

REGENERATION, CULTURE AND ENVIRONMENT OVERVIEW AND SCRUTINY COMMITTEE

15 AUGUST 2019

MEMBER'S ITEM: STROOD DEVELOPMENT WORKS UPDATE

Report from: Richard Hicks, Director of Regeneration, Culture Environment and Transformation and Deputy Chief Executive

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Summary

This report sets out a response to an issue, raised by Councillor Hubbard, concerning an update on the Strood Development Works

1. Budget and Policy Framework

1.1 Under Medway Constitution Overview and Scrutiny rules (Chapter 4, Part 5, Paragraph 9.1) Councillor Hubbard has requested that an item on this matter is included on the agenda for this meeting.

2. The Issue

2.1. Councillor Hubbard has requested that an item be placed on the agenda and the reasons are set out as follows:

"I request that a Member's Item, in my name, be on the agenda of the next Regeneration, Culture and Environment Overview and Scrutiny Committee on Thursday 15 August 2019.

With reference to:

- a) Report on Overview & Scrutiny Activity dated 18 July 2019, minute 3.1.1 the Outcome.
- b) Minute 66, the Decision of Regeneration, Culture and Environment Overview and Scrutiny Committee on Thursday 13 June 2019.

The reason for my request is the collective slow response of the council to address this urgent matter.

Regrettable the council officers, for whatever reason, were very slow at arranging a date for the meeting the committee had instructed to be held in outcome b).

The meeting is to held Friday 16 August. That is more than 2 months after the instruction was given and the day after the next meeting of the Regeneration, Culture and Environment Overview and Scrutiny Committee.

Noting the strong views of my Strood North Ward residents effected by the Strood Development Works, "get something done" is a consensus, I request that an update is given to the committee.

The briefing note mentioned in g) is supplied to the committee.
(agreed that a briefing note be supplied to the Chairman and Opposition Spokesperson on the action points arising from this meeting in advance of the meeting with Mr Haywood).

Update on the progress of e)
(noted that officers will facilitate a meeting between Moat and Orbit Housing Association and residents concerning any future plans for Kingswear Gardens and the outcome of such meeting be reported to the Committee).

The location of the single point mentioned in d)

The sharing of monitoring reports mentioned in f)

The transcript of statements made on this issue by Councillors Murray, Chitty and Jarrett at the full Council meeting on 18 July 2019 are attached. It is regrettable that Senior Councillors of the Council's Cabinet are unwilling to accept the gravitas of the effect of dust, noise & vibrations on the health & wellbeing of residents living in and adjacent to Strood Waterfront. The gravity of the situation had been explained in the text of the original Member's item and the minutes of the item which detailed the presentation of facts by local resident Vic Haywood".

3 Director's comments

- 3.1 In response to the request for a meeting to be arranged where residents can discuss their concerns, as mentioned in decision b) of the minutes; this meeting has been arranged for as soon as possible; in order for the meeting to be productive, a large number of officers are required to attend, so the availability of officers needed to be taken into account.

In response to the request that information concerning noise and vibration recordings will be made available at the meeting planned for 16 August 2019 as mentioned in decision c) of the minutes; this has been requested from the contractor for the Strood flood defence works and will be available for the meeting on 16 August as requested.

In response to the request that a meeting will be facilitated with Moat and Orbit Housing Associations and residents concerning any future plans for Kingswear Gardens as mentioned in decision e) of the minutes; as explained at the meeting on 13 June and in response to all similar concerns raised by residents since the development of the Strood Waterfront Masterplan and Development Brief, there are no immediate plans for the redevelopment of Kingswear Gardens. If this changes then residents will be consulted.

In response to the location of the single point mentioned in d) of the Minutes, the Head of Planning has advised that the day after the meeting of the Committee on 13 June 2019, he met with Cllr Hubbard, along with the case officer, and other relevant officers. The following plan of action was agreed:

1. Planning would produce a leaflet that would set out contact details and who to complain to about what issue. This has been done and distributed.
2. The Head of Planning then met with Mr Haywood where he talked through the larger meeting with Members that was going to be arranged. Mr Haywood expressed the view that he wished this meeting to be constructive and involve a discussion on what the concerns are and what steps are being taken to minimise them. Mr Haywood accepted that they are development sites but simply wanted some respite.
3. Officers have since worked in setting up the larger meeting involving councillors, officers and site managers and this is planned for 16 August 2019.
4. In the meantime, the various teams have been acting and responding to any customer contacts.

On 17 July 2019, in response to an email from Councillor Hubbard, an officer from Environmental Protection visited the Strood Waterfront site during the afternoon. At the time of the officer visit, there were three operatives on site carrying out works to the boundary fencing. There were two vehicles being operated and although water suppression is on site this wasn't being used. However, the officer did not witness a statutory nuisance of dust being caused at the time.

As at 6 August 2019, there has not been any additional calls from residents requesting an officer to witness dust from either Canal Road or Commissioners Road. There were complaints received regarding vibrations from the Commissioners Road site but this was due to the site carrying out a vibration survey at the time.

In response to the sharing of reports on various Strood development works referred to at f) in the minutes of 13 June 2019, a briefing note on this issue was circulated on 24 July 2019.

4 Risk Management

Risk	Description	Action to avoid or mitigate risk	Risk rating
Environmental	Ensure good environmental practice is followed on the construction site	Monitor the Construction Environmental Plan throughout the construction phase and implement suppression measures as required	Low
Operational	Take appropriate measures to ensure minimal disruption to the public during construction works phase	Produce phasing plans and risk assessment method statements to minimise impact to the public; maintain open communications	Low
Reputational	Moat and Orbit Housing Associations' potential redevelopment of Kingswear Gardens and displacement of residents	Medway will work with the housing associations, to ensure that all local residents and businesses will be consulted as part of the planning process should any development plans be pursued	Low

5. Financial and Legal Implications

5.1 The programme of works referred to in the report to the Committee on 13 June 2019 have been incorporated within existing Capital & Revenue Schemes and there is no additional expenditure resulting from these.

6. Recommendations

6.1 The Committee is requested to note the responses to the items raised in this Member's item.

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Appendices

Appendix A – Transcript of debate at Council on 18 July 2019

Appendix B - Strood Development Sites

Background Papers

Report to Regeneration, Culture and Environment Overview and Scrutiny
Committee – 13 June 2019