

Minutes of Community Liaison Group meeting held on 3rd October 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

Gertrude Conran	Westbourne Park Road Residents Association
Billy Kennedy	Queensway Residents Association
David Moss	Hereford Road Residents Association
Marisa Peek	Swanleys Residents Association
John Zamit	South East Bayswater Residents Association
Rita Alay Del Curto	Porchester Court Representative

Westminster City Council Officers

Kelvin Woodward	Environmental Sciences Officer
Mark Walshe	Senior Environmental Sciences Officer

Project team

Nick Dines	Managing Director, Concilio
Paul Millar	Project Manager, Erith
Cherrie O'Kane	Community Liaison/Conduct Manager, Erith
Richard Shaw	Development Director, Finchatton
Fiona Ireland	Community Liaison Officer, Erith

Apologies

Chris Coulcher	Bayswater Residents Association
Dean Bermingham	WCC Highways

Minute of the meeting

The meeting began with Paul Millar presenting an update of what had occurred over the previous month.

1) Completed works update

Paul listed the following works that had been completed:



Heritage Removal

- All works are complete

Façade Retention Frame

- All works are complete

UKPN

- Only Porchester Substation remains

2) Active Works

Paul listed the following as being active at present:

- Demolition of rear car park B1 slab;
- Demolition of main shopping centre L3/L1;
- Processing of onsite demo arisings;
- Basement retaining wall propping.

3) Upcoming/Continuing Works

Paul listed the following upcoming/continuing works:

- Demolition of rear car park B1 slab;
- Demolition of Shopping Centre (Eastern half);
- Processing demolition arisings for new pile mat;
- Pile probing and pile mat install;
- Basement wall propping;
- Strike scaffold to Shopping Centre (West elevation).

4) Environment Monitoring

Paul explained that:

- Real time monitors are installed and active around the site;
- Monitoring plans and trigger levels have been agreed with WCC;
- Alerts are sent if any trigger levels are breached;
- Dust suppression equipment is in place and constantly reviewed;
- WCC visits are taking place to monitor the works;
- Regular WCC meetings take place to review reports and current works.

100% agreed that almost everyone is happy with the 9am start of ‘noisy’ hours. The alternate work patterns following the trial are to be:

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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*‘Noisy’ hours with percussive breaking shown in red



Paul then went through a series of reports that showed dust, noise and vibration levels are within WCC/GLA and national guideline limits. Graph showing whole a week with peaks and troughs. He explained that an average is used in line with guidance and there have been no breaches (available in the presentation).

Paul explained that monitoring equipment had been installed at various locations within the community, with four more awaiting installation. (sample of 15 locations shown in presentation).

Questions

A number of questions were asked throughout the presentation by Community representatives and Ward Councillors:

Q) Shopping centre demolition. What % has been done?

Answer by Paul Millar- Estimate 60% of total.

Q) Can explosives be used?

Answer by Paul Millar- Not possible due to proximity of retained facade and would never receive consent in London.

WCC often attend the site for arranged and non arranged visits.

Q) Can the website be made more interactive, perhaps allow people to leave comments?

Answer by Nick Dines- Difficult as we do not want to become the guardian of comments. Unfortunately, a number of offensive e-mails have been sent to the project team and it will not be appropriate for comments of this nature to be displayed publicly. It is possible that there may be a way to accept comments, we will explore this.

Q) Kensington Garden Square residents have complained about dust. They thought that there would be large hoardings facing them. Why are these not in place?

Answer by Paul Millar- The original hoarding was attached to the building structure, plus 3 metres above it. The hoarding had to be removed as the buildings were demolished. There is now nothing to hold the hoarding in place. The current works are taking place 4 metres below ground level with perimeter hoarding standing 2.4m high.

Dust monitoring measures PM10 (dust with the potential to be hazardous to human health) – no breaches to date.



Q) Kensington Garden Square residents have also made comments about possible structural impacts on their buildings. Should this be of concern?

Answer by Nick Dines- Only a small number of properties are actually covered by the Party Wall act. However, the developer has understood the local concerns and pre-condition surveys were offered to residents in Kensington Garden Square properties that face the site at the rear and along Queensway. A large number of residents took the offer up at the time. People can still apply for a survey if they wish. This is considerably above and beyond what is traditionally offered.

