

Meeting minutes

Euston Community Representatives Group (ECRG)

Meeting date	Thursday, 26 September 2019
Meeting location	The Wesley Hotel, 81 Euston Street, London NW1 2EZ
Meeting time	6pm – 8pm

Attendees

Independent Chair

RJ Rosemary Jackson

HS2

RC	Rob Carr	Programme Director, Euston Area
CT	Colin Thomas	Project Director – S1
MS	Maddelyn Sutton	Head of Community & Stakeholder Engagement, Area South & Area Central
AC	Anthony Coumbe	Head of Environment and Sustainability
FJ	Freda Jesudason	Community Engagement Manager
JL	James Leeming	Senior Project Manager
LH	Lisa Hogben	Programme Delivery Manager
KL	Keith Lomas	Enabling Works Contract Programme Manager
UM	Usha Mepani	Community Engagement Executive

CSjv

TBu	Timothy Burr	Engagement Programme Manager
AB	Ashley Brown	Works Package Manager – Noise Insulation

SCS Railways

NG	Nia Griffiths	Programme Interface Manager
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Lendlease

SW	Shaun Whyman	Development Manager – Euston Masterplan
WF	Wendy Franks	Community Engagement Manager

London Borough of Camden

KM	Katy Mann	HS2 Programme Lead
DB	Cllr Danny Beales	
HT	Cllr Heather Johnson	

Network Rail

TD	Tom Duckmanton	Sponsorship Manager
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Station Construction Partner

AMM	Ann-Marie Morrison	Stakeholder Director
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Community representatives

LA	Luisa Auletta*	Co-chair, Camden Cutting Group
AW	Antonietta Winton	Regent's Park Estate
DH	Dorothea Hackman*	Camden Civic Society, St. Pancras Church, Netley School
MB	Mary Burd	Albert Street North Residents' Association, HS2 into London
MH	Matt Hollier*	Co-chair, Camden Cutting Group
JM	John Myers*	Drummond Street TRA
HGT	Hero Granger-Taylor	Park Village East Heritage Group, Camden Civic Society
SD	Slaney Devlin	Somers Town
HC	Henry Clarke	Stephenson's Way Group
SCH	Steve Christofi	Regent's Park Estate
ER	Elizabeth Raney	Regent's Park Estate
JZ	Johnathan Zokay	Regent's Park Estate
RL	Robert Latham	Silsoe House
JT	Jeff Travers	Primrose Hill, Gloucester Avenue
ND	Noemi Drew	EU Liaison & Constituency Support Manager, Office of Keir Starmer QC, MP

*= ECRG Contact Group

Julie King, Ursula Brown*, Jo Hurford, Fran Heron, Paul Braithwaite, Cllr Tomlinson, Andrew Dismore, Tim Stockton, David Auger, Sandra Nicholls

1 Welcome, introductions

- 1.1 RJ welcomed everyone to the meeting. Attendees introduced themselves.

2 Local Area Plan

- 2.1 MS advised that the Local Area Plan is close to completion. Final comments have been received and are being incorporated.
- 2.2 JT mentioned that at the March ESMB Marie-Ann Lewis was tasked with developing a generalised engagement plan and that the plan Julie King is working on appears to be a subset of this. DB explained, Camden Council were to provide information in their newsletter to help explain the different organisations operating in Camden. An infographic was produced explaining what each partner is responsible for. DB suggested that JT provide details of the action from ESMB and the minutes he is referring to and DB will look into this.
- 2.3 JT suggested there should be a joined-up approach and the various parties should communicate with each other. MS explained that all partners meet together in a communications group. JT requested that this group be more transparent.
- 2.4 MS updated ECRG on recent community engagement activity. MS described the #Onboard with local business initiative, where HS2 is asking local businesses to let HS2 know the services and products they provide, so that this information can be shared with the contractors. HS2 is already working with a few Camden businesses in this way.
- 2.5 MS explained the Growing Spaces programme, where children are taught about healthy living and growing fruit and vegetables. Other projects HS2 is supporting include, cleaning and painting at the Camden People's Theatre and supporting the Drummond Street Festival. MS asked if there are other projects that HS2 could help with to let HS2 know.
- 2.6 MS advised that almost £2.5m has been given to local Camden projects through CEF and BLEF and the Camden Fund. Some of the projects include Action Youth Boxing, which supports at-risk young people in Camden to stay in and engage with schools and 300 women supported through the Samuel Lithgow Youth Centre. MS encouraged the group to make more people aware of the Funds available.

