

Elleray Hall Community Engagement - Meeting 15

Meeting Title: Elleray Hall - Community Engagement - Meeting 15

Date: Wednesday 28th May 2025

Time: 12:30

Location: Teddington Baptist Church

Meeting No. 15

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 15th community engagement meeting.	
2.0 <u>Follow up queries from last meeting #14</u>	
<ul style="list-style-type: none">Query on no smoking and vaping on site. Confirmed that the new facility will operate under the Council's 'No smoking Policy'. A Middle Lane resident expressed concerns about smoking 'spillage' on to the Middle Lane public footpath and wishes to see ECA state in their hiring T&C that smoking is not allowed immediately outside the Elleray Hall boundary. Discussion followed on limitations to ECA's ability to manage a no-smoking policy outside the site boundaries.	

Description	Action/Item
<ul style="list-style-type: none"> Query on sale/consumption of alcohol on premises. CB explained that it is up to the ECA to review whether they apply for an alcohol license. It is possible for alcohol consumption for specific occasions such as Christmas, but not for wholesale or regular events. 	
<ul style="list-style-type: none"> Query on operating hours (internal and external). CB confirmed that the operating hours are defined in the Planning Conditions. 	
<ul style="list-style-type: none"> A resident enquired about the Noise Management Plan. CB confirmed it is currently being developed and will be submitted for discharge later in June 2025. CB explains the NMP will cover areas like opening hours, noise limitation measures, internal processes for hire etc. Resident stated that it would be better to have a face-to-face engagement with residents before the condition is submitted for discharge. CB will discuss with ECA about sharing NMP at a future date. 	
<ul style="list-style-type: none"> Resident's view of discharge of conditions link between Phase 1 (new build), Phase 2 (demolition of existing Elleray Hall) and Phase 3 (residential development). Resident is of the opinion that the archaeological survey and record of historical photographs is required for the Phase 2 demolition. 	
<ul style="list-style-type: none"> Resident on Middle Lane again queried the type of glass specified on the southern elevation. RS (Beard) will provide resident with marked up Planning drawings showing the window types. Resident states that the absence of obscure glass to one of the glazed fenestrations impacts on her privacy. CB clarifies that the resident must refer the concern to the Planning Case Officer for determination. Beard have currently applied a temporary film to the glazed window, which will be removed before the building is completed. 	

3.0 Beard Update - Construction progress on new Elleray Hall

3.1 MS provided an update on the construction works as follows:

- The boundary wall works have been completed on both sides - the Elleray Hall site, and on the sides of adjoining owners' gardens.
- The roofs to the new centre are complete; the works to the entrance canopy are in progress, and the internal walls are also progressing.
- Electricity (UKPN) connections are scheduled for 9th - 20th June with a footpath closure and single lane traffic on North Lane; and Thames Water/Storm Water drainage connections from 29th July - 1st August 2025 under a 'traffic light' control system.

4.0 Other general queries

	Description	Action/Item
4.1	A Resident queried when the landscaping works to Elleray Hall would commence. Beard confirmed that gardening, planting, turfing and hard landscaping (paving etc.) would be towards the end of August 2025.	
4.2	A resident enquired about the replacement trellis for 24ER. Beard will respond and suggested it would be done as part of the final landscaping in August 2025.	

5.0 Date / Location of Next Meeting

5.1 Tuesday 24th June 2025; 6:30pm
Teddington Baptist Church