

Wells House Road Resident's Meeting

Wednesday 29 January 2025



Housekeeping



- Hybrid meeting
- For those attending face-to-face
 - Toilets
 - Fire procedure
 - Refreshments are available
- For those attending online
 - Please stay on mute and raise your (virtual) hand if you have a question
 - When we are ready to take your question, please come off mute



Respectful conversations



'Respect' and 'safety' are two of our core values.

We are committed to create a safe space for you to have respectful conversations with us and others at our events.

We will continue to give the people impacted by our work a chance to voice their concerns so we can listen and try to help. Our staff will always behave respectfully so please respect our staff and others in return.

Contact us

24/7 Freephone Community Helpline:
08081 434 434

Minicom: **08081 456 472**

Email: **hs2enquiries@hs2.org.uk**

Visit our website at: **hs2.org.uk**

To keep up to date with what is happening in your area, visit:
hs2.org.uk/in-your-area/local-community-webpages/

Read our respect statement in full at: hs2.org.uk/respectful-conversations/

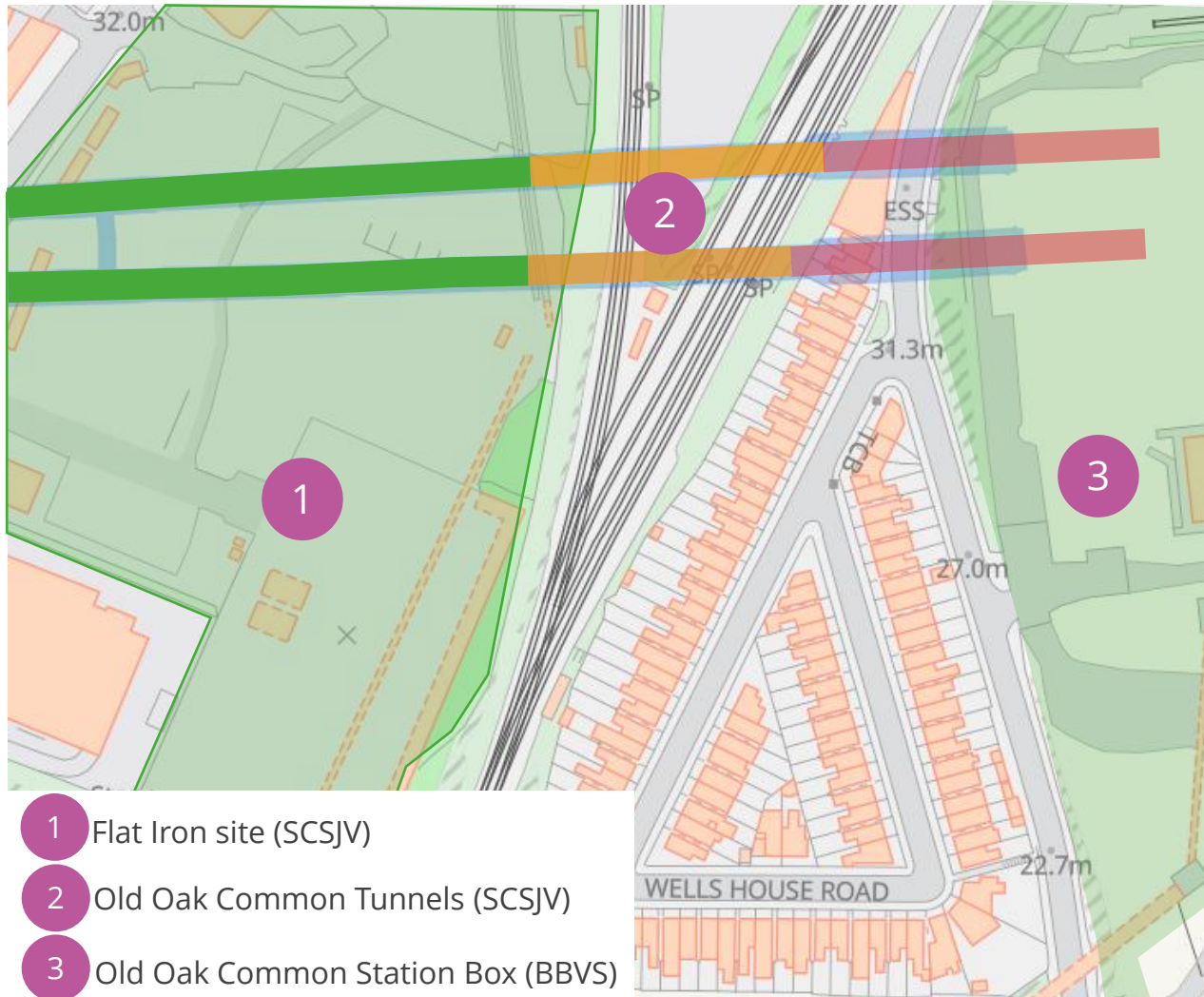
Agenda

Item	Time	Presenter
Welcome from Chair	6.30pm	Sylvie Glossop, HS2
SCS works update	6.40pm	Emma O'Malley and Dave Terry
Questions from the community	6.55pm	All
BBVS works update	7.10pm	Zoe Griffin
Network Rail works update	7.25pm	Barry Roberts
Traffic Management	7.40pm	Zoe Griffin/Emma O'Malley
Community investment	7.50pm	Zoe Griffin
AOB	7.55pm	Sylvie Glossop
Meeting close	8.00pm	Sylvie Glossop



Old Oak Common Tunnels update

Old Oak Common Tunnel



Phase 1 Ongoing until **Spring 2025***
Completed
approximately 33% of the tunnel excavation

Phase 2 Tunnel construction by **Summer 2025***

Phase 3 Tunnel construction after **Spring 2026*** **subject to utility diversions**

Tunnelling Methods

A sprayed concrete lining method of tunnelling will be used to build about 1km of the tunnels in the Old Oak and Park Royal area, including a 360-metre section of tunnels between the Victoria Road Crossover Box and the Old Oak Common Station site.

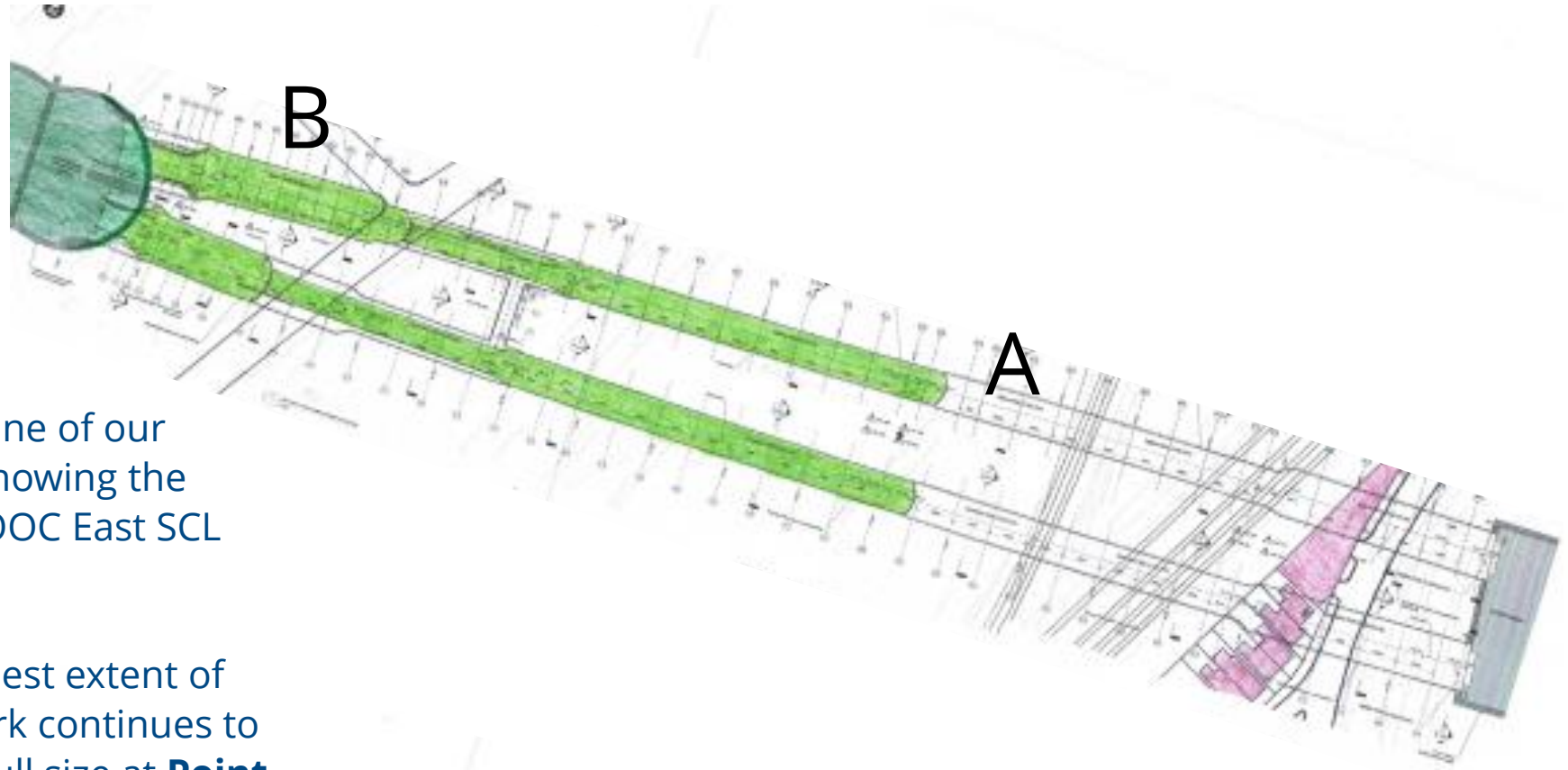


Step 1: Excavation of a tunnel using an excavator

Step 2: Application of primary sprayed concrete.



