

Meeting Minutes

Wells House Road resident's meeting

Meeting date	Wednesday 16 July 2025
Meeting location	Visitors Centre / Teams, Old Oak Common Station
Meeting time	6.30pm – 8pm

HS2 and contractors	Local Authority
Sylvie Glossop, HS2	Kasem Abbas, LBE
Grant Blowers, HS2	Claire Callow, OPDC
Gairey Thomas, HS2	Cllr Paul Driscoll, LBE
Ivan Ascione, HS2	Tahmine Choudhury, TfL
Scott Wilson, BBVS	
Zoe Griffin, BBVS	
Andeep Gehlot, BBVS	
Lucian Randall, BBVS	
Manish Tailor, BBVS	
Jan Simpson, BBVS	
Rikin Mehta, BBVS	
Mohamed El-Shazly, BBVS	
Emma O'Malley, SCS	
Solo Malemo, SCS	
Gi-Ho Cheung, SCS	
Jared Finney, SCS	
Myall Hornsby, Network Rail	
Barry Roberts, Network Rail	

21 residents attended

1. Introductions

Sylvie Glossop introduced herself as the chair for the meeting.

Sylvie went through the housekeeping and agenda slide. Kasem Abbas introduced himself as the HS2 Programme Manager working at Ealing Council.

Action: BBVS to send out presentation and notes.

2. Your questions answered

Wells House Road stairs & HS2 reset

Sylvie updated the community on the current status of the stairs. The design works has begun, however surveys still need to take place in the neighbouring properties so the structure of the walls can be assessed. This will feed into the design.

Once this has been completed, the design and planning application will be submitted to the OPDC for approval. A contractor will be appointed, and we're currently planning for the stairs to be open by the end of 2026.

When the road lowering takes place, there will be times where the stairs will need to be closed. The community will be notified about this.

The project is also looking into the phased opening of the station, and how this can be programmed, but this is dependent on the outcome of the HS2 reset. The reset is due to be concluded next year.

There were discussions over the design considerations of the stairs. These have been captured in the Q&A document.

Action: BBVS to send out Q&A.

3. BBVS Update

Zo Griffin introduced herself.

Traffic Management

There are two lane closures on Old Oak Common Lane at the moment: Thames Water and Cadent Gas are conducting trial holes southbound opposite the Nadi Centre (Friday 4 July – Friday 1 August), and opposite Walking on Wood (Friday 4 July – Sunday 28 September).

Old Oak Common Lane realignment

There will be two areas on Old Oak Common Lane where the road will be realigned from September 2025 so utility connections can take place.

To support the southern realignment, there will be road closures:

- Saturday 30 and Sunday 31 August

- Saturday 6 and 7 September (contingency weekend)

There will be a drop-in on Wednesday 23 July from 5pm until 7.30pm in the visitor's centre at Old Oak Common Station site.

Old Oak Common site entrance works

Utility works have been continuing at the site entrance since Monday 30 June. This is likely to be completed by Wednesday 23 July.

As well as diverting utilities, this work has been in preparation for the tunnelling into the station site.

Following works over the bank holidays earlier this year, extra mitigations had been made and only one complaint had been received.

Central Line piling works

To help support the infrastructure for the Network Rail railway and bridges expansion, works near to the Central Line needs to take place. This activity includes piling, where large metal sheets will be pushed into the ground.

Dates are still to be confirmed, and the community will be notified accordingly.

Communicating with you

There are a number of notifications which have been circulated since the last meeting:

- Old Oak Common Lane newsletter
- Old Oak Common Lane traffic management newsletter
- Interface substation work notice
- Utility site entrance work notice
- Noticeboard updates

Questions from the community were raised regarding the noise levels of the piling works and the timing duration of the realignment works. These are notes in the Q&A document.

4. SCS Update

Emma O'Malley and Jared Finney introduced themselves.

Old Oak Common Tunnel

We are currently in Phase 2 which is ongoing until September 2025. Phase 3 is estimated to begin in June 2026 until September 2026. Work currently taking place include the enlargement of the tunnel. This work is less impactful than the breaking of the headwall.

There is monitoring ongoing by the North London Line and local properties, which has shown no movement or settlement.

Conveyor removal – Flat Iron site

We will be working 24/7 to remove the conveyor from the Flat Iron site. Works will begin from Saturday 2 August until Saturday 1 November. The conveyor is no longer needed as the tunnel boring machines have concluded their work.

There may be times where we need to close the road and pavements in October, but the local community will be notified.

Questions from this section are captured in the Q&A document.

5. Old Oak Common Works and Traffic Map

Gi-Ho Cheung introduced himself.

Following feedback at the last meeting, SCS and BBVS have created a new interactive map for the community. This will also include Network Rail works. It has simplified impactful work in the Old Oak area. Referring to the map, Gi-Ho explained if the 'finger' icon is clicked on, it will take the user straight to the advanced warning notice (AWN) regarding that piece of work.

This map will be available online and will not replace the current AWNs being received by the community.

6. Network Rail update

Barry Roberts and Myall Hornsby introduced themselves.

Referring to the map, Barry explained works which are going to be taking place between July and September. This is for the installation of the overhead equipment, new track and drainage. The only 'unusual' noise will be the use of a drainage jetting truck on a single, midweek night-time shift - noise from this work will be similar to that of a road sweeper and will take place in the south-westernmost corner of the Wycombe Triangle).

Notifications had been sent to residents, which has the full details of the works taking place.

Questions from this section are captured in the Q&A document.

7. Community Investment

Andeep Gehlot introduced herself.

Referring to the slide there are three activities which are worth nothing which have taken place recently by BBVS.

- Featherstone High School: attended a career day assembly which was attended by our engineering apprentices
- Ellen Wilkinson School for Girls: female BBVS colleagues attended a STEM careers day which was promoting female role models
- Year 12 work experience: BBVS have been hosting several work experience visits over the past month and the 16-17 year olds have been spending a week onsite.

8 AOB

Grant Blowers introduced himself.

Residents at Wells House Road have been asking for window and car cleaning. Part of mitigation that has been planned for the Old Oak Common Lane closure is being brought forward: residents at Wells House Road will be able to have their windows cleaning twice a year, and their cars cleaned four times a year.

Details of this will be communicated to the Wells House Road residents.

Other areas within this section are covered in the Q&A document.

Meeting ended: 8.20pm