

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: East Marsh - updated validation report
Date: 03 November 2014 09:49:39

Hi [REDACTED]

It is on our Conject system 18th September 2014.

It wont have come via email as it is over 55mb, should have been via ftp.

[REDACTED] – please can you arrange for it to be issued via FTP site to London Borough of Hackney [REDACTED] and [REDACTED]. [LC401-LCI-NPK-CM-REP-0059](#) P02 Issue 2

I have also chased this morning to confirm that BNL has issued via Planning Portal.

Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@Hackney.Gov.Uk]
Sent: 03 November 2014 09:32
To: [REDACTED]
Subject: FW: East Marsh - updated validation report

Hi [REDACTED]

I flagged up the East Marsh validation report to our officer a couple of weeks ago, but he had not received anything. Has it been submitted?

thanks

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: 21 October 2014 07:34
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: East Marsh - updated validation report

Don't recall seeing it although I've dealt with about 20+ cases over the past few weeks – if its been sent over could the engineer provided details of the correspondence – have checked my email and can't fine it.

Thanks

[REDACTED]

Kind regards

[REDACTED]

London Borough of Hackney
Safer Communities
Pollution Control Team
PO Box 70210
E8 9EJ
Tel: [REDACTED]

For further information on Land, Water and Air issues see:
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-----Original Message-----

From: [REDACTED]
Sent: 20 October 2014 09:37
To: [REDACTED]
Cc: [REDACTED]
Subject: East Marsh - updated validation report

Hi [REDACTED]

I am just checking whether you have received the updated PDZ15 Zonal Validation Report (i.e. East Marsh) from LLDC/its consultants following your comments, attached? I saw the project manager on Friday and he said it had been, or was in the process of being, issued.

thanks

[REDACTED]

[REDACTED]

[REDACTED]

London Borough of Hackney

T: [REDACTED]

hackney.gov.uk : hackneyhouse.org : destinationhackney.co.uk : investinhackney.org

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www.queenelizabetholympicpark.co.uk

From: [REDACTED]
To: [REDACTED]
Subject: RE: East Marsh Asset Transfer Certificate (LLDC to LBoH)
Date: 19 September 2014 08:19:48

Thanks [REDACTED]
I'll look through the documents to check we've got everything on the existing data transfer. Keep me posted on the discussions with the EHO/planners re: the remediation condition.
Thanks
[REDACTED]

-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 18 September 2014 17:17
To: [REDACTED]
Cc: [REDACTED]
Subject: East Marsh Asset Transfer Certificate (LLDC to LBoH)

[REDACTED]
Please find attached Asset Transfer Certificate for East Marsh completed today at 2pm.

Regards

[REDACTED]
[REDACTED]
Queen Elizabeth Olympic Park
London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ
Mob: [REDACTED]

Email: [REDACTED]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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-----Original Message-----

From: [REDACTED]
Sent: 18 September 2014 17:11
To: [REDACTED]
Subject: Scan from a Xerox Color

Please open the attached document. It was scanned and sent to you using a Xerox Color.

Sent by: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk] Number of Images: 2 Attachment File Type: PDF

Device Name: Color 550
Device Location:

For more information on Xerox products and solutions, please visit <http://www.xerox.com/>

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Originator: [REDACTED]		Date: 18-09-14	Time: 14.00
From: Name	[REDACTED]	Project :	Queen Elizabeth Olympic Park
Role	[REDACTED]	Contract no:	INF1.7027
Company	LLDC	Contract Title:	All Park Transformation Project – NC20: TZ15 - East Marsh Football Pitches and Changing Facilities.
To: Name	[REDACTED]	Document Number: LC001-OPS-NPK-Z-ATC-0018	
Role	[REDACTED]		
Company	LBo Hackney		

LLDC confirm the transfer of the asset as described in the Asset Extents documents, and provides the records described in the Completion Documentation Schedule.

The undersigned recipient confirms receipt of the asset and records.

The undersigned recipient confirms acceptance of responsibility for the asset including, but not limited to:

- EFM and Operations
- Health and Safety
- Security
- Fire
- Insurance
- Rates
- Cleaning and maintenance
- Any statutory requirements

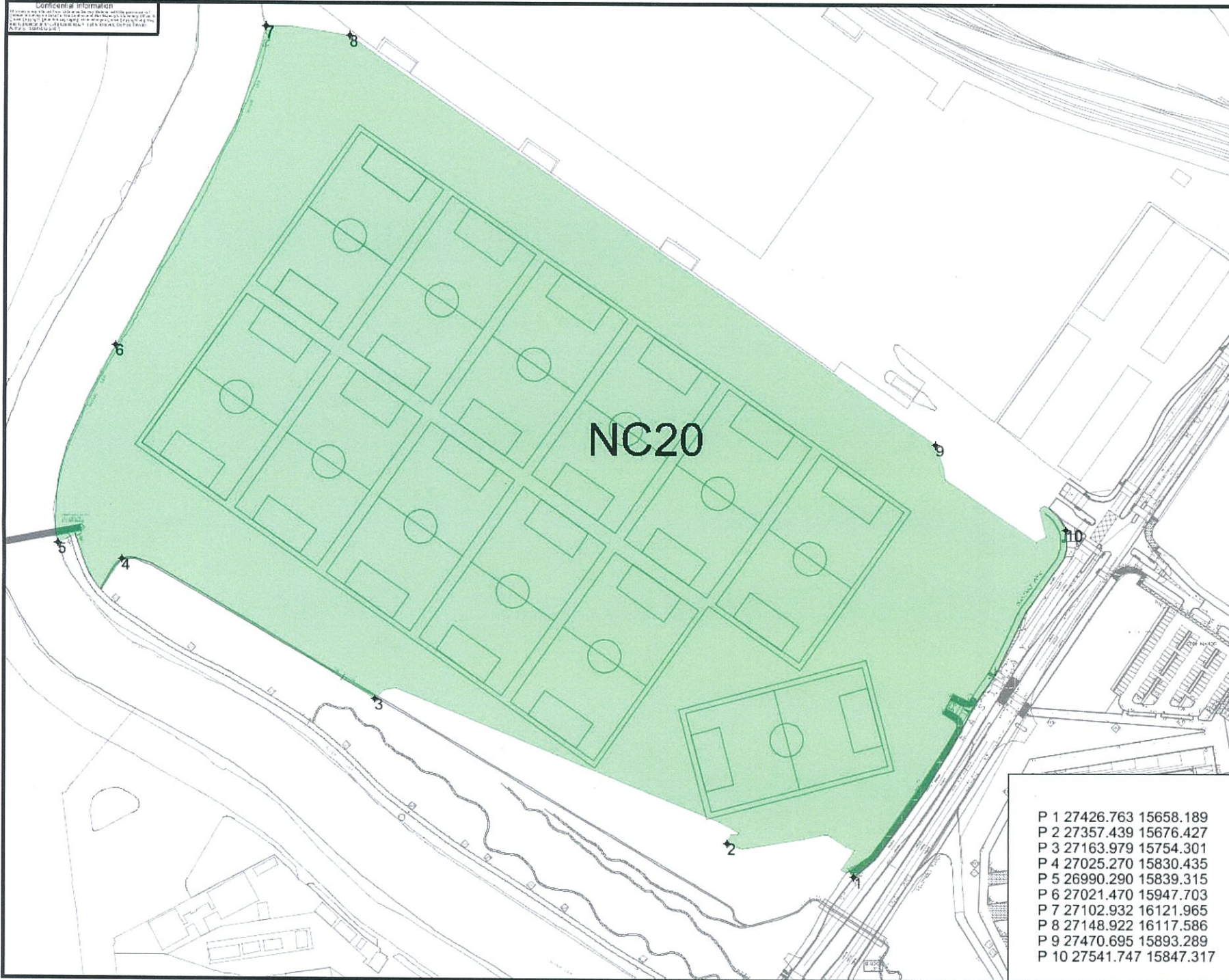
LLDC COMMENTS:

RECIPIENT COMMENTS:

Documents Number:	Title:
LC002-OPS-NPK-Z-DSP-0018	Asset Extents drawing/document
LC401-LPR-NPK-W-SCH-0036	Completion Documentation Schedule

Signed	[REDACTED]	Date:	18/9/14
LLDC	[REDACTED]	Date	18/9/14
Received by	[REDACTED]	Date	18/9/14
(LLDC/Other)	[REDACTED]	Date	
Received by		Date	
(EFM Provider/Receiving Operator)			

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NC20

P 1	27426.763	15658.189
P 2	27357.439	15676.427
P 3	27163.979	15754.301
P 4	27025.270	15830.435
P 5	26990.290	15839.315
P 6	27021.470	15947.703
P 7	27102.932	16121.965
P 8	27148.922	16117.586
P 9	27470.695	15893.289
P 10	27541.747	15847.317

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Do not scale this drawing.
 Notes

