

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

Meeting date: 6th January 2021

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
 Nick Sharman – Local Councillor
 Laurent Plopenau - Taylor Wimpey
 Jack Owen – LB Hackney
 Brian Foxton – LB Hackney
 Bryan Haynes – HG Construction
 Michael Barratt - TfL
 Andy Crosskey – FQ contractors
 Sohail Ghani – LB Tower Hamlets
 Liam Smith – Balfour Beatty
 Stephen Pedro – Telford Homes
 Lionel Mill – Aslan Ltd

Attendees for LLDC:

Tony Tolley, Head of Security & Park Safety Officer
 Catherine Smyth, Head of Development Management
 Will de Cani, Planning Development Manager
 Sarita Bhatia, Press Officer
 Mark Camley, Executive Director of Park Operations and Venues

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, | Developers | Ongoing |

| | | |
|--|-----------------|------|
| particularly if there are any delays / changes due to COVID-19. | | |
| LBH are in the process of implementing an enforcement officer in addition to the compliance officer. | LLDC & Boroughs | Open |
| TT confirmed RSS visit will likely take place in January – February 2021. | LLDC | open |

- *NS queried whether Canbury Construction would have any further continued involvement in the group or if works in relation to their site.*
- *TT confirmed Canbury Construction reached practical completion prior to Christmas and have now moved off site.*

3. Discussion on development sites (All)

Telford Homes – Wallis Road

- *TT raised issues of LBH contractors creating issues along Wallis Road and requested BF to action if possible.*
- *BF confirmed he would raise with relevant LB Hackney officers and seek to address the issues*
- *SP confirmed s278 works commenced on Monday 4th January and first phase of hoarding has been removed opposite 75-89 Wallis Road development*
- *SP confirmed that at the eastern end of Wallis Road, hoarding has also been removed for highway frontage works to be completed.*
- *SP confirmed main access serving the site is still from the Wallis Road access immediately north of HW station.*
- *TT highlighted issues he had observed in the past month along Wallis Road potentially in relation to Telford Homes' site*
- *SP suggested that this may have been in relation to telecoms work that closed the footpath in relation to moving a temporary mast*
- *BF confirmed LB Hackney were also not aware of these works and did not permit any footpath closure.*
- *SP confirmed landscaping contractor has been on-site and relevant works have commenced*
- *CK queried which crossing would be reinstated. SP confirmed it would be the footpath crossing adjacent to Gate 1 on Wallis Road which is not required for construction vehicles. However, this would not be open to the public until October / November 2021.*

Canbury Construction – Wallis Road & Berkshire Road

- *TT confirmed Canbury Construction achieved practical completion in mid-December and would no longer be expected to attend however they will retain a presence on-site in case of any issues that arise*

L&Q – Bream Street

- *JB confirmed L&Q are in the final phases of handing over the first block expected to be handed over in March*
- *JB confirmed L&Q are operating two gates and deliveries are down to minimal levels*
- *JB confirmed all canal-side works are now complete*
- *JB confirmed s278 works were due to commence on 4th January however due to LBTH sub-contractor issues, works haven't commenced yet*
- *JB confirmed COVID-19 measures have increased considering most recent lockdown measures*
- *JB confirmed labour levels have maintained at the same level*
- *JB confirmed majority of site operatives are travelling to site by car and using their on-site basement level for staff parking*
- *MB commended L&Q for marshal behaviour and JB confirmed this was likely down to recent TfL elite marshal training*

Hill Group – Wyke Road

- *DJ confirmed works are gradually retreating behind buildings that were handed over prior to Christmas break and tucked in the western end of the site (behind Thrifty car rental service)*
- *DJ confirmed final works are due to be completed and last block handed over in September*
- *DJ confirmed deliveries are down to 4-5 deliveries per day and that will likely reduce by the end of January*
- *DJ confirmed majority of services and utilities works are complete*
- *DJ confirmed tower crane is due to be removed from site in April 2021*
- *DJ confirmed numbers of on-site operatives is currently down to approximately 80*

Balfour Beatty - Bridges

- *LS confirmed works on structural backfill are ongoing*
- *LS confirmed kerbside works and utilities are ongoing*

