

Minutes of Community Liaison Group meeting held on Wednesday 8th July

Attendees

Councillors

Cllr Margot Bright	Lancaster Gate Ward
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Amenity Societies/Residents

Gertrude Conran	Westbourne Park Road Residents Association
Sally Samson	Hereford Road Association
Billy Kennedy	Queensway Residents association
Diana Paredes	Queensway resident
Chris Coulcher	Bayswater Residents Association
John Zamit	SEBRA

Westminster City Council Officers

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

Project Team

Nick Dines	Managing Director, Concilio
Neil Henderson	Operations Leader, Laing O'Rourke
James Swales	Project Leader, Structures, Laing O'Rourke
Gus Wright	Project Director, Laing O'Rourke
Alice Liddell	Environmental Manager, Laing O'Rourke
Mary-Anne Cooper	Social Sustainability Adviser, Laing O'Rourke

Minutes of the meeting

Introductions

After introductions James Swales talked the attendees through site progress since May – July.

Activity	Notes
Coroanvirus response	Reduced staff and workforce following Government advice from mid-March. Most of the project team has been working from home.



	<p>Site has remained operational but social distancing and extra hygiene measures have been introduced.</p> <p>Main issue is travel to the site and an aversion to using public transport, so we have been paying for staff's car parking.</p> <p>There have been 0 cases from the site.</p>
Site work	<p>Unknown obstructions have been removed. Piling has been replaced and is completed. Bearing piles along west have been completed. First intermediate slabbing beginning. Perimeter piles have been completed.</p>

Projected timeline moving forward was discussed and included:

Activity	Notes
Continuing capping beam (on east side only)	<p>May – August.</p> <p>Limited disruption on residents – there will be some vibration when the concrete is being poured.</p>
Continuing bearing piles (plunge column installation)	<p>May – August</p> <p>Some noise to residents – as it progresses works will move further east away from residents on Redan Place.</p>
Tower Crane installation	<p>Mid-August</p> <p>Some visual impact to residents, there will be 5 in total.</p>

Mary-Anne Cooper then talked through issues that had been raised by the local community and what the response had been to address this. The issues were:

Delivery Management System

There had been a number of complaints regarding deliveries. MAC outlined the delivery management system that the site operates:

- All deliveries are booked with 48 hours advanced notice using an online booking system.
- Deliveries are then assigned a time slot.
- Due to external influences vehicles often have to wait in a holding area (at Bishop's Bridge Road) before they are allowed on site. The holding site has 5, well trained gate marshals to ensure this is followed.



- Detailed records of all deliveries are kept by the gate marshal. The gate marshal also ensures there are no idle engines and any 'reverse alarms' are switched off to prevent disruption to residents.
- Morning deliveries are preferred to evening deliveries as it is often quicker and causes less disruption.
- There have been 37 out of hour deliveries since LOR work on site.

During August the site will have grillages put in which will mean the delivery of large steel beams to the site.

Traffic barriers – Queensway

LOR installed these barriers to prevent illegal parking on Queensway however they are being used by the public as benches or squatting. LOR is examining how to modify them so this is prevented.

Overruns and wheel washing

It was acknowledged that overruns are a key issue and track barriers. The overruns are to deal with the plunge system, the piling and they are being done in a reasonable manner. The methodology has been changed to reflect the recent concerns. Mud gets lodged to the rear axles which can be a problem, but the fire marshals are being tasked with dealing with this, so we do not have to use the noisy cleaning process.

Sustainability

Alice Liddal (AL) provided an update on the sustainability initiatives that are being delivered on site. Key issues were:

- 2020 target to divert 100% of site waste from landfill. In 2019 98% was achieved.
- All timber supplied from sustainable sources and all steel responsibly sourced.
- All concrete to have the lowest embodied carbon technology feasible.
- Target of excellent for 'BREEAM' rating.
- Commitment to positive environmental management and energy reduction.

Other issues

LOR has completed the conversion of the Old Thai restaurant on Westbourne Grove to offices.

The project team is also trying to keep on top of the appearance of the site, dealing with graffiti and having daily sweeps around the external perimeter.

Submitted to the Considerate Constructor Scheme, an independent organisation founded to raise standards in the construction industry.

