

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

**Meeting date:** 9<sup>th</sup> June 2021

**Time:** 10.00am

**Venue:** Virtual Meeting – MS Teams

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

**Attendees:**

Kevin Schofield– Hill Group  
 Chris Kennedy – Local Councillor  
 Jack Owen – LB Hackney  
 Stephen Pedro – Telford Homes  
 Jason Bedford – L&Q  
 James Young– The Collective (34-38 Wallis Road)  
 Michael Barratt – TfL  
 David Pryce – LBTH  
 Brian Foxton - LBH

**Attendees for LLDC:**

Tony Tolley, Head of Security & Park Safety Officer  
 John Walker, Head of Security  
 Sarita Bhatia, Press Officer  
 Catherine Smyth, Head of Development Management  
 Tanaka Aceng-Onono, (part of meeting), Planning Customer Service & Technical Assistant

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 has sent out a selection of dates on Doodle to LBTH/LBH and TfL to arrange a site	LLDC & Boroughs	Open

visit for next week/week after; to consider the local infrastructure/road safety measures		

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

#### **Telford Homes – Wallis Road**

- *SP advised they had taken down the scaffolding on Wallis Road so that the S278 works could start; LBH contractors are on site doing the works, which should be completed by next week, with the footpath on the southern side of the highway to open in its entirety thereafter.*
- *SP advised they will be dismantling a tower crane on July 23. No road closure is needed, as this will take place from within the LLDC compound. This operation may also extend into Saturday 24; and is weather permitting/dependent.*
- *SP advised that they will need to take down the scaffolding on the Main Yard elevation and reinstate the footpath there next.*
- *SP advised that the development is due to be completed by Telford Homes by early December.*
- *TT queried about when would the southern footpath on Wallis Road be open, so LLDC can communicate this with parents of Mossbourne. SP said that this was for LBH to advise, as they are doing the S278 works. JO advised that LBH would let LLDC know the date; agreed by Cllr Kennedy.*
- *SP advised that there are still some activities to take place at the footpath on the southern side of Wallis Road. For example LBH are to finish works to a lamp column. Also UKPN and Thames Water need to do works but there is no date for that yet; and dates will depend on when LBH can give the approval and for how long.*
- *TT asked if JO can find out what the timeframes will be and to explain the importance of the footpath being open as soon as possible (reputation and residents' safety/convenience). **ACTION: JO agreed to do this***
- *Cllr Kennedy advised that there was a seriously blocked gully opposite Sainsburys. SP advised that it's been dry for some time now, and is not aware of any other blocked gully.*
- *Cllr Kennedy enquired as to how many residents are living within the Telford development now? SP advised 16 apartments in Block A are occupied; and that a few more people will be moving in before the end of June.*

#### **Hill Group – Wyke Road**

- *KS advised that there has been little change since the last mtg. Hill is coming to a close on site.*
- *KS advised that PC has been achieved on Block O, 19<sup>th</sup> block, with blocks 20 and 21 on target to finish in Sept/Nov. A lot of move-ins of residents are scheduled to take place over the next 3 weeks: 25 occupations in Block O and a few in Block M are due (taking advantage of the stamp duty situation).*
- *KS advised that their site is getting smaller, the boundary has shrunk, there is a single gate/access at the corner of Smeed and Wyke. The site is now effectively down to two buildings and the courtyard.*
- *KS advised that the bridge breakthrough has been done; and materials around it are being considered.*
- *KS advised that the remaining S278 works for the corner of Smeed/Wyke due for September can't be done until all deliveries in and out of the site are complete.*
- *KS advised that TC5 has now gone; only an internal hoist remains on site, and that will be removed at the end of the month.*
- *KS advised that they are down to 100 people working on site per day; which will reduce to 80 towards the end of works on site.*
- *KS advised that there have been no recent covid cases.*
- *TT questioned about residents moving in to this and other sites. Who is co-ordinating the vehicle movements? KS controls this and staggers move-ins, with 2 to 3 per day, to avoid 'log-jams'. JB advised that there are 66 residents due to move in to L&Q's development by the end of June; 1 per morning and 2 per evening; but with lockdown easing this will be more difficult to manage. JB said that the last week of June and first week of July will be especially difficult to manage, but at least Dace Road is a 'dead-end' and L&Q have a person on-street to organise the move-in vehicles.*
- *MB raised that there was a cable hanging on site a few weeks ago about 4 ft from the ground. This matter was passed on to LBTH.*

