

**London Legacy Development Corporation
Planning Policy Decisions Team**

Meeting date: 3rd November 2021

Time: 10.00am

Venue: Virtual Meeting – MS Teams

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

Attendees:

Nick Sharman – Local Councillor
Chris Kennedy – Local Councillor
Stephen Pedro – Telford Homes
Beach Seakins – Blue Jay Homes
Wasim Mahmood – HG Construction (Dace Road)
Stuart Murphy – HG Construction (Stour Road)
Brian Foxton – LB Hackney
David Pryce – LB Tower Hamlets
Andy Crosskey – FQ Contractors
Michael Barratt – TfL
Howard Mackenzie – LB Tower Hamlets

Attendees for LLDC:

Tony Tolley, Head of Security and Park Safety Officer
John Walker, Head of Security
Catherine Smyth, Head of Development Management
Will de Cani, Planning Development Manager
Sarita Bhatia, Press Officer

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

Action	Owner	Date to be completed / Progress
Developers to issue <i>site programmes</i> to LLDC, particularly if there are any delays / changes due to COVID-19	Developers	Ongoing
<i>Road safety review</i> – TT confirmed an environmental walk-around has	LLDC & Boroughs	Open

taken place with LB Hackney, Tower Hamlets, TfL and LLDC.		
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- *TT confirmed actions have been identified following environmental walk-around that took place between Boroughs, LLDC and TfL.*
- *TT confirmed TfL has prepared and issued a report that identifies actions that could be implemented to improve safety and accessibility around the HWFI area.*
- *TT outlined some of the potential measures that will now be taken forward with the relevant Boroughs.*
- *NS queried when measures are likely to be implemented or commenced following environmental walk-around.*

3. Discussion on development sites (All)

Telford Homes – Wallis Road

- *SP advised that works are progressing well on site and due to reach practical completion by the end of 2021.*
- *SP confirmed that no barriers are now in place on adjacent highways and that the Main Yard barriers will be removed alongside practical completion.*
- *SP confirmed LLDC compound is still being utilised for all deliveries and will be used until practical completion. The compound will be handed back to LLDC in January 2022.*
- *SP confirmed works have been progressing on the north-south corridor to provide access to HW Station, and an inspection is due from LLDC and LB Hackney in November.*
- *SP confirmed residents are continuing to move in to recently completed properties.*
- *TT queried who would be attending the north-south highway inspection from LLDC and LB Hackney.*
- *BF raised issue of communal refuse bins being left outside Telford Homes' site on Wallis Road which is blocking Wallis Road, and queried whether this is management company or Telford's creating this issue.*
- *SP advised that Telford's are having to bring refuse bins out as LB Hackney refuse collection do not have access to bin stores, and neighbour at Dance School are also bringing bins out and placing outside*

L&Q – Bream Street

- *No one on the call – TT advised that L&Q have almost reached practical completion and therefore works are down to a minimal level.*

Hill Group – Wyke Road

- *No one on the call due to illness at Hill Group, however an update was provided via an email as follows:*
 - *“Final Block Q is complete and we are just finishing the last items*
 - *All the site containers have now been removed from the compound area and this is being cleaned (we are in temporary apartment)*
 - *Main gate is still being used very infrequently and remains locked when not in use*
 - *Pedestrian gate by Thrifty car rental now locked and not in use*
 - *Play area at end of Smeed Road is complete and will be opened once ROSPA report received and closed.*
 - *No COVID issues (only my Man Flu to report)*
 - *Wansbeck bridge ramp opening planning to open by Nov 12th – localised hoarding section being removed later this week. Remaining section has license extension for marketing assistance on last units*
 - *Sales Centre demolition works commencing with perimeter fencing Thursday 4th November with main demo w/c 8th Nov. Traffic marshal and vehicle controls in place. (letter sent out is attached)”*

Balfour Beatty – bridges

- *No one on the call – TT confirmed that an update would be sought via email and circulated to the group if received.*

Taylor Wimpey – 90 Monier Road

- *No-one on the call - TT confirmed that the works have been paused and an update would be provided once it is known that Taylor Wimpey would be re-commencing.*

HG Construction - Dace Road

- *WM confirmed works are progressing well and herras fencing is due to go up around perimeter block in the coming month, once scaffolding has been removed.*
- *WM confirmed Block E has predominant works and there are more deliveries in relation to this block.*
- *WM confirmed that scaffolding is due to be removed from some blocks. TT queried how long this phase would take and that measures will be in place to ensure replacement herras fencing doesn't create any issues.*
- *WM confirmed HG Construction are still targeting February 2022 for practical completion*
- *WM confirmed that no COVID cases or issues have been raised in the last month.*

HG Construction – Stour Road

- *SM confirmed concrete frame works have been progressing and level 1 slab pour has been completed on the first block with other ground floor works progressing on other blocks.*
- *SM confirmed connections to existing sewers have been completed in the past month*
- *SM confirmed foundation works and below ground drainage works should be completed by the end of November / early December*
- *SM confirmed level 1 slab works in student block will be prepared and commenced in December 2022*
- *SM confirmed vehicle movements will remain the same level at approximately 40 deliveries including concrete, muckaway and general deliveries.*
- *SM confirmed road sweeper and cleaning vehicles have been deployed and will continue to be deployed over the coming month.*

R/o 59 Wallis Road

- *AC advised that they're progressing with internal fit out works*
- *AC advised that practical completion is due for early December 2021*
- *AC advised that air conditioning units are being installed in relation to the ground floor commercial units*
- *AC advised that a slight delay was caused due to a delivery delay relating to internal windows.*
- *AC advised that compliance with COVID-19 measures seems to be low and causing a low increase in COVID-19 levels.*
- *TT queried whether any significant striking works that could cause disruption. AC confirmed the largest striking works will be in relation to the scaffolding which would take 3-4 days.*

The Collective (34-38 Wallis Road)

- *No one the call due to works being paused.*

Blue Jay Homes – 1 Beachy Road

- *BS apologised for non-attendance at the HWFI CTMG meeting last month*
- *BS confirmed progressing towards main phase of works following environmental surveys*
- *BS confirmed the site has been prepared and ready to support main phase of works*

- *BS confirmed piling platform has been installed in preparation of commencement of piling works which is expected by the end of November 2021*
- *BS confirmed the piling phase would last for 10 weeks and then excavation works to follow*
- *BS confirmed main phase of construction works up to 5 storeys would take 26 weeks*
- *BS confirmed no COVID-19 cases or issues have arisen over the past 2 months*
- *TT queried how many muckaway and concrete pour vehicles would support piling phase. BS confirmed it is likely to be 2 vehicles a day during piling and then more during main excavation works.*
- *BS queried when Monier Road is likely to become a bus-only route. SB confirmed this would likely be in mid to late 2022.*

Murphy Group – Greenway

- *No one on the call – TT confirmed the works are low-impact and at a minimal level.*
- *MB raised the issue of the works undertaken by Murphhy Group and conflicts created with cyclists using the Greenway*

AOB

- *TT: updated the group in relation to the Thames Water Stratford High Street works and diversion.*
- *MB: requested an accessibility assessment is arranged for Friday 19th November (AM) led by TfL. This would involve walking site perimeters to highlight community impacts and where tweaks can be made to improve access. These walks are CCS and TfL best practice and strongly encouraged.*
- *TT: advised the group of increase in contractor vehicle theft levels in HWFI area in the recent months.*
- *MB: advised the group of TfL COP26 initiatives to reduce inefficiencies from construction sites.*

4. Next Meeting – Wed 1st December 10am