

## COMMUNITY LIAISON MEETING

Meeting for residents concerned about proposed construction works at Carnegie Library.

3 August 2017 6.30

Woolley House, Loughborough Rd

Attendees for Council Panel: Sandra Roebuck, Nicola Whyte, Shane (GLL), Jeremy (Mgr GLL), apologies for Forcia, Jim Dickson, Sonia Winifred (all on leave) plus residents Jane Hobson, Dave Edwards, Annie Gelly, Dave Gelly

Next Meeting: 31 August.

SR: mid-August start delayed, pre-commencement not concluded. Start now to be beginning of September.

SR: Japanese knotweed has been treated for 3 years by Council. Residents claim no sign of treatment and that previously Friends were attempting to treat in absence of council but have had not being doing so since library closure Resident asked about bats in the bldg. SR: we will look into that.

SR: Forcia have now said they need to suspend 2 parking bays for site traffic.

SR: 31 week programme to dig out the basement. Springtime 2018 to complete that phase. Fit-out additional (no time-frame) not tendered yet – will probably use GLL's usual contractor, or ... (some one else mentioned?). Hope for end of May to complete whole project.

GLL: 12 weeks for fit-out (approx. guess based on experience)

GLL: open 6:30, close 10:00pm weekdays. Then changed to open 7:00 as per planning permission as pointed out by resident, no negotiation as hours submitted and approved in planning application. To resident's objections to length of hours, in particular why are they longer than the Flaxman. GLL said Flaxman hours are 'old', user habits have changed since they were set. GLL said we will have to agree to disagree.

Resident: We can't just agree to disagree this is our lives, we live here

SR: Council would consider restricting hours but planning permission has been passed

Resident challenged idea gym users will turn up on foot and public transport.

GLL said only where there are car parks do people arrive by car.

Residents pointed out that parking is unrestricted in area for all but two hours of the day so effectively that is a car park. Asked can parking be restricted with a low cost option for residents' visitors? Standard high cost of visitor permits too high, difficult for social visits, deliveries, house repair workers etc

Resident cast doubt on Travel Survey offered at the 'Exhibition' last year as it stated the P4 ran every 5 minutes

SR: re parking will have conversation with environment team. Some residents will have different views

SR: Lambeth has not offered free visitor permits in the past

GLL said they run other gyms in residential areas like this area, cited Flaxman & Clapham.

GLL: Flaxman has no issues with parking

SR: cited West Norwood as another similar set up

SR: Soundproofing promised from gym in basement – this will be done

CCT: no gym in ground floor Hall but could be exercise classes, if demand (not GLL), will be activities in the evening, said that is what building is for.

Resident pointed out GLL advertising exercise classes in Carnegie building

CCT: 2012 when we started planning

Laura S: what is your plan?

CCT: not settled yet, we are 'preferred bidder only' our bid has not been accepted

CCT: we don't want GLL above basement

CCT there will be things in the evening, some music, if demand, some performing arts

Resident of flats in building said wait & see attitude is very unpleasant for us. Why don't you go public?

CCT: we will have a public meeting about CCT plans "when we are ready"

Resident: are GLL concerned about bad feeling?

GLL: (pause) yes...

Resident: enough to walk away?

GLL: no

SR: condition of planning approval required "use' consultation with residents

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Resident: can Council change hours?

SR: planning permission given for hours, but could be changed.

Resident asked about flow of visitors, how much at peak?

GLL: First thing in morning peak, Monday most popular, around a 100 in first hour

GLL: membership expected 1000.

SR: GLL not committed to staff library, depends on CCT preference. All plans for use of the building other than gym in the air still. Contract for gym has not been signed.

Resident queried SR reference to volunteers running the library

SR: Other libraries in Lambeth 'commission' volunteers successfully

Resident said there have been fights reported and instances of adults removing children from computers in staff-less volunteer run libraries

SR: those sort of people don't go to libraries I know of

Resident: what is to stop you from turning the building into flats?

SR: that could never really happen. There is no plan to do this. The building is listed for community use. To change the listing restrictions there would have to be 12 month period where it would have to be proved there is no demand for community use after the tenants (GLL/CCT currently) have given notice their activities in the building have failed, then planning permission could be sought to change the use to residential. Various residents responded to this at same time along the lines that given that Lambeth have just granted themselves planning permission to change use (over-riding over 300 objections) and appointed tenants of their choice this doesn't sound that hard to achieve

Resident: what is sustainable about gym in basement?

SR: GLL profit share with Council will feed into [maintaining] library building, if legally possible (there are some legal restrictions on what the profit share can be used for which need to be sorted out [amended?])

Resident re-stated the current plan for £2m of Lambeth's (our) money to create facility then rent free for GLL until 2022 and after that given it is unclear how much rent gym will pay especially as there are doubts if gym will be profitable as business case has never been made for a gym

SR: GLL **will pay a rent** before 2022 depending on talks between Lambeth/CCT/GLL (last meeting she said they wouldn't)

Resident: why is Council going ahead with excavation before there is a clear plan in place as to how the library will be run and paid for including arrangements with GLL?

SR: that would mean the building is closed for at least another 12 months.

SR: war memorials safeguarded by council

Laura S: Friends especially Jeff (the chairman) have spearheaded the work to rescue and restore the war memorials (no thanks to Council)

Resident asked who is 'named contact' for residents as per the Planning requirements.

Nicola Whyte said this is M Munnelly who gave out document 'Proposed Terms of Reference for the Carnegie CLG' at first meeting.

Nicola Whyte said that notes from the meetings can be viewed on Lambeth Council's website (did anyone catch the full details for this?)

Questions that are sent to [mmunnelly@lambeth.gov.uk](mailto:mmunnelly@lambeth.gov.uk) will be posted to this site and answered