

Kensal Triangle Residents Association

Monthly Meeting

March 7th 2011, 7.30pm Upstairs Room, William IV

Chair – Jude Allen, Minutes – Jessie Trace

Agenda

1. Welcome & Introductions

2. Apologies : Cllr James Denselow, Sgt Graeme Day

3. Minutes Of Previous Meeting

3.1 Accuracy

3.2 Matters Arising - none

4. Policing - Safer Neighbourhood Team were unable to attend but sent the following report:

Ward Crime	Robbery	Burglary	Motor vehicle crime
10th Jan -7th Feb	7	10	10
8th Feb - 7th Mar	1	7	9

KTRA	Robbery	Burglary	Motor vehicle crime
10th Jan -7th Feb	0	1	1
8th Feb - 7th Mar	1	2	2

5. HS2 Train Line

Peter Watmough and David have both been in correspondence with HS2 expressing concern at a lack of information regarding noise and vibration. They have established that vibration will be experienced within 100m of the excavation works and the tunnel is possibly going to be as close as 25m below our properties. Concerns were also raised to HS2 that no effective mitigation of what individuals will feel has been detailed nor what HS2 will consider as reasonable vibration. It is unclear how the tunnelling will affect properties in the triangle and how any subsidence or other cracking/damage to property will be handled. Compensation would be sought through the normal channels meaning that it would be very difficult to achieve. Insurance also doesn't normally cover a property for nearby excavation works. No level of compensation appears to be being offered. They have not received a response as yet but one is expected within 20 days. Members of the meeting agreed that a more formal (legal) approach may bring better results and Deepak has agreed to pursue this. The following plan of action was agreed:

- 1) Info-gathering for current position
- 2) What action can we take?

The consultation period ends 29th July

Trying to establish if properties on the route of HS1 experiences any problems however it is difficult to establish the exact route and do independent research. Deepak was aware of 2 complaints and is in contact with Richard Millett, QC who is heading up Primrose Hill's cause. He suggested a draft letter so that residents can re-use the details plus a pro-forma letter and Peter suggested a more detailed "KTRA" letter.

Important to establish what we want to achieve and it was agreed that compensation is the main concern. Suggestion that we link up with other groups who are saying that the route is not efficient.

The emergency chute, originally planned for the Buller Road/Moberley area has now been moved to the car park next to Queen's Park station which is a positive result however concerns were raised that making a fuss and involving the media could have a negative impact on property prices.

The Cemetery company are very against the proposed route and a map has been drawn up showing listed properties in the triangle area. Need to establish the following

- 1) If we can divert the route
- 2) If we can get compensation
- 3) Plan of action

We currently do not have sufficient information to make decisions that we will have to commit to. A mobile exhibition will be taking place at Queen's Park (26th March) and Euston stations and it is recommended that residents attend and gather as much information as possible then aggregate the views and put the best ones forward. Residents need to register with the event for further information – just expressing an interest will have effect. A poster needs to be created. Deepak informed those present that a 10% drop in property prices had been noticed in Primrose Hill even though the route has been diverted from under those properties. London Borough of Brent will also be consulted so any influence we can have with the Council will be useful. Sub-Committee to work out who we can partner with, possibly Councillor Powney.

6. Planning & Development – Walkabout

Danny Walker, London Borough of Brent (Section 106 funding) did a walkabout the triangle with Avril and noted areas requiring repair/improvement. Harrow Road pavement to opposite Kandana was highlighted. The broken paving outside the Royal Mail parcel collection office was repaired swiftly after the walkabout. A big list of work has been compiled including the pot holes in Berens Road.

7. Kensal Rise Library

London Borough of Brent are closing the 6 libraries as proposed even though the consultation hasn't finished. Executive Meeting in April for final approval. Budget reduced by £440k however budgets can be amended later on. Consultation did not allow enough time for campaigners to create a business plan. Councillor Denselow had said he would vote against the closure of the libraries but due to all the votes being grouped into a block vote he was unable to.

8. Street Care & Cleansing

A resident complained about the dumping of rubbish at the junction of Berens and Rainham Roads and another mentioned the same situation on Bayford and Pember Roads. Illicit tipping has been taking place within the triangle for many years and fast as the Council take it away a fresh dump arrives. Very little the Council can do other than remove it but a discussion with the Council rep may help.

9. Planning & Development

9.1 No update from the Cemetery.

9.2 No update from the Royal Mail parcel office

9.3 The Grade II listed building on Harrow Road (positioned back from the road) had been rented out to multiple occupancy including someone living in the garage. Council has intervened and the garage will be restored to a garage.

9.4 Compton Road car club – no update.

9.5 Four Bridges Project – nothing to report, the project appears to have run into quicksand. Wonder if KTRA want to continue pursuing it, QPRA and KGBA are still involved. A resident reported that Travis Perkins have put up “professional graffiti” in the form of

advertising banners. True Associates have also put one up, making the bridge even more unattractive.

9.6 Need to add the Kilburn Lane bus stop on to the agenda for next meeting.

9.7 Shop on junction of Wakeman and Chamberlayne Roads is to be a bathroom store.

Next meeting

Chair: Hannah

Minutes: Ruth