

Elleray Hall

Community Engagement - Meeting 14

Meeting Title: Elleray Hall - Community Engagement - Meeting 14

Date: Tuesday 29th April 2025

Time: 18:30 - 19:30

Location: Teddington Baptist Church

Meeting No. 14

Attendees:

Charles Booth (CB)	Asst. Director - Programme Management Office PMO
Alfred Akpo - Teye (AAT)	LBR - Project Manager - Housing & Regeneration PMO
Matt Siddall (MS)	Beard Construction - Contracts Manager
Russell Smith (RS)	Beard Construction - Snr. Site Manager
Nicky Forrest (NF)	Beard - Resident liaison officer

Apologies: Ward Councillors

	Description	Action/Item
1.0	<u>Introductions and Apologies</u>	
1.1	CB introduced the members of the project team to the residents, informed that this was the 14th community engagement meeting.	
2.0	<u>Beard Update - Construction progress on new Elleray Hall</u>	
2.1	MS provided an update on the on-going demolition and rebuild of boundary walls with affected Adjoining Owners on North Lane and Elleray Road. <ul style="list-style-type: none">The boundary wall works have commenced, and the logistics around this exercise means that works inside the building have had to be suspended.	

Description	Action/Item
<ul style="list-style-type: none"> • The boundary wall works are a couple of days behind programme due to the Easter break, but the objective remains to complete by 9th May 2025. • To make up for the lost days RS sought local residents' approval to work on Saturdays. This was confirmed by residents at the meeting to be acceptable. • Affected neighbours will be notified ahead of time to arrange for their contractors to carry out garden reinstatement works after the boundary wall works complete on 9th May 2025. • Thames Water, Electricity, and Storm Water drainage connections (Utilities) will be carried out in the coming weeks. 	
<u>3.0 Residents' Boundary Wall queries</u>	
3.1 A Resident raised a query about responsibility for painting the Adjoining Owners' side of the new boundary walls. The Adjoining Owners who wish to paint their walls are to contact their respective Party Wall Surveyors for advice.	
3.2 A resident queried the method for erecting the new King Post boundary wall system. RS confirmed that the first line of sleepers will be laid between the metal posts at the base to establish a uniform level. The sleepers will be built up from this base level to the top of the respective heights.	
<u>4.0 Other general queries</u>	
4.1 A Resident stated that she suspected there may be loose roofing which was flapping/noisy during the recent high winds. RS will check this out but suggested it may rather be the monoflex covers which will be removed by the end of the week.	
4.2 A resident noted that there appears to be no vibration monitoring on site since the beginning of last week, but accepts that there has been little noticeable noise or vibration in this period	
4.3 Smoking complaint: Beards apologised for their operatives who may have been smoking outside the designated smoking area on the site. Beard will remind their operatives to smoke only in the designated smoking zone. A resident queried whether the Council No-smoking policy applied to construction sites, and whether going forward it would also apply to the new community centre once it is in operation. Query also on whether the new Elleray Hall would have an alcohol licence. CB explained that smoking within construction sites falls under the control/management of the appointed building contractor. With regards to the selling of alcohol by the Elleray Hall management, CB is unaware of that, but they would have to apply for an alcohol licence if they wished to do so in the new facility.	
4.4 A resident enquired whether there will be another outhouse/external shed. MS confirmed the plans only provide for one shed.	

Description	Action/Item
<u>5.0 Noise Management Plan (NMP)</u>	
5.1 Following discussions on neighbours' involvement in developing a Noise Management Plan, CB confirmed that the Council has appointed an Acoustic Consultant who is supporting the ECA in drawing up the NMP, which is likely to be submitted for Planning Condition discharge later in June 2025.	
<u>6.0 Planning Conditions discharge</u>	
6.1 A Resident suggested that a few planning conditions relating to the residential phase of the development must be discharged before the demolition of the existing Ellera Hall can take place.	
<i>Post meeting note:</i> The query has been passed on to the Planning Officer whose initial comments are that the conditions required for the demolition of the existing Ellera Hall is de-linked from that required for the Residential. Further detail will be provided in due course.	
<u>7.0 Date / Location of Next Meeting</u>	
7.1 <u>Wednesday 28th May 2025</u> <u>12:30pm</u> <u>Teddington Baptist Church</u>	

Description

Action/Item