

Elleray Hall

Community Engagement - Meeting 19

Meeting Title: Elleray Hall - Community Engagement - Meeting 19

Date: Wednesday 29th October 2025

Time: 12:30pm

Location: Teddington Baptist Church

Meeting No. 19

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
Cllr. Phil Giesler	
Cllr. Richard Baker	
Elleray Community Association	

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). Apologies from Cllrs. for unavailability at September meeting.	

Description	Action/Item
<u>2.0 Beard Update - Construction progress on the new Elleray Centre</u>	
2.1 MS provided an update on the construction works as follows: • In final stages of construction phase for The Elleray Centre. • On-going testing, commissioning and snagging/de-snagging, with aim to achieve Practical Completion on 31st October 2025. • Noise testing completed 28th October 2025 and 'passed'. Baffles have been installed	
<u>3.0 Other general queries</u>	
3.1 Resident asked whether neighbours would be invited to view/tour the building. • Cllr.PG suggested that neighbours request for viewing should be made to ECA (who were also in attendance), and that a grand opening will also be organised soon in 2026.	
3.2 A resident suggested that a 'liaison committee' should be set up between the ECA and residents to improve relationships.	
3.3 Discharge of planning conditions: • Resident stated that the planning portal shows that 11 conditions have been submitted, and 4 appear not to have been submitted. Delivery team will check if there are outstanding conditions to be submitted. • Resident noted that the Secure by Design condition has not been submitted for discharge. AAT explained that subject to the final inspection, the SBD certificate will be issued and submitted for discharge but is unlikely to include any detail of the assessment.	
3.4 Resident enquired about the last set of steps near Elleray Road. Beards explained that it is temporary contractor access during the building works.	
3.5 Landscaping: Various queries and discussion on landscaping. AAT to provide latest set of landscaping proposals showing planting schedule. Query on change from fruit trees to pleached trees. Beards explained it was for screening purposes and to achieve the planning requirements for Urban Greening.	

	Description	Action/Item
3.6	Query from resident on the level of maintenance that will be required. Beard confirmed responsibility for the first year of the planting service.	
3.7	A Middle Lane resident suggested screening between Middle Lane and the Elleray Centre. Beards to check proposals.	
3.8	Query on whether the SBD assessment had considered the closeness of trees.	
4.0	<u>Phase 2 Demolition</u>	
4.1	Concerns raised about asbestos removal and request for Asbestos removal company to make a presentation at the next meeting. Beards explained that this would not be practical, and that the work will be carried out by and HSE accredited and licensed asbestos removal contractor. Residents requested more information to provide re-assurance.	
4.2	Beard will notify neighbours of dates when the asbestos removal and demolition will take place. AAT confirmed that the asbestos removal/demolition programme is subject to the Elleray Hall decant. The provisional timeline is for the new Elleray Centre to be issued a Practical Completion Certificate on 31 st October 2025, following which the ECA decants/transitions to the facility before they begin operations.	
4.3	Resident noted that there are a few pre-occupation planning conditions that were yet to be submitted and discharged on the planning website.	
4.4	Beard confirmed asbestos survey has been completed to identify asbestos containing materials.	
4.5	Beard in response to a resident query on site logistics/vehicle movements, confirmed that the works will be limited to the use of 3.5 tonne vehicles, as stated in the CMS.	
4.6	Hoarding lines: Discussion followed on proposed hoarding lines, one-way system for vehicle movements. Residents suggested that it be reviewed to ensure that it does not to impede larger lorries that use the route.	
4.7	Beard confirmed they will follow what is contained in the CMS and they will use traffic marshals to control and direct movement	
4.8	A resident enquired whether an engagement meeting will be scheduled specifically for the Phase 2 Demolition.	

	Description	Action/Item
5.0	<u>AOB</u>	
5.1	<u>Pavement resurfacing of Middle and North Lane</u>	
	Resident query about the resurfacing of Middle and North Lane before the opening of the new Community Centre. Cllr. PG explained that this will be reviewed and considered for the 2026/27 programme.	
5.2	<u>NS86 Legal Agreement for Housing development and Council Nominations</u>	
	Discussions followed on the above matters and residents have asked Ward Councillors to assist them to obtain more clarity.	
5.3	<u>Future Meetings</u>	
	A resident requested that the engagement meetings be extended beyond November to include December 2025, January 2026 and February 2026 as the demolition CMS Phase 2 has a commitment for monthly meetings.	
5.4	<u>Minutes</u>	
	Resident request for minutes to be posted on website earlier and not a week before the meeting.	

Date / Location of Next Meeting: TBC

Description	Action/Item
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