125 SHAFTESBURY AVENUE

Construction Working Group (CWG) Meeting #2

Date: 20th January 2026
Start: 6:00 pm
End: 7:00 pm
Location: The Phoenix Garden, 21 Stacey Street, WC2H 8DG

AGENDA

Item no.	Topic	Time	Lead
1	**Welcome and introductions**	18:00 – 18:05	CWG Chair
2	**Update from JF Hunt on the current site activity and upcoming works**	18:05 – 18:20	JF Hunt
3	**Introduction to SRM and their proposed programme**	18:20 – 18:30	SRM
4	**Draft Construction Management Plan**	18:30 - 18:55	SRM
5	**Next steps** a) Date for next meeting	18:55 – 19:05	CWG Chair

Project team:

- EDGE – Developer for the site
- B&CO – Project manager
- Kanda – Community engagement team
- John F Hunt – Enabling Works Contractor
- Sir Robert McAlpine – Main Works Contractor

Contact details

If you have any concerns about the current works, please don't hesitate to get in contact with PJ in the first instance:

- Patrick O'Connor (PJ) – Patrick.oconnor@johnfhunt.co.uk or 07525 888493

In PJ's absence, you can also speak to Troy using the following details:

- Troy Robertson – troy.robertson@johnfhunt.co.uk or 079740 36863

If you have any questions about the main works which will be commencing in June 2026, please contact:

- Tom Hirsch – t.hirsch@srm.com
- Lucy Palfrey - lucy.palfrey@srm.com

If you have any questions about the Construction Working Group, please contact Kanda via 125shaftesburyavenue@kandaconsulting.co.uk or 020 3900 3676.

125 SHAFTESBURY AVENUE

MINUTES – 20/01/26

<table>
<tr><th>Item</th><th>Notes & Minutes</th></tr>
<tr><td>Attendance:</td><td>Project team attendance:
David Barnby (DB) – Senior Development Manager, EDGE
Seb Brettell (SB) – Project Director, B&CO
Patrick O'Connor (PJ) – Project Manager, John F Hunt
Troy Robertson (TR) – Project Director, John F Hunt
Richard Pye (RP) – John F Hunt
Tom Hirsch (RH) – Project Director, Sir Robert McAlpine
Jasmine Ruhiu (JR) – CWG Chair, Kanda Consulting</td></tr>
<tr><td>1. Introduction</td><td>Notes

1.1 JR welcomed attendees and initiated introductions around the table and online. Attendees included members of the project team and local residents.

1.2 JR discussed the purpose of the meeting and the role that the CWG will play going forward.

1.3 SB outlined the project milestones and what will be covered as part of the initial enabling works.</td></tr>
<tr><td>2. Update from John F Hunt on the current site activity and upcoming works</td><td>2.1 PJ noted that he has already spoken to a number of residents, and that if there are ever any concerns about the works he is always willing to have a cup of tea and a chat if they want to pop into the site office.

2.2 PJ talked through the current works taking place on the site, and the mitigation measures that are in place.

<table>
<tr><th>Works</th><th>Methodology and Mitigation</th><th>Programme</th></tr>
<tr><td>Scaffold works</td><td>• Erection of Fully monoflex scaffold to all elevations.</td><td>• December 2025 - June 2026</td></tr>
<tr><td>Hoist install works</td><td>• Site Hoist installation</td><td>• January 2026</td></tr>
<tr><td>Decladding</td><td>• Windows removed.
• Floors crane used to lift brick window panel back on to floor plate.
• Secondary columns secured via push pulls ready for removal.
• All works behind Scaffold.
• Live noise monitors direct to LBC.
• 2 hours on / 2 hours off noisy works.</td><td>• February 2026 - June 2026</td></tr>
<tr><td>Dismantling</td><td>• Plant lifted to roof
• 8T Excavator dismantles plant room
• Arisings removed via internal core
• All works behind scaffold
• 2 hours on / 2 hours off noisy works.
• Dust suppression</td><td>• March 2026 - June 2026</td></tr>
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</td></tr>
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2.3 He also confirmed that the scaffolding has now gone up and that the hoardings will go up in the next four to six weeks. This structure is expected to remain until at least the end of 2026,

2.4 A resident asked about when the noisiest works will take place. PJ clarified that there would be 2 hours on and 2 hours off to provide residents with some respite. He also confirmed that there will be noise monitors on site to ensure we're complying with Camden's regulations.

