

Elleray Hall

Community Engagement - Meeting 18

Meeting Title: Elleray Hall - Community Engagement - Meeting 18

Date: Wednesday 24th September 2025

Time: 6:30pm

Location: Teddington Baptist Church

Meeting No. 18

Attendees:

Alfred Akpo - Teye (AAT)	LBR - Housing & Regeneration Project Manager
Russell Smith (RS)	Beard Construction - Snr. Site Manager
Nicky Forrest (NF)	Beard Construction - Resident Liaison Officer
Matt Siddall (MS)	Beard Construction - Contract Manager

Apologies: Charles Booth (CB)
Asst. Director - Programme
Management Office PMO

Description		Action/Item
1.0	<u>Introductions and Apologies</u>	
1.1	Introductions from AAT (LBR Project Manager), RS, NF and MS (Beard). Apologies from CB (Asst. Director - PMO)	

	Description	Action/Item
<u>2.0</u>	<u>Beard Update - Construction progress on the new Elleray Centre</u>	
2.1	MS provided an update on the construction works as follows:	
	• Entering final stages of construction phase for The Elleray Centre. • Planned works in the next 4 weeks include fencing, external landscaping, internal finishes, and relocation of site cabins to the Tesco/North Lane West car park. • MS responded to a query on site fencing/hoarding removal as follows: Beard will have to keep the site secure and maintain it. Beard will be dismantling the fencing/hoarding by the end of October 2025. • Query on pavement works: Beard will make good sections of pavement that are directly impacted under their contract.	
<u>3.0</u>	<u>Other general queries</u>	
3.1	Resident enquired about the planned handover of the new Elleray Centre in October 2025, and the implications of need to discharge pre-occupation conditions of the new facility, and the discharge of the pre-commencement conditions for the demolition of the existing Elleray Hall and linked Residential development.	
	• Beard confirmed that they and the Council are working towards submitting the relevant conditions for both aspects.	
3.2	Residents queried why no councillors attended this meeting.	
3.3	Query on Noise Management Plan: The NMP has been revised and resubmitted.	
3.4	Query on when the ECA will be in operation: AAT confirms this will be subject to the decant and transition programme to be finalised.	
<u>4.0</u>	<u>Beard presentation of their Construction Method Statement (CMS) and Dust Management Plan (DMP) for Phase 2 (Demolition)</u>	
4.1	The initial CMS has been revised and re-submitted based on residents' and Planning Officer's comments.	
4.2	• Beards appointed sub-contractor will carry out the demolition of the existing Elleray Hall. • Asbestos Refurbishment and demolition survey has been completed, identifying the asbestos that must be removed and properly disposed of. The	

Description	Action/Item
level of asbestos containing material is better than expected, and is mainly in the cement sheet cladding	
Air monitoring will be in place for the asbestos removal activity in the demolition phase. Operatives will be in the correct protective kit (PPE). Noise, vibration and dust monitoring will also be in place during the demolition phase.	
No asbestos containing material will be broken up on site, and all materials will be sealed in protective sheets.	
Below ground asbestos (including floor slab and foundations) will follow the same processes described above.	
Parking and vehicle movement during demolition: There will be no parking bay restrictions. Beards will commence the demolition activity with the use of smaller vehicles at the entry point, and as they progress further into the programme larger vehicles will be able to access the site and manoeuvre in a safe manner.	
Dust management: Beard will employ the use of dust/water misting cannons and sprays for dust control.	
The duration of the asbestos removal and demolition is anticipated between 5 - 7 weeks. NF will communicate dates to residents when confirmed.	
Beard will install timber hoarding around the demolition site.	

5.0 AOB

5.1 Resident query on Tree Protection Order (TPO) for oak tree. Beard confirmed it is captured in the Arboricultural report and recommendations will be followed through. Resident suggests there may be inconsistencies in the trees identified. RS will investigate and take up the Arboricultural Officer's recommendations.

5.2 Date / Location of Next Meeting
Wednesday 29th October 2025; 12:30pm. Teddington Baptist Church

Description	Action/Item
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