**PEARS BUILDING CONSTRUCTION WORKING GROUP**

**NOTES OF MEETING HELD 21 JULY 2020 VIA ZOOM**

**PRESENT**David Castle Heath & Hampstead Society

Linda Chung (LC) Hampstead Gn Neighbourhood Gp (HGNG)   
Peter Davy HGNG

Jeffrey Gold (JG) HGNG  
Cllr Maria Higson (MH) Hampstead Town ward

Philippa Hutchinson (PH) (meeting notes) RFC, RFL  
Rob Leak (RL)(chair) RFC trustee

Robin Meltzer (RM) RFC director of engagement & communications

Peter Owens (PO) RFC

Richard Scarth Interim chief executive  
Cllr Stephen Stark (SS) Hampstead Town ward

Nigel Steward (NS) Local resident

**APOLOGIES**

Matt Adams (MA) WD

Celia Trenton Schapira (CTS) Hampstead Hill School (HHS) & St Stephen’s

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| **ITEM NO** | **ITEM** | **ACTION** |
| **1** | **Welcome and apologies** – see above. |  |
| **2** | **Previous meeting notes – points of accuracy**  Minutes of the meeting held on 14 January 2020 were approved without amendment. |  |
| **3** | **Matters arising**  All covered by the agenda. |  |
| **4**  4.1  4.2  4.3 | **Concerns and questions from neighbours and residents**  JG said that issues re noise and disturbance since the group’s last meeting had been dealt with as they happened. He noted there was a new crane on the site. RS & PO advised that this was for work at level 7 and that it would be removed this week. But other cranes would be needed from time to time now that the tower cranes had been removed.  There were concerns raised by LC, PD, MH & SS concerning the width of the path, the plans to refurbish it and the restoration of the railings alongside the meadow.  RS & PO reminded the group that the council was carrying out these works. The charity had contributed £230k to the scheme but had not yet seen plans for the work, which would include the restoration and painting of the railings.  In response to a question from PD, PO confirmed that the final width of the path would be restored to its original 4m, although a “pinch point” near the school boundary wall might mean it was only 3.8/9m.  SS commented that he had noticed the path getting very busy and said the current width of 2m was the minimum practical during the construction work.  PO said that he expected that the council would share the plans with the residents and agreed to a request from LC to confirm this with the council.  LC commented that it was important that the refurbishment of the railings did not “let down” the overall appearance of the scheme and RS agreed to emphasise this in communications with the council.  MH commented on the short notice the group sometimes had of upcoming works and the long time since the group had last met. | PO  RS |
| **5** | **Progress of construction including adaptation to new health and safety requirements**  RS said that practical completion of the building was now expected on 15 December, having originally been 1 September. He said the charity would provide the group with a timetable once it was clearer.  PO updated the group on a section 73 application to Camden Council concerning the material for the fins for the window louvres which were now to be made of aluminium rather than wood, following the Grenfell Tower fire. There had been a public consultation on this and a final decision was awaited although the council had indicated that it was happy with the materials.  PO explained that while the number of workers on the site had had to be reduced in the early days of the pandemic, an increase in welfare facilities which permitted social distancing had enabled productivity to return to normal levels. There had been no transmission of the virus on the site.  PO advised that the plants which would be used to soften the appearance of the walls at the front would be planted in due course. He said he would pass on key dates relating to this and to the path works to PH for dissemination to the group. | RS  PO/PH |
| **6** | **Personnel updates**  The group was advised that Roy Conway had left the project and been replaced by Andy Beck. Matt Adams remained the project manager. |  |
| **7** | **Key dates and activities over the next 12 weeks** It was agreed these had been covered in earlier items. |  |
| **8** | **Any other business**  RL suggested that at the next meeting the terms of reference of the group be reviewed as the construction phase would be coming to an end. RS said he would circulate some ideas before the October meeting. The use of the model for Medicine for Members meetings held by the trust might be considered to allow local people to hear more about the research to be undertaken in the building and to ask questions.  RS said that the charity had appointed a contractor to manage all the facilities on the site, including the landscaping. He said the security service would be separate from the trust’s and in response to a question from SS confirmed that there would be CCTV along the pathway. He agreed with LC that this needed to be well publicised.  RL gave his apologies for the next meeting and RS agreed to chair in his absence. | RS  RS |
| **9** | **Future meetings**  Tuesday 13 October 2020  Venue: TBA |  |