

# TORRIDON CAR PARK

Bringing you the latest news from the Torridon Car Park Development

## “YOU SAID, WE DID” – SUMMARY OF ACTIONS

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Thank you to everyone who attended the meeting on 19th January, which gave any opportunity for residents to speak to us directly about their concerns over health and safety issues from the Torridon Car Park development site. This meeting enabled constructive dialogue and reassurance.

### HERE ARE SOME KEY COMMENTS AND QUESTIONS WHICH CAME UP AT THE HEALTH AND SAFETY MEETING AND THE ACTIONS WE'VE TAKEN.

#### YOU SAID



We need greater access to council project staff and more communication about what is happening on site.

#### WE DID

We've heard that you don't feel fully informed about what's happening and would appreciate more detail. In response, we are going to:

- Send you regular newsletters and put key information on our scheme webpage [www.westminster.gov.uk/housing-renewal/torridon](http://www.westminster.gov.uk/housing-renewal/torridon)
- Provide regular opportunities to meet with us (and Osborne) through informal drop-in sessions.
- Distribute a construction update from Osborne. Also your Resident Liaison Officer Sunny will be based on site to have conversations.



The council has communicated poorly over our serious concerns over soil contaminants.

We recognise that communication has not been as you wanted it to be. We want you to know that we're committed to developing a strong and trusting relationship with the community and going forward we will hold constructive conversations with you whenever concerns arise. You can contact the project team directly by emailing [torridon@westminster.gov.uk](mailto:torridon@westminster.gov.uk) and Osborne's Resident Liaison Officer Sunny Adefarakan is available to meet you from Monday-Friday. You can phone him on 07425789883.



We are concerned about soil contaminants on the site.

In order to reassure residents and to be fully transparent, we invited our surveyor RSK to the meeting.

They conducted the most recent survey, as well reviewing previous survey results. In summary, they said:

- The environmental specialist Stantec took 12 soil samples, which were tested for contaminants- metals, asbestos, and polycyclic aromatic hydrocarbons.



- Samples were compared to national residential standards.
- Levels were found to be slightly higher than they should be at 0.8mg over a kilo (rather than 0.5mg over a kilo). The important message is that these levels of are normal for a brownfield site in London.
- When levels like this are identified then a mitigation (ground safety) strategy should be developed
- RSK are satisfied that the Council has implemented appropriate measures to ensure the development is safe. The Council will make sure that all the landscaping sites will have 300mm of clean soil with communal landscaping and hard standing. There will be no allotments for growing fruit and vegetables.
- This safety of this development has been approved by the environmental health team, which is required to meet national health and safety standards which approves all new building schemes.



The noise and vibrations from the works have been unbearable in recent weeks.

We understand that this is difficult time for residents, as noise and vibration levels in this phase of works is significant. The Code of Construction Practice Team are monitoring levels closely and because of specific resident feedback, Osborne have made changes to some of their equipment usage, also increasing the amount of monitoring equipment on site.



There is damage to the pavement and access road. Who will sort it out?

We will make sure that any damage caused because of the build will be rectified. These repairs will be included in Osborne's external works.



There are various cracks in the Torrison House building. Have these increased as a result of the works?

We can confirm that these cracks are historic and have been measured through a Westminster Housing survey. If there is any damage caused by the build, then this will be rectified and not added to leasehold/tenant service charges.



I've called the council many times to get my repair done, but it still isn't sorted.

We are sorry this happened. The council is aware that there are issues with the housing management system, and this is currently being reviewed. The process will take some time.