Rev	Description	Issue No	Date
1	Issue for Construction	1	11/02/11
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Drawn by:			
Checked by:			
Approved by:			
Prepared by:	Prepared by BAM NUTTALL On behalf of the LLDC		
Project Title:	Olympic Park Legacy Transformation		
Drawing Title:	COMPLETION AREA NC20		
Issue:	Checked	MAP	Approved
Date (dd/mm/yyyy):	Date	Date	Date
11/02/11	FEBRUARY '11		SKETCH
Project of Issue:	Information Only	P01	01
Issue No:	LC002-OPS-NPK-Z-DSP-0018		
Contract No.	Project	Area	Doc. Category



Document Title NC20 Completion Deliverables Schedule

Document No. LC401-LPR-NPK-W-SCH-0036


Project Name Queen Elizabeth Olympic Park Legacy Transformation

Contract Title North & South Park Transformation

Contract Number BAP 1150/1160

Revision History

Author/Compiled	Rev	Issue Date	Purpose of Issue	Issue To	Amendment
	Z01	08-Jul-13	As-Built Record	LLDC/Mace	NA
	Z02	26-Nov-13	As-Built Record	LLDC/Mace	Updated
	Z03	14-Jan-14	As-Built Record	LLDC/Mace	Updated
	Z04	17-Feb-14	As-Built Record	LLDC/Mace	Updated
	Z05	14-Mar-14	As-Built Record	LLDC/Mace	Updated

BAM Nuttall Ltd - QEOP Legacy Transformation - COMPLETION DELIVERABLES SCHEDULE						
Handover Matrix			LC401-LPR-NPK-W-SCH-0036	REV	Z05	14.3.14
NC20			Handover Date: 18.3.14		 	
TZ15 - East Marsh Football Pitches and Changing Facilities						
LLDC						
WAC01	TRAINING					
Reference No			Title/Description	Date Rev Issued	Originator	Location
01 01	N/A	N/A	N/A	N/A	N/A	N/A
WAC02	KEYS					
Reference No			Title/Description	Date Rev Issued	Originator	Location
02 01	N/A	N/A	N/A	N/A	N/A	N/A
WAC03	MAINTENANCE					
Reference No			Title/Description	Date Rev Issued	Originator	Location
301	LC401-LPR-APK-L-SCH-0001	C03	FM Records	15/05/2013	BAM Nuttall Ltd	CONJECT
WAC04	TESTING AND COMMISSIONING					
Reference No			Title/Description	Date Rev Issued	Originator	Location
401	LC401-LPR-NPK-W-REG-0043	Z04	ITP Register for NC20	28/11/2013	BAM Nuttall Ltd	CONJECT
					BAM Nuttall Ltd	CONJECT
WAC05	QUALITY					
Reference No			Title/Description	Date Rev Issued	Originator	Location
17 01	LC401-LTR-APK-W-SCH-0015		included in contract completion documentation	N/A	N/A	N/A
WAC06	RECORD DRAWINGS					
Reference No			Title/Description	Date Rev Issued	Originator	Location
06 01	LC401-LPR-NPK-W-DRE-0010	Z05	Record Drawings Schedule for NC20	14/03/2014	BAM Nuttall Ltd	CONJECT

WAC07 HEALTH & SAFETY FILES						
Reference No			Title/Description	Date Rev Issued	Originator	Location
701	LC401-LPR-NPK-HS-HSF-0021	Z01	Residual Hazards NC20	25/06/2013	BAM Nuttall Ltd	CONJECT
WAC08 ASSET SCHEDULE						
Reference No			Title/Description	Date Rev Issued	Originator	Location
08 01	LC401-LPR-NPK-W-AMP-0016	Z01	Asset Schedule for NC20	11/07/2013	BAM Nuttall	Conject
WAC09 O&M MANUALS						
Reference No			Title/Description	Date Rev Issued	Originator	Location
09 01	LC401-LPR-LSF-W-OAM-0004	Z08	O&M Manual - Hackney - Soft Landscaping Zone 5	17.05.2013	BAM Nuttall	Conject / Pending C1 Review
09 02	LC401-LPR-LHD-W-OAM-0002	Z08	O&M Manual - Hackney - Hard Landscaping Zone 5 (North Park)	17.05.2013	BAM Nuttall	Conject / Pending C1 Review
WAC10 BUILDING ENERGY LOG BOOK						
Reference No			Title/Description	Date Rev Issued	Originator	Location
10 01	N/A		N/A	N/A	N/A	N/A
WAC11 TOWN PLANNING						
Reference No			Title/Description	Date Rev Issued	Originator	Location
11 01	LC401-LTR-APK-W-SCH-0012	Z01	GEOP Planning Consents Schedule	24/07/2013	BAM Nuttall Ltd	CONJECT
WAC12 COMPLETION OF THE WORKS						
Reference No			Title/Description	Date Rev Issued	Originator	Location
12 01	LC002-OPS-NPK-Z-C20-0010		C20 (sectional completion certificate)		MACE	CONJECT
12 02	LC002-OPS-NPK-Z-C22-0010		C22 (Take Over Certificate)		MACE	CONJECT
12 03	LC001-OPS-NPK-Z-ATC-0018		Asset Transfer		MACE	CONJECT
1204	LC002-OPS-NPK-Z-DSP-0018		Handover Shape		MACE	CONJECT
1205	LC401-LPR-NPK-W-SCH-0036	Z05	Deliverables Schedule	14.3.14	BAM Nuttall Ltd	CONJECT
WAC13 JLAB						
Reference No			Title/Description	Date Rev Issued	Originator	Location
13 01	N/A		NOT APPLICABLE	N/A	N/A	N/A

WAC14		SPORTING BODY ACCREDITATION				
Reference No		Title/Description		Date Rev Issued	Originator	Location
14 01	N/A	NOT APPLICABLE		N/A	N/A	N/A
WAC15		EQUALITY & INCLUSION				
Reference No		Title/Description		Date Rev Issued	Originator	Location
15 01	TBA	TO BE COVERED IN WHOLE PARK CLOSEOUT				
WAC16		ENVIRONMENT & SUSTAINABILITY				
Reference No		Title/Description		Date Rev Issued	Originator	Location
16 01	TBA	TO BE COVERED IN WHOLE PARK CLOSEOUT				
WAC17		INCLUSIVE DESIGN				
Reference No		Title/Description		Date Rev Issued	Originator	Location
17 01	LC401-LTR-APK-W-SCH-0015	included in contract completion documentation		N/A	N/A	N/A
WAC18		SECURITY - VOID				
Reference No		Title/Description		Date Rev Issued	Originator	Location
18 01	N/A	NOT APPLICABLE		N/A	N/A	N/A
WAC19		SECURITY RESILIENCE				
Reference No		Title/Description		Date Rev Issued	Originator	Location
19 01	N/A	NOT APPLICABLE		N/A	N/A	N/A
WAC20		SECURITY - SECURE BY DESIGN				
Reference No		Title/Description		Date Rev Issued	Originator	Location
2001	LC401-LTR-APK-W-SCH-0015	included in contract completion documentation		N/A	N/A	N/A

WAC21		RESIDUAL SCOPE				
Reference No		Title/Description	Date Rev Issued	Originator	Location	
21 01	N/A	NOT APPLICABLE	N/A	N/A	N/A	

From: [REDACTED]
To: [REDACTED]@londonlegacy.co.uk"
Subject: East Marsh handover
Date: 15 September 2014 11:42:23

Hi [REDACTED]

Can you update on a few things ahead of Thursday's planned handover?

- Dealing with the knotweed
- Latest on the response to [REDACTED] points on the remediation planning condition
- Whether we will receive the full suite of documentation on civitas ftp?

thanks

[REDACTED]

[REDACTED]

[REDACTED]

London Borough of Hackney

T: [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: East Marsh PQS
Date: 04 September 2014 14:46:14
Attachments: [image001.png](#)

[REDACTED]

We have discussed and agreed the following:

- LBH will release the deposit deed amount in full, subject to the agreed deductions/retention below, on signature of the Deed of Variation to the Deposit Deed and Handback
- LBH will hold a retention of £200k from the deposit deed, to be released by LBH to LLDC once LLDC has discharged the remediation planning condition
- The PQS testing costs incurred by [REDACTED] will be accepted as an expense under the PQS fees and expenses agreement [amount TBC – see action below]
- LLDC will accept a deduction from the deposit deed return amount of the reasonable costs of LBH installing the goal post sockets only [amount TBC – see action below]
- LLDC will accept a deduction from the deposit deed return amount in exchange for LBH taking on the cost and delivery risk for addressing the residual issues identified in the PQS report as follows:
 - - £1,000 overseeding
 - - £3,500 to cover the cost of fertiliser to help address the identified bare areas, as well as maintain the current standard across the site
 - - £2,000 to address the defects with the "crop circle"
 - - £14,000 for drainage works. The previous Autumn testing raised concerns with the drainage. Noel's most recent report notes this and raises caution about the latest PQS test results due to the verti-drain holes and dryness of the soil.
 - Total: £20,500

Actions:

[REDACTED] – please finalise and circulate the Deed of Variation to the Deposit Deed to reflect the above agreement

[REDACTED] – please investigate and treat a reported outbreak of knotweed in the north west corner of East Marsh

[REDACTED] – please advise the amount for the socket supply and installation, and the testing expense.