Old Oak Common Tunnel construction



This is an extract from one of our engineering drawings showing the progress made on the OOC East SCL tunnels.

Point A marks the furthest extent of the tunnels to date. Work continues to enlarge the tunnels to full size at **Point B**.

Questions from the Community

Wells House Road Community Meeting, January 2025

Temporary possession of land

- Schedule 16 notices are used to enable us to carry out works where the intent is to take temporary possession only, for example, archaeology or ground investigation surveys.
- HS2 has served Schedule 16 notices on some properties due to works potentially taking place within close vicinity of these properties in the future, before the construction is completed.
- If any such possession is required we shall notify the resident following the correct legal process.
- The community are able to direct their specific enquiries to HS2 via the Helpdesk:
 - Email: hs2enquiries@hs2.org.uk
 - 24/7 Freephone Community Helpline: 08081 434 434

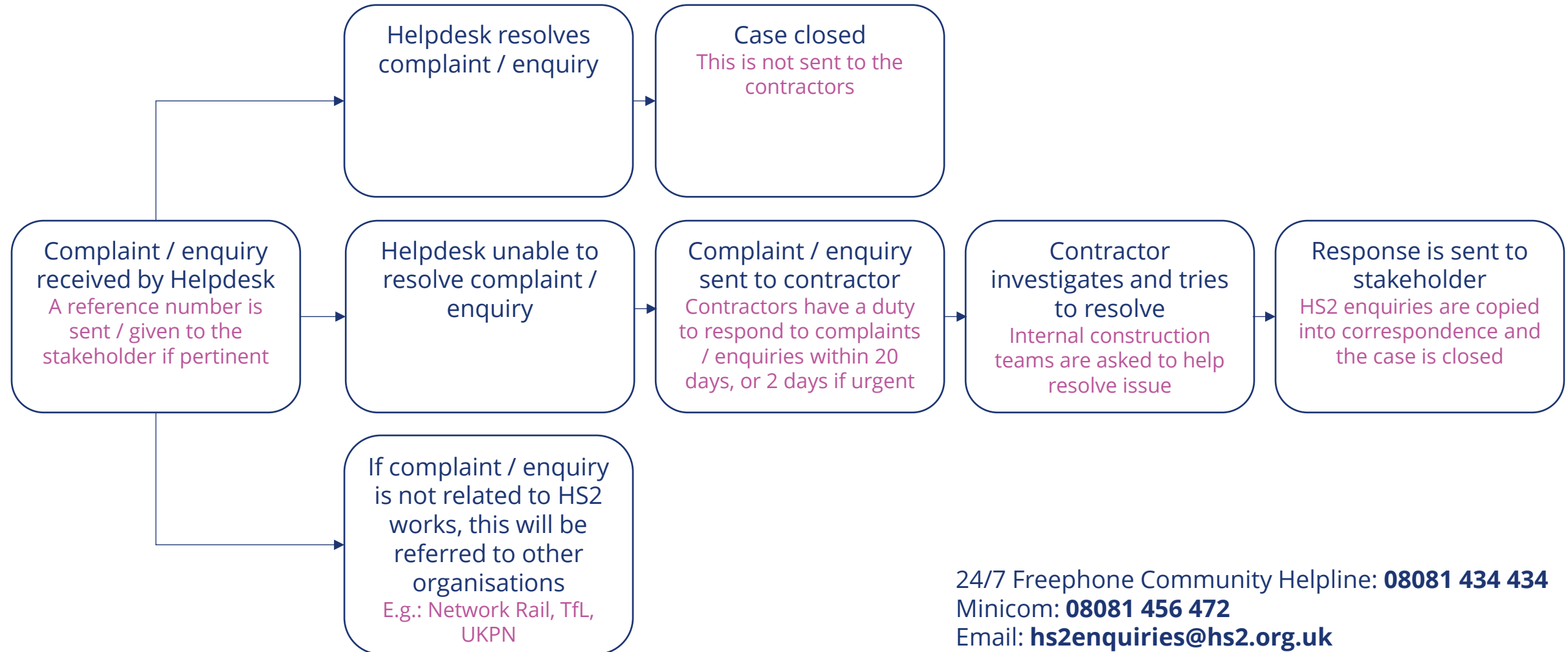


Wells House Road steps

- In December 2024, HS2 engaged a supplier to perform a structural survey
- In January 2025 the survey was received and currently with Ealing Council for review
- Identified numerous structural defects and safety hazards
- Ealing Council currently evaluating the report
- Will define next steps



