

Elleray Hall

Community Engagement - Meeting 16

Meeting Title: Elleray Hall - Community Engagement - Meeting 16

Date: Tuesday 24th June 2025

Time: 6:30pm

Location: Teddington Baptist Church

Meeting No. 16

Attendees:

Charles Booth (CB)	Asst. Director - Programme Management Office PMO
Alfred Akpo - Teye (AAT)	LBR - Project Manager - Housing & Regeneration PMO
Cllr. Phil Giesler (PG)	
Cllr. Richard Baker (RB)	
Russell Smith (RS)	Beard Construction - Snr. Site Manager
Nicky Forrest (NF)	Beard Construction - Resident Liaison Officer

Apologies: Matt Siddall Beard Construction - Contract Manager

Description		Action/Item
1.0	<u>Introductions and Apologies</u>	
1.1	CB introduced the members of the project team to the residents.	

	Description	Action/Item
<u>2.0</u>	<u>Beard Update - Construction progress on new Elleray Hall</u>	
2.1	<p>RS provided an update on the construction works as follows:</p> <ul style="list-style-type: none"> • The external works are progressing satisfactorily. Landscaping works are scheduled for September/October 2025. • Internal works including drylining and plastering, and electrical first fix etc. are also progressing well • Pavement works in relation to Electricity (UKPN) connections have started and expected to finish in early July 2025. Follow on work will be in phases with attendant road closures. • Thames Water and sewer connections are scheduled for the end of August 2025. Arrangements are in progress with the Highways department for the relocation of the bell-mouth access to the new Elleray Centre. • <i>Beard response to query from Middle Lane resident about planned road closure impacting on deliveries to their property on 1st and 2nd July. Beard confirms there will be little, or no impact and the Middle Lane footpath will remain open.</i> 	
<u>3.0</u>	<u>Other general queries</u>	
3.1	<p>A Resident noted that the decant period is now scheduled for mid-October. CB explained that the Party Wall/Boundary works have contributed to the delay in decant and handover. The demolition of the existing Elleray Hall will take place immediately after the decant/handover in mid-October and will be completed before the Christmas break.</p>	
3.2	<p>A resident enquired about the Noise Management Plan (NMP): CB confirmed that the NMP is one of a few pre-occupation conditions that will be discharged. The NMP is currently in draft. The results of a recent Activity Sound survey to establish a comparison about present with the type of activity that can be carried out in the new facility will feed into the final NMP. CB also confirmed in response to another query that the hall will be hired out for parties, subject to hirers meeting the Terms and Conditions for hire. ECA are committed to having on-site presence during such events.</p> <p>Resident asked whether ECA's T&Cs would include a deposit for breach.</p>	
3.3	<p>The resident requested sight of the draft NMP to review and provide some input before it is submitted for the planning discharge. CB explains that the NMP follows a standard template and queries the requirement for such 'consultation'. CB will discuss with ECA about presenting their NMP at a future meeting. Resident outlined</p>	

Description	Action/Item
a few issues which they expect to see in the NMP, including a Complaints mechanism. CB reiterates that they will be notified when the condition is submitted for discharge.	
3.4 Resident query on Secure by Design (SBD) condition. RS confirms SBD standard is 'Silver' which will be achieved through the developed design and final product. Beard and the SBD team will attend and obtain sign-off by SBD at Practical Completion. Resident is concerned that the flat roof of the shed is unsafe, and the type of gates. RS confirmed they are anti-climb metal gates.	
Resident states he will be looking out for the SBD discharge.	
3.5 Resident of North Lane queried the PW Award for her property. This will be discussed directly with CB post meeting.	
<u>4.0 Follow-on queries about Noise Management and associated conditions</u>	
4.1 Resident expressed his concerns about low frequency noise levels, even with a 'noise limiter'. CB expects a standard acoustic test to be carried out. Testing for 'new' activities currently not carried out in the existing Elleray Hall. Monitoring of the new activities will be done post-occupation.	
Opening/closing of Doors and windows: Confirmed that the facility has air-conditioning, which will negate the need for frequently opening of doors and windows during operational hours.	
Low frequency Noise and vibration from external plant: Resident enquired whether external plant, condensers etc. would be fitted with acoustic panels, vibration pads etc. RS confirmed any such requirements will be dictated by the designers and relevant specialists.	
<u>5.0 Asbestos Removal and Demolition queries</u>	
5.1 CB explained the general process for asbestos survey, testing and monitoring. RS confirms asbestos identified is mainly low risk white chrysolite which is non-notifiable. The operations will involve damping down surfaces during the stripping out/removal process, bagging and securely sealing asbestos containing material before it is transported off site. The whole process will be CCTV recorded, and air-monitoring will also be in place.	
Beard employs a specialist asbestos removal firm for such operations and will be providing their methodology as part of the discharge of the Construction Management Statement	
5.2 The PW Surveyor will be involved in relevant matters with neighbours that may be affected by the demolition exercise. RS also confirmed that no road closures are planned during the demolition exercise, and the site will be secured with boundary hoarding.	

	Description	Action/Item
<u>6.0</u>	<u>Other matters (Residential Scheme - Phase 3)</u>	
6.1	Discussions ensued around tendering for a building contractor for the residential scheme, Housing developer and GLA funding/capital programme. Clarification on the phases (Phase 1 - Re-provision/new build of Elleray Centre, Phase 2 - demolition of existing Elleray Hall Community Centre to be carried out by Beard, and the Phase 3 - Residential development to be delivered by others). The Phase 3 - Residential development is not subject to the expiry of the Planning Consent.	
6.2	<i>Note: Minutes of this discussion are not recorded as it falls outside the scope of Phase 1 and Phase 2 which Beard are involved in.</i>	
<u>7.0</u>	<u>Date / Location of Next Meeting</u>	
7.1	Wednesday 30 th July 2025; 12:30pm Teddington Baptist Church	