125 SHAFTESBURY AVENUE

Construction Working Group (CWG) Meeting #3

Date: 13th May 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 – 18:30	JF Hunt
3	**Update from SRM on their upcoming site activity and works**	18:30 – 18:50	SRM
5	**Next steps** a) Date for next meeting	18:50 – 19:00	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
- Alex Ward - alex.ward@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 – 13/05/26

<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
Tom Hirsch (TH) – Project Director, Sir Robert McAlpine
Alex Ward (AW) – Senior Social Value Manager, 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.</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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2.3 PJ confirmed that the scaffolding and hoarding has now gone up along with the hoist.

2.4 A resident queried how the 2 hours on / 2 hours off for noisy works would work and whether it would continue for the duration of the works on the project. The team confirmed that this would continue once SRM take over the site for the main works.</td></tr>
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	2.5 PJ confirmed that good progress was being made on the soft strip of the ground floor and basement areas. They will then be undertaking structural investigations and floor testing to confirm how much weight they can hold. **2.6** He confirmed that the roof has now come off and the de-cladding work is ongoing. **2.7** A resident asked about the drilling that residents were hearing at the moment. PJ confirmed that this was being used to take the roof off which is nearly. The resident asked if there were two machines as it seemed the noise had increased this week. PJ confirmed that there were two separate ones operating that day. **2.8** A resident asked if there was any drilling taking place in the basement at the moment. PJ confirmed that there are no machines working in the basement at the moment. **2.9** A resident asked about the timings for the 2 hours on / off. PJ confirmed that the slot is 8am – 10am, 12pm – 2pm, and 4pm – 6pm. Noting that due to the time that briefings take they don't always start immediately at 8am, but this varies. **2.10** A resident noted that her daughter has struggled to study due to the noise from the drilling works. She also raised concerns about the dust that has been produced from the works. She queried whether EDGE would be willing to explore window cleaning as the dust is travelling. **2.11** PJ noted that there is ongoing air quality and noise monitoring taking place with the results sent to Camden. TH noted that there will already be dampening down going on onsite but suggested that PJ could take a look at whether this could be increased. PJ confirmed he would review the mitigation measures taking place on site. **2.12** DB confirmed that they would review offering window cleaning for impacted residents and that they would come back to confirm. He noted that he recognises the impact the works are having and that the demolition period is always the worst for dust but that these should hopefully be complete by the end of the year. **2.13** A resident asked for clarity that the 2 hours on / 2 hours off included noisy works and whether this would continue until completion. PJ confirmed that these are Camden restrictions and that the site complies with this. TH confirmed that the main demolition works will take place until September time, so that the noise should hopefully reduced from January onwards when we move on to the main works.

	2.14 A resident asked about how they would manage smoking once the main works started, as she was concerned about them gathering in different places. TH confirmed that there would be a designated area that they would stick to. **2.15** A representative from the Phoenix Garden asked if the hours for 2 hours on / off are fixed and whether they could refer people to these going forward. The team confirmed that these were laid out in the Construction Management Plan and JR confirmed she would issue a copy of where this is written to the representative. **2.16** A resident raised concerns about how the works would impact the garden's business, particularly those who may want to have their wedding at the garden. DB confirmed they'll have another look at how we're mitigating noise and dust to try to minimise the impact as much as possible. **2.17** Another resident raised concerns about cracks from the vibrations within their property. She did note that the surveyors had been round to assess the condition of the walls ahead of the works starting. **2.18** A resident from Pendrell House queried if they been in touch with Soho Housing Association who manage Pendrell House about the works. DB and SB confirmed they would reach out to the association to make them aware. **2.19** PJ confirmed that the tower crane will be going up in June, and that TH would provide further information on this later in the meeting. He noted that they would be commencing piling works within the basements. **2.20** A resident asked what kind of noise that the basement piling would entail. PJ confirmed its mini piling which is a different type of noise and works, but that it wouldn't be a massive rig that people would have seen on other site. This will include a small rig in the basement that he doesn't expect a lot of noise from that. TH noted that as it is in the basement the noise should be encased in the building fabric. **2.21** A resident asked how the vibrations from the basement piling would be managed. TR confirmed that the machine would be screwed into the floor which should help with the vibrations. He noted that he would need to breakdown some of the slab but that this all takes place into the basement. He noted that the vibrations and noise that they've experienced from the roof removal would have been louder as it isn't covered. **2.22** A resident confirmed that it feels constant at the moment and that the 2 hours on / 2 hours off doesn't feel like a gap, only on Fridays when it finishes early. PJ confirmed that this is due to the

dispensation that the Phoenix Theatre requested to cover their matinee.

2.23 A resident asked if the noise is likely to increase now or if it will stay similar to what residents have experienced to date. PJ confirmed he doesn't expect it to get any louder than what they have already experience. TH noted that the sound may move around depending on the different areas of the building they are working on relative to where individual residents live and how the noise travels.

2.24 PJ noted that at ground level residents will be able to say a hose to dampen things down to mitigate the impact on residents as well as their workers. They also noted the monitors that are up and the work being done to monitor things.

2.25 PJ noted that there have been some break ins on site and a loss of tools, alongside the graffiti but that the drug dealing and takers seems to have reduced around the site.

2.26 A resident noted that she has noticed a drain smell in Trentishoe Mansions since the works have started which comes and goes. SB noted that's an interesting point as they haven't done any works to the drainage that could have triggered this, however he noted they'd do some investigations to see if our works have impacted this. The resident suggested it could be the Jaman Jaman restaurant, another noted they've smelt it down Phoenix Street.

