

London Legacy Development Corporation Planning Policy Decisions Team

Meeting date: 2nd December 2020

Time: 10.00am

Venue: Virtual Meeting – MS Teams

Project: Construction Transport Management Group (CTMG) for Hackney Wick and Fish Island (HW&FI)

Attendees:

Dom Jankowski – Hill Group
 David Pryce – LB Tower Hamlets
 Jason Bedford – L&Q
 Chris Kennedy – Local Councillor
 Rachel Blake – Local Councillor
 Laurent Plopenau - Taylor Wimpey
 Jack Owen – LB Hackney
 Rajesh – LB Hackney
 Lionel Mill – Aslan Ltd
 Michael Barratt - TfL
 Andy Crosskey – FQ contractors
 Patrick O’Sullivan - Oshea

Attendees for LLDC:

Catherine Smyth (CS), Head of Development Management
 Will de Cani (WDC), Planning Development Manager
 Peter Tudor (PT), Director of Visitor Services

1. Welcome and Introductions (TT)
2. Previous actions open / closed since last meeting (All)

Outstanding Actions	Owner	Date to be completed / Progress
The group still needs to receive site programmes from developers, particularly if there are any delays / changes due to COVID-19.	Developers	Ongoing
LBH are in the process of implementing compliance and enforcements officers.	LLDC & Boroughs	Open

BF confirmed LBH advertised for compliance officer role in September. BF also confirmed enforcement officer role has been delayed due to COVID-19 requirements.		
TT confirmed the Road Safety Study (RSS) was issued to LLDC by the consultant by in September.	LLDC	Closed

- *Rajesh introduced Jack Owen (JO) as compliance officer recently appointed by LB Hackney*
- *CS queried whether JO's remit is able to crossover into LBTh and JO confirmed he could revert. JO has since followed up with LLDC and confirmed his remit will just apply to LBH areas.*

3. Discussion on development sites (All)

Telford Homes – Wallis Road

- *SP confirmed Block A is expected to be handed over in January 2021*
- *SP confirmed Telford Homes are liaising with LBH regarding handover to ensure s278 works are completed.*
- *LBH have confirmed they will start the s278 works in early 2021*
- *LBH have confirmed two street lighting columns will be installed adjacent to Block A and working with Telford Homes to align with handover schedule.*
- *SP confirmed the site access from Wallis Road immediately north of HW Station is still the main access point serving the site.*
- *SP confirmed Telford's would be closing for Christmas break on 24th December and would have 24hr site security present over the Christmas break*

Canbury Construction – Wallis Road & Berkshire Road

- *The group noted no representative attended from Canbury Construction in relation to their site and WDC confirmed he would get an update via email and circulate to the group after the meeting which would be open to comments and questions. At the time of producing the minutes, no update had been sent to LLDC.*

L&Q – Bream Street

- *JB confirmed the majority of the external works on site are now complete, Block along with S278 works which are currently being finalised*
- *JB confirmed the final phase of snagging works are now underway in relation to Block F*

- *JB confirmed L&Q are not expecting anymore services or utilities works on site*
- *JB confirmed Bream Street was handed back to LBTH in November 2020*
- *JB confirmed L&Q will maintain a 24hr site security presence over the Christmas break including a guard dog.*
- *JB confirmed L&Q are currently operating at 150 site operatives and expected to reduce to 100 in early 2021*
- *JB confirmed COVID-19 measures are working well, site operatives still are still being tested and no new cases JB is aware of*
- *RB queried when L&Q are currently expecting to be finished across the whole site*
- *JB confirmed L&Q are currently expecting to vacate the site in May – June 2021*
- *RB queried whether there's been any contact with LBTH waste and JB confirmed L&Q are due to continue liaising with LBTH Waste to co-ordinate handover and collections from when tenants are due to move in.*
- *DP confirmed footway on Bream Street is still closed and LBTH working with L&Q to re-open*

Hill Group – Wyke Road

- *DJ confirmed Hill Group are due to handover blocks adjacent to Smeed Road*
- *DJ confirmed their main phase of works are now retreating further back from the site's public / highway frontage to the western corner*
- *DJ confirmed Hill Group Hill group are currently operating at approximately 10 concrete deliveries a day during concreting pour works*
- *RB queried whether crime / security levels were still high in relation to cycle parking. DJ confirmed it had quietened down and he was unaware of any recent incidents.*
- *RB confirmed connection between Estates Management Team and LBTH Safety team needs to continue as more blocks are handed over.*

Balfour Beatty - Bridges

- *The group noted no representative attended from Taylor Wimpey in relation to their Wick Lane site and WDC confirmed he would get an update via email and circulate to the group after the meeting which would be open to comments and questions. Since the meeting, Balfour Beatty provided the following update:*
 - *“LS confirmed H14 bridge was installed in September.*

