

**Minutes of Community Liaison Group meeting held on
Thursday 14th November 2019**

Attendees

Councillors

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
Marisa Peek	Swanleys Residents Association
John Zamit	South East Bayswater Residents Association
Kensington Garden Square	Brigitte Haults, Sean Dixon, Jelena Vickovic

Westminster City Council Officers

Peter Watson	Highways Inspector
Mark Walshe	Senior Environmental Sciences Officer
Dean Bermingham	Highways/Construction Site Licensing Officer

Project team

Nathan Parsad	Account Director, Concilio
Paul Millar	Project Manager, Erith
Gus Wright	Project Director, Laing O'Rourke
James Swales	Project Manager, Laing O'Rourke
Mary Anne Cooper	Neighborhood liaison, Laing O'Rourke
Fiona Ireland	Neighborhood liaison, Erith

Minute of the meeting

The meeting began with Paul Millar presenting an update of what had occurred since the last meeting was held on the 3rd October 2019.

The presentation is available on the Whiteleys Development website.



Key Points

1) Additional Works - Extended Piling Platform, test piles, pile extraction and UKPN.

- Client instructed new/additional works to Erith in October.
- Contract time on site extended to Jan 6th 2020. LOR to take possession of site from this date.
- The new works required existing activities to be re-sequenced leading to a later completion date for certain activities
- Basement slab works now due to be complete by 20th December*
- *One section of structure, Porchester Gardens end, remains at 1st floor level due to a live UKPN network substation. This cannot be demolished until the substation is moved to temporary housings on Porchester Gardens. UKPN target handover date is 8th December and if this is achieved the structure can be demolished by 20th December.

2) Active Works

- Demolition of shopping centre basement slabs
- Pile probing
- Pile mat install
- Temporary propping to basement walls
- Processing demolition arisings
- Frame for façade wrap

3) Upcoming Works

- Demolition of shopping centre basement slabs
- Pile mat install
- Test pile install
- Pile extraction works

4) Western site works

- Processing demolition arisings
- Forming high level piling beams

5) Environmental Monitoring

- Real time monitors installed & active
- Reports every week

6) Revised work pattern

- Working hours to remain the same

7) Noise & dust vibration



- All monitoring is within the designated limits set by WCC
- Dust levels are not exceeding set limits anywhere on the site
- Dust controls on site continue
- Worst of area disturbance should be over because activity is now 3-4 meters below work site
- Despite complaints contractors are remaining within the designated limits of operation.

Confirmed by WCC

- Paul then went through a series of reports that showed dust, noise and vibration levels are within set limits
- Graph showing whole a week with peaks and troughs. Paul explained that an average is used in line with guidance and there have been no breaches

Questions

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

Q) Why is there a new Section 61 application?

Answered by Paul - This is necessary because of changes to application regarding the works being undertaken. The test piles are being installed to value engineer the pile design, this will hopefully improve the scheme and reduce the size and time need to complete the piling works.

Q) Will you keep to present agreed hours of work?

Answered by Paul - Plan to keep to the agreed start time at 9:00 during their possession of the site (6th Jan 2020)

Q) Noise? (evidence that noise limit will not be exceeded)

Answered by Paul - The situation will be monitored by the Council who will ensure they are not in breach of the limits.

Q) No drilling will take place after the 2nd?

Answered by Project Team – These works will not be taking place subject to UKPN release of structure by Porchester Gardens

- 8) Paul addressed some common queries and concerns listed on presentation slides. Response is provided under each issue. After each topic discussion and feedback is presented to the attendees.**

Slide Q) Should the developer pay for dust particle testing?

Slide Answer - Individual dust monitors have been offered & placed in individual properties

Attendees - Concerns raised by dust particles – what elements do the dust particles consist of. Would it be possible for samples of dust to be sent to a laboratory for testing?



Answered by Paul - Testing shows safe levels and monitors can be provided for individual areas around the site. Paul discussed the demolition process – structures that are demolished are picked apart by machines and during this process there is a lot of testing done on these materials relating to issues that include dust.

The point was also made that pollutants can be present in the atmosphere, from sources including traffic, before construction works have begun.

Q) Are health of workmen on site jeopardised?

