

Meeting Minutes

HS2 & Wells House Road residents meeting

Meeting date Wednesday 24 September 2025
Meeting location Visitors Centre / Teams
Meeting time 6.30 – 8pm

HS2 and contractors	Local Authority
Sylvie Glossop, HS2	Claire Callow, OPDC
Gairey Thomas, HS2	Cllr Blerina Hashani, LBE
Scott Wilson, BBVS	Kasem Abbas, LBE
Natalie Swan, BBVS	Tahmine Choudhury, TfL
Zoe Griffin, BBVS	
Andeep Gehlot, BBVS	
Manish Tailor, BBVS	
Justin Compton, BBVS	
Rikin Mehta, BBVS	
Lucian Randall, BBVS	
Mohamed El-Shazly, BBVS	
Solo Malemo, SCS	
Emma O'Malley, SCS	
Wendy Franks, SCS	
Barry Roberts, Network Rail	

12 residents attended

1 Introductions

Sylvie Glossop, HS2, introduced herself as the chair for the meeting. Sylvie went through the housekeeping and agenda slide.

Action: BBVS to send out presentation and notes

2 Your questions answered

HS2 reset

Sylvie updated the community on the current status of the reset. This significant project is being carried out throughout HS2 and likely to report in the new year. Sylvie acknowledged that the reset will have an effect on the long-term closure and lowering of Old Oak Common Lane. It is still to be decided which parts of the station are likely to open first.

Car/window cleaning

Scott Wilson, BBVS, introduced himself and took the community through the letter offering a good will gesture of car and window cleaning. This letter has been delivered to all Wells House Road residents. Residents can have their car cleaned up to four times a year and windows twice a year. Claimants will call Helpdesk, receive a small claims form (which can also be picked up from the station site).

Claims for this year have to be submitted by Friday 31 October and the scheme will close until Sunday 1 March next year.

There were discussions of the good will gesture which are captured in the Q&A.

Wells House Road stairs

Scott updated the community on the Wells House Road stairs. The design is almost complete and is likely to be similar to that shared in 2023. This is likely to be steel framed, with lighting. A discussion regarding the plans with neighbours will then take place. It is subject to Section 17 planning application with OPDC and there will be an update before then. Further details will be given at the next meeting.

There were discussions about the stairs which are captured in the Q&A.

Old Oak Common Station site

Scott discussed the recent enquiries about 'move over' alerts. The construction and health & safety team are investigating a solution to the volume level, but safety is paramount. The alerts are important for keeping staff aware of potentially dangerous moving machinery.

There were discussions about the alerts and vibration felt on Wells House Road which are captured in the Q&A.

3 BBVS update

Zoe Griffin, BBVS, introduced herself.

Old Oak Common Lane realignment

Zoe apologised for the last-minute cancellation of the weekend closure of Old Oak Common Lane due on 13 and 14 September and advised that better ways of communicating these events are being explored.

The works that had been planned were carried over to the closure that did take place on the following weekend of 20 to 21 September working on utility connections and the southern realignment road system.

The realignment of the road itself is due to be open later in 2025. The northern realignment works have started and a drop-in session for residents will be announced.

Discussion is captured in the Q&A.

Central Line piling works

Zoe introduced piling works that will be similar to those that took place this time last year. They will take place about 90 metres south of Wells House Road between midnight and 6.00am when the Central Line is not running:

- Wednesday 8 October – Friday 10 October
- Monday 13 October – Friday 17 October
- Monday 20 October – Friday 24 October
- Monday 27 October – Friday 31 October

A second phase of piling in the same location will be announced later in the year.

Discussion is captured in the Q&A.

Additional site office

Andeep Gehlot, BBVS, spoke about the new site office, which will be constructed between the current office and Old Oak Common Lane to accommodate the increasing workforce. Units will be delivered over two weeks beginning on Monday 6 October.

Windows overlooking Old Oak Common Lane facing Wells House Road will be frosted to maintain privacy for the community.

Discussion is captured in the Q&A

4 SCS Update

Old Oak Common Tunnel and Kildun Court

Emma O'Malley, SCS, took the community through the works currently going on in the tunnels ahead of phase three of tunnelling beginning in 2026. These include waterproofing and are non-impactful.

Kildun Court is vacant and SCS are carrying out surveys in the building and updating security from 1 October to 31 October. Access requirements will be ongoing to Kildun Court.

Conveyor removal – Flat Iron site

Solo Malemo, SCS, took the community through the conveyor removal works as shown on the slide map of the Flat Iron site and Dudding Hill bridge on Victoria Road.

The work started in the summer and continues until 1 November 2025. Victoria Road will be closed from 10.00pm Friday 3 October to 5.00am to Monday 6 October. The footpath will be closed from 10.00pm to 5.00am each night and a taxi shuttle service will be provided for local residents.

Discussion is captured in the Q&A.

5 Old Oak Common traffic

Old Oak Common traffic plan

Solo and Emma took the community through the slides which combine the traffic management for local partners. They are online and interactive.

6 Network Rail update

Barry Roberts, Network Rail, took the community through the map of local works. These are at much the same place and scope as they have been for the last 12 to 18 months. All details of the works are in the September to December lookahead letter which residents will have received by now: <https://www.hs2.org.uk/work-items/railway-improvement-work-in-old-oak-common-network-rail/>

Overnight piling November/December

Barry explained that the piling coming up will be taking place overnight for the first time due to constrained access to this work site, being directly in between the two pairs of Great Western Main Line tracks running through OOC (and requiring all these tracks to be shut to complete the work). The piling will take place about a kilometre from Wells House Road between 1.00am and 5.00am:

- Sunday 16 November
- Sunday 30 November
- Sunday 7 December
- Sunday 14 December *[contingency only – will not be used if earlier three shifts are successful]*

No significant impact is expected on Wells House Road residents due to the distance of the community from the site.

7 Community Investment

Andeep took the community through the recent events shown on the slide – including a visit by a student and events for young children held in the visitors centre.

8 Next meeting date and AOB

The next meeting will be held on Wednesday 26 November 2025 at the Old Oak Common Station site.

Discussions were held regarding Lime bikes, Victoria Road and street lighting. These are captured in Q&A.

7 Meeting close

Meeting ended: 8.10pm