

Minutes of Community Liaison Group meeting held on 5th September 2019

Attendees

Councillors

Cllr Margot Bright	Lancaster Gate Ward
Cllr Susie Burbridge	Lancaster Gate Ward
Cllr Maggie Carman	Bayswater Ward
Cllr Emily Payne	Bayswater Ward

Amenity Societies

William Kennedy	Queensway Residents Association
John Zamit	South East Bayswater Residents Association

Westminster City Council Officers

Dean Birmingham	Highways Licensing Officer
Mark O'Leary (correct?)	Environmental Health Officer
Mark Walshe	Environmental Health Officer

Project team

Nick Dines	Managing Director, Concilio
Terry Madden	Operations Director, Erith
Stephen May	Commercial and Operations Director, Erith
Paul Millar	Project Manager, Erith
Cherrie O'Kane	Community Liaison/Conduct Manager, Erith
Richard Shaw	Development Director, Finchatton

Apologies

Chris Coulcher	Bayswater Residents Association
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Minute of the meeting

The meeting began with Paul Millar presenting an update of what had occurred over the past two months.

1) Completed works update

Paul listed the following works that had been completed:



Heritage Removal

- Clock Tower
- Southern Cupola
- Central Staircase
- Central Entrance Screen

Façade Retention Frame

Installed on:

- Porchester Gardens
- Queensway

2) Active Works update

Paul listed the following as being active at present:

- Demolition of rear car park B1 slab
- Demolition of main shopping centre L4
- Processing of onsite demo arisings
- Basement retaining wall propping
- Façade retention frame to Redan North

A number of questions were asked by Councillors throughout this section of the presentation:

Q) Erith have previously spoken about a two-month break in the demolition schedule. Is this going to happen?

A) No. Factors out of our control mean that this is not possible.

Q) Will the concrete under Whiteleys be thicker than expected like that in the car park?

A) No, we do not expect this to be the case. The concrete under the older part of the building is slimmer and we are on track to finish at the end of November

Q) On days where digging does not happen can the project team please let people know?

A) We can look at providing an update at the end of the working day for the next day and publishing it on the website. Must be recognised that this might not be 100% accurate as events can occur that mean schedules need to be changed at very short notice.

3) Upcoming/Continuing Works

Paul listed the following upcoming/continuing works:

- Demolition of rear car park B1 slab;
- Demolition of Shopping Centre (East);
- Processing demolition arisings for new pile mat;
- Installation of basement wall propping;



- Scaffolding to Shopping Centre (West elevation).

4) Monitoring Report

Paul explained that the following was currently taking place:

- Real time monitors installed and active;
- Monitoring plans and trigger levels agreed with WCC;
- Alerts sent if any trigger levels are breached;
- Dust suppression equipment in place and constantly reviewed;
- Random 'undercover' WCC visits are taking place to monitor the works;
- Regular WCC meetings to review reports and current works

Paul then presented a series of graphs that demonstrated that Erith was a long way from breaching any levels for Noise, Dust and Vibration (these are all available in the accompanying presentation)

A number of questions were asked by Councillors during this section of the presentation:

Q) How are you monitoring in the wider area, outside of the immediate boundary to Whiteleys?

A) We have placed monitors in a number of properties across the area. At all of these locations we are long way from breaching any levels.

Q) We accept that you are not breaching the levels but the problems are further away from the site.

A) We appreciate that it is causing a nuisance to some properties but all the reports we have received have indicated we are not breaching any levels.

Q) More people have been in touch with you asking for monitors to be placed in their properties. Why have you not given these people monitors?

A) We have contacted everyone who has contacted us directly asking for a monitor and also those who asked their Ward Councillors to supply their details to us. Not everyone has responded to us. We are happy to give monitors to people who ask us.

5) Noisy Hours

Paul explained the previous noisy hours and then the current ones.

Original noisy hours (in red)

08:00 – 10:00	10:00 – 12:00	12:00 – 14:00	14:00 – 16:00	16:00 – 18:00
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Current noisy hours (in red)

08:00 – 09:00	09:00 – 11:00	11:00 – 12:30	12:30 – 14:30	14:30 – 16:00	16:00 – 18:00
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There was then considerable discussion about whether a revision of the hours was appropriate.

WCC Officers said that the number of complaints had dropped when the hours changed. The project team said at previous CLG meetings that the clear request from those living near to the site was for the start time to be moved back from 08:00 to 09:00.

A range of different times were looked at but it was acknowledged by everyone that it would be impossible to find working hours that everyone in the community could agree upon.

The Councillors agreed to feedback their views by the end of the following week.

A.O.B

CLr Carman said she had a list of questions that people had asked her to pose at the meeting. She agreed to e-mail in and the project team will respond.

There was a discussion about attendance at upcoming meetings. Felt that this was a very constructive meeting in contrast to the previous CLG meeting. Agreed Nick Dines would liaise with the Ward Councillors on this issue.

Date of the next meeting to be 3rd October, 18:30 start. Location TBC.