3. <u>Update from SRM on their upcoming site activity and works</u>

3.1 TH confirmed that SRM take over the site from September 2026 and talked through the schedule of works and the mitigation measures.

Works	Methodology	Programme
Deconstruction works & Piling	• Floor and core removal • Deconstruction of the basement • Piling works within the basement and on Stacey Street • Excavation of the North East corner of the basement	• June 2026 - December 2026
Concrete works & Steel works	• Construction of the new concrete basement • Construction of the new concrete cores • Construct Ground floor • Erection of steel frame • Concrete finish to floors	• January 2027 - March 2028
Cladding (Facade & windows)	• Installation of precast facade from Ground to level 8 • Installation of glazing to roof level. • Terrace works including landscaping	• September 2027 - July 2028
Internal works	• Internal fit out to the basement • Internal riser works • Floor finishes • Commissioning	• July 2027 - November 2028

3.2 TH confirmed that JHF will stay on site until the end of 2026, but that from the new year the noise should get a lot less as they move towards construction.

3.3 TH noted that the steel frame construction does include a bit of noise but that it's mainly bolting it all together. The solid works start from September 2027 to July 2028 and include a lot of lifting of the façade. Once the windows are back in the noise reduces and then the internal works begin until completion in November 2028.

3.4 A resident asked when the path through from Old Compton Street to New Compton Street would start. TH confirmed that this would be built out and finished towards the end of the works in 2028.

3.5 A resident raised concerns about the lighting from Jamon Jamon and how it reflects into their home. The team noted it would be added to the minutes and passed onto Camden as part of our regular catch ups. She also raised concerns about the single glazing timber windows that they have in Trentishoe Mansions and that they are falling out.

3.6 TH then talked through the crane works schedule, noting that works would take place on a Friday evening and include road closures.

Tower Crane Installation 12th – 21st June 2026

Date	Activity
8am Friday 12th June	Road closure commences with installation of heras fencing. Two mobile cranes arrive. Small crane builds large mobile crane. Night Shift (6pm- 8am) to build large mobile crane
Saturday 13th June	Grillage (steel base of the crane) arrives and is grouted (08:00 – 21:00)
Sunday 14th – Friday 19th	**Tower Crane Installation (07:00 – 21:00)**
Sunday 14th June	Crane grout is cured. Sections of steel mast arrive one at a time along New Compton Street and are lifted into position
Monday 15th June	Crane jib built on New Compton Street and lifted into place
Friday 19th June	Tower Crane Installation Complete
Saturday 20th June	Dismantle Mobile Cranes from 07:00 Night shift (6pm – 6am)
Sunday 21st June	Removal of heras fencing and road closure. Roads open 16:00

3.7 A resident asked if the whole of New Compton Street would be blocked. TH confirmed they would need to suspend the parking bays but that pedestrian walkways would remain open, unless at specific times due to safety.

3.8 TH noted that the works are dependent on the wind as they can't move it for safety reasons.

3.9 A resident asked if there will be works going on at the same time. TH confirmed these would be reduced during this time to accommodate the crane movements.

3.10 TH confirmed that a flyer will be sent out with information on the crane lift with contact numbers and hours of working.

3.11 PJ noted that the road closures would be similar to when the crane for JF Hunts smaller crane was installed.

3.12 A resident noted that bin collection is on Tuesday and if the works are pushed due to the wind then this will disrupt collections. TH

	noted that they would take this away and ensure that provisions are made to ensure that bins are collected. **3.13** A resident noted the impact that the vibrations have had on her studies and asked what type of compensation could be provided. She also requested monitors in residents homes to monitor noise and vibration. PJ confirmed that monitoring already takes place at the building where the noise and vibrations would be the worse and that there have been no exceedances to date. He also noted that the monitoring devices are too large to be installed in a residential property. **3.14** DB noted that surveys have been undertaken of affected properties ahead of works starting and we will sort any damage that is caused. He also noted that we'll review all the mitigation measures that are in place to make sure we're being considerate contractors. **3.15** A resident asked if we were aware of the programme timings for 135 Shaftesbury Avenue. SB confirmed that we aren't currently aware of their start date but we will continue to keep engaging with 135 Shaftesbury Avenue as dialogue commenced some time ago, and we will look to coordinate with them once their works start. **3.16** A resident asked if we could look into air purifiers for residents impacted by dust. DB confirmed that the team would take this away and look at it and come back with an update.
4. AOB	**4.1** A resident raised concerns about the loss of copper landline from BT, and noted the loss of the aerial that was previously on the building. This is now resulting in residents having to rely on mobile Wi-Fi but the signal has got worse since the loss of the aerial. SB noted that we would have notified the provider about their removal and suggested that the replacement of the aerial on the future building would be up to the provider. It was noted that we would flag this to the projects telecoms consultant to see if there were any solutions for the loss of signal that could be passed on to the provider.
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 August 2026.

Action Points:

- *Kanda to circulate presentation slides and minutes to the CWG mailing list.*
- *Kanda to share copy of the construction management plan with details of the 2 hours on / 2 hours off timings with Louise for reference.*
- *SRM to confirm outcome of discussions with Camden regarding bin collection provision during tower crane installation.*
- *Edge to review provision of window cleaning and air purifiers and update residents on outcome.*

- *Edge to contact Soho Housing Association regarding the works that are taking place.*
- *Edge to review drain smell around Jamon Jamon and relay concerns regarding lighting and loss of copper connection to Camden.*
- *Edge to share concerns about loss of signal with telecoms consultant and provide residents with an update.*
- *JF Hunt to review mitigation measures including increasing dampening down to minimise dust production.*
- *SRM to share copy of their information flyer regarding the crane works with residents.*
- *The next CWG meeting will take place in August 2026.*