

Meeting Notes

Wells House Road Meeting Q&A

29 January 2025

No.	Questions	Answers
SCS Tunnelling:		
1.	Are you tunnelling in two stages?	The Old Oak Common Tunnel is being constructed using the Sprayed Concrete Lining method. This requires a pilot tunnel which is then enlarged.
2.	What distance will the tunnel travel between points A&B as shown on the presentation slide?	The distance will be around 200 metres, which should be met by April this year. There is an ambition to reach point A (as shown on the slide) by April (programme dependent).
3.	Where have you tunnelled from so far?	Tunnelling started at the Victoria Road Crossover Box and has progressed towards the Old Oak Common Station site.
Temporary possession of land		
4.	Have you released the temporary possession of land around the stairs and wall?	BBVS are liaising with the HS2 Land and Property team about this and will be able to update affected properties before the next Wells House Road meeting.
5.	How would you implement section 16 with the legal requirements? Especially with residents who are looking to remortgage or sell their properties?	Schedule 16 notices follow a process laid out in the HS2 Act 2017. We do understand the concerns that residents have around Schedule 16 notices and a representative from the Land and Property team will be attending the next meeting to help answer these queries.
6.	If the Section 16 notice was served with the intention of undertaking work, what was it for?	The provisions of Schedule 16 are intended to cover situations where we need or may need temporary access to a property, such as for ground investigation or archaeology. If we need to use a Schedule 16 notice the minimum notification period needed to be given to the resident is 28 days, but we always aim for significantly more than that. That's said neither HS2 or BBVS have taken or in possession of any of the gardens.
Wells House Road Stairs		
7.	Who is the planning authority for the steps?	The Wells House Road steps are part of Ealing Council's highway estate. However, the planning

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		authority is the Old Oak and Park Royal Development Corporation (OPDC).
8.	Is there a recommendation on the report conducted by Ealing, that shows what needs to be done? Is there a budget for this and who holds it? And what are the milestones so it can be tracked.	Ealing Council and HS2 are fully engaged together in making sure the Wells House Road access point is reinstated as quickly as possible. The survey report concludes that numerous structural defects that require urgent attention. Ealing Council are currently evaluating the report and the appropriate course of action by the end of March.
9.	Will Old Oak Common Lane closure take place at the end of 2026 and the stairs will therefore open?	While programme details and duration are still being finalised, we can confirm that the planned long term/local access only arrangement of Old Oak Common Lane will not take place before 2026, with the final start date and duration of the full road closure yet to be confirmed. Regarding the stairs, Ealing Council are currently evaluating the report and the appropriate course of action by the end of March.
Small Claims		
10.	What is the time frame after submitting a small claim?	After a small claim is received by Helpdesk, there is a 20 working day Service Level Agreement (SLA) for the small claim to be registered. A simple claim can be resolved within these 20 working days. However, more complex cases (e.g.: large area of property damage) may take several months. It does depend on the individual claim.
11.	Do you have ballpark figures for the amount of small cases? Please can we have this for the next meeting?	There are currently has 11 small cases open, which are for various issues and at various stages of the claims process. Please note that we do not discuss individual cases with anyone other than the claimant or the property owner.
Utility Service Bridge works:		
12.	What's the probability of the utility service bridge being completed at the set time?	The only delay to this would be poor weather. We have contingency dates should this happen. <i>Post-meeting note:</i> The installation of the utility service bridge took place as scheduled.
13.	Will there still be traffic lights outside the BBVS site?	Yes, the traffic lights outside of the BBVS site will still be in operation.
Site hoardings:		
14.	Were you going to replace the hoarding on the retaining wall?	We are aware of feedback regarding the condition of the hoarding on the retaining wall but we believe it to be in good condition. Residents are welcome to send us any evidence to the contrary. We are not looking at changing the design at the moment.
15.	The new hoarding panels are incredibly low, why is that?	The new hoardings are of standard 2.2m

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Network Rail:		
16.	You're having trouble establishing the depot to west of Acton Mainline Station – is that going to affect the timescale here?	There is work in the background to determine this and we can come back to you with an answer.
17.	The OPDC board meets next week, it's been agreed that you can board at the Great Western Mainline platform – what happens to the freight trains at this time?	We will confirm the details of this matter in due course.
TFL Buses on Old Oak Common Lane:		
18.	Can we have a 228 bus stop replacement, even if it moved to the entrance of the site?	HS2 and TfL agreed in 2024 that the southbound bus stop on Old Oak Common Lane would need to be permanently removed. This is due to the proximity of construction works, such as trial holes and new road layout investigations that are required on the road to open Old Oak Common Station. When the station is opened there will be a bus station near Wells House Road. TfL continue to maintain the 228-bus service along Old Oak Common during periods of disruption. We are not able to facilitate putting a temporary bus stop on our site until the station opens as we have regular deliveries involving heavy vehicle goods. The risk of a public safety incident is deemed to be too high.
Community Investment:		
19.	Why do you make donations to schools and do charity work but not pay attention to residents? We are the community.	We support as many organisations in the area as we can – it's a separate process when it comes to residents and community groups. We work with a number of schools, charities and community organisations across the three boroughs impacted by the works at Old Oak Common. The vast majority of our community investment takes place in the immediate community, namely Old Oak Estate, Wormwood Scrubs, Park Royal and North Acton. We work directly with several resident associations supporting events throughout the year, including our annual support for the Wells House Road Street Party and new planters and noticeboard improvements in the road.

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		Our work with schools, colleges and educational facilities is part of our ongoing Skills, Employment and Education (programme) which brings opportunities for apprenticeships, employment and work experience to the local area.