

MINUTES



Date: 22 January 2026

Time: 18.30 20.00

Attendees:

Charles Walford (CW)	Stanhope
Darren Warrington (DW)	Francis Crick Institute
David Demolder (DD)	Mace Stakeholder Management
David J Carter (DC)	Mace Project Manager
David Redfern (DR)	Mace Construction Lead
Ema Howling (EH)	Somers Town Neighbourhood Forum
Graham Barter (GB)	Mace Project Director
Jamal Mohamed (JM)	British Library
Javier Calderon (JC)	Somers Town Gallery
Jim Allen (JiA)	St Pancras Hotel
Jodie Allen (JoA)	STCA/Living Centre
Paul Stelmaszczyk (PS)	Redwood Communications
Salima Abdallah (SA)	British Library
Samantha Lane (SL)	St Pancras Chambers Apartment
Samata Khatoun (SK)	LB Camden Councillor
Sarah Wright (SW)	Mace Social Value Lead
Slaney Devlin (SD)	Somers Town Neighbourhood Forum
Tuwahid Uddin (TU)	LB Camden CMP Enforcement Officer

Apologies:

Anne Standard	Ossulston Street TRA
Becky Elms	Redwood Communications
David Height	Mitsui Fudosan
Diana Foster	A space for us People's Museum
John Wood	Walker House TRA
Nick Jarman	Stanhope
Shah Miah	LB Camden Councillor

Circulation (above plus):

British Library Extension website	www.blextension.co.uk
Edmund Frondigoun	LB Camden Councillor
Jay Newton	HS1
Pelham Walker	HS1

Item	
Apologies for absence	
1.1	The group noted the apologies for absence.
Introductions and membership	
2.1	The attendees introduced themselves.
2.2	DD thanked JoA and her team for hosting the meeting.

2.3	It was noted that a small number of other interested parties had been invited to attend but were yet to respond.
Terms of Reference	
3.1	It was noted that the Terms of Reference were based on a template provided by LB Camden.
3.2	The parties invited to be involved included “Other interested parties” to allow for new people to join without the need to update the Terms of Reference.
3.3	The papers for the group would be included on the British Library Extension website www.blextension.co.uk to ensure they were accessible to all.
3.4	It was noted that the group was not a substitute for wider engagement by Mace. Although it was anticipated members would share information with the organisations they represented, Mace would also host drop-ins and events and circulate newsletters, notifications and use noticeboards as well as the project website.
3.5	The group heard that the first two meetings were designed to run through Mace’s planned construction approach and arrangements as set out in the Construction Management Plan. This would be done through the use of images and plans to bring the words to life. Members would be invited to make comments and ask questions. These would be noted in a Log and answers would be provided in the meetings or afterwards. Mace would consider if changes to the details of its plans are needed if it needs to provide additional information. The Log would be submitted with the final version of the Construction Management Plan to LB Camden. This would provide confidence that the concerns of local interested parties had been considered both for them and council officers when considering the proposed arrangements.
3.6	Subsequent regular meeting of the group would be to ensure that Mace is complying with the plan. Members would also be briefed on up-coming works as well as any complaints or enquiries or triggering of noise or air quality monitoring equipment and the plans to prevent repeats of these.
3.7	The group AGREED the Terms of Reference subject to any further comments sent to DD (david.demolder@macegroup.com).
Chair	
4.1	Following a discussion it was AGREED that DD would facilitate the first meeting pending the appointment of a chair which would be discussed at the end of the meeting. There were no objections to this approach.
Works update	
4.1	GB, Mace’s project director, explained the purpose of his presentation which was to provide context for the Construction Management Plan and proposed working methods. There was no need to take notes as the slides would be circulated afterwards and added to the project website.
4.2	GB presented the slides up to slide number 30 and took questions and gap clarifications as noted below.