- 2.7 SD asked whether the Camden Fund could be increased as the works are beginning but the Fund is coming to an end. RC explained that this has already been raised by Camden Council and it is an important aspect of the project. MS agreed to look into this.

Send ESMB minutes and action relating to wider engagement to Cllr Beales and Cllr Beales to provide an update – JT/DB - 223
Report on which Euston boards have minutes which are made public and consider whether the Euston Communications Group should do so – MS – 224
Investigate whether it is possible to increase the Camden Fund – MS - 225

3 HS2 Update

- 3.1 RC updated on some of the community investment activities CSjv are involved in - the refurbishment of the Zad café, which is progressing well, and the team helped with cooking for the homeless. RC also referred to CSjv's employment activities. There have been 12 workless job starts, although this is a small start, HS2 would like to do more to help people off the streets and to provide a permanent legacy. Activities to support the homeless were raised at the Camden ESB walkabout the previous night. RC mentioned how useful the walkabout had been and the plan to hold more.
- 3.2 RC described "Empowering London", a joint initiative that is being developed across the HS2 contractors and which focuses on homelessness, employment, young people, clean, vibrant and sustainable places and community inclusion and involvement. Further information will be shared as the programme develops. HS2 have begun and continue to engage with the community on ideas for the area. A workshop is being set up with partners to challenge how the environment can be improved for the community.
- 3.3 RC explained that although HS2 took the piazza at Euston Station, the Station Construction Partner have confirmed they do not need the space immediately. RC described plans to use the area to enhance pedestrian space and also aspirations to promote local traders there. HS2 is working with partners to address the legal issues around this and Lendlease is providing advice from previous projects.
- 3.4 There has been another water main burst on Eversholt Street. HS2 have agreed with Thames Water to reline the 16" water main in the area of HS2 works, before the HS2 works start and therefore, reducing the risk of bursts and further impacts to the community. During the HS2 works, one lane will remain open and two bus stops will be temporarily closed. SD asked whether buses could stop at the station. HS2 agreed to look into this.
- 3.5 A strategic review of hoardings is being carried out with all partners to create a unified hoarding strategy and a consistent approach across contractors. This will include maps and a review of the signs at the station. RL commented that this is overdue and explained that visitors are still finding it difficult to find Drummond St from the station. RC confirmed the

unified approach would help. JT suggested retail outlets and shop windows would help as well as signs.

- 3.6 SC explained the need to signpost people to the businesses at Stanhope Parade. SC explained the quickest route from Hampstead Road is via the new footpath, however the signs direct pedestrians to Varndell St. SC complained that his options had not been considered. RC emphasised the importance of installing the signs as soon as possible and agreed to look into signposting via the footpath and signs to the White Moustache. **(Post meeting note:** a meeting has been offered to SC to review the signs)
- 3.7 RC advised that the 42" water mains works are progressing well. The works significantly reinforce the water main. JT commented that the cast iron pipe is in good condition. JL explained that a diversion is still needed.
- 3.8 There have been some air quality triggers during the works on Regent's Park Estate. RC emphasised the right mitigation needs to be in place. There have been no triggers since and monitoring is ongoing. RC explained that the triggers are an early warning system.
- 3.9 The early works contractors have confirmed that Granby Terrace Bridge can continue to be used for the current demolition works, which avoids routine use of Harrington St. SCS, the main works contractor will review any future requirement for a haul road.
- 3.10 SC asked whether this affects the Schedule 17 application that has been submitted. NG explained this shouldn't be affected. SCS will review the need for the haul road.
- 3.11 RL requested a timetable for how the programme has slipped. RC went on to provide an update on the Chairman's report and timescales. The HS2 Chairman carried out a review at the same time as the organisation's review of the baseline. The Chairman concluded that HS2 remains the right strategic answer; it is key for Transport for the North and he was able to update on costs and schedule. RC summarised, there will be a delay to the schedule; Phase One and 2a will be delivered towards the end of the 2020's; Phase 2b will be delivered between 2035 and 2040. For Euston this means that the station will be delivered at the end of the 2020's.
- 3.12 The overall budget will be between £81 and £88bn. The HS2 Chairman suggested that the Benefit Cost Ratio analysis doesn't take into account the wider benefits of the scheme. RC explained this to mean the additional value of the project such as jobs and homes. JT referred to OSD as being a benefit that HS2 seeks to take into account and recommended measuring benefits against opportunity cost.
- 3.13 RL emphasised that the community need a timetable. RC explained that main works will be able to begin following the Government's review.
- 3.14 SC asked whether asbestos had been taken out of the blocks. RC explained that measures are in place to deal with asbestos. SC requested information on the type and amount of asbestos found during the Regent's Park Estate demolitions.