- *Concrete parapet works are complete. RC works are now ongoing for a small retaining wall adjacent to MK Carlton chimney*
- *Roach Road end of the site will be used for compacting material deliveries. Structural backfill due to commence from 04/12. Material to be transported by dumper and tipper wagons*
- *Cadent were on site to complete gas diversion works, but had to pull off due to issues with Temporary Traffic Management. They are now in discussions with LBTH to recommence works in early 2021, and will require closure of Monier Rd/Roach Rd junction.*
- *Connection with Thames Water is due at the end of January 2021 and subsequent road closures will likely take place in early February 2021.*
- *BB are currently expecting the final handover to take place at the end of February 2021.*
- *BB confirmed other works will need to be completed by other stakeholders (i.e. district heat network) before the bridge can be opened.*
- *Awaiting licence from LBTH for TW connection, once we have this we can provide. Once Cadent have supplied revised TM plans and agreed licence with LBTH we can provide.”*
- *DP confirmed LBTH have not received payment for footpath closure licence hence why LBTH were unaware of 11th January closure*
- *RB raised issue of notices to make people aware – please expect disruption, all adjoining residential buildings,*
- *LP Taylor Wimpey need to hear from Balfour re. road closures*

Taylor Wimpey

Monier Road

- *LP confirmed Taylor Wimpey are currently working on early stages of the project however the piling works had been completed and the main structure works are underway*
- *LP confirmed they have erected the tower cranes to support the main phase of construction works*
- *LP confirmed they currently have approximately 35-50 site operatives on-site a day*
- *LP confirmed they are starting to receive muck away vehicles in relation to the works*
- *LP confirmed Hepscott Road (another Taylor Wimpey) site has been broken into twice recently and warned all developers of importance of safety over the Christmas break*

- *LP confirmed Taylor Wimpey are expecting to start on Hepscott Road site in April 2021*
- *CS queried why Wick Lane site representative was not in attendance. LP confirmed he would chase James Lawton regarding attendance and request to update the group accordingly.*
- *RB re-iterated the importance of Wick Lane representatives attending the group meetings as it is an ongoing safety concern and problem area*
- *RB requested a summary and understanding of each construction site's safety provisions over the Christmas break and how any issues would be resolved*

Wick Lane

- *The group noted no representative attended from Taylor Wimpey in relation to their Wick Lane site and WDC confirmed he would get an update via email and circulate to the group after the meeting which would be open to comments and questions. At the time of producing the minutes, no update had been sent to LLDC.*

HG Construction - Dace Road

- *The group noted no representative attended from Taylor Wimpey in relation to their Wick Lane site and WDC confirmed he would get an update via email and circulate to the group after the meeting which would be open to comments and questions. Since the meeting, HG Construction provided the following update:*

"Block A

- *Groundworks underway*
- *We are currently*
 - *Exposing and cropping piles*
 - *installing pile caps and ground beams*

Block B

- *Currently working on roof slab. Superstructure to be complete before Christmas.*
- *SFS and windows are being installed on levels 1, 2 and 3*
- *Ground floor internal blockwork due to be complete Christmas*
- *Mechanical and electrical first fix underway on ground floor and levels one and two*

Block C

- *Currently working on level 4 slab. Aiming to finish by Christmas*
- *SFS on levels one and two to start this month*
- *Mechanical and electrical first fix to start this month*

Block D

- *Currently working on roof slab. Superstructure to be complete before Christmas.*

- *SFS and windows are being installed on levels 1, 2 and 3*
- *Ground floor internal blockwork to start this month*
- *Mechanical and electrical first fix currently underway on ground floor and levels 1 and 2*

Block E

- *Work starting on first floor decking for slab”*

Stem and Agate - Lord Napier

- *The group noted no representative attended from Stem and Agate in relation to their site and WDC confirmed he would get an update via email and circulate to the group after the meeting which would be open to comments and questions.*
- *CK confirmed the site appeared to be relatively quiet and minimal activity after going past the site recently a few times*

Rear of 59 Wallis Road

- *AC confirmed works are due to start just before Christmas*
- *AC confirmed the first phase of works will relate to the gentle strip down of internal areas*
- *AC confirmed the works will require the suspension of car parking bays along Wallis Road that would be surrounded by hoarding to facilitate multiple skips*
- *AC confirmed they are expecting commencement of full works in early 2021.*
- *AC confirmed the structure would incorporate a re-enforced concrete frame*

4. AOB

- DP confirmed the Christmas Market would be operating from the 18th-24th December along White Post Lane and would therefore require a road closure
- PC confirmed the McGrath's site (Wickside – north of Canal) are still waiting for confirmation of a funder for housing association and then they will have a better idea of the construction programme and would update the group accordingly
- CS offered a meeting to PC with McGrath's and Oshea to discuss their construction programme, management plans and any other related matters
- MB highlighted importance of another environmental walk and LLDC, TfL and host boroughs should re-arrange another in the new year.

5. Next Meeting – 6th January (Time - TBC)