

8-10 Broadway Stakeholder Liaison Group

6:30pm Tuesday 11th December 2018

St Matthew's House and Conference Centre

20 Great Peter Street, Westminster

London, SW1P 2BU

Confirmed Attendees

Northacre
Keltbray
Keltbray
Multiplex
Multiplex
Multiplex
Curtin&Co
Curtin&Co

Emma Wyburd (EW)
Anthony Walsh (AW)
Trevor Walsh (TW)
Narjes Jafari (NJ)
Michael Cully (MC)
Matt Burman (MB)
Katie Gabriel (KG)
Paddy Kent (PK)

Victoria Neighbourhood Forum
Cathedral Area Residents
Royal Parks
Westminster City Council
Queen Anne's Gate Residents
St Ermin's Hotel
Artillery Mansions

Brian Miller (BM)
Peter Roberts (PR)
Mark Wasilewski (MW)
Cllr Louise Hyams (LH)
Graeme Cottam (GC)
Mafalda Albuquerque (MA)
Stewart Marshall (SM)

Apologies

Transport for London
Houses of Parliament
Westminster City Council
Multiplex
Multiplex
Multiplex

Graeme Craig
Puneet Sagoo
Martin Cosgrove
Suleman Ahmed
Ian Pratt
Jon Ankiewicz

Agenda

1. Welcome and Introductions

- 1.1. KG opened the meeting and invited those present to introduce themselves beginning with the project team;
- 1.2. Before moving to Item 2, KG explained that there wouldn't be a hoarding update at this meeting because Multiplex is still liaising with WCC about what is acceptable;

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020 7399 2299, katieg@curtinandco.com**

- 1.3. LH asked if she could help speed along the process with WCC. She emphasised the importance of them looking presentable as they will be up for so long;
 - 1.4. EW explained that Amy at Northacre is holding off on designs until WCC is satisfied;
 - 1.5. NJ explained that Multiplex is still waiting to finalise its SEMP and have it approved by WCC. However, she assured everyone that the hoarding was a priority in this. She then explained that their intentions with the hoarding had not changed since the last meeting. Victoria Street pavement will be kept live throughout construction as Multiplex will provide a walkway with a gantry over the top;
 - 1.6. BM emphasised the importance of keeping roads open – London is one of the most congested cities in Western Europe and air pollution levels are high;
 - 1.7. LH asked how long the hoarding will be in situ. NJ replied with September 2019 to March 2020;
 - 1.8. NJ explained that Multiplex is in discussions with TfL, the police and WCC about the designs and to particularly ensure that they don't encourage crime.
- 2. Confirmation of Minutes of Seventh Stakeholder Liaison Group meeting and review of actions**
- 2.1. SM raised that he had been in touch with Curtin&Co to receive the minutes from previous meetings but had not yet had a response;
 - 2.2. KG said she would send SM the link to the website with all of the minutes as soon as possible;
 - 2.3. No other comments were raised.
- 3. Progress update on work undertaken October 2018 – December 2018**
- 3.1. KG invited AW to detail the work undertaken by Keltbray in the period September 2018 to December 2018;
 - 3.2. AW started by stating that Keltbray had completed the breakout of the existing basement slab and foundations, completed the installation of temporary works at lower ground floor level to enable the excavation to basement level 1 and completed the construction of the basement level 1 central strip;
 - 3.3. AW then explained that Keltbray had completed the excavation to basement level 1 on the East side of the site, commenced with the installation of temporary works above basement level 1 in the Eastern side of the site to enable the excavation to basement level 2 and commenced the excavation to basement level 2 along the East side of the site;
 - 3.4. AW used a series of images to help illustrate the work that Keltbray had recently undertaken
- 4. Outline of proposed work December 2018 to February 2019**
- 4.1. AW listed a number of activities Keltbray are to complete before the Multiplex becomes the principal site contractor on 4th February 2019. These were as follows:
 - Continuous installation of temporary works above B1 level
 - Excavate to formation level new B2 East side (Area A), including the central strip
 - Installation of structural blinding
 - Installation of bearing piles
 - Trimming of piles
 - Complete excavation to B1 level on the West side (Area B)
 - Commence excavation to B2 level on the West side (Area B)
 - 4.2. AW then detailed the works Keltbray will undertake from February to March 2019 after Multiplex becomes the principal contractor for the site. These were as follows:
 - Novation to Multiplex
 - Handover Area A
 - Excavate to formation level B2 on the West side of the site (Area B)
 - Installation of structural binding
 - Excavate to formation level new central strip

- Continuous installation of bearing piles
- Continuous trimming of piles
- Handover Area B.

