



Westway Place Construction Liaison Group (CLG) – Meeting 2

Venue: Church of St Peter and St Paul, West Way, Botley, Oxford OX2 9LS

Date: 4 June 6.30 pm

Attendees: Grant Nightingale, Mary Gill, Cllr Dudley Hoddinnott, Cllr David Kay, Cllr Emily Smith, Caroline Kellner, Stephen Evans, Lorna Berrett, Caroline Potter, Viv Smith, Cllr Judy Roberts, Revd Claire Sykes & Dave Goodspeed

Project team attendees: Huw Griffiths, Mace (HG); Seamus Keane, Mace (SK); David McFarlane, SP Broadway – Chair (DM); Raj Parmar, SDC (RP); Peter Sandercock, SDC (PS); Matthew Antill, Ridge (MA); Matt Francis, Ridge (MF); Craig Millar, SDC (CM); Neil Sillitoe, SDC (NS); Tom Harbottle, SDC (TH) & Janine Jasper, The Morris Consultancy (JJ)

Apologies: Cllr Debby Hallett, Ruth Cameron & Stephen Parkinson

Item 1: Welcome and introductions

1.1. DM opened the meeting. Members of the project team and representatives of different organisations introduced themselves.

1.2. DM gave an overview of the previous Construction Liaison Group meeting on 17 April 2018 which provided a general update of the scheme, news on the demolition and construction work, the community artwork programme, and the Section 73 application.

1.3. DM noted that since March residents had received monthly newsletter updates which summarised the construction work for Westway Place.

Item 2: General update since last meeting

2.1. SK gave an update of what had happened since the last meeting:

- The Section 73 application had been approved by the Vale of White Horse Planning Committee on 30 May 2018.
- Temporary relocations of businesses were ongoing.
- Partial demolition of the Grant Thornton building had commenced.
- Lloyd's Pharmacy's temporary cabin had arrived.

2.2. SK said that there had been "*real physical progress*" and thanked all those involved.

2.3. A CLG member asked whether a lease had been approved for Branches. SK said that it had.

2.4. A CLG member asked whether the Baptist Church car park would remain. SK said that it would not, however the Co-op car park would be open until the end of June.

2.5. A CLG member asked if “*anyone would be there to help*” at the Westway Crossing. TH said that works in the area of the crossing would only be taking place between 9.30am and 2.30pm, and that the crossing would be functional during school opening and closing times.

2.6 A CLG member asked how deliveries would arrive for the temporary retail. SK said it would be via the car park, and should be by vans rather than HGVs.

Item 3: Work in the community

3.1. SK introduced Janine Jasper from The Morris Consultancy, who are working with Mace, SDC and OxLEP on the Community Employment Plan (CEP) previously approved by the VOWH planners.

3.2. JJ said the CEP contained various procurement targets and she and PS had met with Mencap and an apprenticeship training agency in conjunction with the Construction Industry Training Board. JJ explained they had also met with Aspire (an employment support group for ex-offenders). JJ said the project team were looking to work with these groups to generate local employment, work placements and apprenticeships. JJ stated that the project team were also looking at how to support Branches over the next few years.

3.3. A CLG member said university graduates could be considered for project management positions. MF said he agreed and explained Ridge & Partners regularly hired graduates from Oxford Brookes University from various professional disciplines. Ridge also take work placements from local schools.

3.4. A CLG member asked what Mace’s local employment target was. SK said 5-10% was an indicative percentage to achieve, with 5% the aspirational target contained within the CEP.

3.5. A CLG member asked if there would be any artwork for the new hoardings. SK said Mace would be liaising with local schools to consider this matter.

3.6. SK said as West Way was a live construction site, “*safety has to come first*”. CM explained that Mace planned to install webcams which would provide photographs from three separate crane locations. SK confirmed Mace could share these images.

3.7. A CLG member asked if North Hinksey Primary School were involved with the hoarding artwork. SK said North Hinksey Primary School had not been involved to date but Mace could ask the school if they would like to provide artwork for future hoardings.

3.8. A CLG member asked if Mace were aware of Andrew Manson, a local graffiti artist who has work displayed in the Savills reception. SK asked for Mr. Manson’s contact details and it was suggested contact could be made via the West Oxford Community Centre.

Post Meeting Note: Mace confirmed that Andrew Manson was one of the “authorised” graffiti artists who had produced the recent artwork on the vacant retail units.

Item 4: Demolition and construction

4.1. CM said that work was progressing well and that Lloyds Pharmacy and Chancellors would be opening soon. CM said the demolition was progressing and the Co-op and Tesco shop fronts were completed and the Branches fit out was almost finished. CM said there was *“an intense period ahead”* and it would be approximately 5 weeks before groundworks started.

4.2. A CLG member asked how many construction vehicles would be at the site per day and per week. A member of the project team stated there would be on average 1 vehicle entering or leaving the site every 30 minutes and that if the number of vehicle movements increased additional banksmen would be deployed. The project team member said measures would be taken to try and predict traffic movements monthly in advance.

4.3. A CLG member asked if there would be restrictions on delivery hours. CM said *“we will be sympathetic and instigate control mechanisms with sub-contractors”*. CM said SDC were clear on delivery timings and monitored all vehicles beyond the A34 bridge via CCTV.

4.4. A CLG member asked for an update on Block F. CM explained work on Block F would commence in approximately 3 / 4 months and it would take approximately 12 months to complete.

4.5. A CLG member said that construction traffic would overlap with Seacourt Retail Park, and asked if there was communication between the two sites. CM said communication had not yet been made with Seacourt Retail Park but SDC would try to contact them. It was envisaged that before the peak period of vehicle movements was reached for the Westway Place redevelopment, that the Seacourt Retail Park construction works would be complete.

4.6. CM said SDC were looking at an ‘off site’ holding area for large deliveries, allowing them to be divided into smaller vans for delivery to the site.

Item 5: General Questions

5.1. A CLG member commented there was a discrepancy on the specification of Seacourt Hall and asked when the lift would be working. SK confirmed the specification matter had been resolved with NHPC and SHMC. CM said the lift was now fully operational.

5.2. A CLG member asked for confirmation on the overall schedule / programme. HG confirmed the following:

- September 2020 – Work on the public realm to be completed.
- September 2020 – retail units occupied.
- September 2020 – Students to move into the student accommodation.
- November 2020 – Hotel to be open and running.
- February 2022 – Block A to be finished / occupied.

Item 6: Next steps and future engagement

- 1)** The next CLG to be held in July 2018 (date and venue TBC).
- 2)** Monthly e-newsletters to continue.
- 3)** Two current planning applications:
 - a) Prior approval for Baptist Church demolition.
 - b) Minor changes to elevational change and Access Plan and Environmental Management Plan have been submitted.
- 4)** Vacant units are currently being 'soft stripped' and Iceland is likely to be the last retailer to leave.
- 5)** SP Broadway to liaise with Seacourt Hall regarding booking a meeting room for the next CLG.