4.3	SD highlighted that some residents of Levita House had questioned if there were existing subsidence problems. Following a discussion it was considered that these concerns may have come about due to the project working with LB Camden to undertake conditions surveys of properties surrounding the site. This had been done as best practice and not due to past subsidence or subsidence being predicted in the future. ACTION 1: DC to add this to the Log. It was also noted that monitoring equipment had been set up in the area and that there were also stringent requirements from parties such as Thames Water to be met.
4.4	It was confirmed that construction staff would not be permitted to park on site and would be encouraged to arrive by public transport. ACTION 2: DC to add this to the Log.
4.5	It was confirmed that construction staff would be provided with smoking areas on site and would be asked not to smoke in the surrounding area through the project induction and regular reminders. ACTION 3: DC to add this to the Log.
4.6	JC asked if an area would be provided outside the site for construction staff to relax and if this could include the possibility of local businesses selling food. GB updated that the initial staff accommodation on the east of the site (200/250 staff) would include facilities for staff to eat their packed lunches and heat their own food. The main facility on the west of the site (1000 staff) would include a canteen and in both instances Mace would work with local businesses to see what opportunities there were for them to supply food and services. DD noted that he and SW had attended a BID Business Engagement session in December and spoken about developing opportunities for local businesses. ACTION 4: DC to add this to the Log.
4.7	SW updated that the project was looking to create 75 apprenticeships (target 100) for local people as well as have 20% of the workforce from Camden. The project was also planning 40 local job starts as well as work experience and placement opportunities.
4.8	It was noted that lorries would access and exit the site via Midland Road and that Ossulston Street would only be used for secondary movements which would be discussed with the group. ACTION 5: DC to add this to the Log.
4.9	The nature of the works meant that for the first two years works would be in/under the ground. During this time extensive dust suppression and wheel washing facilities would be used and this would be in place from the beginning of the works. ACTION 6: DC to add this to the Log.
4.10	SD asked about the control of alarms sounding during the night. GB confirmed that out of hours reporting and management would be in place to minimise the chance of this and respond quickly. ACTION 6: DC to add this to the Log.
4.11	JM asked if the current security hut on Midland Road would be removed when the vehicle entrance gate was moved. GB confirmed it would but that alternative facilities would be provided. ACTION 7: DC to add this to the Log.
4.12	JC asked if it would be possible for the major facilities in the area such as the British Library, Francis Crick Institute and Mace to work together on things such as newsletters and notice boards. ACTION 8: DC to add this to the Log.
4.13	SK asked if schools had been considered in logistics plans such as on Ossulston Street. GB confirmed that they had and would not be affected. ACTION 9: DC to add this to the Log.

4.14	During a discussion on hoardings it was noted that a discussion would take place in the future about hoarding graphics. Discussions were underway on access through Dangoor Walk when the hoardings closed off the gas by pass route. It was anticipated that an alternative route may need to be provided twice a week during gas deliveries. ACTION 10: DC to add this to the Log.
4.15	The presentation concluded on slide 30 "Community Liaison" and it was noted that the remaining slides would be presented at the next meeting. It was noted that the project had registered with the Considerate Constructors Scheme which set a series of standards in relation to consideration for neighbours which would be regularly audited by independent inspectors.
Any other business	
5.1	The minutes and Log would be circulated next week.
5.2	A discussion took place in relation to chairing the meeting, although no one put themselves forward. Attendees were asked to contact DD should they wish to do this. Action 11: All.
5.3	Following a discussion on the frequency of meetings it was agreed to put these in diaries for every third Monday. The next meeting would be timed for 16.30-17.30 and consideration would be given to subsequent meetings being hybrid or online. Action 12: DD to book meetings as below: Monday 16 February Monday 16 March Monday 20 April Monday 18 May Monday 15 June Monday 13 July Monday 17 August Monday 14 September Monday 19 October Monday 16 November
5.4	DD thanked everyone for giving up their time to attend and closed the meeting.