



MEETING MINUTES

Subject: Oval Village Community Liaison Group Meeting 3

Attendees:

Graham Cook	GC	Berkeley
Erin McDermott	EM	Berkeley
James Young	JY	Berkeley
Andrew Leonard	AL	Wooldridge
Joe Jackson	JJ	Keltbray
Ruth Garcia	RG	Keltbray
Edith Velasquez	EV	The Foundry
Graham Halsey	GH	Local Resident
Will Jenkins	WJ	Beefeater Gin Distillery
Marilyn Evers	ME	Kennington Park Estate

MEETING 3 – 13th August 2019

Notes

Format of the meeting:

- a. Key Construction & Progress Update (GC)
- b. Introductions to Demolition Contractors (GC)
- c. Presentations from both Demolition Contractors (GC)

Next meeting shall have the same format as Meeting 3

GC mentioned Vauxhall Street works are still suspended and are awaiting councillor approval to commence works. This will allow for the two way cycle lane along Vauxhall Street.

GC also mentioned BT will need a week to install cables along Montford Place.

GC stated works on the Tesco demolition has started and hoarding shall be constructed along Kennington Lane and Vauxhall Street, subject to Lambeth giving Berkeley the hoarding license.

GC also mentioned the flooding issue along the Kennington Lane footpath – this was fixed on 13th August 2019.

GC introduced the specialist contractors who will be principal contractors for the demolition phase of the project. Wooldridge are principal contractors for the Tesco site and Keltbray will be the principal contractors for the Oval site.

Wooldridge Presentation

AL discussed how Wooldridge have been working for Berkeley for many years – this will be Wooldridge's 138th project with Berkeley. Wooldridge is part of the National Federation of Demolition Contractors with 150 accreditations and part of considerate constructors.

Their most recent completed development with Berkeley was the 'Royal Exchange Kingston'. AL stated they received gold awards for this project.

AL confirmed that traffic control was agreed with the council and that there is now sufficient space on site to allow for deliveries which may arrive slightly late/early. This means that vehicles will not be stopped along nearby streets.



In relation to the concern of asbestos, AL listed that when Tesco was refurbished between 2010-12, no asbestos was found. However, the preliminary results of the Axis building did show low levels of asbestos. These results were much better than expected.

AL mentioned that 96% of the building's demolition will be recycled.

ME asked whether there was 24h security on the buildings, to which AL confirmed this and explained how banksman monitor deliveries travelling into and out of the site.

ME questioned the level of noise that could result from taking down the steel. AL agreed that it would not be quiet.

AL stated Wooldridge have invested in heavy machinery so that removing the foundations can be done at a minimal noise level.

EV asked whether noise sensors have been installed. GC confirmed they have.

EV asked how many weeks it would take to remove the foundations. BH replied that it would take approximately 3-4 weeks.

EV requested for a description of the vehicle movements around the site. BH claimed there would be a peak of circa 60 vehicle movements a day, for a short period of time.

GH asked where the vehicles would exit the site and where the soil would be taken.

AL confirmed that the location of where the lorries were taking the soil was unknown as the soil would be taken to different locations.

Keltbray Presentation

JJ gave a bit of history to the company stating it was established in 1976, their work spans from demolition, industrial dismantling and rail infrastructure to remediation.

JJ informed the meeting of the steps to removing the gasholders:

- 1. The gasholders have been purged and disconnected from the gas network. The first step is to remove sections of the gasholders to allow access to clear out the water and sludge.*
- 2. The de-watering and de-sludging process ensures that the gasholder is empty. The water and sludge will be pumped out of the gasholder. The gasholder sludge contains a mix of oils and hydrocarbons. JJ detailed the process of cleaning the water so it can be discharged into the sewers. In relation to the masses of the removal of the gasholder water and sludge; approximately 65 million litres of water and 1000 cubic metres of sludge in total will be removed*

ME asked how they contain the smell and any contamination from the process. JJ answered that since the gasholder water is exposed there is a possibility the de-watering process could produce an odour.

ME asked how long would it take to de-water both gasholders. JJ claimed that it would take approximately 6 weeks to de-water each gasholder

- 3. Once everything has been removed from the base of the gasholder, Keltbray will build a ramp to access the gasholders and start carefully taking out the internals of the gasholder.*
- 4. Keltbray will then use a steady and controlled methodology by using baskets and cranes to cut the gasholders.*

EV enquired for a description of their method in cutting the gasholders. JJ replied that they would either use a reciprocating saw or use the method of cold cutting.



With regards to environmental controls, Keltbray listed they would undertake vibration monitoring, dust monitoring and odour testing, along with ensuring all water tanks are fully banded.

Keltbray also established that they would need to limit as much of the gasholder cut as possible to avoid an odour following this process.

ME asked Keltbray when would they begin removing the Gasholder 1 'cup' and if the gasholder contents would be the same in each gasholder.

ME also asked whether they had tested the gasholder contents and know if there have been seepages in the ground before. Keltbray considered it highly unlikely for seepages to occur due to the sludge however, in past history there has been slight contamination.

JY mentioned we are ensuring that a wide audience knows about all updates to the progress of the scheme. Berkeley are ensuring a noticeboard will be in the Tesco store which will have all construction updates and Key Activity Reminders.

ME requested that Berkeley notify her the day before works start on de-watering Gasholder 1.

GH asked how the website was progressing – JY stated the website should be up and running in mid-September.

GH asked if councillors were invited to the meeting, JY confirmed they had been invited.

JY stated the street event will take place next month on the 21st September.

ME stated she shall give details of support officers.