

**Taylor Wimpey Central London
Mount Pleasant Community Liaison Group
October 2022 | Minutes**

Location: Calthorpe Street Community Project 258-274 Gray's Inn Road, WC1X 8LH

When: 6.00pm - 7.00pm, Tuesday 25 October 2022

Attendees: Ryan Gow (Phase 3, TWL); Usha Arunachalam (Phase 2, TWL); Kevin Conway (MAR); Francois Smit (Margery Street TRA); Marianne Jacobs-Lim (Community representative); Rebecca Coleman (SEC)

Apologies received: Ruth Hayes (RH)

Welcome

- > Ryan Gow (RG) welcomed everyone to the meeting.

Communication with residents

- > Francois Smit (FS) asked how many people were invited to the CLG. Rebecca Coleman (RC) confirmed the invite went out to c. 30 people. Usha Arunachalam (UA) noted that since meetings had been held in person there had been a drop in attendance, though this may be due to school holidays.
- > FS asked if running the CLG was a statutory obligation. RG and UA confirmed it wasn't and had been borne out of receiving queries from the community at the start of construction.
- > MJL said she preferred face-to-face meetings but felt the frequency of the CLG could be reduced to every 2 months. UA said she would take this back to the team.
- > Since the last meeting, RG had spoken to MAR about communicating with residents and had agreed to set up a third public noticeboard along Farringdon Road. It was felt this would reduce the need to print lots of paper while reaching those who may not be able to access the internet in that area.

Discussion points

Phoenix Place/Calthorpe Street cleaning

- > Kevin Conway (KC) explained that window cleaning would take place on Calthorpe Street in two weeks' time. This had been delayed due to subcontractor availability.
- > FS queried if it was feasible to clean properties on Margery Street which directly overlooked the new development.
- > Marianne Jacobs-Lim (MJL) noted there had been issues with getting the back windows on Calthorpe Street cleaned. KC confirmed the cleaning would be for the front windows only due to access issues.
- > MJL explained some properties (26 & 28) were keen to have their back windows cleaned. KC agreed to pass this on to the subcontractor.
- > MJL raised that a resident on Calthorpe Street had lost electricity in their bathroom and had issues with their plaster, and this was assumed by the resident to be due to construction works. RG said the conditions survey inspector would be able to go to the property to check.

Update from Taylor Wimpey

UA gave the following updates:

- > Contact details for emergencies over Christmas would be made available at the next meeting.
- > Blocks B and C are nearing completion, and it is expected that handovers will start before Christmas and into the New Year.
- > Camden Council is currently undertaking S278 works along Gough Street. These works are not related to Postmark and are to raise the pavement for accessibility. Taylor Wimpey had asked for a programme of works and a completion date, but this has not been received.
- > The site cabin for Phase 2 will be removed next weekend, which is not expected to cause disruption.



Site update from the contractors and questions

KC gave an update on Phases 2, 3 and 4:

Phase 2:

- Scheme consists of 3 blocks: B, C and D.
- Block B and C are nearing completion. Scaffolding will continue to be removed with handovers starting around Christmas.
- Block D is expected to complete Q1 2023.
- Landscaping works are ongoing.

Phases 3 and 4:

- At Phase 3, internal works, façade works, and brickworks continue at Blocks E and F, with Block E 'topping out' in 3 weeks and due to complete August 2023.
 - At Phase 4, the basement work is ongoing. A tower crane has been erected, with a second going up in around 4-5 weeks.
- > MJL queried when the green wall would be installed. KC confirmed works would start Q1 2023.
- > FS asked about the proportion of affordable housing on the scheme. KC confirmed Block D was entirely affordable, with RG/RC to circulate a breakdown of affordable housing on the development next week.

- Following the meeting, this was confirmed as below:

Phase	Total	Information
Phase 2	22 units	Block D - 22 units mix of shared ownership and affordable
Phase 3	53 units	Block F - 53 units - 33 affordable - 20 intermediate
Phase 4	40 units	Block J - 9 intermediate Block H - 31 units - 9 intermediate - 22 affordable
	115	

- > FS queried the completion date for the Scheme. KC confirmed it was 2025.

Any other business

- > MJL raised concerns on behalf of a Calthorpe Street resident that a toxic smell had entered her house due to the construction works. The resident was upset and had contacted the Council and Kings College London. UA asked when this had happened and MJL confirmed it was the 14/15 October.
- > KC explained the smell was likely from the bitumen used for the roof, which is the same material used for road surfacing and is not toxic. MJL felt that the fumes should be contained, and an air quality assessment should be undertaken.



- > RG suggested that a letter drop could be undertaken in advance for residents likely to be affected by future works to explain what could be expected. MJL felt this would help as residents could prepare and make alternate arrangements if necessary.
- > MJL felt that information about who to contact for any issues could be made clearer. UA confirmed herself and RG were the first point of contact and would circulate details in an email.
- > FS queried where the proposed pocket parks were coming forward. RG explained one was at the Calthorpe Street/Phoenix Place junction with the other one already built out by LB Camden. MJL felt the design was underwhelming. RG explained that TW had contributed towards the cost but had not designed the park but would retain control of landscaping within the development boundary.
- > FS requested a site walk with RG to understand the development better. FS and RG arranged to walk the site boundary.

The next meeting will take place **Tuesday 06 December at 6pm**, at the Calthorpe Street Community Project. RC will circulate the draft minutes and agenda in advance.