



MEETING MINUTES

Subject: Oval Village Community Kick-off Meeting

Attendees:

Graham Cook	(GC)	Berkeley
Erin McDermott	(EM)	Berkeley
James Young	(JY)	Berkeley
Edith Velasquez	(EV)	The Foundry
Graham Halsey	(GH)	Local Resident
Marcus Lyon	(ML)	The Glassworks
Marilyn Evers	(ME)	KPETRA
Alex Reuben	(AR)	Local Resident and founder of KAS
Matt Hopkins	(MH)	Hyde
Laura Hensser	(LH)	Gasworks Gallery

Apologies: N/A

MEETING 1 – 22nd May 2019

Notes	Action
<ol style="list-style-type: none"> 1. <i>Format of the meeting:</i> <ol style="list-style-type: none"> a) <i>Summary of the scheme (EM/JY)</i> b) <i>Construction Logistics Presentation (GC)</i> c) <i>Open forum about concerns on the scheme (All)</i> 2. <i>ML stated this meeting should be a two way process and to make the group effective there should be objectives to each meeting.</i> 3. <i>GM stated his knowledge of the site was through word of mouth only. EM stated that Berkeley were aware of this and had been liaising with the community as much as possible.</i> 4. <i>ME mentions the estate was blocked out from drawings, however EM stated throughout the process there was great consideration for the surrounding neighbours including the estate. References of the estate can be found within the Design and Access Statement.</i> 5. <i>AR asked if the community engagement is genuine. ML followed by saying this Community group needs to be a team and honesty is key to this group working. EM stated the engagement is genuine and Berkeley are creating a community plan so we can involve the community as much as possible. EM also mentioned Berkeley are pioneering the community plan and intend to have a large community input on the plan.</i> 6. <i>AR asked what percentage of housing is affordable. EM responded 35% by habitable room. 70% affordable rent and 30% shared ownership.</i> 7. <i>ML asked about the shared entrances between affordable and private and also asked about the location of the affordable housing. EM identified the location of the affordable housing.</i> 	

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| 8. AR enquired about the playspace on the scheme and asked if there were any instances where affordable residents were segregated. EM stated there was no instance where the playspace was segregated. | |
| 9. GH asked about the heights of the scheme. EM responded from 4 -18 storeys with the higher elements of the scheme in the centre. | |
| 10. GH asked about the flexible commercial use on the scheme – JY stated it could be anything from office space to retail / cafe space. | |
| 11. ML asked if there is a community space within the new Tesco Store. JY stated Berkeley don't believe so but will ask Tesco. | JY |
| 12. AR stated due to the number of artists in the area, artist studios/workspace would be a welcome addition to the area. | |
| 13. GH mentioned the use of pop-up stores for the flexible commercial space. | |
| 14. ML mentioned Bikeworks as a potential user of the commercial space – ML to pass on details to Berkeley | ML |
| 15. AR insisted if this group is to be successful there needs to be thought of the long-term plan, not just short term. | |
| 16. GH mentioned no one from the council was in attendance, Berkeley stated they were invited but could not attend. | EM / JY |
| 17. LH & AR stated there should be a purpose to the public art on the scheme – JY mentioned we are starting to work up a strategy for the public art. EM stated Berkeley wants the public art to be meaningful. A separate meeting is to be arranged to discuss the public art strategy. | |
| 18. ML stated Lime Trees can be very sticky – EM responded stating that the species Berkeley will be using is a native species that doesn't drop honeydew. | |
| 19. GH asked about construction logistics and whether construction traffic will be separated to the cycle traffic along Vauxhall Street. GC stated bollards will segregate the construction traffic to the cycle traffic. ML asked whether they will be plastic bollards and GC confirmed and explained why plastic bollards were most appropriate. | |
| 20. LH asked if there will be opportunity for schools to be included within the hoarding. EM confirmed we are looking into the possibility and would like to work with the group to build up a plan. | JY |
| 21. ML asked whether the site office building will be cladded – GC confirmed that Berkeley are currently looking to wrap the building, subject to costs being agreed. ML requested that the residents be engaged on the wrapping of the site welfare. This will be on the agenda for the next meeting. | |
| 22. GC states the temporary store and site offices will be open at the end of July. | |
| 23. ME asked about the locations for the noise/dust monitoring for the site and requested monitoring equipment be installed near to Read House. GC to confirm locations of equipment. | GC |
| 24. GC to re-issue the 1 year programme. | GC |
| 25. ML requested that Montford Place be referred to in two sections – the North / East elements | |

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- 26.** GC stated traffic marshals will be on both access and egress to the site and a delivery system shall be in place at all times.
- 27.** ME stated concerns about the planters on Vauxhall Street and the potential traffic increase on Clayton Street. GC stated Berkeley will monitor this closely and no traffic should travel down Clayton Street.
- 28.** AR requested that there should be a focus on the longevity of the scheme and community interaction.
- 29.** Community meetings should be separate to workshops so the community attend the meetings that they feel are relevant to them. Berkeley to work up a structure for how to progress.
- 30.** ML requested all minutes and agenda to be issued before the meeting so the community could come prepared. Berkeley strongly agreed with this request and will aim to send out the minutes a maximum of a week after the meeting.
- 31.** For future meetings, Berkeley shall look into:
- a) Earlier meetings (16:00 -18:00)
 - b) Open Air Meetings in summer
- 32.** ME stated the Kennington Park Estate event on the 25th July where all the community are welcome to attend.
- 33.** JY mentioned Berkeley are looking into having a “Meet the Developer” street party in the early weeks of September – No objections were raised.

JY

JY