

Meeting Minutes

HS2 & Wells House Road residents' meeting

Meeting date	Wednesday 26 March 2025
Meeting location	Visitors Centre / Teams, Old Oak House
Meeting time	6.30pm – 8pm

HS2 and contractors	Local Authority
Sylvie Glossop, HS2	Cllr Kate Crawford, LBE
Sam Clark, HS2	Cllr Daniel Crawford, LBE
Jonty Bletcher, HS2	Surinderpal Suri, LBE
Gairey Thomas, HS2	Thomas Szydlowski, LBE
Stephen Charman, HS2	Claire Callow, OPDC
Atul Jewitt, BBVS	
Natalie Swan, BBVS	
Scott Wilson, BBVS	
Andeep Gehlot, BBVS	
Zoe Griffin, BBVS	
Rikin Mehta, BBVS	
Lucian Randall, BBVS	
Tony Gambles, BBVS	
Gary Paton, BBVS	
Dave Terry, SCS	
Wendy Franks, SCS	
Solo Malemo, SCS	
Filipe Mello, SCS	
Gi-Ho Cheung, SCS	
Sihaam Ahmed, SCS	

Barry Roberts, Network Rail	
Myall Hornsby, Network Rail	
Iain Killingbeck, TfL	

16 residents attended

1 Introductions

Sylvie Glossop introduced herself as the chair for the meeting.

Sylvie went through the housekeeping and agenda slides, noting that the format of the meeting will be slightly different as the focus will be on the questions raised by the community.

Action: BBVS to send out presentation and notes.

2 Your questions answered

Temporary possession of land

Sylvie introduced Stephen Charman from the HS2 land and property team.

Question from the community: *"details of why they are still under possession and when they will be released"*

An email had been received by the team to have this item removed, however we kept it in case other community members had questions regarding it.

Letters have been sent to 1 – 53 Wells House Road stating that the schedule 16 has been removed from the majority of properties. Residents are able to have one-to-one conversations with the land and property team via Helpdesk (08081 434 434 or HS2Enquiries@hs2.org.uk).

Wells House Road stairs

Sylvie introduced Sam Clark.

Question from the community: *"confirmation of timeline and actions in order to get steps open before the road closes"*

Although a timeline cannot be given regarding the stairs, surveys taken place over the past few months by HS2 and Ealing Council. They have both confirmed safety concerns, however they continue to liaise and work together on the issue.

Questions and answers have been captured in the Q&A document.

Retaining Wall

Sylvie introduced Scott Wilson.

Question from the community: *designs and monitoring of movement of wall and structures above wall*

Since the retaining wall had the soil nails installed, it had been monitored for 18 months. Monitoring had stopped as there were no movements detected. The hoarding protecting the retaining wall is currently in good condition and is not of concern. However, the hoarding is checked often.

There was a conversation regarding the hoarding, as well as images for what the retaining wall will look like once the station has been built. These have been captured in the Q&A document.

Bus stop closures

Sylvie introduced Iain Killingbeck.

Question from the community: *agreement where southbound 228 bus stop will be located from TFL*

Due to the proximity of the site works to where the southbound bus stop was located, TfL agreed to suspend the bus stop. The 228 bus continues to be maintained on Old Oak Common Lane.

TfL are working with HS2 to see if there is a suitable location to place a temporary bus stop south of the station site. When an area is being sought, there needs to be consideration around the kerb line: not too close to side roads, the height of the kerbs, the trees, street furniture as well as other works which may be taking place that are not HS2 related.

Discussions were held around the iBus system on busses and where the temporary bus stops are currently located. These have been captured in the Q&A document.

Traffic management

Sylvie introduced Zoe Griffin and Rikin Mehta.

Question from the community: *how HS2 can solve back-up of traffic on Old Oak Common Lane due to double traffic lights*

The temporary traffic lights by Kildun Court are in place due to the layout of the works taking place. The alternative option for the traffic lights would have been to have a set of temporary traffic lights on Wells House Road. This would have resulted in more traffic and a longer wait time for general road users, including those on Wells House Road.

There are cameras by the traffic lights outside the site which are observing driver behaviour. During peak times the traffic marshals manually change the lights for road users and pedestrians.

There was a discussion around the safety of cyclists and the sequencing of the traffic lights outside the station site. These have been captured in the Q&A document.

