

## Minutes of Community Liaison Group meeting February 2021

### Attendees

#### **Councillors**

Cllr Susie Burbridge	Lancaster Gate Ward
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#### **Amenity Societies/Residents**

John Zamit	SEBRA
Billy Kennedy	Queensway Residents association
Bridgette	Resident
Fiona Gately	Resident
Rita del Curto	Resident

#### **Westminster City Council**

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

#### **Project Team**

Nick Dines	Managing Director, Concilio
James Swales	Project Leader, Structures, Laing O'Rourke
Gus Wright	Project Director, Laing O'Rourke
Mary-Anne Cooper	Social Sustainability Adviser, Laing O'Rourke
Ashley-Laura Wright	Community Engagement Advisor, Laing O'Rourke

### **Minutes of the meeting**

#### **1. Introduction**

1.1 Lucas Tsokallis sends his apologies.

1.2 Ashley-Laura Wright will be taking over from Mary-Anne Cooper as community liaison advisor moving forward. Mary-Anne Cooper will be taking responsibility more for the social sustainability programme.

1.3 Mary-Anne Cooper handed over to Ashley to introduce herself.

## 2. Site progress since the last meeting in December.

Activity	Notes
Installing lifts on tower cranes	Two of the three cranes on site now have lifts. Lifts make it easier to rescue crane drivers if needed.
Works to adjust hoarding line along Redan Place north	Working closely with Dean Bermingham to agree all of this. The move took place over the weekend so the TC2 pick point is now in place. This is half on site and a little bit into the road.
Excavation works down to B1	Complete along Redan Place. From ground level to B1 currently about 8m lower and progressing very well.
Works to ground floor on East elevation	B1 mezze was in before Christmas and have now completed ground floor. In future will relocate welfare onto B1 mezze with ground floor as ceiling, then workers can be relocated from shopfronts on Queensway to site. Will be building more drying rooms, toilets and canteens in the future. Looking to be in place by the end of April.
Installing first of triple height columns	12m high. Beams will be installed on these columns in months to come.
Works to Core CS	The first of the towers coming up. Already up to ground floor and now going up to first floor. Hopefully by June will be up to the top of building and then can start hanging cladding.
Works to next Core	Grillage is in under slabs which have been cast. Cast a beam on top of the grillage to support it, on top of that works to install precast twin wall at the beginning of next week up to ground floor.

## 3. Carry-on issues log and updates on issues that have previously been raised.

3.1 Ashley explained that Laing O'Rourke have created a carry-on issues log, which takes all of the issues that have been discussed before and are provides updates on them. They are putting a status on these issues, so they close some of them out and add new ones if they come along.

### ***Pitlane***

3.2 Looking to install on 5<sup>th</sup> March along with the final tower crane. There was some discussion amongst the site team about whether that gate would be able to come in earlier (middle of February) but the team took the decision that rather than applying for another

weekend's working, it would be least disruptive to saddle it on the back of the TC1 installation.

### ***Pickpoint***

3.3 Pickpoint along Redan Place North went in last weekend and now it is operational. The plan is to close this action out. Dean Bermingham added that is a trial period, as we need to see if it interferes with the running of the restaurants/shops which are adjacent to Redan.

### ***Jet-wash/ road sweeper***

3.4 This seems to be an everyday occurrence now. Today Laing O'Rourke got some feedback from some residents who said they were very happy with the level of cleaning on the road that goes down to their block of flats. If the team get any issues or complaints from residents, this will be opened up and looked at again.

### ***Generator***

3.5 One generator has been removed from site. One has been kept just in case it is needed for back up purposes; it is not actively running.

### ***Lighting***

3.6 Laing O'Rourke are now working quite collaboratively with the team of residents on the Redan place west. Their concerns are predominantly about the lights within the site and the team have been working on the timings of some of the levels of lights turned off at night. Sometimes lights get knocked during site works and residents are working with the team to let them know when lights have been knocked if they've missed it. An electrician visited a resident's flat to try and understand/ assist with the issue.

3.7 Bridgette added that the situation has not yet been resolved. Last night she woke up at 1am because a new light started coming through her shutters. It was 6am this morning and all of the top lights came on as well. This has been ongoing and its starting to affect residents' health.

3.8 Fiona Gately thanked the team for sending out the electrician to her flat. She expressed concerns that the timer for the lights might not be functioning properly. They were all on at 6.15am when they aren't supposed to come on until 6.30am.

3.9 Bridgette commented that there are range of lighting problems, which are not just to do with those lights on a timer. She could also see rather strong lights coming up from the basement some, which are not on a timer.

