

## Minutes of Community Liaison Group meeting held on Monday 16<sup>th</sup> December

### Attendees

#### Councillors

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

Gertrude Conran	Westbourne Park Road Residents Association
Billy Kennedy	Queensway Residents Association
Marisa Peek	Swanleys Residents Association
John Zamit	South East Bayswater Residents Association
Brigitte Haupts, Mariella Draaijer	Kensington Garden Square Residents
Roger Harding	Safer Neighbourhoods

#### Westminster City Council Officers

Mark Walshe	Senior Environmental Services Officer
Peter Watson	Highways Inspector

#### Project Team

Nick Dines	Managing Director, Concilio
Paul Millar	Project Manager, Erith
Fiona Ireland	Community Liaison Officer, Erith
Cherrie O'Kane	Community Liaison Mgr, Erith
Mary-Anne Cooper	Social Sustainability Adviser, Laing O'Rourke
Andy Jones	Project Engineer. Piling, Laing O'Rourke
James Swales	Project Leader, Structures, Laing O'Rourke
Gus Wright	Project Director, Laing O'Rourke

#### Minutes of the meeting

Apologies were made for regular attendees who were not able to attend the meeting, including Cllr Bright and Cllr Carman.

The meeting began with a statement that this will be the last by Erith as Laing O'Rourke officially take over from 6<sup>th</sup> January.

Paul Millar presented a short update of what had occurred since the last meeting held on Thursday 14<sup>th</sup> November.

The presentation is available on the Whiteleys Development website.

#### Key Points from Erith presentation

- At the time of the meeting there were just two small sections of basement slab left to break;
- Erith will be ceasing work on 20<sup>th</sup> December and starting again on 2<sup>nd</sup> January;
- The pile mat installation will finish on 6<sup>th</sup> January;
- Erith will formally hand over to Laing O'Rourke on 6<sup>th</sup> January.



## Questions to Erith

**Q)** A Carbon Monoxide meter at 69KGS keeps recording high levels at night and there are diesel smells. Do you know what this is?

**A)** Mark Walshe at Westminster City Council brought this to Erith's attention and we have carried out an investigation. There is a generator to the North of the site that we have had checked by a specialist and it is not causing this problem. We have produced a full report that was issued to WCC. We do not believe this is being caused by us but is a more localised issue.

- Following the question, Cllr Burbridge asked Mark Walshe to follow up with the residents concerned.

**Q)** Will the generator at the north of the site be turned off over Christmas?

**A)** The generator powers the drying rooms but we will look into turning the generator off over Christmas as these rooms will not be needed over the holiday period.

**Q)** There are concerns about the level of street lighting in Redan Place at the corner of Sainsbury's and Porchester Gardens which was not well lit prior to the works but feels darker now. Were you not planning to put replacement lighting on your hoardings there?

**A)** We will look to put a light on the scaffolding at this corner and discuss with LOR the lighting in Porchester Gardens.

**Q)** Is anyone on site over Christmas?

**A)** There will be two security guards on site over Christmas 24/7 as usual.

**Q)** Unfortunately, there is graffiti over the screening of the children's artwork. Can this be removed?

**A)** We will look at removing this in a way that does not damage the artwork. This will need to be discussed with the company who placed the Diabond as it may need specialist removal.

Following the conclusion of the questions and answers to Erith, Laing O'Rourke (LOR) began their presentation, updating on their activity since November 14<sup>th</sup> and explaining future activity.

This presentation is available on the Whiteleys website.

## Key points from the LOR presentation

- The piling rig and crawler crane have been delivered on site;
- The first test piles carried out;
- The LOR team have been undertaking a number of meetings with the community to understand local needs and have begun creating a Neighbourhood Liaison Plan;
- A look ahead for future activity show the following activity for January and February.

Activity	Dates
Test Piles	January 6 <sup>th</sup> to January 20 <sup>th</sup>
Obstruction Coring	January 6 <sup>th</sup> ongoing through February
Excavation and blinding for guidewalls	January 13 <sup>th</sup> ongoing through February
Guide wall construction	January 23 <sup>rd</sup> ongoing through February
Contig piling	February 19 <sup>th</sup> ongoing through February



## Questions to LOR

**Q)** Will the work you are doing cause the type of vibrations felt by the community during the breaking of the slab?

**A)** No, the piling will not cause such disturbance.

**Q)** Are you going to be changing the hours of operation that Erith are following?

**A)** We are not going to be making anywhere near as much noise, so we do not need the breaks that Erith needed. Therefore we will be working between 08:00 and 18:00 but within that time there will be natural breaks due to the nature of the work being undertaken.

**Q)** How many piles will you be undertaking?

**A)** 720 piles, varying in depth.

**Q)** Will you be altering the hoarding sizes along Redan Place?

**A)** The hoarding will be maintained with a couple of alterations as the piling in some places is going to take place very close to the hoarding line. During the piling we will put temporary netting above the hoarding to ensure that nothing goes over the perimeter line.

**Q)** Are you looking to make Redan Place access only?

**A)** We are happy to speak to WCC about this. If they are willing then we can submit an application after Christmas.

**Q)** What will you be doing to ensure that lorries do not wait in side streets with engines idling before 08:00?

**A)** On Bishops Bridge Road there is a waiting area which will be used, they will park with engines turned off, if necessary we will place a marshal to ensure no idling.

**Q)** What co-ordination is there with other developments in the area?

**A)** Dean Birmingham at WCC is co-ordinating a working group to ensure that there is co-operation between the development teams at these locations.

**Q)** When will the hoarding along Queensway be taken down?

**A)** It will be taken down towards the end of the development, with the public realm work being undertaken then as well.

**Q)** There have been major problems with muck on the lorries leaving the Paddington Cube. What will you be doing to ensure this does not happen here?

**A)** We will be cleaning the wheels of vehicles before they leave the site. We will also be looking to lay concrete on the site to ensure that muck does not get on the tyres in the first place.

## Next meeting

The next meeting of the Whiteleys Community Liaison Group will be held on the 30<sup>th</sup> January 2020.