Handback to occur once Deed of Variation to the Deposit Deed has been signed.

[REDACTED]
[REDACTED]
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road

London
E20 1EJ

DDI: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@londonlegacy.co.uk
Website: www.QueenElizabethOlympicPark.co.uk



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www.QueenElizabethOlympicPark.co.uk

From: [REDACTED] [mailto:[REDACTED]@Hackney.Gov.Uk]
Sent: 11 August 2014 17:24
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: East Marsh PQS

[REDACTED]
Addressing your response:

Additional works

[REDACTED] is clear in his report that the site has passed the PQS, except for:

- Section 2.1.2 Ground Cover, where he states that it was 'clear that this criteria was not being met at the time of our visit over the whole site'. This relates to coverage on pitches 1 & 2 and 9 & 10 i.e. 1/3 of the area tested.
- Section 2.1.4 % Bare Area, where he states 'It was clear that this criteria was not being achieved consistently over the whole of the pitches at the time of our visit. Mean values for the pitches with obvious issues on this front showed a value...above threshold on pitch area 9 & 10 which may determine some remedial works and their costs require discussion'. The values for these pitches ranged up to 22% bare areas, with a mean of 8.35%. The requirement is <2%. This relates to 1/6 of the area tested.

[REDACTED] comments in Section 3.0 highlight his surprise that your contractors had not addressed this issue in the Spring. This comes as less of a surprise to us following the quite bizarre site visit we all attended where it was evident that the site had significant bare patches, but Frosts were insistent that coverage was >90%. We all (except Frosts) agreed on that occasion that the bare patches were significant. There has been some improvement in the intervening period, but it is clear that the pitches described in [REDACTED] report have still not been brought up to standard.

[REDACTED] additionally points out that the turf was in a 'slightly sub-optimal condition' in appearance, with further fertiliser application required. Nitrogen deficiency is noted in relation to pitches 9&10 (photograph 5). He also notes that there was 'different sward quality' (both Section 3.0). [REDACTED] recommends overseeding and the application of further turf care to help address this and avoid weed infestation which could affect results under 2.1.5.

On this basis the pitches have not all passed the PQS, as you state, and there is either a requirement for LLDC to complete these works or to fund them. My previous email set out a reasonable approach, which would ensure the Council had sufficient funds to carry out the

works required (equivalent to 1% of the deposit), but would enable LLDC to complete the handover this month, removing your ongoing maintenance liability which remains in force. You will note that [REDACTED] recommends the overseeding is carried out this month and will be LLDC's responsibility if handover is not achieved.

Our offer is still there, with the alternative remaining that LLDC is responsible until the pitches are tested and the results demonstrate 100% compliance across all of the PQS tests.

Goal posts, sockets and corner flags

I attach the meeting note prepared by LLDC relating to this.

[REDACTED] fees

I attach emails relating to LLDC covering [REDACTED] additional fees above the 25 visits. You will note LLDC was going to commission another contractor, at its own expense, to carry out the tests if [REDACTED] was unavailable.

Sign-off of the validation report and discharge of the planning condition

It is important to separate LBH as planning authority, from LBH as client, as you would LLDC promoter and PPDT. [REDACTED] and I have assisted with discharging the other three planning conditions outstanding in the Spring and will continue to do so with this outstanding one once the material is submitted.

I note from the email trail attached that Capita stated in September 2013 that the validation report would be 'available soon', that the majority of the testing had been undertaken and a draft report would be issued to our pollution control officer in advance of a meeting. It does not appear that this was followed-up at either end; however, the emphasis would be on Capita as the applicant's agent. The next time this was addressed was March when I raised it with both [REDACTED] and the LBH planning authority.

Responsibility for discharging this condition remains with LLDC as applicant and, as contractor on behalf of the GLA, under the terms of the lease, section 10. We have no role or responsibility for discharging this condition, but remain keen to assist you with doing this quickly, as set out in my previous email.

As described below, we also have no obligation to return the deposit at handover and will retain this until all of the associated planning conditions are discharged and any other outstanding matter relating to the completion of this project is resolved.

Handback date and release of the £2m Deposit

The deposit deed is clear that the repayment date for the deposit is 'the date on which the Term of the Lease has expired and the ODA [LLDC] has complied with its covenants'. It is not directly linked to the point of handover and the lease has an ultimate expiry date of 31st August 2023. The deed further adds that 'Where the ODA [LLDC] fails to carry out all or part of the Reinstatement Works then Hackney may carry out such works and deduct the cost of completing the Reinstatement Works from the Deposit prior to making any payment'

LBH is under no obligation to return the deposit until it is satisfied that the reinstatement is complete. LLDC has acknowledged that the Reinstatement Works are not complete, including in regard to the "crop circle" and the requirement for overseeding, but is asking LBH to accept handover. In this and my previous email we have highlighted the areas that have not passed the PQS tests. It remains our assessment that the works stated are required and the Council is permitted to deduct funds from the deposit to cover these costs. We have set out what we believe is a reasonable approach to address this, facilitating handover ahead of when the Council is obliged to, but ensuring the Council is covered until the planning conditions are discharged and has sufficient funds to carry out the remaining works.

Attached are emails relating to the deed of variation following telephone conversations with [REDACTED].

[REDACTED]
I attach [REDACTED] letter responding to [REDACTED] [REDACTED].

[REDACTED]
[REDACTED], as well as ongoing maintenance and security of East Marsh until all the conditions are discharged, the pitches are tested and the results demonstrate 100% compliance across all of the PQS tests.

Regards

[REDACTED]

[REDACTED]
[REDACTED]

London Borough of Hackney

T: [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Document PDZ15 Zonal Validation Report LC401-LCI-NPK-CM-REP-0059 for your information
Date: 03 September 2014 08:57:18
Attachments: [Plan.pdf](#)

Dear [REDACTED]

We have reviewed the Capita Symonds Final Consolidated Validation Report for PDZ15 (NC20 and NC25) East Marsh Playing Fields dated August 2014 (Version P01).

Due to resources we haven't been able to thoroughly review all of the appendices and in particular documentation that has been submitted previously.

We have the following comments regarding the report and would ask that you provide an updated report to address each item. We would request that you provide individual comment in relation to each point and highlight where changes have been made to the existing report (i.e. reference to amended sections will be fine).

1. The EA have commented on the previous phases of reporting through the ODA. We would request that comment is sort from the EA regarding this validation phase for the purpose of consistency.
2. Within Section 3.22 please provide a brief description of how the borehole decommissioning was carried out successfully.
3. Please confirm that the bridge deconstruction works were carried out successfully without cross contamination occurring. How was this achieved?
4. In relation to Section 5.25 please confirm whether the aggregate break layer was intact across the whole site after the removal of the hard surface and initial layers of aggregate making up the break layer.
5. Within Section 5.28 you state that "Decommissioning works have been put on hold and is no longer part of BAM Nuttalls scope of works." Could you provide more explanation as to what decommissioning works are on hold, any works outstanding, the significance of this situation and when the works should reasonably be complete and by who?
6. Please summarise the information provided within 6.13 in a tabular format alongside other similar data for CZ15 (i.e. ideally these and other stats for the warm up track and imported soil would be displayed together with totals for import and validation rates, etc.).
7. In relation to Section 6 and Table 6.2, only the data from the most recent validation exercise is provided. We would request that a similar table is provided for previous validation information, obtained before materials were imported on to site (i.e. this mainly refers to warm up track soils).
8. In relation to Section 6 we note that, other than the mean, no stats (such as an Upper Confidence Limit) have been calculated to demonstrate that the population of data does not exceed SSAC's. Such statistics should be calculated for each soil type/source for the whole population of data (i.e. before materials imported on to site, testing of stockpiles and post placement).
9. DEFRA's Category 4 Screening Criteria have recently been published. Please consider how SSAC's compare to Cat4 levels and comment on the suitability of SSAC levels used within the report. Where a Cat 4 level is less than an SSAC please comment on whether these levels are exceeded (i.e. both by individual results and population stats).
10. Within Section 6, while confirmation is provided regarding the depth of each layer of material, we would request that this is illustrated in the report in relation to the surveyed data. I have attached a plan with 25 positions and would ask that survey data in each area is used to illustrate the depth of each component of the cover system.
11. Regarding Table 7.1 please clarify the following. For point:
 - a. 5 could you refer here to any retained monitoring positions or remove this statement.
 - b. 6, could this be clarified to refer to soils below the visual barrier as surely soils used to form the playing field as suitable to be dug in to?
 - c. 7 you have stated that future land owners and developers should undertake their own risk assessments for UXO, pathogens, asbestos, radiation and ground gas/vapours when undertaking excavations and/or construction activities. Could you be clearer which parts of the site this refers to as it seems unreasonable to apply such a statement to soils above the marker layer. This statement also doesn't take into consideration the work undertaken at the site to investigate and assurances provided in relation to these issues.