3.10 Ashley said that she will follow this up with the electrician so she can understand what's causing this because when the lights around the top go off at night, the others should just remain the same. There shouldn't be any ability for anyone to change or adjust these lights.

3.11 Fiona Gately added that one of the main issues for people living on Redan Place is that if new lights are mounted in such a way that they face into Redan place rather than back into the site and into the building then residents are going to get the glare. She asked for the team to consider how the lights shine out of the site when the new lights are installed.

3.12 Cllr Burbridge expressed her disappointment at the issues being raised by residents. She asked Laing O'Rourke to get to the bottom of it as there must be someone there at 1am who knows what's going on. She reiterated the urgency of this matter and asked to be copied in on any discussions surrounding this.

#### 4. Projected timeline moving forward included:

Activity	Notes
Steel Ramp	Forecast to go up in March. We have to get a slab in at B1 before that and get it delivered/constructed. We hope this will get rid of the need for the sweepers.
Dig	Will continue down to B1, looking to start getting slabs in at B1 and then once they're in digging down to B2, slabs in there and then down to B3.
Getting muck out	90,000 <sup>3</sup> of muck to come out over next six months.
Pouring concrete	20,000 <sup>3</sup> of concrete to pour – predominantly basement slabs and then superstructure slabs as the build moves up.
Ground floor	Working at CNCS on west side of site bringing up to ground floor.
B1	Continuing with slabs in south east corner.
B2	Starting dig at south side of site down to B2 – will do in coming weeks.

#### 5. Other on-site works

##### Ramp relocation

5.1 The current muck ramp needs to be moved across to allow the building of slabs at B1 to enable the build the new steel ramp.

##### Tower crane

5.2 Another Tower Crane is set to go up this weekend.

##### Welfare accommodation

5.3 Works have started and will continue over the next six weeks. Moving cabins from west to new temporary set up on the east.

## **6. Social sustainability agenda**

6.1 Mary-Anne Cooper explained there were five guiding themes and describe them in more detail and examples of recent initiatives that have taken place.

### **1. Positive economic impact**

Laing O'Rourke is aiming to open up job opportunities and apprenticeship opportunities from Westminster predominantly and then other central London boroughs secondarily.

### **2. Inspiring the next generation**

Laing O'Rourke is working to raise the aspirations of local young people through educational engagement to get them interested in construction/ engineering.

### **3. Investing in talent**

Laing O'Rourke is committing to upskilling workers and investing in apprenticeships

### **4. Building an inclusive workplace**

Laing O'Rourke is trying to promote equality, diversity and inclusion initiatives, helping to building a transparent and open industry.

### **5. Enhancing sense of community**

Laing O'Rourke is identifying community investment initiatives in Westminster primarily.

6.2 They are already working with Paddington partnership and last week two of the digital engineers joined up with the Construction Youth Trust and St Augustine's High School in Maida Vale, to provide a virtual educational session. They have received some really good feedback from this.

6.3 National Apprenticeship week is also next week and there are two more engagements with Construction youth trust planned. Virtual work experience programme coming up later this month as well through February half term.

## **Q&A**

**Q – Billy Kennedy)** You said that you were looking to have all of the works to the welfare complete by April, does that include the retail units that you are currently occupying on Queensway parade?

**A – James Swales)** I think once we've got the full set up by the end of April, we'll have room to move everyone in there and then we might use the retail units as offices.

**A – Gus Wright)** We've got a lease agreement until August/September this year, but it will just be used as extra space.

**Q – Billy Kennedy)** I'm aware that you're in the process of requesting an extension for the two units that are currently being used and there will be a third unit, it's just a question of as long as we know that it will probably be extended for a further six months and that will include the new unit. Yes?

**A – James Swales)** Correct.

**Q – Dean Bermingham)** How are we doing with the back of the units – the emergency exit and keeping the area clear?

**A – James Swales)** As far as I'm aware that's improved massively. We've stationed security guards down there and have reinforced this message to the guys. I did a patrol myself the other morning and said to the guys that if you want to smoke, we have permission to get onto site between 7 and 8 am so you should smoke on site rather than on the streets. The security guards are patrolling this, and I think the message is getting home.

**Q – Dean Bermingham)** I know you are looking at new initiatives for your workforce?

**A – Ashley)** I am working with someone on Monday. Messaging will go out next week but there's a lot of stuff to do with giving up smoking – we will be tying that in with initiatives that our head office is doing with no smoking day at the beginning of March. We will be doing work in the run up to that and there will be welfare support for people, with advice on where people can get help etc. I will share that with all of you once we've done all the collateral that's going on onsite.

**Q – Rita)** We live in Porchester Court, on a couple of occasions people come and fly tip. On both occasions, we have a 20-month year old daughter who walks on those streets. We've called the police on both occasions – I want to know what you're doing to stop this?