Also taken part in Kensington & Chelsea's and Hammersmith & Fulham's road safety campaign to commit to road safety in west London.



Questions to LOR:

Q – Diana Paredes) I am a bit concerned in general that our end of Queensway is taken for granted with a few things that have happened over the past few years – the situation from our end seems to have escalated with deliveries every other week and we are a bit confused to why this is happening – it is walking us up early in the morning and the sporadic nature of the deliveries means we cannot plan for when they are coming which is proving detrimental to our mental health. How many deliveries are we expecting over the next few months and is there an end in site? Can we test evening deliveries?

A – James Swales) Reiterated the delivery management scheme that is in place for the site as well as apologising for any disturbances caused. There have been 37 out of hours deliveries and there’s potentially 60 plunge column deliveries over the next 20 weeks which roughly equals 3 a week until the end of the year.

Dean Bermingham also added that from a Westminster City Council perspective it was much better to have early morning deliveries. The MET police do not allow unusual deliveries to be on the road until after 7pm and so if there were evening deliveries, there would potentially have people on site till 11pm with associated light and noise pollution - which is unacceptable. It is preferred to have 5-10 mins disruption in the morning opposed to 2-3 hours disruption in the evening. Evening deliveries are also less reliable as deliveries have to drive down during the day so are more prone to delays.

Q – Diana Paredes) At what time would workers be arriving and leaving? Will it be out of hours and where will they be parking?

A – James Swales) Workers tend to arrive between 6:30am and 7am. They have been told to be quiet when on the site to not to disturb the residents. They won’t be parking outside resident places and they should be leaving at 6pm.

ACTION: Project team to pick up with Diana offline to see if there can be anything additional that can be done.

Q - Sally Samson) There were some previous vibrations on Hereford Road, will there be any future issues regarding this?

Q - Chris Colcher) The same question but for Bayswater? Will there be any subterranean noise as a result of the grillages?

A – James Swales) The grillages are just steel beams that we drop off on the top of plunge columns and then bolt together, so it won’t cause the vibrations. No, we are not envisaging any of that. If you haven’t had any issues over the last few weeks then you’ll have no issues going forward.

We can arrange to have some videos of the process put on the website and potential site tours for interested parties?

ACTION: When social distancing rules allow – arrange site tours for the leaders of each resident association.



Q – Billy Kennedy) When do you think we will be able to look at something more attractive than scaffolding polls i.e. the shroud? Will there be some sort of consultation like there was previously on what that shroud will look like?

A – Gus Wright) We are looking at September to erect something to put the shroud on and there will definitely be consultation regarding it.

Q – Gertrude Conran) About the shroud, could we ask local artists to be involved in the design?

A – Gus Wright) Discussions are being held with Meyer Bergmen and Finchatton. Some visuals will be presented soon.

Q – John Zamit) If deliveries have to be off the road by 7am is there any reason why the deliveries can't be made at 6:50am instead of 6:30am? Also just to note that the local Sainsbury's has some early morning deliveries with associated noise so it is unfair that you may be getting the blame for disruption being caused by Sainsbury's.

A – James Swales) Understand the concerns but most deliveries do get to site for 6:50am. Will talk to the site workers and ask them to make sure deliveries are being let on site closest to 7am as possible.

A – Dean Bermingham) Supportive of a trial to log the time it takes for deliveries to leave the corner of Bishop's Bridge Road until they get to the site and see how long it takes. Would be also good to log the deliveries on a website for the public can be notified in advance of any deliveries.

Q – Mark Walsh) – Any chance the deliveries could be condensed and have more plunge columns on a lorry?

A – James Swales) – We do try to group them up when we can but because they are so large and heavy, we can only fit one or two. Residents are also notified with an information notice to let them know of any deliveries the following week.

Q – John Zamit) The Notting Hill Carnival has been cancelled but I suspect there will still be festivities so can there still be increased security for that weekend to prevent any issues.

Q – John Zamit) Also a big thank you to Mary-Anne for organising the presentation today.

Q – Dean Bermingham) The LOR have been keeping us up to date and are working very professionally in a tight area of town so their work is very much appreciated.

Next meeting

The next meeting of the Whiteleys Community Liaison Group will be September 2020