- d. 8 could you make reference to advice needing to be sort from the contaminated land officer at Hackney.
12. Within Section 7.3 you need to make reference to all conditions set out within Table 2.1 within the conclusions. It would also be useful if you could refer to previously discharged conditions.
13. We would request that in the conclusions you provide a clear statement regarding the suitability for use of the development for the proposed use. We understand that this will be subject to the limitations in Table 7.1.

Once the above points have been fully incorporated in to the report, we should be in a position to discharge the final aspects of the development.

Kind regards

[REDACTED]

London Borough of Hackney

Safer Communities

Pollution Control Team
PO Box 70210

E8 9EJ

Tel: [REDACTED]

For further information on Land, Water and Air issues see: <http://www.hackney.gov.uk/pollution-2.htm>

Sign up to be warned of Medium and High Air Pollution Events in London:
<http://www.hackney.gov.uk/airtext>

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2. Relating to Planning and Olympics Issues: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site.

-----Original Message-----

From: [REDACTED]
Sent: 26 August 2014 20:33
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Document PDZ15 Zonal Validation Report LC401-LCI-NPK-CM-REP-0059 for your information

Thank you, [REDACTED]

[REDACTED] this relates to the last outstanding planning condition on the reversion of East Marsh to playing fields. It would be useful if you could expedite having a look at this and provide any feedback to LLDC (if required), so that we can discharge this condition.

Many thanks,

[REDACTED]

[REDACTED]
LB Hackney
[REDACTED]

www.hackney.gov.uk : hackneyhouse.org : investinhackney.org : destinationhackney.co.uk

From: [REDACTED] [REDACTED]@londonlegacy.co.uk]

Sent: 26 August 2014 16:37

To: [REDACTED]

Cc: [REDACTED]

Subject: Document PDZ15 Zonal Validation Report LC401-LCI-NPK-CM-REP-0059 for your information

PDZ15 Zonal Validation Report LC401-LCI-NPK-CM-REP-0059

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Password [REDACTED]
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London
E20 1EJ

DDI: [REDACTED]

Website: www.QueenElizabethOlympicPark.co.uk <<http://www.QueenElizabethOlympicPark.co.uk>>

[cid:image001.gif@01CFC14A.3C6D9930]

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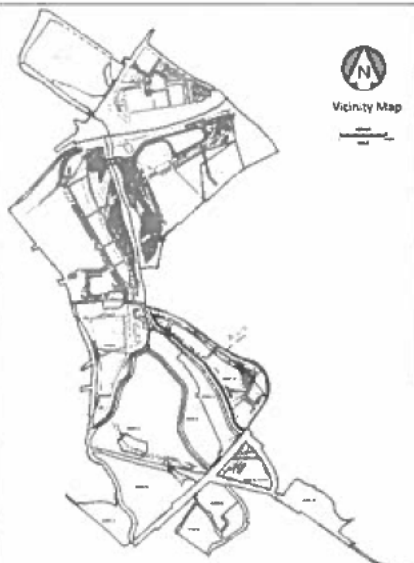
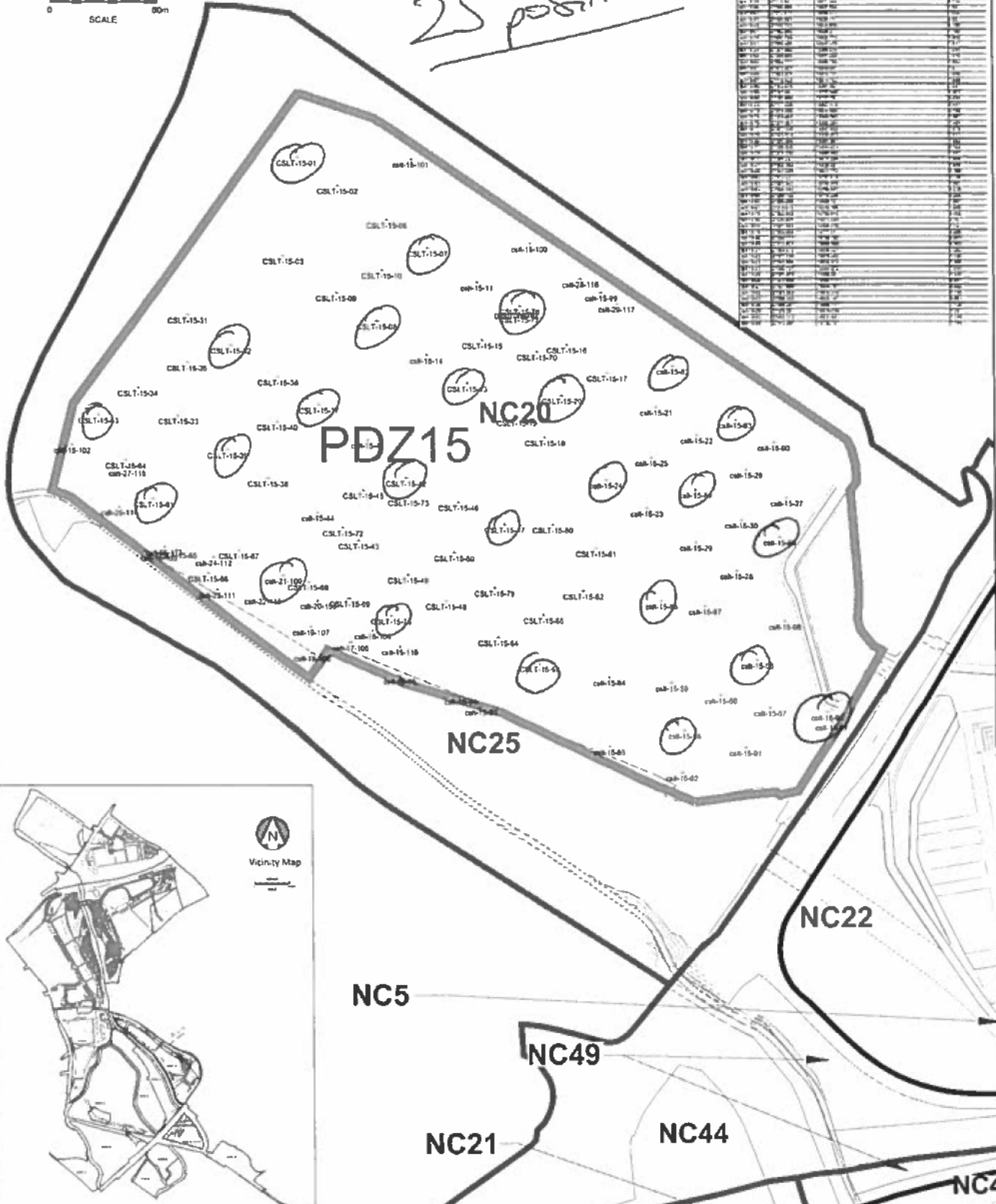
Security Classification Protect
 Restricted to authorized personnel only. It is the responsibility of the recipient to ensure that this information is not disseminated to unauthorized personnel. If you are not an authorized recipient, you should not disseminate this information.



METRES
 SCALE
 0 50m

25 position

Sample ID	Location	Depth (m)	Sample Type	Analysis	Results	Remarks
CSLT-15-01
CSLT-15-02
CSLT-15-03
CSLT-15-04
CSLT-15-05
CSLT-15-06
CSLT-15-07
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CSLT-15-100



Legend:
 PDZ Boundary
 Completion Zone Boundary
 Site Boundary
 HMSL Samples

Sample ID: CSLT-15-01
 Location: ...
 Depth (m): ...
 Sample Type: ...
 Analysis: ...
 Results: ...
 Remarks: ...

Prepared by: **bam nuttall**
 On behalf of the LLDC
 PDZ15 Figure 9
 HMSL (AML) Material Placement

Client	Contract	Approval
FC	ADM	D9
Date	Scale	Sheet
04/10/13	Scale Bar (1:1000)	A3
FOR INFORMATION		
Sheet No.	Sheet	Page
		P01

From: [REDACTED]
To: [REDACTED]
Subject: Re: Document PDZ15 Zonal Validation Report LC401-LCI-NPK-CM-REP-0059 for your information
Date: 26 August 2014 21:06:41

Thanks [REDACTED]

If you can follow up with [REDACTED] and advise of timescale for review that will be much appreciated.

----- Original Message -----

From: [REDACTED] [mailto:[REDACTED]@Hackney.Gov.Uk]
Sent: Tuesday, August 26, 2014 08:32 PM
To: [REDACTED] [REDACTED]@Hackney.gov.uk>
Cc: [REDACTED]
Subject: RE: Document PDZ15 Zonal Validation Report LC401-LCI-NPK-CM-REP-0059 for your information

Thank you, [REDACTED]

[REDACTED] this relates to the last outstanding planning condition on the reversion of East Marsh to playing fields. It would be useful if you could expedite having a look at this and provide any feedback to LLDC (if required), so that we can discharge this condition.