- 3.15 RC continued that the Government has asked HS2 to continue works. Notice to Proceed is anticipated for the end of the year.
- 3.16 The opening date for Phase 2b is 2035-2040. HS2 requirements are being challenged. There is currently a two-phase build of the station as 11 platforms are needed for the HS2 station and 16 for Network Rail. The team are looking at whether the station can be narrower; whether Network Rail can operate with fewer platforms (which they have confirmed is not possible); whether the station can be built in one phase. HS2 is working with the key stakeholders to build the station as quickly as possible.
- 3.17 RC explained it is not possible to re-open Granby Terrace Bridge as it is the lorry route. Regarding tree removal, contractors are being asked to consider whether works coming to the Tree Panel are on the critical path. The last Tree Panel was cancelled. RC confirmed he has asked for a review of the proposed removal of the tree on North Gower St.
- 3.18 RL pointed out that much of the Chairman's report has been blanked out.
- 3.19 RC explained that HS2 is reviewing the station design to ensure it meets aspirations. This means engagement will be delayed. In principle an off-site consolidation centre is being looked at to avoid lorries on Cobourg St. However, the security aspects need to be considered. The design still connects the station to Drummond Street via an entrance at the end of the street and there will be two north/south routes in the station. HS2 is looking at facades, entrances and active frontages. The team have been challenged to look at the taxi rank. HS2 continues to look at how to improve the layout of the station.
- 3.20 LA mentioned a concern that lorries are being pushed north to Camden Town.
- 3.21 JM expressed thanks to HS2 for listening. RC confirmed that Camden Council and TfL are pushing hard, therefore the design has improved. RC stated that he looked forward to sharing the design with ECRG.

Consider whether buses can stop near the station during the Eversholt St utility works – JL - 226

Introduce new signing and wayfinding to Stanhope Parade plus review route via the new footpath and signs to the White Moustache pub – TBU - 227

Check the SCS lorry routes Schedule 17 references to the Park Village East retaining wall are correct – NG - 228

Explain what type and how much asbestos was found on the Regent's Park Estate – KL - 229

4 Lendlease Update

- 4.1 Shaun Whyman the Development Manager at Lendlease introduced himself.

- 4.1 SW explained that Lendlease is working towards a target to gain planning permission for the masterplan in 2023. Work is underway to progress the masterplan planning application and the team are developing a planning consultation programme.
- 4.2 Lendlease intends to develop the masterplan planning application over the next two years, targeting to submit the application to Camden towards the end of 2021. Formal consultation to develop the masterplan will begin in January 2020. Lendlease would like to speak to residents' groups over the next three months ahead of formal consultation beginning in January.

5 Prolonged Disruption Scheme (PDS)

- 5.1 RJ explained that the PDS slides were shared in the pack.
- 5.2 MH explained that an assurance was given in the House of Lords to provide compensation. It was recommended that 1,500 homes receive compensation. However, MH explained that the community do not consider the scheme meets the assurance. MH stated that the consultation and engagement had been poor. MH advised that there was nothing more that ECRG could do on this matter and regrettably, the community will have to go through the formal route of dispute resolution.
- 5.3 RL re-iterated MH's points and added that the scheme should be called the "Cash alternative to temporary rehousing scheme". RL explained that if the SES AP3 scheme was delivered there would be zero rehousing.
- 5.4 The community asked about an alternative scheme that had been shared with Camden Council. DB explained that only the full policy was shared not an alternative scheme. RC explained that the full policy is available on the HS2 in Camden commonplace website, rather than on the Government website. **(Post meeting note: link to policy is available here -**
<https://s3-eu-west-1.amazonaws.com/commonplace-customer-files/hs2ineuston/Prolonged%20Disruption%20Compensation%20Scheme%20Policy.pdf>
- 5.5 RL agreed that the action is closed for ECRG.

6 Universal Credit implications for PDS compensation and mechanical ventilation reimbursement

- 6.1 LH explained that in Universal Credit terms the mechanical ventilation reimbursement will be counted as savings or capital. If someone has less than £6,000 in savings the payment would be counted as capital, but disregarded. If someone has between £6,000 and £16,000 there could be an impact. For example, if someone is paid £250 per year, they would receive around £4.35 less a month in Universal Credit. Paying them more would worsen the situation for them. If someone has more than £16,000 in savings they are not eligible for Universal

Credit. HS2 recommends that anyone receiving Universal Credit should discuss their situation with the Department for Work and Pensions (DWP). LH explained that HS2 is looking at different options for making the payment.

