

Elleray Hall
Community Engagement 06

Meeting Title: Elleray Hall – Early Community Engagement – 06 **Project:** Elleray Hall

Meeting Date: 30th July 2024 **Location:** Elleray Hall

Issue Date: 5th August 2024 **Engagement No:** 06

Confidential For Information For Review For Action

Attendees:

London Borough of Richmond	LBR	
Beard Construction	BC	
Charles Booth	CB	London Borough of Richmond – Asst. Director Programme Management Office PMO
Alfred Akpo-Teye	AAT	London Borough of Richmond - Project Manager – PMO
Matt Siddall	MS	Beard Construction - Project Manager
Nicky Forrest	NF	Beard Construction – Resident Liaison Officer

Distribution: All the above

Item	Description
1.0	<p>Introductions</p> <p>Introductions were made.</p>
1.1	<p>Minutes from previous meeting:</p> <p>Minutes of Meeting #5 are available on the Elleray Hall Re-provision website.</p> <p>A resident queried the contradiction with the wording in para 1.15... 'LBR confirmed the boundary wall will be removed immediately, although it is scheduled to be removed/replaced at the appropriate time.'</p> <p><i>Post meeting note: Correction as follows:</i> LBR confirmed that the structural engineer's recommendation is for the unstable boundary/garden walls to be removed immediately. However, due to on-going boundary/garden wall process with affected adjoining owners the relevant walls will be removed at the appropriate time.</p>
1.2	<p>Beards Update and planned activities</p>
	<p>BC confirmed start on site date as 10th July 2024.</p> <p>BC have commenced reduced level digs on site and have encountered underground slabs/foundations from the demolished depot buildings which are being removed.</p> <p>BC also identified live electricity supplies, which are programmed for disconnection/removal by utility company from 5th August 2024.</p> <p>BC are progressing with the attenuation tank installation away from the obstructions/utilities in the interim.</p> <p>Noise and vibration monitoring continues, and readings are being fed to BC, and passed on to the PW surveyor where necessary.</p> <p>The north wing preparatory work for the floor slab is complete.</p>

1.3	Resident query – adjoining owner’s trellis and plant damage
	<p>A resident spoke on behalf of another adjoining owner whose boundary wall trellis and ivy plant had been damaged by the early works. Adjoining owner is upset as no contact has been made about steps to remedy the situation. It was noted that apologies were made by BC and offers to rectify as much as possible.</p> <p>MS confirmed that adjoining owner needs to contact her PW surveyor to resolve with the appointed project PW surveyor. MS offered to make direct contact (phone or visit) with adjoining owner to rectify damage, but resident suggested contact through email exchange in the first instance.</p>
1.4	<p>Resident query – Associated Party Wall matters – boundary/garden walls</p> <p>A resident asked about progress on the boundary/garden wall matters for affected adjoining owners. MS confirmed that BC are currently developing a structural design for approval, to be followed by input from other disciplines and product manufacturers.</p> <p>Resident also queried whether there would be ‘collective’ discussion with affected adjoining residents on the design/type of the new boundary wall. MS confirmed it discussions will be on individual basis through the project PW surveyor and adjoining owners’ appointed PW surveyors where necessary.</p>
1.5	Resident query - Landscaping
	<p>A resident enquired whether there will be a slope in the land fall, and if the water fountain feature will be retained.</p> <p>MS confirmed there will be a fall of about 200-300mm from adjoining owners’ boundary walls into the Elleray Hall site, and the developing design currently does not include the water fountain feature.</p>
1.6	Further BC clarification – ground and general site works.
	<p>BC explained that areas of the reduced dig are currently on hold until the UKPN disconnections are complete, which will allow the slab construction to take place.</p> <p>A resident noted that vibrations are more pronounced when the vehicles are moving across the site that when the digging/breaking up of material is taking place.</p> <p>BC confirmed that smaller 1-ton machines are being used to break up material to mitigate vibration and noise. Materials dug out are loaded and taken off site.</p>

1.7	Resident query - Phasing and related planning conditions
	<p>A resident queried the phasing of the project and associated discharge of planning conditions.</p> <p>CB confirmed that the project is in 3 phases and Phase 1 (new Elleray Hall re-provision) will be completed and handed over along with the decant from the existing Elleray Hall to the new facility, before commencement of Phase 2 (demolition of the existing Elleray Hall).</p> <p>The pre-commencement planning conditions for the Phase 2 demolition will be discharged before the works commence.</p> <p>The discharge of pre-commencement conditions for the Phase 3 housing development will be managed and by the Council's housing partner.</p> <p>The resident is concerned that the existing Elleray Hall site, once demolished, stands the risk of being left undeveloped. CB confirmed that associated issues for the Phase 3 – S106, funding, land sale agreement are all in hand and will be concluded in a timely manner.</p> <p>CB also suggested that it would be worthwhile for the Council's housing partner to consider BC in the construction of the Phase 3 – social housing development.</p>
1.8	DoNM
	<p>CB suggested that the August meeting be rescheduled to September 2024. A resident proposed that the 28th August 2024 should go ahead. Proposal is accepted and 28th August meeting will go ahead as planned.</p> <p>Time 12:30pm Venue: Teddington Baptist Church</p>