Many thanks,

[REDACTED]

[REDACTED]

LB Hackney

[REDACTED]

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From: [REDACTED] [REDACTED]@londonlegacy.co.uk]
Sent: 26 August 2014 16:37
To: [REDACTED]
Cc: [REDACTED]
Subject: Document PDZ15 Zonal Validation Report LC401-LCI-NPK-CM-REP-0059 for your information

PDZ15 Zonal Validation Report LC401-LCI-NPK-CM-REP-0059

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Website: www.QueenElizabethOlympicPark.co.uk <<http://www.QueenElizabethOlympicPark.co.uk>>

[cid:image001.gif@01CFC14A.3C6D9930]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: East Marsh PQS
Date: 11 August 2014 17:24:22
Attachments: [RE Accepted Partial Handover of East Marsh to LBoH \(30.3 KB\).msg](#)
[FW East Marsh Playing Fields \(PDZ15\) \(43.1 KB\).msg](#)
[FW Mtb HoT \(3.98 KB\).msg](#)
[East Marsh \(104 KB\).msg](#)
[REDACTED]

[REDACTED]
Addressing your response:

Additional works

[REDACTED] is clear in his report that the site has passed the PQS, except for:

- Section 2.1.2 Ground Cover, where he states that it was 'clear that this criteria was not being met at the time of our visit over the whole site'. This relates to coverage on pitches 1 & 2 and 9 & 10 i.e. 1/3 of the area tested.

- Section 2.1.4 % Bare Area, where he states 'It was clear that this criteria was not being achieved consistently over the whole of the pitches at the time of our visit. Mean values for the pitches with obvious issues on this front showed a value...above threshold on pitch area 9 & 10 which may determine some remedial works and their costs require discussion'. The values for these pitches ranged up to 22% bare areas, with a mean of 8.35%. The requirement is <2%. This relates to 1/6 of the area tested.

[REDACTED] comments in Section 3.0 highlight his surprise that your contractors had not addressed this issue in the Spring. This comes as less of a surprise to us following the quite bizarre site visit we all attended where it was evident that the site had significant bare patches, but Frosts were insistent that coverage was >90%. We all (except Frosts) agreed on that occasion that the bare patches were significant. There has been some improvement in the intervening period, but it is clear that the pitches described in [REDACTED] report have still not been brought up to standard.

[REDACTED] additionally points out that the turf was in a 'slightly sub-optimal condition' in appearance, with further fertiliser application required. Nitrogen deficiency is noted in relation to pitches 9&10 (photograph 5). He also notes that there was 'different sward quality' (both Section 3.0). [REDACTED] recommends overseeding and the application of further turf care to help address this and avoid weed infestation which could affect results under 2.1.5.

On this basis the pitches have not all passed the PQS, as you state, and there is either a requirement for LLDC to complete these works or to fund them. My previous email set out a reasonable approach, which would ensure the Council had sufficient funds to carry out the works required (equivalent to 1% of the deposit), but would enable LLDC to complete the handover this month, removing your ongoing maintenance liability which remains in force. You will note that [REDACTED] recommends the overseeding is carried out this month and will be LLDC's responsibility if handover is not achieved.

Our offer is still there, with the alternative remaining that LLDC is responsible until the pitches are tested and the results demonstrate 100% compliance across all of the PQS tests.

Goal posts, sockets and corner flags

I attach the meeting note prepared by LLDC relating to this.

█ fees

I attach emails relating to LLDC covering █ additional fees above the 25 visits. You will note LLDC was going to commission another contractor, at its own expense, to carry out the tests if █ was unavailable.

Sign-off of the validation report and discharge of the planning condition

It is important to separate LBH as planning authority, from LBH as client, as you would LLDC promoter and PPDT. █ and I have assisted with discharging the other three planning conditions outstanding in the Spring and will continue to do so with this outstanding one once the material is submitted.

I note from the email trail attached that Capita stated in September 2013 that the validation report would be 'available soon', that the majority of the testing had been undertaken and a draft report would be issued to our pollution control officer in advance of a meeting. It does not appear that this was followed-up at either end; however, the emphasis would be on Capita as the applicant's agent. The next time this was addressed was March when I raised it with both █ and the LBH planning authority.

Responsibility for discharging this condition remains with LLDC as applicant and, as contractor on behalf of the GLA, under the terms of the lease, section 10. We have no role or responsibility for discharging this condition, but remain keen to assist you with doing this quickly, as set out in my previous email.

As described below, we also have no obligation to return the deposit at handover and will retain this until all of the associated planning conditions are discharged and any other outstanding matter relating to the completion of this project is resolved.

Handback date and release of the £2m Deposit

The deposit deed is clear that the repayment date for the deposit is 'the date on which the Term of the Lease has expired and the ODA [LLDC] has complied with its covenants'. It is not directly linked to the point of handover and the lease has an ultimate expiry date of 31st August 2023. The deed further adds that 'Where the ODA [LLDC] fails to carry out all or part of the Reinstatement Works then Hackney may carry out such works and deduct the cost of completing the Reinstatement Works from the Deposit prior to making any payment'

LBH is under no obligation to return the deposit until it is satisfied that the reinstatement is complete. LLDC has acknowledged that the Reinstatement Works are not complete, including in regard to the "crop circle" and the requirement for overseeding, but is asking LBH to accept handover. In this and my previous email we have highlighted the areas that have not passed the PQS tests. It remains our assessment that the works stated are required and the Council is permitted to deduct funds from the deposit to cover these costs. We have set out what we believe is a reasonable approach to address this, facilitating handover ahead of when the Council is obliged to, but ensuring the Council is covered until the planning conditions are discharged and has sufficient funds to carry out the remaining works.

Attached are emails relating to the deed of variation following telephone conversations with

[REDACTED]

[REDACTED]

I attach [REDACTED] letter responding to [REDACTED] [REDACTED].

[REDACTED]

[REDACTED] as well as ongoing maintenance and security of East Marsh until all the conditions are discharged, the pitches are tested and the results demonstrate 100% compliance across all of the PQS tests.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

London Borough of Hackney

T: [REDACTED]

hackney.gov.uk : hackneyhouse.org : destinationhackney.co.uk : investinhackney.org

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Accepted: Partial Handover of East Marsh to LBoH
Date: 18 June 2014 17:45:41
Attachments: [image001.gif](#)
[EAS.dat](#)

[REDACTED]

Thank you for the additional information and comments. Just in way of clarification:

Point 2 - We raised the bridge ownership issue with the GLA / LLDC many months ago in a meeting in Hackney. We were clear then that it would not be transferred to us and it was agreed that GLA / LLDC would go away and investigate this. Just to be clear the bridge will be excluded from transfer on Friday

Point 4 - If you are happy for us to deduct any additional costs of [REDACTED] above the cap on fees from the £2m then I am happy to go ahead and appoint him.

See you Friday.

Regards

[REDACTED]

-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 18 June 2014 17:11
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Accepted: Partial Handover of East Marsh to LBoH

[REDACTED]

Thank you for your email.

In reply to your points below:

- 1 – [REDACTED] is collating documents onto USB stick with the aim to provide to you tomorrow (Thursday)
- 2 – See drawing attached included on meeting invite, [REDACTED]. If not LBH then this will be excluded from handover.
- 3 – noted, thanks for your assistance in moving this forward.
- 4 – Based on the assumption that [REDACTED] would not be available LLDC was going to appoint TGMS however subsequently [REDACTED] does have availability 24th /25th June as confirmed in [REDACTED] email 13th June and requesting LBH instructs [REDACTED]. We feel LBH is best placed to instruct as they have historically done so and [REDACTED] is their consultant providing independent assurance. If his appointment exceeds the cap please consider deducting from the £2m deposit.

We would like to see the PQS tests progressed as I am sure you would.

Look forward to seeing you on Friday,

Kind regards,

[REDACTED]
[REDACTED]
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10

1 Stratford Place, Montfichet Road
London
E20 1EJ

DDI: [REDACTED]
Email: [REDACTED]@londonlegacy.co.uk
Website: www.londonlegacy.co.uk



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From: [REDACTED] [mailto:[REDACTED]@Hackney.gov.uk]
Sent: 18 June 2014 14:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Accepted: Partial Handover of East Marsh to LBoH

[REDACTED]

We do not have access to biw, so we would need the documentation on a memory stick please (address below).

Just to be clear the area we are talking about does not include the bridge, which is LLDC's responsibility. Unfortunately neither [REDACTED] or I have a copy of the NC25 drawing you refer to.

In terms of the discharge of the planning conditions, we have applied pressure for these to be discharged and believe there has been progress, but it is for LLDC to follow this up with the planners as it is your responsibility to discharge the conditions.

In terms of the instruction for [REDACTED] it was my understanding from the meeting that [REDACTED] was going to move forward with the appointment of someone to conduct the PQS tests (LLDC subsequently decided that they would appoint [REDACTED] and allocated the task for his appointment to us without any discussion). I am still working on the presumption that [REDACTED] is moving this forward as we agreed at the meeting as we do not believe that we have adequate budget left within the cap that was agreed as part of the Heads of Terms and we have already conducted one set of PQS tests.