Q) There are photos that show the stock pile to be higher than the hoarding. Is this acceptable?

Answer by Paul Millar- There is guidance that we follow on stockpiles. The stockpiles in guidance mainly refer to those in position for long periods. Due to the nature of our work the location of the stockpiles the are constantly being moved around the site, although there was one occasion where the pile was in position for an extended period of time. WCC spoke to us about this and we immediately took remedial action.

Mark Walshe from WCC also responded saying that Erith are responsible for managing the stockpiles on site. If they were taken away for processing it would take around two thousand lorry trips out and two thousand back. This would not be well received locally and probably would be much worse for residents. By processing on site there are huge environmental impact gains for the development. We just need to manage it and try to keep the stockpiles as low as possible.

Q) There are reports of excessive dust coming from the site.

Answer by Paul Millar- We have six high powered misters in action on site supressing the dust at each machine in addition to men with hosepipes. There was one incident of dust escaping the site due to a hole being inadvertently created following breaking work. We immediately stopped to tackle the problem, it was fully investigated and WCC informed. We have learnt from this and have new protocols now in place.

Q) How was the 11.5K notice delivery area calculated?

Answer by Paul Millar – It was calculated to the limit and slightly beyond the widest reaches of complaints received.

Q) Can the map be placed onto the website?

Answer by Nick Dines – Yes. The site is now updated daily to include the following days breaking hours. The minutes are also now placed onto the website.

Q) Can we have timelines included in the next newsletter?

Answer by Cherrie O’Kane – I will include timelines in the next one due next week.



Q) How far is the newsletter delivered?

Answer by Nick Dines – It is sent out to all registered for information and hand delivered to immediate roads around the site. It is on the hoarding, a pile is placed in the children’s library and the post office. It is also available on the website.

Q) Who are Concilio?

Answer by Nick Dines – We work for the Developers, we have been involved for the past 4-5 years. We control and maintain the Website.

Comment by resident Reps – The Website is very good.

AOB

Cllr Margot Bright explained that she had spoken to the Pastor of the Westbourne Park Baptist Church and he was willing to allow people who wanted a peaceful space to work from access to facilities at the Church. Cllr Bright and the Lancaster Gate Ward Councillors will be disseminating further information to the local community about this.

Cllr Margot Bright also advised that they had purchased and have 6 noise cancelling headphones available for people to try out. Information about these will also be disseminated.

Paul Millar – The next meeting is likely to be Erith’s last one and hopefully include hand over to the follow on contractor.

Richard Shaw – There will be a briefing when the next contractor is officially appointed.

Q) Can meetings be opened up again? I am here also representing the Noise Action Team. We realise that it is not Erith’s fault and they have been working within the law but people get upset. It’s a problem with the law. People were impatient with the noise.

Answer by Nick Dines- The previous meeting was hi-jacked and too hostile and serious abuse was given to the whole project team, which was not right. The last meeting was very constructive and this meeting has been opened up to more representatives. We will give it consideration.

Comment by a resident representative – People were very disrespectful, I was flabbergasted with people’s behaviour. Erith were not given a chance to answer questions or even speak. I think the development is great. I live virtually on the development site itself.

Q) – Can we have detailed minutes placed on to the website.

Answer by Nick Dines – Yes we will get these out as soon as possible.

Comment by Cherrie O’Kane – After negativity, it should be noted that we received as many emails and calls of support and agreement with the reason for withdrawal of open forum meetings as negatives following the June meeting.



Comment by Billy Kennedy – Would like to say that over a period of time Queensway has become degraded with unsavoury activity. I would like to thank Erith for the quick actions they have taken to help with the community when asked. WCC would not have been able to act so quickly.

Paul Millar – explained the remaining programme dates are shown on the presentation. The end date is currently still on target for 20th November.

Q) – How will it be finished on time?

Answered by Paul Millar – The slab under the shopping centre itself is different and should be quicker.

Q) What is the expected completion date for the whole development?

Answer by Richard Shaw – Early 2023.

Date of the next meeting

The next meeting of the Whiteleys Community Liaison Group will be held on 14th November 2019.