#### **Balfour Beatty – bridges**

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

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

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

- *MB raised that he needed to raise a complaint about the footpath opposite not being accessible for buggies/wheelchair users, and that they need to walk into the road, ramps are needed. This is an on-going concern, was raised before covid, and needs attention.*
- **ACTION: TT to contact Laurent and cc in LBTH.**

### **Post-mtg update from LP**

#### **Block A**

- *RC Frame 100% complete*
- *Block A GF SFS works 100%*
- *Block A GF Masonry 25% complete*
- *Block A Level 1 SFS works ongoing 95%*
- *Block A Level 1 windows installation ongoing 95% complete*
- *Block A level 2 SFS work ongoing 75%*
- *Scaffold up to level 4 complete*

#### **Block B**

- *Block B Frame up to level 2 complete*
- *Block B Level 2-3 verts 70%*
- *Block B Substructure Masonry 25%*

#### **Block C**

- *Block C RC frame up to level 3 complete 100%*
- *Block C Level 3-4 verts 60%*
- *LP advised that Cadent Gas need to do site connection works. This is TW's last services connection for this site. Originally scheduled to take place from 5<sup>th</sup> July 2021 -15<sup>th</sup> July 2021, where a partial closure of Monier Rd will be undertaken. However, Cadent have just advised that because these works are taking place on public land they still have to confirm the dates with the Highway Authority for a permit to dig,so start date might be pushed back.*

#### **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**

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

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

- *No-one on the call*
- **ACTION: CS/WDC to (i) remind them to attend (ii) seek update by email.**
- *TT commented that when he passed the site last week that the gate was open and the site looked cluttered. Deliveries truning into the site didn't look safe.*
- *Cllr Kennedy commented that when he last went past the site it seemed to not be secured, and that anyone could walk into it; there was no control over the entry point.*
- **ACTION: TT to email the developer team re: site security and vehicle movements.**

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

- *JY confirmed that he is the new project manager.*
- *JY advised that the remediation has gone well, and that they are into their 3<sup>rd</sup> round of Chemox; with monitoring to follow.*
- *JY advised that a non-material amendment application is currently with PPDT concerning earlier removal of the boundary wall, required from a safety perspective.*
- *JY advised that they are talking with three contractors, with a main contractor to start on site at the back end of the year; aiming to complete the build end of 2023.*
- *CS commented that The Collective are actively engaging local residents through update meetings, including a meeting yesterday evening.*

### **L&Q – Bream Street**

- *JB advised that L&Q are in the 'final throes' of their development. They have one single gate remaining, on to Stour Road, which is 'manned'*
- *JB advised that the S278 work has been done; but that Bream St is still to be resurfaced. All of their hoarding is down, just some localised Heras fencing remains.*
- *JB advised that they are down to 70 operatives. Block D has been handed over and Block F; 100 out of 200 homes are occupied. Block C has been handed over; with occupation later on this month. Block A 'goes over' end of June and end of July for Block B. Final 'PC' by mid-August.*

### **AOB**

- *TT: Tower cranes – during warmer months, the risk of urban explorers increase, with a risk of site breaches etc. Please ensure that security is as it should be. Security/hoarding needs to be higher than 2.4m; needs too be 3.2m min.*
- *TT: concrete deliveries – please ensure the gate ‘men’ and companies are aware before they leave site that the hopper needs to be in the waste catchment box or a bucket; to ensure a clean and safe road system.*
- *Cllr K – any update on school traffic calming measures for Mossbourne? TT: blocks have been installed around the school, someone removed four of them however. Talking with school and others about what else we can do there; is work in progress.*
- *JB – There is a big pot hole in Stour Road outside the L&Q site and new HG site; council (LBTH) have put a barrier around and made the street one-way. When is it due to be repaired? **ACTION: JB to email Gary and David.***

**4. Next Meeting – Wed 7th July 10am**

DRAFT