Regards

[REDACTED]
[REDACTED]
Health and Community Services
Hackney Council
[REDACTED]
[REDACTED]@hackney.gov.uk
www.hackney.gov.uk
Hackney Council, 1 Hillman Street, E8 1DY

I ♥ Hackney

-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 18 June 2014 13:35
To: [REDACTED]

Cc: [REDACTED]
Subject: Re: Accepted: Partial Handover of East Marsh to LBoH

[REDACTED]

Do you have access to biw conject? Alternatively we can put onto a usb stick and hand to you today, tomorrow.

LLDC has confirmed that LBoH need to take over the area required for access including transfer of responsibilities for insurance and maintenance etc.

The area to be handed over is defined on the NC25 drawing. We have instructed our contractor to make the heras fence change as per the drawing prior to 3pm Friday in readiness for handover.

Upon handover we shall remove the concrete blocks at H01 bridge.

How is the progress with chasing Hackney approval of the submitted documents to discharge 4no. planning consent conditions?

Also, has [REDACTED] been instructed by Hackney to undertake the tests next week.

Kind regards

From: [REDACTED] [[mailto:\[REDACTED\]@Hackney.gov.uk](mailto:[REDACTED]@Hackney.gov.uk)]
Sent: Wednesday, June 18, 2014 11:51 AM
To: [REDACTED]
Cc: [REDACTED] <[\[REDACTED\]@Hackney.Gov.Uk](mailto:[REDACTED]@Hackney.Gov.Uk)>
Subject: Accepted: Partial Handover of East Marsh to LBoH

[REDACTED]

Could we please have all the paperwork to review prior to the meeting. As we have made clear on a number of occasions public access across East Marsh onto the main Marsh has to be available on 21 / 22 June. Not having this access in place is not an option.

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: East Marsh Playing Fields (PDZ15)
Date: 24 April 2014 11:50:40

Hi [REDACTED]

Info as below.

Regards,

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: 13 March 2014 10:49
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: East Marsh Playing Fields (PDZ15)

Hi [REDACTED]

Please see [REDACTED] comments below and submit the additional information he has referred to as soon as possible.

Thanks.

Regards,

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: 13 March 2014 09:52
To: [REDACTED]
Cc: [REDACTED]
Subject: East Marsh Playing Fields (PDZ15)

Hi [REDACTED]

I've reviewed the updated PDZ15 RIA/MS report for the above site, which has only had minor updates. I also understand that we will soon be provided with the verification report for the site.

While the report appears generally satisfactory we would suggest that, given that the development is already complete and a verification report is almost available, it would be best for us to review the verification report and deal with any outstanding conditions together.

Once we receive a verification report I will prioritise it above the rest of my planning case backlog. We will also require a final fully constructed and signed version of the updated PDZ15 RIA/MS and any verification report.

Please let me know if you what to discuss further.

Thanks

[Redacted]

Kind regards

[Redacted]

London Borough of Hackney
Safer Communities
Pollution Control Team
PO Box 70210
E8 9EJ
Tel: [Redacted]

For further information on Land, Water and Air issues see:
<http://www.hackney.gov.uk/pollution-2.htm>

Sign up to be warned of Medium and High Air Pollution Events in London:
<http://www.hackney.gov.uk/airtext>

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2. Relating to Planning and Olympics Issues: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site.

-----Original Message-----

From: [Redacted] [mailto:[Redacted]@capita.co.uk]
Sent: 06 March 2014 14:13
To: [Redacted]
Cc: [Redacted]
Subject: RE: East Marsh Playing Fields (PDZ15)

Hi [Redacted]
Please find attached the revised PDZ15 RIA/MS report.
If you have any queries please do not hesitate to contact me.
Kind regards

[Redacted]

From: [Redacted] [mailto:[Redacted]@Hackney.gov.uk]
Sent: 06 March 2014 12:13
To: [Redacted]
Cc: [Redacted]
Subject: East Marsh Playing Fields (PDZ15)

Hi [Redacted]
I am currently working through my backlog of cases and have reached this one.
Having reviewed the following email and attachments the works completed appear

satisfactory. However, we require the updated remediation report and verification report before commenting further - unfortunately the download links provided previously have now closed.

Once we are provided with links to download the reports we will review and respond. I am on holiday after next Thursday and so if the reports are provided to me today or tomorrow I should be able to respond before I go on holiday.

Thanks

Kind regards

London Borough of Hackney
Safer Communities
Pollution Control Team
PO Box 70210
E8 9EJ

Tel: [REDACTED]

For further information on Land, Water and Air issues see:

<http://www.hackney.gov.uk/pollution-2.htm>

Sign up to be warned of Medium and High Air Pollution Events in

London: <http://www.hackney.gov.uk/airtext>

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2. Relating to Planning and Olympics Issues: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site.

-----Original Message-----

From: [REDACTED] [[mailto:\[REDACTED\]@Capita.co.uk](mailto:[REDACTED]@Capita.co.uk)]

Sent: 10 September 2013 15:17

To: [REDACTED]

Cc: [REDACTED]

Subject: East Marsh Playing Fields (PDZ15)

We are writing to update you on the progress of the works at East Marsh Playing Fields (PDZ15).

Please find enclosed the response to your comments on the RIAMS. We also attach an updated version of the document which we will also issue formally through the correct Nuttall and LLDC channels (I will send you a full version with all appendices via our sendfile system). In addition we have provided some supporting information that addresses some of your points raised.

The current status is that the works are largely complete. We anticipate having a validation report ready for issue soon.

A total of 112 insitu validation samples have been collected, which supplement some of the data from before the material was placed insitu. One insitu sample did not meet the chemical requirements (PAHs). The associated material will subsequently be removed from the PDZ15 site and further validation samples of residual soils will be collected.

We understand that you have some concerns over the potential import

of material impacted with asbestos from subsoil material from the Olympic Warm up track(WUT, CZ3b). Asbestos was identified in 2No. samples in the north of the WUT site at concentrations of 0.0021%w/w and 0.018 %w/w. This material was segregated for use below the marker layer in other areas of the Olympic Park and not transported to the PDZ15 site.

A total of 112 No. insitu samples have been taken of the subsoil imported to PDZ15, taken at depths between 0.1 and 0.2 m bgl. No asbestos has been identified (reported as < 0.001%w/w) in any of the 112 insitu samples taken of material retained on site.

A total of 23No. samples have been taken of imported topsoil and sand which comprises the upper 200 mm of the separation layer, no asbestos has been detected in any of these samples and all results reported as < 0.001% w/w.

We propose to agree a date for a meeting to discuss the remediation works with a review for getting your approval of the validation documents. Our intention is to issue a draft report for comment prior to this meeting. Please can you propose a suitable date?

Regards

[Redacted signature block]

PLEASE NOTE: New office address and telephone number:

CAPITA SYMONDS

Planning | Environment | Design

Procter House, 1 Procter Street, London, WC1V 6DW

Tel:

Mob:

Email: [Redacted]@capita.co.uk

Web: www.capitasymonds.co.uk

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From: [REDACTED]
To: [REDACTED]
Subject: FW: Mtb HoT
Date: 11 August 2014 11:02:25

-----Original Message-----

From: [REDACTED] [[mailto:\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)]
Sent: 15 July 2014 09:39
To: [REDACTED]
Subject: RE: Mtb HoT

[REDACTED]

Thanks for your e-mail and I agree - I suggest that once those discussions have taken place, the extent of the "Reinstatement Works" that LLDC agrees to do can be amended and likewise the value of the deposit to be returned. I'll wait to hear the required revisions.

I've been on leave so I have no further information re [REDACTED] or the River Lea footpath I'm afraid. I'll follow this up.

Kind regards

[REDACTED]
Transport for London | 6th Floor, Windsor House | 42-50 Victoria Street, London | SW1H 0TL
[REDACTED]@tfl.gov.uk | Tel: [REDACTED] | Fax: [REDACTED]

-----Original Message-----

From: [REDACTED] [[mailto:\[REDACTED\]@Hackney.Gov.Uk](mailto:[REDACTED]@Hackney.Gov.Uk)]
Sent: 15 July 2014 07:42
To: [REDACTED]
Subject: RE: Mtb HoT

[REDACTED]

Thanks. As mentioned at the meeting with [REDACTED], the principle of retaining some of the deposit has been discussed with the project team as it is likely the work will not be 100% at handover. We have undertaken tests and have estimates drawn up which we will discuss with them. I think we should finalise the deed on the basis of all of the discussions, otherwise we will just have to alter it again.

As far as I know we have not received any further feedback on either [REDACTED] or the River Lea footpaths. Are you aware of LLDC's position on those?

thanks

[REDACTED]
[REDACTED]
LB Hackney
[REDACTED]

www.hackney.gov.uk : hackneyhouse.org : investinhackney.org : destinationhackney.co.uk

From: [REDACTED] [REDACTED]@tfl.gov.uk]
Sent: 14 July 2014 15:16
To: [REDACTED]
Subject: RE: Mtb HoT

[REDACTED]

I've just been reviewing this matter and I note that this hasn't moved on since my revised drafting sent to you on 24th June - see below. Are you now in a position to respond/agree the Deed of

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: East Marsh
Date: 22 October 2013 09:10:35
Attachments: [EAS.dat](#)
[East Marsh Hand Back.doc](#)

All,
Please find a note of the meeting yesterday.