**A – James Swales)** We do have cameras and we have provided camera evidence.

**Dean Bermingham)** We've got one or two fly-tippers who are using Redan Place as a free tip. I spoke with Mark O'Leary and Ed Mann last week regarding the issue, I think we've had 6/7 fly tips within a calendar year. The last fly tip was two in one – a load of timber and then some rubble. I think the issue we have is that we have Redan place closed, managed by James and his team at the top side of Queensway and then the gated area down the bottom by Porchester Gardens. That should be locked evening, but it's the time in between that the gangs are coming in and fly tipping. They will continue to use it because they're not getting caught. I've got to send another email regarding the issue. if I could get any feedback from the residents and councillors to back this up that would be appreciated.

**Rita)** We are more than happy to provide testimony. Everyone in our building is also happy to provide this, we will stand by you.

**Billy Kennedy)** It has happened 6 times in Redan place and 8 times in Cervantes Court. Cervantes Court has more flood lights than Whiteleys. Also, CCTV which I see every day. I

have witnessed these people coming in with false plates and dumping a serious amount of rubbish. If there was a major emergency, the emergency services could not access that road.

**Q – John Zamit)** Why can't we investigate closing the barrier all the time and give a key to people who empty the bins?

**A – James Swales)** I have had that discussion with Dean. We said that we could either put a combination lock on or supply keys to all of the residents. We just need to get permissions to do so. I agree, that would be the solution to what we discussed. They will probably just come with a saw and cut it off but at the very least it might deter them.

**Cllr Burbridge)** The only way we can stop this fly tipping is by having gates that are locked. All of them have false number plates, the police can do nothing.

**Dean Bermingham)** This is a good time to force the issue and get the bottom end of Redan Porchester locked with a padlock.

**Cllr Burbridge)** Thank you Dean very much.

**ACTION:** *It was agreed that Dean Bermingham will follow this up with the council.*

**Q - Rita)** Has the long-term horizon changed from what was agreed what construction started? Has it been affected negatively by COVID?

**A – Gus)** At the moment it hasn't been affected by COVID. We have also not been affected by Brexit. We all know that 1<sup>st</sup> July it becomes very strict at the border, all of our windows are coming through from Austria and Poland and there will be paperwork associated with this, but we know about this now so there won't be any issues bringing materials through. Valves and pumps coming from China but shouldn't be affected.

**Q – Dean Bermingham)** I've been working with James over the last months regarding some big steels coming in?

**A – James Swales)** Yes – there are some big transfer structures on the job, some of them we have managed to split into 3 pieces so the tower cranes can lift them. That is except for two beams which are located along the Queensway elevation. Because these beams are so close to the back of the façade, if we lift them in pieces, there isn't enough room to get behind them to weld them back together. We have been trying to come up with various options over the last six months. What I was saying to Dean was that the only way we can get these things installed is in one piece. This would mean bringing some 60 tonne beams in, which in itself is a bit of a mission. This means we would have to close Queensway from Boots down to the site and position 600 tonne crane in the road to pick 60 tonne beams up and lift them up over the façade and lower them down. We are in the early stages of looking at this and have tried everything to avoid this. It's about 2/3 months out.

**Q – Fiona Gately)** Can I please request that the workmen observe the work hours. It's irritating if they start 5/10 minutes early because that's sometimes how I plan a lie in.

**A – James Swales)** We will take that onboard.

**Q – Cllr Burbridge)** You talk about closing the roads for the beams, we're only just redoing all of the roads/pavements now as part of the regeneration scheme in Queensway, so you'll need to take great care.

**A – James Swales)** The crane will be further down, so it won't affect the new paving.

**Q – Cllr Burbridge)** How many Westminster young people are you actually employing? How sustainable is that sand that you're using – where is it coming from?

**A – Mary-Anne Cooper)** I don't know off the top of my head, but I can talk to our environmental. Sustainability is split into two – environmental and social/economic, which is what I do but I will get in touch with them. I also don't know how many people from Westminster off the top of my head but I will get in touch with you by email.

**A – James Swales)** We will find that out. We do use a lot of cement replacement concrete, which helps to reduce Co2. We will find out more.

**Cllr Burbridge)** That would be a great point to get across.

**Q – Billy Kennedy)** I see that you are progressing very well inside façade of Queensway section, the platforms are getting higher as each day goes by – I'm wondering when it might be possible for at least some temporary cladding so operatives can't see into the bedrooms on Queensway?

**Dean Bermingham)** We're looking at getting some netting on there.

**Billy Kennedy)** That would be great, thank you.