

Chair Wyvil Estate Residents Association <[wyvilresidents@gmail.com](mailto:wyvilresidents@gmail.com)> 16:20 (3 minutes ago)

to Andrew, Michelle, hoeyk, Eva Gomez

Dear Andrew

Thank you for sending me a copy of the diversion route. You will appreciate that this comes as rather a surprise and somewhat of a shock to us, and we do still have serious concerns about congestion in the part of Wyvil Road that remains open and the effect this will have on access/egress for residents and emergency vehicles.

Could you confirm please that this matter has been discussed with Wyvil School and the The Griffin Pub who are major road users at certain times of day to try to mitigate traffic congestion, and could you confirm please that pedestrian access will remain open along the whole course of Wyvil Road.

I would like to refer you to the previous case when road alterations were proposed by Mace and agreed with Lambeth Council without consulting residents. We pressed Councillors and Kate Hoey to have the plans rescinded and put into abeyance because we felt that the original plans did not take into account our needs and were not the best that could be achieved for all parties. It was only after we had had a chance to be part of the consultation process that the present arrangements were agreed and they are significantly better than the original proposals for everyone, your own company included. It is a case of using multiple perspective to problem solve to provide the best outcomes for everyone (and in this case, a significant improvement for your company as well).

My message here is that engaging with us early on is to everyone's advantage. I accept Michelle's explanation that a mistake has been made on this occasion but it does have serious ramifications for all of us and is, therefore, something we should try to work together to mitigate. Lambeth Council may have been 'happy' with the attached diversion route but, of course, they had not had feedback from residents, and nor had you, so the full range of consultation had not been completed. I suspect that we could call for an immediate injunction because due process had not been followed in making this decision to alter the road layout (for example, was it advertised in local newspapers and were local parties consulted?) but I am assuming this would cost your company a great deal of money and aggravation, so it is best avoided. Could we, instead, work together to minimise the impact of this disruption and perhaps also discuss how we can avoid such difficulties in the future?

I will be away for a few weeks, but Eva Gomez, the Vice Chair, is copied into this email and may be available to discuss further with you. I would, however, like your assurance that you will closely monitor the traffic congestion in Wyvil Road, including through liaison with the school and the public house, and if it does become problematic, that you will take steps to ensure smooth access for residents and services, particularly emergency services.

I have emailed those residents who are registered with us to tell them about your announcement and I will post your diversion map and notice on our website.

Malcolm

Malcolm Russell  
Chair  
Wyvil Estate Residents' Association  
<http://wyvilresidents.wix.com/wyvillestate>  
Twitter: @WyvilEstate  
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Finnegan, Andrew

15:36  
(45  
minutes  
ago)

to me, Michelle, hoeyk, Eva Gomez

Malcom,

As Michelle as mentioned, this has all been approved from Lambeth council and they are happy with the attached diversion route. The roads surrounding Wyvil road will be well signed and maintained on a daily basis.

Regards

**Andrew Finnegan**  
Envelope Manager  
Vauxhall Sky Gardens  
Mace Project Office, 22 Wyvil Road, London, SW8 2TG

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**From:** Chair Wyvil Estate Residents Association [mailto:[wyvilresidents@gmail.com](mailto:wyvilresidents@gmail.com)]  
**Sent:** 13 May 2016 14:36  
**To:** Baker, Michelle L  
**Cc:** [hoeyk@parliament.uk](mailto:hoeyk@parliament.uk); Eva Gomez; Finnegan, Andrew  
**Subject:** Re: Urgent notice of road closure on Wyvil Road

Thanks Michelle

We have not been consulted at all and we have, therefore, not been given any opportunity to either work with the scheme or to flag up our concerns.

One big issue is access for emergency services. Wilcox Road is often heavily congested with traffic (eg school deliveries/collections, local businesses, deliveries to and from your own site, and to the Estate) and it is the only route into and out of this

Estate. If an ambulance, police or fire vehicle needs to get into our Estate urgently and there is no mitigation of the congestion it could have very serious consequences.

Clearly, we have not been given much opportunity to consider this but it occurs to me immediately that one consideration for this month period would be to suspend parking along the road and to have additional traffic marshalling and signage at the South Lambeth Road end of Wilcox Road to enforce the 'No Through Road' de facto position, which would reduce road use. Has any thought been given to this at all and if so, what mitigation has been introduced? Can anything be done now?

No doubt there will be other implications, including significant disruption for residents trying to leave the Estate in their vehicles, but we have not had chance to think this through.

Malcolm

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On 13 May 2016 at 14:25, Baker, Michelle L <[Michelle.Baker@macegroup.com](mailto:Michelle.Baker@macegroup.com)>  
wrote:  
Good afternoon Malcolm

Yes, the team has dropped the ball on this occasion for such short notice letting the residents know and I apologise on their behalf as usually they are very good with getting notices out.

All works have been agreed with both the council and TfL. I am unsure what health and safety implications you are referring to, as everything will be well segregated from the public and the contractor is qualified to carry out the works.

Kind regards

**Michelle Baker**  
Senior Community Engagement Manager

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**From:** Chair Wyvil Estate Residents Association [mailto:[wyvilresidents@gmail.com](mailto:wyvilresidents@gmail.com)]  
**Sent:** 13 May 2016 13:05  
**To:** Baker, Michelle L <[Michelle.Baker@macegroup.com](mailto:Michelle.Baker@macegroup.com)>; [hoeyk@parliament.uk](mailto:hoeyk@parliament.uk)  
**Cc:**  
**Subject:** Re: Urgent notice of road closure on Wyvil Road

Dear Michelle

This is extremely short notice for a significant impact. Why is it so late? Have the statutory consultations taken place? This will cause an enormous impact on residents and has health and safety implications.

Has Lambeth Council and TfL agreed this?

Malcolm Russell

Malcolm Russell  
Chair  
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On 13 May 2016 at 11:07, Baker, Michelle L <[Michelle.Baker@macegroup.com](mailto:Michelle.Baker@macegroup.com)> wrote:

Good morning

Firstly apologies for the extremely short notice regarding the attached notification of a road closure.

This letter will be delivered to all the residents in the estate that we are able to access, unfortunately we were not able to access one building last time, however we will do our best.

Kind regards

**Michelle Baker**  
Senior Community Engagement Manager

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