[REDACTED]

[REDACTED]
London Legacy Development Corporation
South Plaza,
Marshgate Lane,
Stratford,
London
E15 2NH

Direct: [REDACTED]

Mob: [REDACTED]

Email: [REDACTED]@[londonlegacy.co.uk](mailto:www.londonlegacy.co.uk)
Web: www.londonlegacy.co.uk

****Please note: We have moved offices and are now located at 1 Stratford Place, Montfichet Road, E20 1EJ.**

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minutes



~MEETING TITLE~ East Marsh Hand Back				
Date:	21.10.13	Time:	4.30pm	Location: LBH Office
Attendees:	[REDACTED]	Mace	LLDC	LBH
		LBH	LBH	
Apologies:	[REDACTED]			
Circulation:				
Meeting Aim:	Agree Hand Back of Site to LBH			
Document Ref:				
Security Classification:	NOT PROTECTIVELY MARKED			

DISCUSSION POINTS				
No.	Scope Item	Action	Owner	By
1.	Physical Works Playing pitches are to be tested by [REDACTED]. Now estimated to take 5/6 days and two days to write the report. Works to start 22.10.13. Noted that this is not testing each pitch but carrying out representative sample tests. The main works should be complete by the 15.11.13. apart from the works on the underpass (E06) which are due for completion on the 29.11.13.	Note		
2.	Point of contact [REDACTED] confirmed that [REDACTED] would be the LBH point of contact for hand over matters.	Note All		
3	Hand Over Documentation [REDACTED] to send list of documentation to be produced at hand over. Discussion required as to how to get the information to LBH.	List to be sent and investigate if LBH can get access to BIW.	[REDACTED]	24.10.13

4	<p>Legal Process Noted that officially the lease requires notification of three months for surrender of the lease. It was agreed that this should be able to be varied with the agreement of both parties. Noted that the process will require LBH to return the £2m deposit less 5%.</p>	Legal process to terminate lease to be started immediately	■	22.10.13
5	<p>Completion It was noted that once the lease has been surrendered LLDC will have no legal right to remain on site so LBH would suggest that hand over should take place once the works to form the MBT under the underpass have been completed. This would mean a hand over on the 2.12.13. This is also the date of hand over to LVRPA.</p>	Note		
6	<p>Area owned by LBH Main area of site is well defined but LBH also probably own the area under the bridge. They are hoping that LVRPA will take over the maintenance of this area as part of the MBT. Noted that LBH would like to see the design standards used to design the underpass and will want to inspect the site to ensure that the interaction with the river has been properly assessed from a safety point of view.</p>	Note		
7	<p>Inspections Agreed two inspections required. One for the later part of the week commencing 4.11.13 and the second week commencing 18.11.13.</p>	Inspections to be set up	■	22.10.13
8	<p>Defects Main concern going forward was the possibility of settlement. Noted that agreement was required as to how to distinguish between a defect and a problem caused by inadequate maintenance.</p>	Note		
9	<p>L01 LBH have no information on the construction of the ramp. LBH are not taking over the bridge.</p>	ODA information to be checked	■	23.10.13

minutes



10	<p>Fencing Agreed that the existing Heras fencing on the north and west sides of the site is to remain and the LBH to remove when required. The positions of the knee rail and gate have been agreed but Capita are producing a drawing showing these.</p>	Note		
11	<p>Feeder Pillar At present this is in the carpark and is due to be removed. LBH to confirm if any supply is required on the site.</p>	Confirm if supply is required.	LBH	23.10.13
12	<p>Planning Bam to produce a list of outstanding conditions that have not been signed off yet. Noted that at time of hand over the validation documentation will have been submitted but probably not signed off. ■ also questioned if LBN could assist in getting feedback on the documentation submitted to date.</p>	List of outstanding conditions to be produced.	■	8.11.13
13	<p>Pitch layout White lining is not required but Bam are to supply sockets for goalposts and corner flags for LBH to install.</p>	Specification for sockets to be supplied.	LBH	25.10.13

NEXT MEETING To be confirmed.

Date:

Time:

Location:

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: East Marsh PQS
Date: 06 August 2014 16:59:35

[REDACTED]

We will come back more fully, but I think many of these responses demonstrate a concern that we agree something with one person, or multiple people in LLDC only for it to be rowed back on at a later date. I'm afraid we disagree on all of these points.

[REDACTED]

[REDACTED]

LB Hackney

[REDACTED]

www.hackney.gov.uk : hackneyhouse.org : investinhackney.org : destinationhackney.co.uk

From: [REDACTED] [REDACTED]@londonlegacy.co.uk]
Sent: 06 August 2014 16:52
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: East Marsh PQS

[REDACTED]

Addressing your points in turn:

Additional Works - The pitch passed the PQS tests. There is no requirement for LLDC to fund additional works. My position remains as set out in my email dated 25 July 2014, I am prepared to fund the over seeding (up to £1000) and crop circle (up to £2000).

Goal posts, sockets and corner flags – Unless you can provide a condition survey undertaken at the time of handover to ODA that showed LBH left these items in place and passed them to ODA for safe keeping and reinstallation I cannot see any requirement on LLDC to fund these items as new. I also cannot understand why, if these items were of any residual value to LBH, that LBH would leave them in place at the time of handover to ODA and not store them for future re-use.

[REDACTED] fees – LLDC will fund these costs up to the agreed cap, 25 visits at £750 a visit plus reasonable expenses.

Signoff of the validation report and discharge of planning condition – I understand that the Validation Method Statement was submitted to LBH Planning in September 2013 and BAM/LLDC has yet to receive a response. BAM/LLDC have instructed the drafting of the Final Validation Report at risk of the method statement not being approved. We plan to submit the Final Validation Report to LBH at the end of this month in order to enable LBH to fully discharge the planning condition.

Handback date and release of the £2m Deposit – release of the deposit should occur on the day of Handback and not held beyond this until such a time that LBH discharge the planning condition. Should you wish to delay handback until LBH have received and approved the report and your planning department has discharged the planning condition, then that is a decision for you. Agree that the over seeding (up to £1000) and crop circle (up to £2000) and [REDACTED] fees (25 x £750) and expenses could be deducted from this at the point of Handover. I have still to receive any comments from you on the Deed of Variation to the Deposit Deed.

████████████████████
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

DDI: ██████████
Mobile: ██████████
Email: ██████████@londonlegacy.co.uk <<mailto:██████████@londonlegacy.co.uk>>
Website: www.QueenElizabethOlympicPark.co.uk <<http://www.QueenElizabethOlympicPark.co.uk>>
[cid:image001.png@01CFB190.D0414860]
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From: ██████████ [<mailto:██████████@Hackney.Gov.Uk>]
Sent: 05 August 2014 14:58
To: ██████████
Cc: ██████████
Subject: East Marsh PQS

██████████
Further to your emails and our conversation, ██████████

Thank you for the update on the snagging and validation report. ██████████ and I have talked it through and see there being three elements to the handover of the pitches and completion of the reinstatement.

1. Agree the figure to be retained to cover the recommended works and agreed costs
The PQS report shows a satisfactory recovery from the previous tests, but ██████████ highlights that there remain areas where overseeding and additional work is required to fill in bare areas, most particularly on pitches 1+2 and 9+10. We consider a reasonable approach is for the Council to retain funding to cover the cost of this work, which will also facilitate prompt handover. Our assessment of the figure to be retained is:

- £1,000 overseeding
 - £3,500 to cover the cost of fertiliser to help address the identified bare areas, as well as maintain the current standard across the site
 - £2,000 to address the defects with the "crop circle"
 - £14,000 for drainage works. The previous Autumn testing raised concerns with the drainage. ██████████ most recent report notes this and raises caution about the latest PQS test results due to the verti-drain holes and dryness of the soil.
- Total: £20,500

Additionally, the following costs are to be covered:

- Cost of the replacement goal posts, sockets and corner flags for 11 pitches, as agreed at our site visit on 21/10/13. Design/supply information was provided to ██████████ on 22/10/13.
- ██████████ agreed fee+expenses, as well as the small additional cost for carrying out the recent PQS, as agreed on site and in correspondence in June.

2. Agree a reasonable process to achieving sign-off of the validation report and discharge of planning conditions

The remediation documents and planning discharge need to be completed to conclude the reinstatement and LLDC/BAM's obligations on this project. We all hope this process will be no more than a paper exercise, but we do need to ensure that the current consultants remain able to respond to any issues and we have the capability to address anything on site if it is handed over to us prior to the discharge of all conditions. With the validation report proposed for issue at the end of the month and the planning/review process to follow this, this could delay handover, unless we agree a reasonable approach; our suggestion is:

i) LLDC confirms its consultants will continue to be engaged in the process until the planning condition is discharged, responding to any issues from the pollution/planning officers

- ii) LBH retains the £2m deposit in full until this process is concluded, returning it on completion minus the costs covered in 1. above and any additional costs incurred by the Council in addressing the sign-off of the validation report and discharge of planning conditions.
- iii) Both LLDC and LBH engage with the planning authority with the intention of achieving timely discharge of the planning conditions and return of the agreed funds.

