

## Minutes of Community Liaison Group meeting 10<sup>th</sup> September 2020

### Attendees

#### Councillors

Cllr Margot Bright	Lancaster Gate Ward
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#### Amenity Societies/Residents

John Zamit	SEBRA
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#### Westminster City Council

Dean Bermingham	Highways/Construction Site Licensing Officer
Mark Walsh	Environmental Science

#### Project Team

Nick Dines	Managing Director, Concilio
James Swales	Project Leader, Structures, Laing O'Rourke
Alice Liddell	Environmental Manager, Laing O'Rourke
Mary-Anne Cooper	Social Sustainability Adviser, Laing O'Rourke

### Minutes of the meeting

#### There was a brief summary of work completed since the last meeting in July:

- West B1 mezzanine slab construction
- Basement walls and steel grillage installation in West
- Start of ground floor slab construction in West
- TC4 base installation and erection
- Capping beam construction complete
- Continuing bearing pile installation and muckaway

#### Projected timeline moving forward was discussed and included:

Activity	Notes
Piling – October	60 piles left to go, hope that will be complete in first week of October, collect the rigs and the crawler cranes the week after. Piling works will then be finished.
Tower cranes – Early November	Two further tower cranes to go up early to mid-November (total of 4 cranes to go up over the life of the project).
Cabin installation - Mid November	Cabin to be installed along the west elevation, aim is to shield the residents from some of the

	site activities but will sit down and discuss this further. Looking at potentially lifting to 4 floors to block out more of the site for the residents.
Digging	Could take up to a year. Excavating up the north end of Redan to continue with remaining core grillages.
Concrete work	On the ground floor frames will start to pop up on Redan west, will provide shelter to works going on inside the site

**Mary-Anne Cooper then talked through issues that had been raised by the local community and what the response had been to address this. The issues were:**

***Notice for work and deliveries and out of hours work***

There have been a number of concerns raised about the lack of sufficient notice to residents for works on the site.

In particular, residents received only a couple of days’ notice for the Bank Holiday works. Whilst information about these works was included in the newsletter, Laing O’Rourke have acknowledged that people may have missed this. In the future, they will send out an information notice with more advance notice of any works. They will also get the approximate dates for work in the diary which they will use to keep the council informed.

There have also been a number of complaints related to unscheduled out of hours work at the site.

An example of this was given from earlier today when CCTV showed the site gates opening up at 7.57am. Laing O’Rourke have spoken to workers who are clear that the gate must not be opened until 8am. Laing O’Rourke have been in touch with neighbours who have filed complaints over this. They have also spoken to Walsh’s, the company which owns the trucks, and their transport managers.

Attention was also paid to the work to erect one of the cranes which overran to Bank Holiday Monday. Laing O’Rourke explained that this was because of technical difficulties with one of the motors on the hoist ropes, which meant that they weren’t able to finish the job. Rather than leaving it in an unfinished condition when they had no guarantee of wind conditions, they opted to continue work on the Monday. The Decision was taken so that they could get the permanent hoist ropes onto the crane and get the gib in the permanent position. There was a lack of communication to residents and the council as several key people were out of the country and were unaware of the situation. James Swales is currently trying to find out why this decision was taken.

***Issues with lights on site***

There have been a number of issues with lights on site shining into residents’ properties. The lights in question have been repositioned to lessen the impact on neighbours which has solved the issue. Laing O’Rourke are also looking at purchasing new lights, which are less bright, as another possible solution to the issue.

***Noise issue from generator***

There have been some complaints from residents regarding the noise from the generators used in erecting the tower cranes. When the last tower crane was put up, it was powered by a generator to

ensure that the aircraft lights remained on. This was a temporary measure whilst a separate power source for the lights was fitted. It will take a few months to find permanent power source on site, however the process is underway so this shouldn't be much of an issue going forward

### **Road sweeper**

There have been some complaints related to the 'muck' left on the roads outside of the site. This is more of an issue for residents at the top end of Queensway, where the delivery route comes from Bishops Bridge Road and turns into Queensway and then into the site. The Road sweeper then follows, ensuring that the roads are left clean. Particularly with some of the bad weather that we have experienced recently, there have been some questions as to the effectiveness of the road sweeper.

There are also concerns that the sweeper may be moving too fast to pick up all the 'muck' - Laing O'Rourke have spoken with drivers and asked them to drive more slowly to ensure that the roads are properly cleaned. They have also taken steps to ensure that the trucks come into contact with less muck. They have reinstalled a ramp on site and are in the process of relaying concrete. They will look at this again as winter months approach. Dean Bermingham has suggested that it may be worth looking into a professional wheel cleaner if the problem is not solved.

There have also been some complaints related to the noise of the sweepers. Laing O'Rourke have again spoken with the drivers and asked them to cut out unnecessary movement and idling and switch off sweepers when they are not in use.

### **Other news**

Due to the huge amount of material that is going to be excavated on site, Laing O'Rourke are going to try and ensure that as much of that is diverted and reused as a material.

## **QUESTIONS TO LAING O'ROURKE**

**Q – John Zamit)** Why does the crane have to go up on the weekend?

**A- James Swales)** Because of the size of the crane, the whole site has to become an exclusion zone, so it needs to happen when the site is shut. Less traffic on the road at the weekend, also means that it is easier to get the cranes to the site.

**Q- John Zamit)** What about a cabin for the East elevation?

**A – James Swales)** They're still keen to progress with that but there are a few structural issues. It would have to be built on a steel stanchion and also potentially tie into the façade retention scheme. There are also a few concerns over timings of when that would be viable. Currently with excavation work inside the site, the wall which holds up the ground is working quite hard with the imposed load from the façade retention system, so there are a few concerns over putting additional loads on top of it. It won't be able to happen until we get the ground floor reinstated across the site to help prop the contig wall, but they're still pushing for it and are keen to install it in Q1/ Q2 next year.

**Q – Mark Walsh)** Seeing as there were a number of complaints about the noise created by the generators to power the tower cranes - with another four cranes coming in over the course of the project, what is the plan for this?

**A- James Swales)** The Problem is that we've had a temporary building supply installed which was put in the wrong location and had to be removed. We came up with a plan for putting new ones into a suitable location, but we were waiting for months for instruction from the client to go ahead with temporary construction. We have now received instruction so we will be able to install as soon as possible. It's unlikely that power supply will be in place before next crane is installed though.

**Q – Mark Walsh)** When you install the next crane does that mean that the aircraft lights will be installed at the same time so we don't have to default to some kind of 24/7 generator?

**A- James Swales)** That is the plan.

#### **Next Meetings**

It was agreed that a monthly meeting would be set up with the next one scheduled for October.