

Meeting: 100 Avenue Road CWG – Meeting Minutes
Date: 3rd of June 2026
Venue: Online Teams Meeting

Attendees:

Hannah Anderson (Chair)	HA	Cavendish
George Chubb	GC	Cavendish
Stan Richet	SR	Arada London
Steve Harrington	SH	Arada London
Cllr Dan Corby	DC	Camden Council
Cllr Suleiman Osman	SO	Camden Council
Cllr Lauren Keiles	LK	Camden Council
Cllr Matthew Kirk	MK	Camden Council
Alex Andrews	AA	Resident
Alan Mason	AM	Resident
Elaine Chambers	EC	Resident
Gabriel Balinet-Kurti	GBK	Resident
Sanya Polescuk	SP	Resident
Sarah Howard	SHO	Resident
Zineb Yasmine	ZYL	Resident
Lahreche		
David Thomas	DT	Resident

Item		Action
	Actions	
	- SR – signage/information on the basement works (2.3) - HA – newsletter to be circulated and explore the option of displaying on the hoarding (2.4) - SR – complete the playground hoarding with netting fitted (2.10) - SR – address the outstanding noise and site-cleanliness issues (2.12) - Camden – confirm a named point of contact for residents (2.22)	Noted
1.0	Administrative Matters	
1.1	The meeting opened with a brief housekeeping note and introductions. HA reminded attendees to remain on mute unless speaking and to use the ‘raise hand’ function to contribute.	Noted
1.2	HA (Cavendish) chaired the meeting in place of Sarah Wardle, who sent her apologies. GC (Cavendish) took the minutes.	Noted
1.3	SH and SR introduced themselves on behalf of Arada London.	Noted
1.4	HA outlined the agenda and noted that vibration monitoring is scheduled for the following month.	Noted
1.5	HA ran through the actions from the previous meeting:	Noted

	• Lumen levels of the hoarding lighting – to be addressed during the presentation. • Engagement with local organisations is ongoing, including the local GP surgery, leisure centre and library, with the Arada team also engaging directly.	
2.0	Presentation	
2.1	Basement Works and Structural Concerns	Noted
2.2	AA queried the works taking place in the basement and raised structural concerns, asking whether further information could be provided. She noted that residents feel the scale of the building is having an impact on the Underground.	Noted
2.3	SR confirmed the works have been thoroughly checked with structural engineers, and that Transport for London (TfL) has also reviewed the scheme; everything has been rigorously considered. AA suggested that signage / information be displayed on site.	Action – SR
2.4	HA advised that a newsletter is due to be issued shortly and can be displayed on the hoarding board.	Action – HA
2.5	Cladding and Building Weight	Noted
2.6	GBK asked whether the concerns related to the weight of the cladding. SR explained that Arada had explored lighter cladding options, but that weight and structural factors applied; residents are not at risk, and the matter has been assessed by structural engineers. Heard from an inside source this was an issue.	Noted
2.7	SH referred to the building control officer, noting that the scheme has also been reviewed by a third party.	Noted
2.8	Noise, Drilling and the Children's Playground	Noted
2.9	SHO raised concerns regarding significant noise and drilling close to the children's playground. She noted that the hoarding had been very tight during demolition and that she did not consider the playground a safe environment for children. She also commented further on construction workers PPE.	Noted
2.10	SR responded that the hoarding will be completed by close of play. SHO acknowledged that her child had also commented on the issue. SR acknowledged the concerns raised; SH noted that, as a director of Arada, he could not say more at this stage other than to acknowledge this concern and added that the matter would be fully investigated internally and processes reinforced to ensure that similar issues did not arise again in the future.	Noted
2.11	Site Cleanliness and Working Practices	Noted

2.12	AA reiterated a wish to work together in good faith, noting that the site had been noisy and dirty, and expressed hope that the issues would be addressed.	Noted
2.13	Dust Monitoring and Air Quality	Noted
2.14	Cllr Kirk queried why the dust-monitoring data does not appear on the graph, stressing that issues need to be signposted. He further raised the playground as an area of particular concern for air quality, above the general environment. SR responded to the queries and Cllr Kirk pressed further.	Noted
2.15	Submission of Evidence	Noted
2.16	AA asked about submitting a photograph by email and reported difficulty uploading media to the teams meeting.	Noted
2.17	Penalties and Compliance	Noted
2.18	GBK asked what penalties apply for failing to follow the rules. SH responded, followed by further discussion.	Noted
2.19	Vibration	Noted
2.20	EC raised questions regarding vibration. HA confirmed that vibration monitoring is scheduled for the following month.	Noted
2.21	Camden Contact and Enforcement	Noted
2.22	SHO asked who residents could contact at officer level. SH advised that Camden's enforcement team can be contacted using the site details. Cllr Kirk noted that residents need a named point of contact on the Camden side. SHO welcomed this, and Cllr Osman confirmed that the three councillors present would take this on board.	Action – Camden
2.23	Closing Comments	Noted
2.24	AA again highlighted the impact on children and elderly residents on dust and thanked the councillors for their input.	Noted
2.25	Close	
2.26	HA summarised the discussion and brought the meeting to a close.	Noted