

Minutes of Community Liaison Group meeting November 2020

Attendees

Amenity Societies/Residents

John Zamit	SEBRA
Billy Kennedy	Queensway Residents association

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
Lucas Tsokallis	Project Manager, Laing O'Rourke
Mary-Anne Cooper	Social Sustainability Adviser, Laing O'Rourke

Minutes of the meeting

Laing O'Rourke introductions

There was a brief summary of work completed since the last CLG meeting in October:

Activity	Notes
Grillage work along west elevation	Completed grillages along Redan and ground floor slab, some elements of upper ground coming up with walls going up towards level 1 slabs.
TC2 works	Went up earlier in the month.
Work on two main grillages	First two of heavy steel grillages that support cores of building have been installed; on top of that will have to install beam and heavily reinforced concrete slabs - currently working through this and first of slabs to be cast during the middle of next week (B and then B1).
Works in the east	Commenced decking along the East Hoping to get first slabs cast at B1 next week and then the beam by the end of the week.

Works in the middle of job	Digging down and putting slabs – currently down to B1, then to B2, B3 etc.
UKPN substations	UKPN substation installed in front of Porchester Gardens, trying to get power on ahead of Christmas to get rid of the generators before then

Projected timeline moving forward was discussed and included:

Activity	Notes
Tower Cranes	<p>One went up this month, aim is for another to be erected next weekend (TC5). TC4 crane will be used for the erection</p> <p>Two more forecast to go in for January (one on East side by entrance and one on North to the side of the new ramp going in)</p> <p>Power due to be installed in December and then generators will be gone.</p>
Pit lane on Queensway	<p>Want to get south-end open up this side of Christmas and north-end after new year – means they won't have to bring vehicles onto site, as there will be space for them to unload. Traffic marshals will use traffic lights to bring vehicles at the corner of Porchester Gardens in and out.</p>
Works to new accommodation set-up	<p>Previously concerns raised over light from accommodation, have rethought this – will utilise permanent structures. Will get ground floor slab cast as quickly as possible and then will build accommodation units underneath including kitchen/canteen, dry rooms and toilets for workers. Plan is to have this operational for February next year</p>

There was then a discussion on the steps that have been taken to respond to a number of issues relating to site work that were raised in the previous CLG meeting. This included:

Site muck

Since the last presentation, a jet washer has been introduced onto the north of Redan Road, where they are set up at all entrance and exit gates to clean down road. From an environmental perspective, we have made sure that all storm drains and gullies are protected.

A new steel ramp is due to be installed in the new year, which should reduce the amount of equipment required on site. As vehicles will be tracking on solid surface rather than muck, this

should also help to keep the roads clean, getting of the rid of the need for a road sweeper. We expect the sweeper to be gone in Q1 2021.

Deliveries

With the crane that has recently be installed on north west part of site, important that we have area for deliveries – initial thought was that this would sit outside site boundary but after review and looking at options, we are keeping it as tight as possible to allow for plenty of room for vehicles to get past and offloading of goods to local shops.

Lighting

Streetlight and lamps have been removed since some of the construction works have progressed, as a result we have introduced floodlights to lower end of Redan West and currently Redan North. We are also looking at installing some additional ones in the north west corner which is much darker. We want to make sure the perimeter is well-lit, which should in turn act as a deterrent for the fly tipping that's taken place.

Mary-Ann Cooper mentioned that the decision to introduce more lighting was taken after listening to comments from residents. Whilst there have been some comments that lights are shining into properties, there have also been comments about how dark the pathway is. Laing O'Rourke have taken into account both sides but have decided that it's important for pathway to be well-lit, so neighbours feel more secure.

Other news on site

- £150 worth of John Lewis vouchers sent to St Mary's Christmas raffle, joining other local companies to sponsor Christmas tree in Queensway this year with SEBRA
- Two professional apprentices at Whiteleys have won first and second place in Laing O'Rourke apprentice of the year award

QUESTIONS AND ANSWERS

Q – John Zamit) will vehicles exit the pit lane on Queensway through the middle gate?

A – James Swales) That was the plan, if there are four vehicles in the pit line and the front vehicle was delayed, there's no way of getting the other vehicles out from behind and then the next vehicles due to come in will have nowhere to go. We can have a traffic marshal there to open the gate when there's a break in the traffic – we think there will be minimal impact to anyone travelling down Queensway.

Dean Bermingham) The middle gate should only be an exit strategy

John Zamit) We also need to bear in mind that when you exit using the north gate you need to cross two lanes to get into the right-hand lane to turn into Bishopsbridge lane – the traffic marshals have to be really on it to ensure that this is done smoothy and without disruption

James Swales) I think we have a really good team so we should be fine – Dean is coming down to the site to have a look at this

Billy Kennedy) We also need to consider cyclists who won't take much notice of the one-way system.

Q) When there's weekend work happening on extended hours can we be assured that it won't go beyond what's been agreed? A couple of weekends ago whilst a crane erection was scheduled, work that was nothing to do with the crane erection was still going ahead, which made it very noisy.

A - James Swales) Will find out more information as this shouldn't be happening.

A - Mark Walsh) Work is permitted 8-1 on Saturday but non-noisy work – they would have consented noisy work for the crane but that was a specific exemption, and no other work should have taken place.

Q) There are diesel fumes coming off one of the generators very close to the back of my property. I understand that it should be gone by Christmas, but it is an issue as it comes through the gaps in my windows when it's windy.

A – Mary-Anne Cooper) I've spoken to the environmental manager on site and the generator has been serviced recently but we will check to see if there are any other problems. Hopefully by Christmas there will be no more need for generator.

Q) Does it stay on during the weekend?

A - James Swales) It should only be switched on when the crane is operational – would only be 8-1 on Saturday

Q) if there's a fly tipping risk should we not put a CCTV camera up?

A - James Swales) We've got CCTV covering every part of the surrounding area – we have been able to help identify all of the fly tippers

A - Billy Kennedy) The council have a good idea who the fly tippers are, so prosecution likely to come shortly

Next Meeting

Agreed next meeting would take place on Wednesday 16th December. Depending on restrictions and lockdown, it might be possible to organise some type of in-person meeting.