2.5 PJ confirmed that good progress was being made inside and that the windows will be the next thing that is removed. A resident asked what will be done with the windows, and SB clarified that they had explored donating these for reuse on other sites but that this wasn't viable. The glass from the windows will instead be recycled.

2.6 PJ shared that there will be a mobile crane in operation next which will require vehicle road closures on New Compton Street, but clarified that Stacey Street will remain accessible and pedestrian footpaths will stay open. The dates of the closure will be shared with residents via a newsletter but he expects that this could take place from 14th – 21st March – subject to weather conditions.

2.7 A resident questioned whether JF Hunt were done with their skips of these would be removed soon. PJ said he is always happy to help and that the Phoenix Garden could come and speak to him if they needed help.

3. <u>Introduction to SRM and their proposed programme</u>

3.1 TH and LP introduced themselves and the role they'll be playing when the main works commence.

3.2 TH clarified that they won't be taking over the site until the 29th June but any concerns they have after that they can speak to him about.

3.3 TH talked through the schedule of works and the mitigation measures.

Activity	Start Date	Completion Date
Demolition	June 2026	Jan 2027
Concrete works	Oct 2026	Nov 2027
Steel work	Feb 2027	Aug 2027
Cladding/ Facade	June 2027	Feb 2028
Internal works	Mar 2027	May 2028
External works	Oct 2027	Jun 2028
Commissioning	Oct 2027	Jul 2028

	3.4 A resident asked about the steel works and the piling that would be undertaken to support this. TH confirmed that piling would take place from July 2026 until the end of August 2026. **3.5** The resident noted that he was concerned about the impact of the piling on residents of Phoenix House as some of them have basements. SB confirmed that freeholders and leaseholders within a certain distance of the site will be contacted by our surveyors who will carry out a survey of the properties and party walls ahead of the works starting.
4. Draft Demolition Management Plan	**4.1** A resident asked if the presentation was on the website and JR confirmed this would be uploaded following the meeting. **4.2** TH talked through the sequencing of the works and each stage. **4.3** A resident asked if any of the development was residential or if it will all be commercial. SB and TH confirmed that the development was entirely commercial. **4.4** TH talked through the trip numbers and the number of deliveries to site each day. **4.5** TH talked through the mitigations including acoustic blankets on hoardings, road sweeping, and ensuring that workers are respectful of the neighbourhood. **4.6** A resident asked if there is currently a car park underneath the building. TH confirmed that there is but this would be removed as part of the new development. He also noted that the loading bay will be located in a similar location but with a new design which will look better than the existing one. **4.7** A resident asked about Camden's proposals to pedestrianise Phoenix Street and the timeline for these works. SB confirmed they hadn't heard anything back from the council on this recently. A resident commented that the pedestrianisation will support the new development. **4.8** LB talked through the community engagement that will be undertaking including a 24 hour hotline, newsletters, the open doors scheme and a website update. **4.9** A resident asked what the open doors scheme was. LB clarified that it's a national scheme where construction sites open their doors for the day usually on a Friday or Saturday. **2.8** A resident asked if the team had any updates on the progress of 135 Shaftesbury Avenue. TH and SB confirmed that we weren't

	aware of when they were planning to start on site but that our programme is ahead of them currently. **4.10** Representatives from the Phoenix Theatre asked about the mobile crane works and timings for this. PJ confirmed he expected this to start around the 14th March and would last for 5 weeks. He noted he would pop into the theatre to update them on it. **4.11** Representatives from the Phoenix Theatre also asked when the noisiest works might take place. TH confirmed this is likely to be from July until the end of the year. **4.12** A resident asked about the landscaping strategy and what type of species were included. JR confirmed she would send him over some CGI's and any details that they had at this stage.
5. Next steps	**5.1** JR thanked residents for joining us and for their participation. **5.2** It was agreed that meetings would continue to be held quarterly, and that we would aim to host the next one in April 2026.

Action Points:

- *Kanda to circulate presentation slides and minutes to the CWG mailing list.*
- *Kanda to circulate imagery and details of the landscaping strategy to interested resident.*
- *The next CWG meeting will take place in April 2026.*