

Church Street Business Forum

19th September 2024, 6- 7.30 pm

35-37 Church Street NW8

Introduction

The WCC team introduced themselves to attendees of the meeting. Businesses and traders were invited to introduce themselves and explain their connection to the community and which businesses/interests they represent.

Demolition

Demolition-Keltbray, a demolition partner, has started on Site A (Blackwater, Ingerbourne, Lambourne, Pool House, Cray House) putting up hoarding from Broadley street and starting on Stage 1 of demolition. Keltbray explained the demolition process in which the buildings will come down in stages, firstly Ingerbourne, followed by Lambourne, Pool House, Cray House, Blackwater House, 129 Church Street, lastly 382-386 Edgware Road. Demolition would include setting up hoarding in stages, removal of asbestos, non structural elements, demolition of the buildings with high tech machinery.

Hoarding- Hoarding will not effect pedestrian access along Broadley street. Access on Penfold street will have pedestrian tunnels and hoarding on Church street will come up to the kerb line restricting pedestrian along this stretch of pavement. Access through Church street and side of Tesco will not be effected. Traders can continue trading on Church street but a temporary closure of pitches between 65-720 for 1-2 weeks in around January 2025 (1-2 weeks) will be needed to facilitate setting up hoarding on Church street.

Temporary closure of Site A pitches - The side of Church street closer to Site A shop fronts will be closed off for 1-2 weeks in January 2025 to accommodate setting up hoarding. The market traders using pitches between 685-720 will be relocated temporarily to alternative pitches whilst the works are taking place. All efforts will be made to relocate traders to the pitches as close as possible to their current location. More information will be shared closer to time with each individual trader being effected.

Traffic Management- Concerns about traffic route into Broadley street from Penfold street. It was explained that there is a traffic management plan in place and the frequency will depend on the the type of works and material generated but it is expected to be 3-4 trips a day. The traffic route for vehicle access to site will be from Edgware Road and managed via Boscobel street-> Penfold street -> Broadley street. Currently there is clearance.

Site Access will be from Broadley street with site working hours 8:00 – 18:00 Monday to Friday and 8:00-13:00 on Saturdays with no demolition on Saturdays. There will be no deliveries to site before 8:00 am and after 17:30.

Noise, Vibration, dust levels will be monitored and regular reports submitted to the council and a report available online and at 56 Church street. Pest Control being monitored.

Social Value- Demolition partner Keltbray engaging with the local stakeholders educating about demolition, visiting local schools and encouraging careers in construction. continue working

with local stakeholders building relationships and offering opportunities through Social Value framework. Please keep an eye on the upcoming initiatives.

Relocation of Basement storage units to former Qpark on Site B- Letters have gone out to tenants of storage units in the basement of Blackwater House advising them about the upcoming plans to relocate their storage units to former Qpark on Site B which is currently undergoing a redesign. Tenants were reminded to ensure that their rent accounts are up to date and clear any rent arrears prior to a move. More information on the timings will be shared closer to time.

Public Toilets- attendees asked about the toilets behind the café(new café enterprise space on Triangle). It was confirmed these will be managed by the operator.

Enterprise spaces on Triangle- new tenants taking up occupation and the operator Arbeit is a managing agent. info@arbeit.org.uk

Business Support - Information about Free Wi-Fi is available as part of the council's market development initiative. QR code can be scanned to access. Information about the support available for the businesses and markets in Westminster can be accessed on www.westminster.gov.uk/businesses; or alternatively call 020 7641 2070, email: businessunit@westminster.gov.uk



The sign features the City of Westminster crest at the top left. Below it, the text reads "City of Westminster" and "FREE TRADER WIFI" in large, bold, white letters. To the right is a large QR code. Below the QR code, there is a list of instructions:

- SCAN QR CODE
- JOIN 'WESTMINSTER TRADERS' NETWORK
- SIGN UP USING EMAIL ADDRESS



The sign features the City of Westminster crest at the top left. Below it, the text reads "City of Westminster". In the center is a large white speech bubble containing the text "WiFi" in a bold, blue font. Below the speech bubble, it says "FREE WESTMINSTER WIFI". At the bottom left, there is a Wi-Fi icon followed by the text "Username: Westminsterfreewifi". To the right of the text is another QR code.