. KC reassured the group that the Phase 2 contractor will be fully informed of the issues and provided with copies of minutes of previous Construction Working Group meetings.

4.7 AM requested that the demolition management plan be shared with members of the Construction Working Group. KC confirmed that he would share the document once it is finalised.

4.8 JS asked KC to confirm that the piling would be bored piles not driven piles. KC confirmed that it would be bored piling.

5. Update from YMCA St Paul's Group

5.1 MUS introduced Vladena and invited the group to ask any questions that they had regarding the operation of the gym.

5.2 Vladena stated that there was no final plan for the gym as of yet, as the business plan was being presented to the YMCA board at the end of the month. She went on to note that the provisional plan included a gym and Pilates studio.

5.3 BDS asked what the operating hours were at the moment. Vladena stated that they are currently 7:00am to 8:00pm but added that they were leaning towards going back to the pre-pandemic hours which were 6:00am to 10:00pm.

5.4 MUS confirmed that the working group would be made aware once the operational hours of the gym were finalised.

5.5 On lighting, MUS said that blinds would be installed on the back windows of the studio which face the properties on South Park Road.

5.6 BDS asked what type of blinds they would be. MUS stated there would be "blackout type" blinds and would inform residents when there was a final decision.

5.7 JS stated that their primary concern was the rooms closest to the gardens on South Park Road and JUS queried whether blinds would be in the corridors.

5.8 MUS confirmed via the relevant data sheet that there would be blinds in the access corridors.



5.9 JUS asked how the blinds would be monitored in terms of opening and closing. HB responded stating that the blinds could be monitored by the night patrols which will take place in the new building.

5.10 JUS asked whether there would be a phone number to contact the YMCA team once the building has been completed. HB stated that there would be a number set up but that the point of contact at the YMCA would vary depending on the issue.

5.11 JS raised a point regarding an email that he had sent over to MUS to which he was yet to receive a response, asking if this could be actioned. He added that the lighting issue should not be forgotten and that residents living on South Park Road were still very concerned by this.

5.12 HB stated that the YMCA team don't go into the resident rooms often but that they would be sure to make them aware of the need to be considerate of their neighbours in terms of lighting/blinds. She added that the activity rooms can be monitored regularly but that individual bedrooms are not monitored in the same way.

5.13 JS asked about the kitchen and the resident's lounge. HB said that although the precise details are yet to be agreed, there will be a close off time for the kitchen where all lights would be off.

5.14 JS stated that he felt that sensor blinds would be the best way forward so residents could not interfere with them.

5.15 BDS said that it would be useful to keep in regular contact with the YMCA team regarding these issues and mentioned the possibility of drop-in meetings which had been discussed in previous meetings. MUS answered he would take it away and speak to the executive team to sort something going forward.

5.16 In response to JS' earlier question, MUS said that unfortunately the YMCA was not in a position to provide automated blinds in the building.

5.17 JS asked if he could receive a written response to the email that he sent to MS on 24th February. JUS added that it is a legal requirement that residents are not disturbed with too much light.

5.18 MUS stated that there is obscured glass only on the back rear elevation, which will also have blinds. He added that the residents closest to South Park Gardens can be monitored to ensure little disturbance as possible. MUS then said that he would reply to JS' email within two working days.

5.19 JUS asked how written requirements will be displayed for YMCA residents. HB confirmed that there will be notices and signs placed around the building, adding that all new residents will receive an information pack which will include details on how to use kitchen and how to behave.

5.20 MS noted that the building will be equipped with a restricted access system which will limit where residents can go. He added that only the six residents on each respective floor can enter the kitchen associated with their rooms and each floor would have two security cameras. He also stated that there would be 140 cameras across the whole building.

6. Q&A

6.1 AM said that in previous meetings, there had been a planning tracker schedule to show the project's progress against all the planning conditions. MS agreed to send the latest planning tracker to SEC Newgate to issue to AM.



7. A.O.B

7.1 AM asked if anyone knew what was happening to the Conservative Club next door. KC answered that Grove Properties has obtained consent to build 18/19 flats on the site and are expecting to start work in the Autumn.

7.2 JS highlighted that Thornsett had displayed an interest in acquiring the site which was at odds with MS' statement about there being insufficient funding for automatic blinds. MS noted that Thornsett and the YMCA are two separate organisations and that any extra cost in terms of fitting out the new YMCA building would come out of the YMCA's budget and not Thornsett's.

8. Date of next meeting

8.1 The date of the next meeting was provisionally agreed for June 2023. The meeting will be held on Zoom.

8.2 BDS suggested that a date is chosen such that a councillor can attend the meeting. This was noted by SH.