Complaints & enquiries process



24/7 Freephone Community Helpline: **08081 434 434**
Minicom: **08081 456 472**
Email: **hs2enquiries@hs2.org.uk**
Visit our website at: **hs2.org.uk**

Small Claims

Process:

- We understand and appreciate that the process may appear lengthy to residents.
- The following steps involved in assessing a claim can take some time:
 - Claim processed by HS2 and handed over to BBVS and HS2's independent loss adjuster
 - Claim assessment including visits to property, comparison with pre-condition survey, and ongoing discussions with resident
 - Loss adjuster recommends a settlement amount, which is submitted to HS2 for approval
 - If claim is successful, payment is arranged

HS2, BBVS and the independent loss adjuster engage with residents to ensure that the process is fully explained and to support residents through the small claims process.



Small Claims

Quotations process

- BBVS requests an estimate of the cost of repair from residents as standard as part of the small claim to ensure that we spend public money responsibly
- We usually ask for a quotation later in the small claims process once an assessment of the damage has been made
- We are happy to discuss arrangements for quotations on a case-by-case basis

Questions / further comments? Feedback will help us to improve small claims.

- Please email HS2enquiries@hs2.org.uk or community@bbvsjv.com



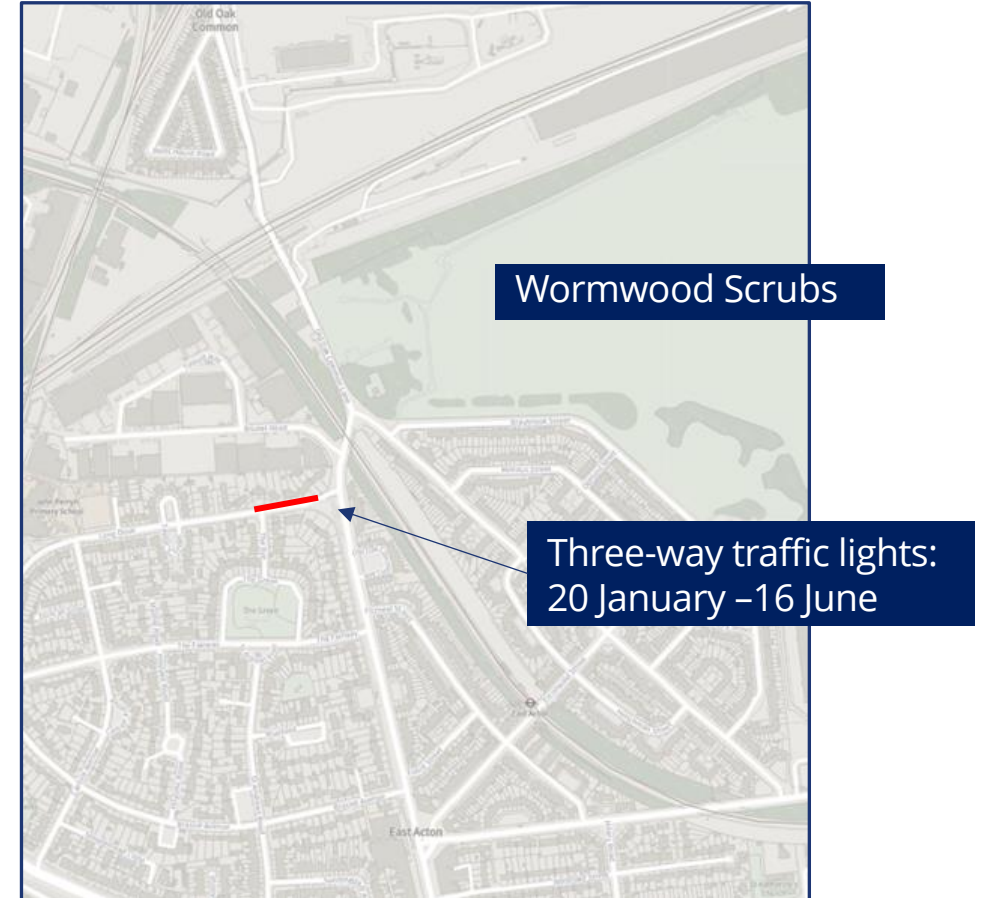
BBVS Update

Wells House Road Community Meeting, January 2025

UK Power Networks: Temporary traffic lights

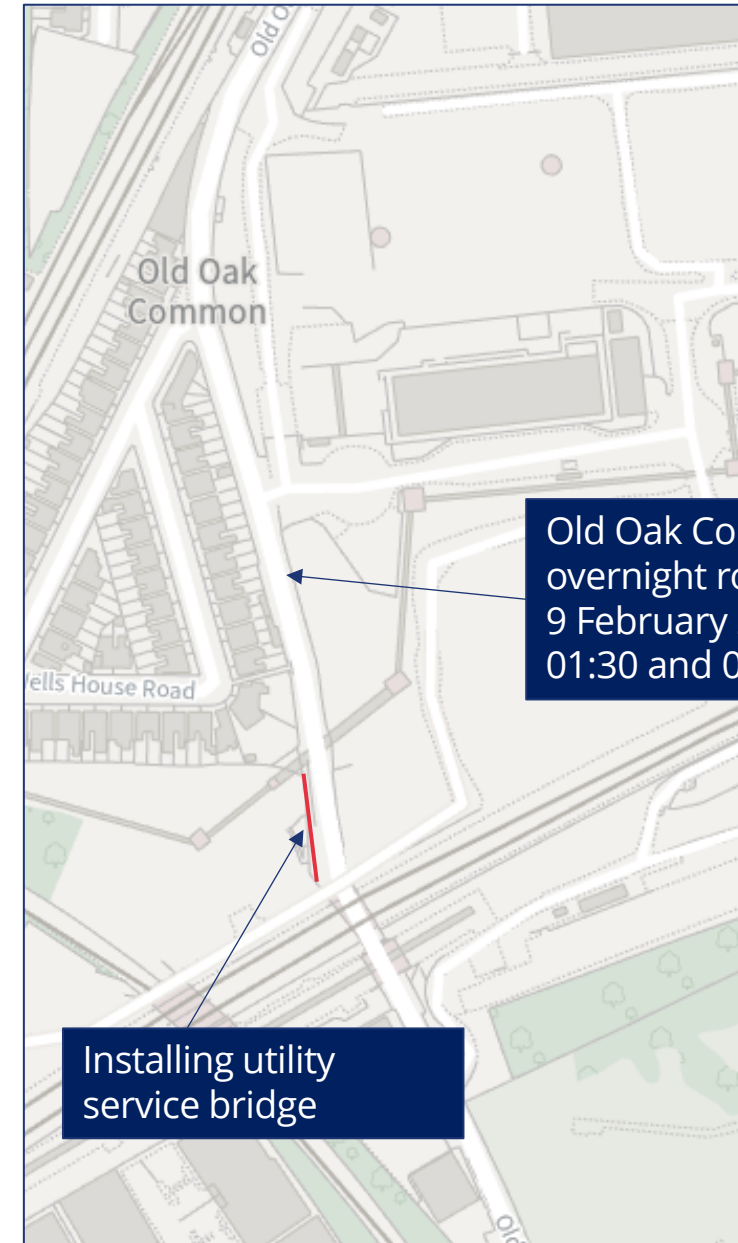
UK Power Networks (UKPN) need to continue their work on power utilities. This work is to prepare for future cable work to support local electricity networks when we open Old Oak Common station.

- Monday 20 January – Friday 31 January
- Monday 3 February – Monday 16 June
- Three-way temporary traffic lights
- Long Drive bus stop closed for the duration of these works
- We are in conversation with Ealing Council to reduce duration of temporary traffic lights



Utility service bridge

- We need to install a utility service bridge over Old Oak Common Lane for a UK Power Networks cable diversion
- Overnight road closure Sunday 9 February between 01:30-05:30.
- Contingency date: Sunday 16 February
- Taxi services to be provided to residents on Wells House Road
- The 228 bus and other TfL operations will not be impacted