5. Q&A for Keltbray

- 5.1. BM asked Keltbray when it would be dismantling its site welfare offices. NJ explained that until Multiplex had constructed its welfare offices at lower ground floor, it would not be able to dismantle them – cannot build over the street. NJ predicted approx. May 2019 (3 months after starting on site);
- 5.2. SM asked how many lorries movements there are a day. AW explains that there is 70 on average, with 110 at its peak;
- 5.3. SM asked the route of the lorries. AW explains that some lorries come from the A4 and others from the East London – has to avoid Parliament Square and Embankment;
- 5.4. SM asked whether the lorries are compliant with diesel emission regulations. AW explained that its fleet of lorries were 4-5 years old at most. Keltbray ensures it maintains a compliant fleet with emissions regulations which are always changing;
- 5.5. KG asked whether there were any final questions. As there were none, KG thanked Keltbray and welcomed NJ to present on behalf of Multiplex.

6. Introduction to Multiplex - presentation

- 6.1. Multiplex used a similar introductory presentation to the one used in the 7th Stakeholder Liaison Group meeting because there were new attendees at this meeting who had not met Multiplex yet;
- 6.2. MS took the room through Multiplex's core values. These are as follows: care, collaboration, outperformance and integrity;
- 6.3. With each principle MS explained how that translates to Multiplex's work with local communities and on The Broadway development;
- 6.4. For instance, MS stated that Multiplex would be issuing newsletters, allowing members of the community to visit the site, employing local people on the living wage;
- 6.5. In addition to the core principles, MB explained that Multiplex has a 5-point plan. This is as follows:
 - Communication: The site has a community liaison manager, Suleman Ahmed. There is also a 24-hour hotline number, monthly newsletters and there will be a mail box on the hoardings.
 - Good housekeeping: Cleaning of all vehicles as they leave the site, street cleaning, litter picking, daily spot-checks and designated smoking areas on site.
 - Workforce: All employees have an induction about expected behaviour and the local area. They are also encouraged to use public transport or cycle to work.
 - Noise and vibration: Multiplex will continually monitor dust and noise levels via monitoring stations at agreed points with WCC. There will also be a sustainable officer who will check the equipment as it arrives on site.
 - Community engagement: This is the focus of Suleman's role. Multiplex also plans to bring university / school students to visit the site to motivate them into pursuing careers in construction. Suleman will produce a calendar of events which will include the local community in some way. There will also be a free telephone number, email address and website so people can get in touch.
- 6.6. MW asked how many Multiplex personnel will be on site at one time. NJ said that they have prepared for up to 1,500 people, but they expect closer to 1,200;
- 6.7. MW then asked whether they will enter and exit the site from the same location. NJ explained that personnel would be coming and going throughout the day. Arrival times will be staggered,

departure times will be more challenging, but attempts are being made to scatter exit points. MS added that there would be finger print scanners at every entrance.

6.8. NJ explained the project timeline, starting on site in February 2019. Multiplex will then start constructing the sub-structure in March 2019, the superstructure in July 2019, the envelope in November 2019, the fit out works in March 2020, test and commission in February 2021 and project completion in December 2021;

7. Final members' Q&A

7.1. SM asked whether the SEMP was on WCC's website. NJ said it is not yet approved but will be uploaded once it has been. SM asked when it would be approved. NJ said Multiplex hopes it will be by the end of the year;

7.2. SM then asked whether there would be cranes. NJ explained that there would be but they erect and dismantle themselves. MS added that they have electronic monitors which prevent the cranes moving outside of the site;

7.3. SM asked whether there would be road closures. NJ said there would be two in 2020 in order to help dismantle the cranes and one along Broadway in 2019 to dismantle Kelbray's welfare cabins.

7.4. Multiplex confirmed that all their construction activities would take place within the site boundaries except for limited loading/off-loading material from agreed off-loading positions with Westminster council. Unless previously agreed with authorities, there will be no off-loading from Victoria St.

7.5. Multiplex confirmed that they would not allow any vehicle standing/ waiting to load/off-load except from where road closures are agreed with Westminster council.

7.6. The crane erection would take place within the site boundaries except for that to TC3A (substructure crane) in February / March 2019 and for the removal of TC1 & TC2 later in the project. These erection / removal by mobile cranes will only be on the Broadway.

7.7. There will be also be a requirement for the Broadway closure at the point of welfare cabin removal.

8. A.O.B

8.1. KG explained how Multiplex would be taking over hosting the stakeholder meetings come January 2019, and that Curtin&Co would no longer be involved with the project;

8.2. NJ asked when the next meeting should be held. It was decided that the end of March 2019 would be best as it follows the quarterly structure already in place;

8.3. KG thanked everyone for their attendance and drew the meeting to a close.