

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

**Meeting date:** 1<sup>st</sup> September 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  
Jess Webb – Local Councillor  
Stephen Pedro – Telford Homes  
Beach Seakins – Blue Jay Homes  
Wasim Mahmood – HG Construction (Dace Road)  
Jack Owen – LB Hackney  
Andy Crosskey – FQ Contractors  
Jason Bedford – L&Q  
Simon Hibbert – Balfour Beatty  
Kevin Schofield – Hill Group  
Michael Barratt – TfL

**Attendees for LLDC:**

John Walker, Head of Security  
Catherine Smyth, Head of Development Management  
Will de Cani, Planning Development Manager

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

<b>Action</b>	<b>Owner</b>	<b>Date to be completed / Progress</b>
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> – Following a recent site visit, LLDC are looking to implement short term measures once Borough and LLDC are aligned	LLDC & Boroughs	Open

- *NS raised concerns of delays and time taken to implement road safety measures identified, particularly as school-term has now re-started.*
- *JW acknowledged the concerns from NS and reassured the group that LLDC are monitoring and continually actioning safety risks that arise whilst the RSS measures are finalised and implemented.*
- *MB advised that TfL will be organising another walk-around and this should support the case for the need to deliver the RSS measures*
- *JW and CS confirmed that LLDC would provide an update following the meeting if there was any progress that hadn't been reported at this meeting.*

### 3. Discussion on development sites (All)

#### **Telford Homes – Wallis Road**

- *SP advised that works are progressing and predominantly internal works are now taking place.*
- *SP advised that practical completion is expected by Christmas 2021.*
- *SP advised that interface and works fronting with the public realm is minimal.*
- *MB advised that during a walk-around a forklift driver was driving at higher speeds than considered appropriate and SP should address this with sub-contractors. SP responded and confirmed this would be picked up with contractors.*

#### **L&Q – Bream Street**

- *JB advised that practical completion is expected by the end of September 2021.*
- *JB advised that L&Q will then decant into commercial Block E which would then be sold in November before vacating the site.*
- *JB advised that vehicular access is now just provided from Stour Road.*
- *JB advised that crossing warden won't be re-instated for final few weeks as works are at a minimal level.*
- *MB advised of issues and safety risks with forklift driver that he saw during a recent site walkaround. JB confirmed he would address with relevant contractors.*

#### **Hill Group – Wyke Road**

- *KS advised that Hill Group will largely be leaving the site in early November with practical completion expected to follow shortly after, likely by Christmas 2021.*

- *KS advised that small play area opposite vehicular access on corner of Wyke Road is now being completed.*
- *KS advised that works predominantly relate to internals and decorating stages.*
- *KS advised that a number of COVID-19 cases were confirmed on site and appropriately dealt with by Hill Group.*
- *KS advised that canal-side frontage is opening as they near completion of their final phase of works.*
- *KS confirmed that the final stage of S278 works are due to start on the 20<sup>th</sup> September 2021.*
- *KS advised that weekly road sweeper is continuing to clean and maintain areas around their site perimeter and interface with public realm.*

#### **Balfour Beatty – bridges**

- *SH advised that Monier Road bridge is now open to pedestrians and cyclists.*
- *SH advised that BB are still waiting for payment issues to be resolved in order to remove the fencing.*
- *SH advised that handrail height issue has not been resolved and therefore no closer to them being installed.*
- *SH advised that bridge has been graffitied again and BB won't be cleaning this as the bridge has now been handed over.*

#### **Taylor Wimpey – 90 Monier Road**

- *No-one on the call - an update was provided via email that*

*“The whole project is currently on hold with all staff on leave until further notice so no one will be available for the meeting on the 1st September. We will start attending the meeting hopefully in October if the site re-opens.”*

#### **Taylor Wimpey Wick Lane**

- *No-one on the call*
- ***ACTION: CS/WDC to (i) remind them to attend (ii) seek update by email.***

#### **HG Construction - Dace Road**

- *WM advised that Block B is due for completion at the end of February 2021.*
- *WM advised that deliveries are at a low level and being handled well and efficiently on-site.*

- *WM advised that they experienced another break-in on-site and the Met Police are involved and dealing with the incident.*
- *JW advised that LLDC are continually dealing with local site security issues and offered to help minimise further incidents.*
- *JB advised that L&Q experienced site security issues at the earlier stages of their works. JB confirmed that an overnight on-site presence with guard dog was the measure that was most effective and no incidents have occurred since this came into place.*

#### **HG Construction – Stour Road**

- *SM advised that piling works have been completed and piling rig is due to be removed from site shortly.*
- *SM advised that ground works have commenced on site.*
- *SM advised that Tower Crane at HG's Dace Road site is being dismantled and will be transported across the road to their Stour Road site on 15-16<sup>th</sup> September.*
- *SM advised that works to the crossover on Smeed Road is due to take place for a week starting at the end of September, and carried out by LBTH.*
- *SM advised that a road sweeper has been acquired and utilised on a weekly basis.*
- *SM advised that 30-35 vehicle movements are expected over the coming month including concrete wagons.*
- *SM advised that no COVID-19 cases have been confirmed on site in the past month.*
- *JB queried when the tower crane relocation would take place and advised that a traffic marshal would be better placed on the junction of Smeed Road and Monier Road to avoid any issues of vehicles backing up and causing wider issues on Fish Island.*

#### **R/o 59 Wallis Road**

- *AC advised that they are ahead of programme and targeting practical completion by November 2021.*
- *AC advised that internal works and building envelope works are ongoing*
- *AC advised that practical completion is now expected at the end of November if no further delays with deliveries with supplies.*
- *AC advised that no COVID-19 cases have been confirmed on-site.*

#### **The Collective (34-38 Wallis Road)**

- *No-one on the call*

- *CS advised that works are at a low-level due to remediation testing that are ongoing.*

#### **Blue Jay Homes – 1 Beachy Road**

- *BS advised that movement monitoring is due to be installed in mid-September*
- *BS advised that piling works are expected to start at the end of September and would last for a 10-week period.*
- *BS advised that following piling works, excavation works are expected to commence in early 2022.*
- *BS suggested that a conversation with both HG construction sites would be useful to share knowledge around site security and road sweeping.*
- *SM confirmed that HG would be happy to support and liaise with Blue Jay Homes about sharing resources, lessons and collaborating throughout their construction programmes.*

#### **AOB**

- *MB: Offered to organise and undertake another walk-around around the various development sites on behalf of the LLDC.*
- *JW: Reminded the group of the Stratford High Street Thames Water diversion and confirmed any further updates and details would be circulated to the group.*
- *JW: Re-iterated comments from NS in relation to implementing the road safety measures as soon as possible.*
- *NS: commended the group for the collaborative work and re-iterated the importance of implementing measures identified within the Road Safety Study.*

#### **4. Next Meeting – Wed 6<sup>th</sup> October 10am**