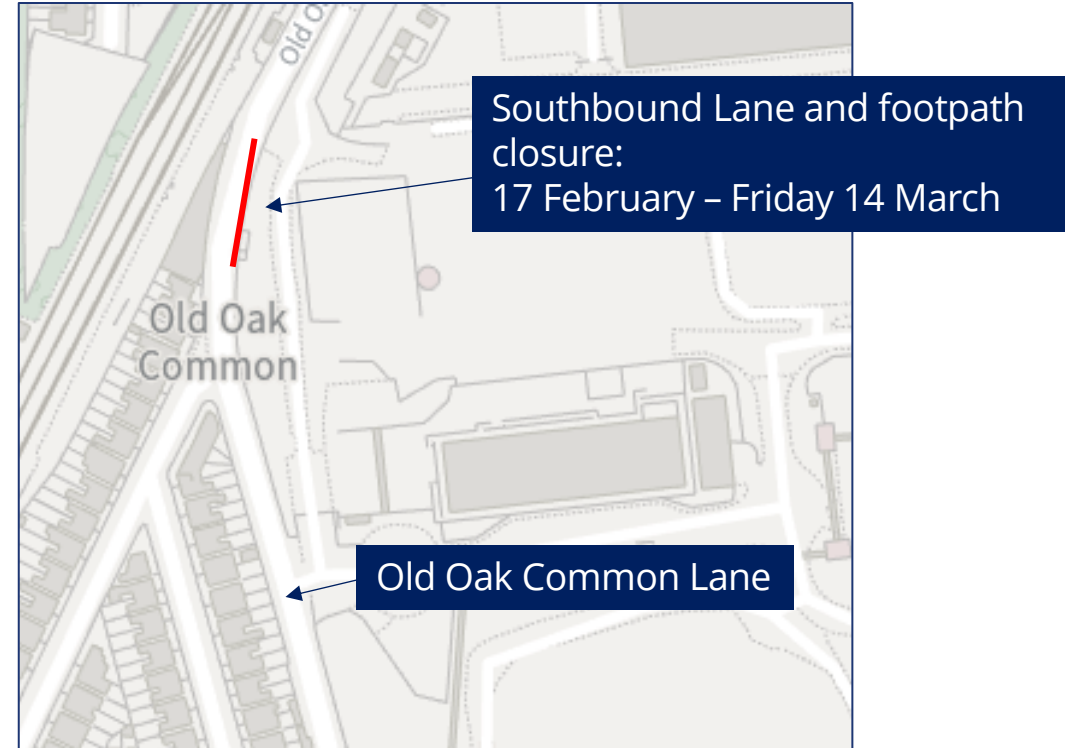
Old Oak Common Lane
overnight road closure
9 February 2025 between
01:30 and 05:30

Installing utility
service bridge

Traffic Management: Old Oak Common Lane

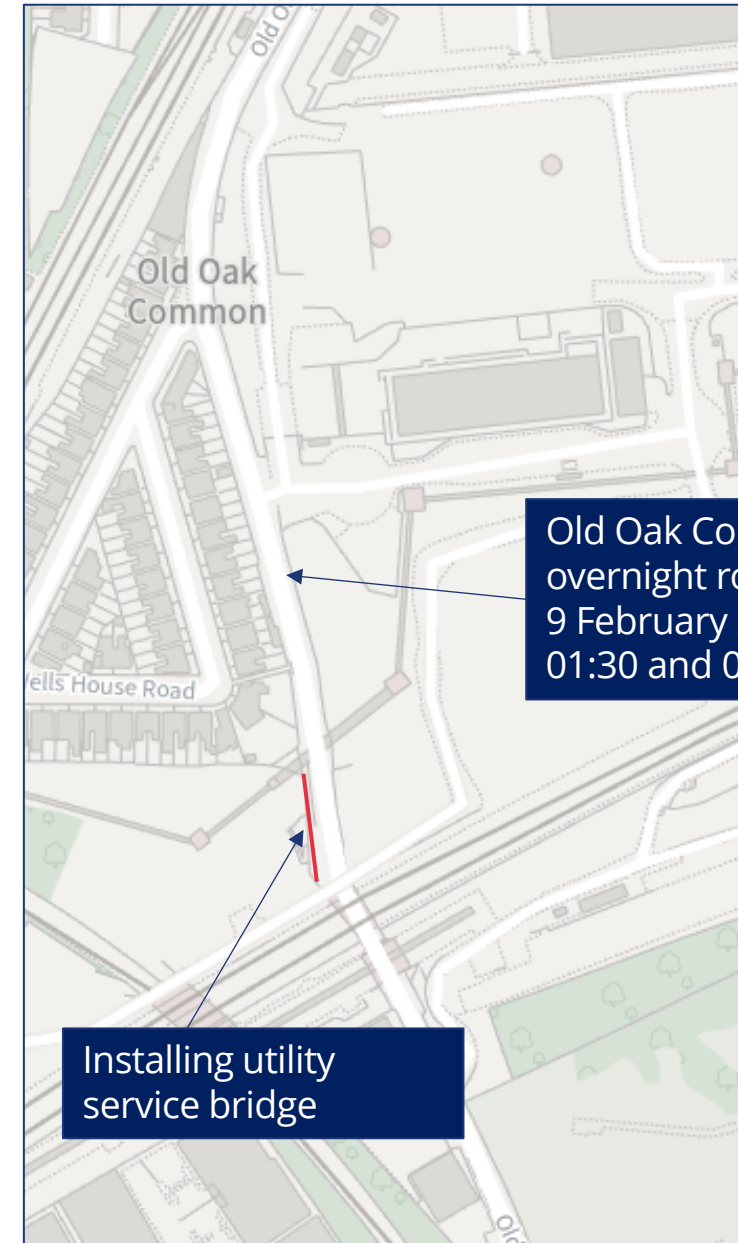
Southbound lane and footpath closure

- Monday 17 February – Friday 14 March
- Two-way temporary traffic lights
- Scottish and Southern Electricity Networks – substation enabling work
- Monday – Saturday, normal working hours