- *LS confirmed road closure works at Roach Road and Monier Road have been delayed until 21st January and request has been sent to LBTH for this postponed until 25th January for a 2-week closure*
- *LS confirmed Cadent works are due to come in and follow-up with their gas works immediately after Balfour Beatty works are complete*
- *LS confirmed Roach Road and Monier Road will therefore be closed for approximately 8 weeks from 25th January to vehicles. Pedestrian and commercial / shop access would remain.*
- *LS updated the group that works on Monier Road bridge are due to be completed and handed over to LBTH in mid-April*
- *DP confirmed LBTH are aware of Roach and Monier Road junction corner closure.*
- *TT clarified if advanced warning signage relates to just Balfour Beatty or Cadent for full 8-week period.*
- *LS confirmed he would seek to change advanced warning signage to include full 8-week closure period.*
- *DP confirmed further works from Power On will likely to cause disruption as well.*
- *DJ queried extent of closures and if this would divert vehicles along Wyke Road and likely conflict if cars continue to park on double-yellow lines on Wyke Road*
- *BF queried if further parking restrictions could be implemented by LBTH to seek to alleviate the pressure on the relevant corners during diversion.*

Taylor Wimpey

Monier Road

- *LP confirmed works are still at an early stage*
- *LP confirmed currently operating at approximately 50 on-site operatives.*
- *LP confirmed Block A slab works are now complete*
- *LP confirmed Block B and C works are ongoing in relation to ground floor slabs*
- *LP confirmed Taylor Wimpey met with LBTH regarding footpath arrangements and a revised pedestrian TMP and additional signage would be implemented.*
- *TT queried if Taylor Wimpey were using wheel washing and jet washing facilities and LP confirmed they are using wheel washing.*
- *Following the meeting, LP provided the below additional update due to technical issues during the virtual meeting:*

- “Block A

*GF slab complete
Stair base and lift shaft to level 1 complete*

Block B

*Pile caps and tie beams complete
Drainage installation ongoing*

Block C

*Basement excavation complete
Basement pump installation complete
Basement slab rebar installation ongoing
GF slab poured”*

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.*
- *LP confirmed he spoke to Taylor Wimpey directors to try and address the absence of updates at the meeting*
- *TT confirmed he would contact Taylor Wimpey to make sure a Wick Lane representative attends the meetings going forward.*

HG Construction - Dace Road

- *TT confirmed construction vehicles were leaving and creating a lot of mud on public highway and footway that needed to be addressed.*
- *BH thought HG Construction had addressed this issue following previous discussions and confirmed he would action with the site team*
- *TT thanked HG construction for actioning in relation to improving site safety with additional herras fencing.*
- *BH confirmed works are ongoing across 5 blocks*
- *BH confirmed first 3 blocks have completed the main frame and slab works are ongoing in relation to block 4 and 5*
- *BH confirmed aiming to have all 5 block frames completed by April*
- *BH confirmed first block handover is due for April 2022*
- *BH confirmed gas and electricity works are due to be completed from 6th April for 4 weeks that would require a single lane closure on Monier Road*
- *BH confirmed HG Construciton are awaiting details of Thames Water connections*

- *TT requested TMPs in relation to the gas and electricity installation works that would require a single lane closure. BH confirmed he would issue to TT and LLDC.*
- *BH confirmed additional tower crane would be erected at the end of January but from on-site areas.*
- *BH confirmed delivery levels are at approximately 5-10 per day on average*

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.*
- *TT raised issues of utilities works in relation to Lord Napier site*

Rear of 59 Wallis Road

- *AC confirmed works have been delayed by approximately 3 weeks due to design changes*
- *AC confirmed they are liaising with neighbours to provide access for concrete works*
- *AC confirmed demolition works would commence on w.c 17th January and then main frame works*
- *AC confirmed overall programme is approximately 1 year from initial demolition works*
- *AC confirmed parking bay closures would be required along Wallis Road*
- *SP requested CMP from AC and AC confirmed he would issue to LLDC*

AOB

- *TT confirmed RSS walk-around would likely be taking place in January – February 2021*
 - *NS supported TT that RSS walk-around would continue even during latest lockdown measures*
 - *MB raised awareness of cargo bikes and potential introduction of schemes across the LLDC area.*
 - *NS commended the idea of introducing cargo bikes to serve local sites in the LLDC area*
- 4. Next Meeting – 3rd February (Time - TBC)**