Old Oak Common Lane Closure

Question from the community: *need for meeting to discuss pre-emptive impact mitigation, including through extension of noise insulation, cleaning gutters/windows/cars/brickwork, etc.*

Sam updated the community on this topic and said a meeting will be held at the appropriate time. HS2 and BBVS are working with TfL for the lowering and build of the road, and liaising with Network Rail for the bridges over Old Oak Common Lane.

Work with Ealing Council and Hammersmith and Fulham Council have taken place. The closure programme is being finalised at the moment and conversations with the community will be had around the mitigation options during the closure in due course.

Questions and answers have been captured in the Q&A document.

Noise and vibration concerns

Sylvie introduced Wendy Franks and Scott Wilson.

Question from the community: *source of 24/7 noise and how this will be resolved*

There have been some complaints from Wells House Road recently regarding noise. SCS have confirmed that these are not from the BBVS site. SCS have been conducting some monitoring in the area to find the source.

There is very little tunnelling works taking place during the night. There is noise from the concrete breaking from the removal of a temporary invert during the spray concrete lining works (SCL) within the tunnel, but this is taking place during the day (see Item 6 below).

The community expressed their concern as the noise has woken them up. Some residents have been offered attended monitoring which a couple of residents in the meeting said they would like to have. Visits have been timed to coincide with invert removal, which takes place twice a day between 8am and 6pm. Residents were encouraged to contact Helpdesk if they are experiencing disturbances as this can help with their monitoring.

There was a discussion around the complaints process and what the community have been experiencing. Questions and answers have been captured in the Q&A document.

Small claims

Question from the community: *why so many claims are being rejected?*

Scott explained that some cases take longer than expected and the claims have been around the potential structural damage to properties.

There is a process that needs to be followed and completing a small claims form is the beginning of that process.

A conversation took place around issues concerning dust to properties. Questions and answers have been captured in the Q&A document.

Action: HS2 to write to Cllr Crawford regarding update with steps and the Old Oak Common Lane closure

3 Upcoming works to note

Zoe talked through a slide regarding works taking place between April and May 2025.

- Friday 18 April to Monday 21 April (Easter)
- Saturday 26 and Sunday 27 April
- Saturday 3 and Sunday 4 May
- Monday 5 May (bank holiday)
- Saturday 10 and Sunday 11 May

Works for utility diversion routes are taking place just inside the main entrance of the site. These will be taking place on the weekends and bank holidays as there is minimal traffic movement on and outside of site.

Advance work notifications (AWNs) will be sent nearer the time.

4 Network Rail update

Sylvie introduced Barry Roberts.

Barry went through the works due to take place over the Easter weekend (Friday 18 April until the early hours of Tuesday 22 April). This will be by Scrubs Lane and the North London Line.

Works will be similar to activities taken place recently and mitigations will be in place to ensure there is minimal disturbance to the local community.

5 Traffic Management update

BBVS traffic management

Zoe talked through the traffic management due on Old Oak Common Lane between April and June 2025 (please refer to slide 12 on the presentation for location). These lane closures are to support the utility diversion works currently taking place.

The traffic management newsletter has been circulated and is available online:

<https://assets.hs2.org.uk/wp-content/uploads/2025/03/Traffic-Management-Update-OOCL-April-2025.pdf>

Old Oak Common traffic plan

Solo Malemo shared the latest traffic plan with the community. These include works which are also non-HS2 related.

A link to this plan is available online: <https://www.hs2.org.uk/work-items/hs2-traffic-information-old-oak-common-lane-and-north-acton-area/>

6 SCS update

Sylvie introduced Filipe Mello and Dave Terry.

Phase one of the SCL tunnelling is currently on the other side of the North London Line (please refer to slide 15 on the presentation for location). Phase 2 will begin early April and finish September 2025, before starting up again in mid-2026.

Those who are experiencing disturbances during these works are encouraged to contact the HS2 Helpdesk with the following information:

- Time of disturbance
- What the noise sounds like
- The area they are able to hear/feel it most (e.g., inside, outside, upstairs, etc)
- If they're by a window, try and record as a recording or a video

Dave and Filipe explained the sequence of the works from removing the spoil to lining the tunnel.

SCS have recently completed some attended noise monitoring in an empty office on site, as well as a residential property on Wells House Road. Properties 157-167 should have had a pre-condition survey completed as they are within the zone of influence of the tunnelling works.

Questions and answers have been captured in the Q&A document.

7 Questions & AOB

Questions were asked about the flooding on Victoria Road during the Old Oak Common Lane closure. These have been captured in the Q&A document.

8 Meeting close

Next meeting will be held on Wednesday 7 May

Meeting ended: 8.40pm