

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

**Meeting date:** 1<sup>st</sup> December 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  
 Jason Bedford – L&Q  
 Kevin Schofield – Hill Group  
 Wasim Mahmood – HG Construction (Dace Road)  
 Stuart Murphy – HG Construction (Stour Road)  
 Brian Foxton – LB Hackney  
 Tricia Bruno – LB Tower Hamlets  
 Steve Cox – LB Tower Hamlets  
 Amina Ali – LB Tower Hamlets  
 Howard Mackenzie – LB Tower Hamlets  
 Dave Smith – Murphy Group

**Attendees for LLDC:**

Tony Tolley, Head of Security and Park Safety Officer  
 Catherine Smyth, Head of Development Management  
 Will de Cani, Planning Development Manager

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
Road Safety Study – implementing remedial actions identified as part of	LLDC & Boroughs	Open

the environmental and accessibility walk-arounds.		
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- *TT confirmed the Road Safety Review is now complete and remedial actions are being pursued.*
- *TT confirmed that LLDC are looking to arrange programme of implementing remedial works in collaboration with LBH and LBTH.*
- *TT confirmed LLDC are now awaiting a report from TfL following the latest environmental walk-around in the Fish Island area.*
- *TT confirmed the HWFI CTMG would be looking to arrange a walk-around in the Hackney Wick area in early 2022.*

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

***Telford Homes – Wallis Road***

- *No one on the call – WdC confirmed an update would be sought via email and circulated to the group.*
- *TT confirmed the HW Station north-south route is now open and accessible to the public*

***L&Q – Bream Street***

- *JB confirmed L&Q has now fully handed over all plots and full practical completion took place in November.*
- *JB confirmed final S278 inspection took place with LB Tower Hamlets and now subsequent remedial works are taking place.*
- *JB confirmed L&Q are expecting final S278 Agreement at the end of February 2022.*
- *JB confirmed the basement will be handed over following remedial works by the end of January 2022.*
- *JB confirmed almost all blocks are now fully occupied.*
- *JB confirmed servicing / operations of the residential blocks is working well.*
- *JB confirmed all commercial blocks are now on sale with some under offer / sold.*
- *JB confirmed CRT and L&Q have now signed off following completion.*
- *TT confirmed there has been an increase in break ins / theft from cycle stores and that JB should inform the estate management company.*
- *TT requested that L&Q re-join the group once the s278 Agreement has been finalised by LB Tower Hamlets.*

- *NS and CS commended L&Q and JB for their participation in the group since its inception and thanked them for their ongoing contributions.*

#### **Hill Group – Wyke Road**

- *KS confirmed Hill Group are nearing completion with practical completion of the final block expected in January 2022.*
- *KS confirmed the Marketing Suite has been demolished and attenuation works are ongoing.*
- *KS confirmed perimeter herras fencing around public realm area will be removed following completion early in New Year.*
- *KS confirmed play area and S278 works have now been completed. LB Tower Hamlets inspection is due to take place this week and minor additional works (bollards) might be required.*
- *KS confirmed last site office area will be removed pre-Christmas and staff levels down to a minimum at around 15-20 site operatives.*
- *KS confirmed commercial units will be operated by The Trampery and Thomas Sinden whom will be invited to the HWFI CTMGs going forward.*
- *KS confirmed a lot of cycle theft incidents have occurred in their basement cycle parking since first occupation of residential units.*
- *KS thanked the group for providing the environmental walk-around and recommended the CPD should be provided for all going forward.*
- *TT commended Hill Group and KS for participation in the group since its inception.*

#### **Balfour Beatty – bridges**

- *No one on the call - WdC confirmed an update would be sought via email and circulated to the group.*
- *TT confirmed a contractor is still due to be appointed to complete works to support re-opening of the office.*

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

- *No-one on the call - WdC confirmed an update would be sought via email and circulated to the group.*
- *TT confirmed works are still on hold and no update has been provided to LLDC Development in relation to re-commencement of works.*

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

- *WM confirmed the environmental walk-around led by TfL was very valuable and lessons learned can be transferred over to any construction sites going forward.*

- *WM confirmed s278 Agreement works are due to be completed in the New Year.*
- *WM confirmed herras fencing will be removed around site in phases as handovers commence.*
- *WM confirmed first handover is expected to take place at the end of 2021.*
- *WM confirmed practical completion is still anticipated for the end of February 2022.*
- *WM confirmed Block E deliveries have been minimised to assist storage on site.*
- *WM confirmed the on-site tower crane is due to be dismantled on-site and removed in January 2022.*
- *WM confirmed site closure is expected on 23<sup>rd</sup> December 2021 until 3<sup>rd</sup> January 2022.*

#### **HG Construction – Stour Road**

- *SM confirmed above ground frame works have commenced and commercial block is up to level 3 and student block up to level 1.*
- *SM confirmed slab pour and pile works are now being completed and all foundation works should be completed Pre-Christmas.*
- *SM confirmed concrete / muckaway vehicle movements should reduce from mid-December from 40 movements down to 30 movements once foundation works have been finalised.*
- *SM confirmed façade works are expected to start shortly on the Stour Road façade.*
- *SM confirmed LB Tower Hamlets installed a crossover on Smeed Road to support parking of longer HGVs.*
- *SM confirmed frame works should be completed up to highest level in January 2022.*
- *SM confirmed other theft and crime incidents have taken place around their site in the last few months.*
- *SM confirmed following environmental walk-around, HG Construction have chased LB Tower Hamlets to make recommended changes on Beachy Road but still awaiting to hear back so this has not been actioned yet.*
- *SC confirmed further walk-around and meetings have taken place and LB Tower Hamlets would update the group once it has been agreed as to how local highway improvements will be programmed.*
- *TT confirmed LLDC would arrange a meeting to implement actions arising from the Road Safety Reviews.*

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

- *WdC confirmed final works are taking place and practical completion is expected in January 2022.*

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

- *No one the call due to works being on hold.*

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

- *BS thanked the HWFI CTMG and TfL for co-ordinating the environmental walk-around and highlighted its value and lessons learned*
- *BS confirmed works to improve access and circulation along pavement around trees adjacent to site need to be made and Blue Jay Homes are happy to make changes once LB Tower Hamlets have signed off.*
- *BS confirmed no COVID cases on-site.*
- *BS confirmed piling rig is now on-site and piling works have commenced.*
- *BS confirmed 4-6 muckaway lorry movements are expected per day.*
- *BS confirmed traffic marshal is in place managing movements and the site has been tarmacked to minimise mud and dirt outside site access and surroundings area.*

### **Murphy Group – Greenway**

- *DS confirmed tarmacking works are taking place over the central reservation area however a new UKPN cable was identified.*
- *DS confirmed road plates are due to be installed pre-Christmas.*
- *DS confirmed further survey works are now on hold but site investigation works will re-commence shortly.*
- *DS confirmed scaffolding is due to go up on Manor Road bridge over railway shortly.*

### **AOB**

- *TT thanked all participants for their input during 2021.*
- *TT reminded the group of all types of theft and crime incidents and for site managers to be very aware of when speaking to contractors and security teams.*

### **4. Next Meeting – Wed 12<sup>th</sup> January 2022 (10am)**