Answered by Paul - Workmen have to wear masks when there is localised drilling/specific tasks but not when generally on site.

Q) Dust monitors - Are the developers willing to pay for dust particle testing for dust on window sills?

Answered by Paul - Dust monitors can be requested where necessary to monitor areas around the site but it would not be reasonable for every property to be provided with a monitor.

Slide Q) 3 metre deep concrete structure that was not known about which increases time of construction. Concerns that the structure could have been removed by other means such as silent dynamite

Answered by Paul - Silent dynamite was not possible as a removal technique because of the status of the listed properties surrounding the site and Whiteleys retained façade.

Slide Q) Complaints monitor?

Attendees discussion – It was noted that just because residents appear quiet to the project development team, this does not necessarily equate to their happiness with construction work.

Q: What mechanisms are in place to ensure communication between the developer and residents. Communication with residents should not be decreased.

Answer from project team - Residents have the option to direct complaints either directly at the site or the choice to go to the Council in the event that their concerns are not addressed.

Input from Paul - Limits to work operation are not being breached and the agreed frameworks for construction work is being adhered to. Nevertheless, acknowledged and appreciated that construction works do inevitably have an impact on local residents.

Resident's association member – Questioning of the 'noise limit' set by the Council

Answered by officer from the Council - If noise limits were further tightened then it would not be feasible for Erith to be able to carry out the works in a practical framework. Rules in place are on balance the best all round option for the local community.

Q: Is there a debate on the issue of maximum noise from construction works

Response from Council officer - referred line of inquiry to the planning department of the Council



Q: Reports of windows vibrating from works

Answered by Paul - **Roller works to compact the pile mat could cause the vibrations**

9) Socotec report – will recommendations be followed

- Temporary heavy duty shoring in place/being installed
- There is no raised level of carbon monoxide – On site testing has taken place
- Suspected hydrocarbons in the report where investigated via bore holes and soil testing – Area confirmed as “clean”

Q: Why are generators left on which cause a noise?

Answered by Paul:

On one occasion the water pumps were left on, which is not the normal protocol and has been addressed. The generators on site are silent and this issue should not persist.

AOB: Paul informed attendees that access to people’s roofs will be required to complete window cleaning. Some residents have not responded, some do not want it. Suggestion that window cleaners are employed and liaise directly with tenants

10) A short presentation from Laing O’Rourke occurred with an explanation that a full handover meeting will be next month.

Project Team:

- Gus Wright – Project Director
- James Swales
- Mary Anne Cooper – Social Sustainability Advisor

Project Director Gus Wright is first to speak;

1) Company Profile

- Laing O’Rourke is a privately owned company
- 10,000 staff
- Everyone is employed directly
- Employees are all salaried staff
- \$1bn turnover in Australia
- Largest offsite manufacturer in Europe

2) Examples of work

- Edinburgh St James
- Hinkley Point
- Northern line extension
- Australian Defence Service



- Sydney Opera House

Mary Anne Cooper delivers Laing O'Rourke's local socio – economic impact;

Framework for Local socio – economic impact

1. Positive economic impact
2. Inspiring the next generation from the local area
3. Investing in talent – external training with locals, internship, apprenticeships
4. Building inclusive workspace
5. Enhancing sense of community

Record of achievements for local area – City of Westminster

- 320 days of work experience
- 6 long educational work programmes
- 85 placements for Westminster residents
- 70 new employment opportunities for LBW residents

- 300 staff volunteering opportunities
- £5,000 raised for charities

The Laing O'Rourke project team will be developing a local socio – economic impact programme for the project.

CIIR Q: Will there be Local employment opportunities, or will employment be sourced from other areas?

Answered by Mary Anne: Vacancies will be advertised locally through means such as recruitment fairs and council recruitment fairs. Work with schools and with 6th form colleges, and Westminster Economics Department.

A Councillor makes request to meet up and discuss the details further.

James Swales is the third and final speaker for Laing O'Rourke;

- 25th – 26th November a crane will need to be present in the evening for the piling rig
- Notice will be put out to inform locally
- New year 2nd will be return dates of works

Next meeting scheduled for week commencing **16th December 2019**.