Traffic management on Old Oak Common Lane

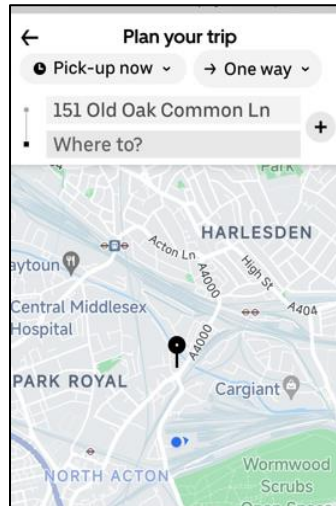
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You said, we did

Overnight road closure – booking taxis on Uber

Residents are now able to use Uber rather if easier than booking through the suggested cab company following feedback.



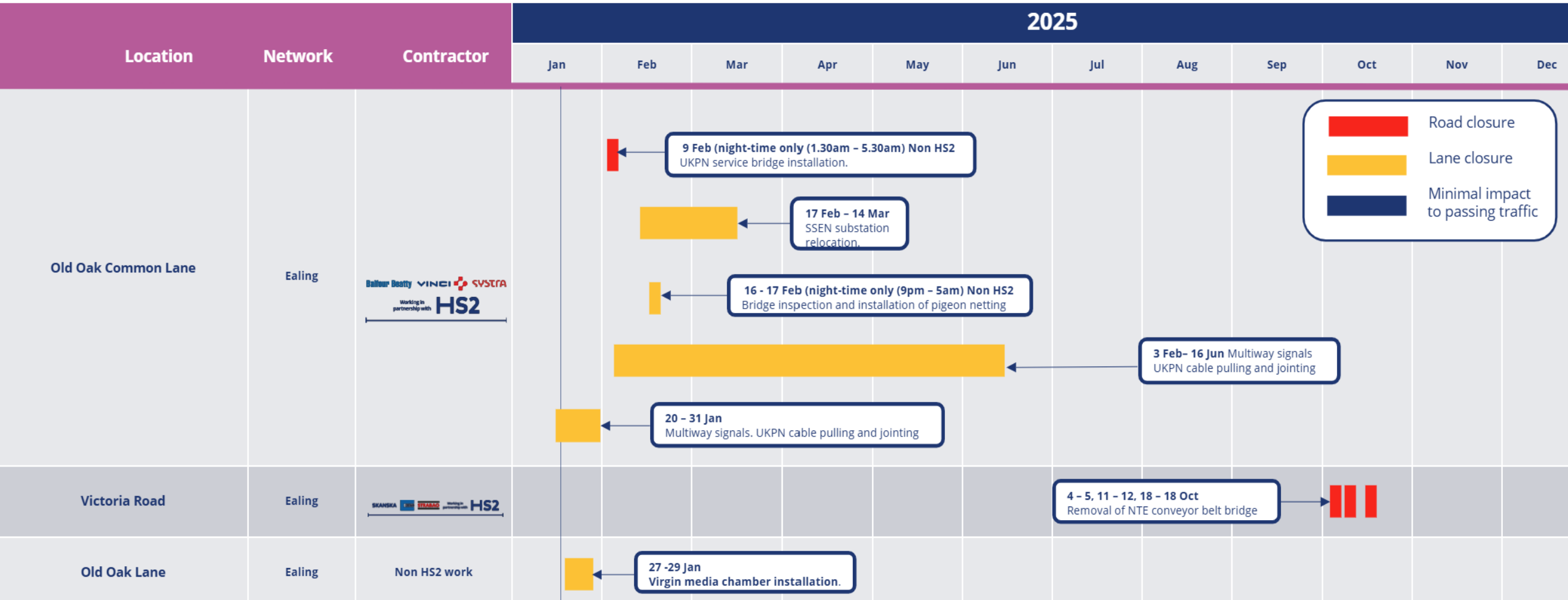
Hoarding replacement

Solid, high-quality hoarding has replaced the old 'Heras' fencing earlier this month



Old Oak Common traffic plan

23 January 2025



1MCO3-SCJ-SE-PLN-S000-000012_C12

*Dates are approximate and subject to change

A stylized graphic of a rail track, consisting of three vertical bars connected by horizontal lines, rendered in a dark blue color.