- 6.2 JM advised that this is not acceptable, as in Parliament HS2 committed to reimburse residents. The community felt strongly that residents are being unfairly treated and requested HS2 escalate this matter in the DfT and DWP
- 6.3 RL advised larger properties would need to pay more. MH asked for clarification that the PDS compensation payment is taxable. RC confirmed the PDS compensation also counts as capital.
- 6.4 DB explained that the Council are concerned about the impact on vulnerable residents, who would need assistance to do the calculation. Camden Council have written to the DfT.
- 6.5 LH asked whether Camden Council could assist with managing payments. DB advised that the Council couldn't be a benefits administrator. LH confirmed that HS2 are looking into alternative payment options.
- 6.6 DB agreed to share the correspondence and response from the DfT.
- 6.7 SC suggested HS2 should pay the utility companies.
- 6.8 It was unanimously agreed that it is unfair if residents are obliged to incur electricity charges to run mechanical ventilation and are intended to be compensated for that cost, but the implications of Universal Credit mean that they can never be fully or properly compensated.
- 6.9 RJ decided to keep this item on the agenda for the next meeting.

Escalate community's concerns regarding reimbursement of mechanical ventilation electricity costs and impacts on Universal Credit with the DfT and DWP – RC - 230

Share correspondence to DfT and response regarding reimbursement of mechanical ventilation and Universal Credit – Cllr DB - 231

7 Update on Strategic Boards

- 7.1 DB explained that the ESB discussed the station update and the response was positive; the Healthy Streets work with TfL; Camden Council's planning brief regarding oversight development. The Cabinet are due to meet and hold a 6-week consultation. This will provide more guidance to the Euston Area Plan.
- 7.2 JT requested updates from the other Boards.

- 7.3 RC updated on the ESSRB. Discussion covered the station update, the DfT are pleased with the approach; Lendlease presented a Meanwhile Use paper; the hoardings strategy; the piazza and the legal hurdles.
- 7.4 There was a discussion about the various Boards and who attends. RC explained that ESSRB meetings are closed/unminuted. JT queried DfT boards and EIPB's engagement remit (noting that HS2 assurances gave Camden membership). There was confusion as to which meetings were being discussed. [POST MEETING NOTE FROM RJ: I SUGGEST JT LISTS ALL OF THE MEETINGS HE WISHES TO ENQUIRE ABOUT SO THAT DB OR OTHERS CAN ASSIST]
- 7.5 HGT asked about the plan being updated. DB confirmed that this was Euston guidance not a new plan. The Euston Area Plan is to be updated next year and Camden Council will work with the GLA on it.

8 Action Items

- 8.1 RJ reviewed the action list:
- 8.1.1 There is a new action referring to action 129. At the next Ongoing Design Development Working Group HS2 are to provide an explanation to JT as to why the Bree Louise and adjacent Coburg Street houses were demolished.
 - 8.1.2 138 – Action remains open. DA to send his comments to the HS2 response.
 - 8.1.3 215 – Action is closed
 - 8.1.4 219 – Action is closed, however HS2 will continue to challenge the industry on this.
- At the next Ongoing Design Development Working Group HS2 are to provide an explanation to JT as to why the Bree Louise and adjacent Coburg Street houses were demolished – 231A**

9 Any Other Matters Arising

No additional items

10 Minutes of last meeting

- 10.1 The minutes of the previous ECRG were agreed and signed.

11 AOB

- 11.1 SC asked whether the haul road is needed for main works. NG advised that SCS are looking into this and will engage when there is more information.
- 11.2 Regarding action 214a, LA agreed that a meeting took place with HS2 on material by rail. It became evident that the analysis doesn't take into account local impacts but only the overall

impact. JM added that the DfT analysis considers carbon emissions but not vehicle miles by density of resident. JM suggested the criteria needs fixing.

11.3 JT advised that CNJ reported Network Rail chopping down mature trees. In March, Network Rail chopped down trees at Belsize Park near the pavement but these did not go through the Tree Panel. JT requested that the Tree Panel also consider the Network Rail tree removal associated with HS2 work and on HS2 sites. CT agreed to look into this.

Investigate whether Tree Panel can also consider Network Rail tree removal associated with HS2 work and on HS2 sites – CT - 232

The next meeting is on **Tuesday 3 December** at the Wesley Hotel. The next ECRG walkabout is on **Monday 25 November at 3pm**.