3. Handover to Hackney

- On the basis of agreeing the above - and reflecting it in the deposit deed variation document - handover of the pitches to Hackney can occur on an agreed date this month. As agreed previously the heras fencing will remain in place.

- [REDACTED] remain separate from this handover, with discussions ongoing with LLDC Park Operations as to ownership and maintenance responsibilities.

We see this as a reasonable approach that both ensures the Council is covered, but also allows LLDC to handover as soon as possible.

I trust this is acceptable and look forward to agreeing the documentation and handover date.

[REDACTED]

[REDACTED]

London Borough of Hackney

T: [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: East Marsh PQS
Date: 06 August 2014 16:52:30
Attachments: [image001.png](#)

[REDACTED]

Addressing your points in turn:

Additional Works - The pitch passed the PQS tests. There is no requirement for LLDC to fund additional works. My position remains as set out in my email dated 25 July 2014, I am prepared to fund the over seeding (up to £1000) and crop circle (up to £2000).

Goal posts, sockets and corner flags – Unless you can provide a condition survey undertaken at the time of handover to ODA that showed LBH left these items in place and passed them to ODA for safe keeping and reinstallation I cannot see any requirement on LLDC to fund these items as new. I also cannot understand why, if these items were of any residual value to LBH, that LBH would leave them in place at the time of handover to ODA and not store them for future re-use.

[REDACTED] **fees** – LLDC will fund these costs up to the agreed cap, 25 visits at £750 a visit plus reasonable expenses.

Signoff of the validation report and discharge of planning condition – I understand that the Validation Method Statement was submitted to LBH Planning in September 2013 and BAM/LLDC has yet to receive a response. BAM/LLDC have instructed the drafting of the Final Validation Report at risk of the method statement not being approved. We plan to submit the Final Validation Report to LBH at the end of this month in order to enable LBH to fully discharge the planning condition.

Handback date and release of the £2m Deposit – release of the deposit should occur on the day of Handback and not held beyond this until such a time that LBH discharge the planning condition. Should you wish to delay handback until LBH have received and approved the report and your planning department has discharged the planning condition, then that is a decision for you. Agree that the over seeding (up to £1000) and crop circle (up to £2000) and [REDACTED] fees (25 x £750) and expenses could be deducted from this at the point of Handover. I have still to receive any comments from you on the Deed of Variation to the Deposit Deed.

[REDACTED]

[REDACTED]

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10

1 Stratford Place, Montfichet Road
London
E20 1EJ

DDI: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@londonlegacy.co.uk
Website: www.QueenElizabethOlympicPark.co.uk



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www.QueenElizabethOlympicPark.co.uk

From: [REDACTED] [mailto:[REDACTED]@Hackney.Gov.Uk]
Sent: 05 August 2014 14:58
To: [REDACTED]
Cc: [REDACTED]
Subject: East Marsh PQS

[REDACTED]
Further to your emails and our conversation, [REDACTED]

Thank you for the update on the snagging and validation report. [REDACTED] and I have talked it through and see there being three elements to the handover of the pitches and completion of the reinstatement.

1. Agree the figure to be retained to cover the recommended works and agreed costs

The PQS report shows a satisfactory recovery from the previous tests, but [REDACTED] highlights that there remain areas where overseeding and additional work is required to fill in bare areas, most particularly on pitches 1+2 and 9+10. We consider a reasonable approach is for the Council to retain funding to cover the cost of this work, which will also facilitate prompt handover. Our assessment of the figure to be retained is:

- £1,000 overseeding
 - £3,500 to cover the cost of fertiliser to help address the identified bare areas, as well as maintain the current standard across the site
 - £2,000 to address the defects with the "crop circle"
 - £14,000 for drainage works. The previous Autumn testing raised concerns with the drainage. [REDACTED] most recent report notes this and raises caution about the latest PQS test results due to the verti-drain holes and dryness of the soil.
- Total: £20,500

Additionally, the following costs are to be covered:

- Cost of the replacement goal posts, sockets and corner flags for 11 pitches, as agreed at our site visit on 21/10/13. Design/supply information was provided to [REDACTED] on 22/10/13.
- [REDACTED] agreed fee+expenses, as well as the small additional cost for carrying out the recent PQS, as agreed on site and in correspondence in June.

2. Agree a reasonable process to achieving sign-off of the validation report and discharge of planning conditions

The remediation documents and planning discharge need to be completed to conclude the reinstatement and LLDC/BAM's obligations on this project. We all hope this process will be no more than a paper exercise, but we do need to ensure that the current consultants remain able to respond to any issues and we have the capability to address anything on site if it is handed over to us prior to the discharge of all conditions. With the validation report proposed for issue at the end of the month and the planning/review process to follow this, this could delay handover, unless we agree a reasonable approach; our suggestion is:

- i) LLDC confirms its consultants will continue to be engaged in the process until the planning condition is discharged, responding to any issues from the pollution/planning officers
- ii) LBH retains the £2m deposit in full until this process is concluded, returning it on completion minus the costs covered in 1. above and any additional costs incurred by the Council in addressing the sign-off of the validation report and discharge of planning conditions.
- iii) Both LLDC and LBH engage with the planning authority with the intention of achieving timely discharge of the planning conditions and return of the agreed funds.

3. Handover to Hackney

- On the basis of agreeing the above - and reflecting it in the deposit deed variation document - handover of the pitches to Hackney can occur on an agreed date this month. As agreed previously the heras fencing will remain in place.

[REDACTED], remain separate from this handover, with discussions ongoing with LLDC Park Operations as to ownership and maintenance responsibilities.

We see this as a reasonable approach that both ensures the Council is covered, but also allows LLDC to handover as soon as possible.

I trust this is acceptable and look forward to agreeing the documentation and handover date.

[REDACTED]

[REDACTED]

[REDACTED]

London Borough of Hackney

T: [REDACTED]

hackney.gov.uk : hackneyhouse.org : destinationhackney.co.uk : investinhackney.org

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Road, Olympic Park, London, E20 1EJ.

www.londonlegacy.co.uk.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: East Marsh PQS report
Date: 04 August 2014 16:59:22
Attachments: [image001.png](#)
[image002.png](#)

[REDACTED]

As discussed on the telephone today, I confirm the following:

1. LLDC snags completed as identified at partial handover meeting.
 - a. Hogweed bagged, cut and sprayed twice.
 - b. Graffiti on posts has been cleaned and or sanded off.
2. Grass last cut Thursday 31st August 2014.
3. Final Validation report will be issued w/c 25th August 2014.

I will chase LLDC colleagues regarding agreement on the future ownership/maintenance of east or west footpath south of Ruckholt Road. As discussed this should not prevent the handover of East Marsh football pitches.

LLDC will be pleased to receive LBoH response to [REDACTED] email below to progress the handover as soon as possible.

Kind regards

[REDACTED]

[REDACTED]
[REDACTED]
Queen Elizabeth Olympic Park
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Mob: [REDACTED]

Email: [REDACTED]@[londonlegacy.co.uk](mailto: [REDACTED]@londonlegacy.co.uk)
Web: www.londonlegacy.co.uk



From: [REDACTED]
Sent: 25 July 2014 17:13
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: East Marsh PQS report

■

I am pleased that East Marsh passed the PQS tests. With regard to the recommended works in Section 6 of ■ report (fertilizer application, overseeding and sand grooves) there is no requirement for LLDC to fund these works; the pitches have met the pre-agreed specification and handover should now take place. However, as a gesture of goodwill, I would be content for LLDC to fund the overseeding up to a capped sum of £1000, in addition to a capped sum of £2000 to address the crop circle.

Could you please confirm your acceptance of the draft Deed of Variation to the Deposit Deed so we can move to signature. This needs to be completed prior to Handover.

■
■
Queen Elizabeth Olympic Park

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DDI: ■
Mobile: ■
Email: ■@londonlegacy.co.uk
Website: www.QueenElizabethOlympicPark.co.uk



Queen Elizabeth Olympic Park is now open. For more information please visit
www.QueenElizabethOlympicPark.co.uk

From: ■ [mailto:■@Hackney.Gov.Uk]
Sent: 22 July 2014 13:36
To: ■
Subject: East Marsh PQS report

■

Please find attached ■ report with the PQS results and outline of sums to be retained for outstanding works. It would be useful if you could consider this and provide any feedback.

I have talked to ■ and he cannot do Friday, but we do have some concern with handing over prior to the discharge of the remediation planning condition, as it is unclear how any issues would be addressed if further action was required on the verification/validation report after mid August.

I know you mentioned the grass is being cut each week, but colleagues tell me it had grown quite substantially towards the end of last week, so I think this is worth checking to ensure there are no

issues at the point we do handover. If you can give me an update on the snags we identified on the handover for the ramp, that would also be useful. To keep you updated, we still have no feedback from LLDC on ownership/maintenance proposals for [REDACTED] or the other areas previously identified for handover.

[REDACTED]

[REDACTED]
[REDACTED]

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T: [REDACTED]

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