Network Rail

Old Oak Common:

January 2025 – March 2025

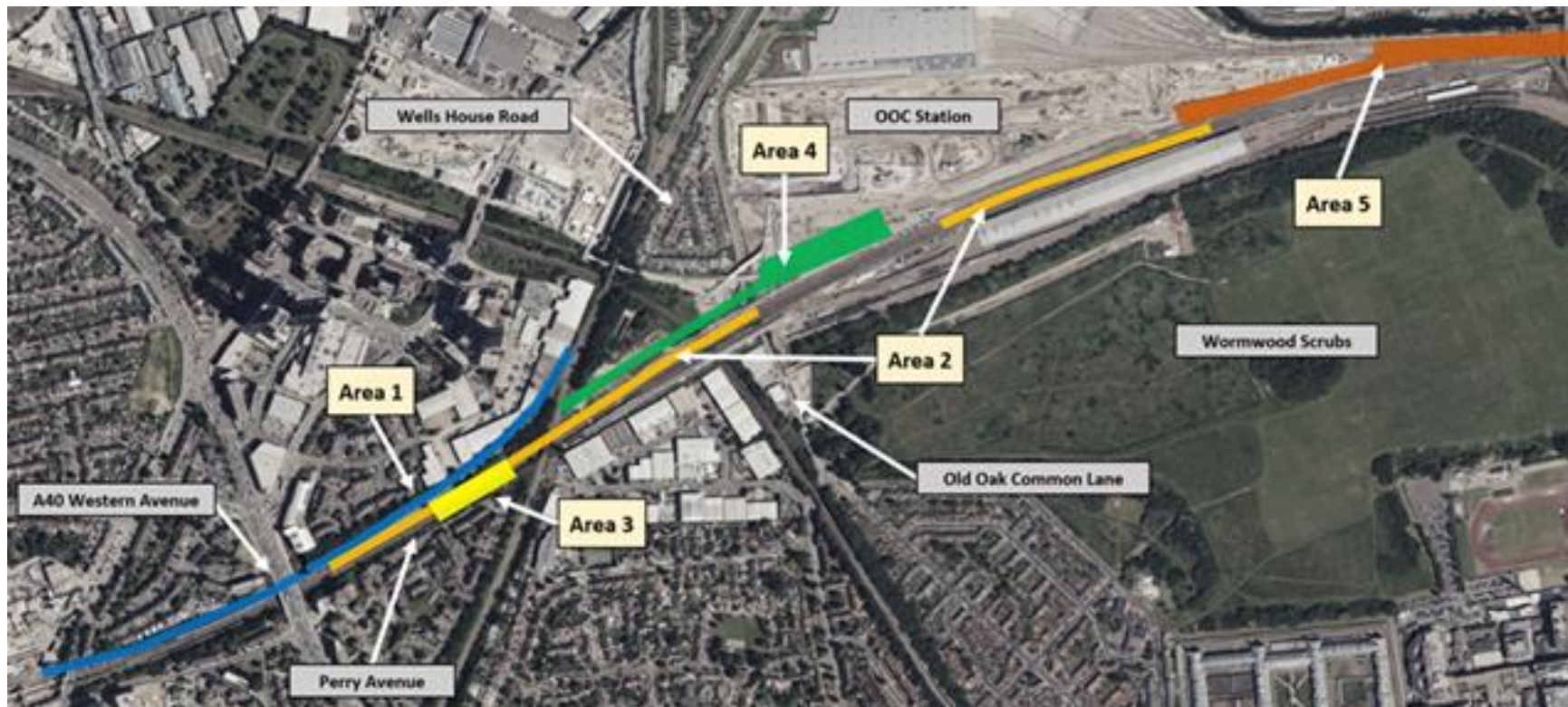
A stylized graphic of a rail track, consisting of three vertical bars connected by horizontal lines, rendered in a dark blue color.

Christmas work recap

- The Network Rail project team successfully completed all the planned work at Old Oak Common on time between Christmas Eve and the 29th December.
- During the closure the two trains an hour that were diverted into Euston Station went well.
- We had no registered complaints arrive about the work that was completed.



Where our project teams are working



Please refer to the letter that was sent out for exact timings.
NB: This plan of work does not cover any work completed under statutory maintenance.

Network Rail contact us

If you need to contact Network Rail you can call: **03457 41 11 11**

This is a 24-hour call centre and can help direct your call to the right team.



Community Investment

Wells House Road Community Meeting, January 2025



Social Value & Legacy

Westcott Park Community
Garden



School Engagement



Team Old Oak Christmas Appeal



**Next meeting, AOB &
feedback forms**



Next meeting

Wednesday 26 March 2025



Thank you

**Please leave your
feedback by scanning
the QR**

