

# MINUTES



**Date:** 20 April 2026

**Time:** 16.30 17.30

## Attendees:

Becky Elms (BE)	Redwood
Chandan Mahal (CM)	British Library Head of Community Participation
Charles Walford (CW)	Stanhope
David Demolder (DD) (minutes)	Mace Stakeholder Management
David J Carter (DJC)	Mace Project Manager
David Height (DH)	Mitsui Fudosan
David Redfern (DR)	Mace Construction Lead
Debbie Cracknell (DCr)	Redwood
Deepika Kanthavara Madhava (DKM)	Somers Town Living Centre
Diana Foster (DF)	A space for us People's Museum (joined item 4)
Graham Barter (GB)	Mace Project Director
Javier Calderon (JC)	Somers Town Gallery
Jodie Allen (JoA)	STCA/Living Centre
Nick Jarman (NJ)	Stanhope
Salima Abdallah (SA)	Community Engagement Manager
Samantha Lane (SL) (Chair)	St Pancras Chambers Apartments
Sarah Wright (SW)	Mace Social Value Lead
Slaney Devlin (SD)	Somers Town Neighbourhood Forum
Shubham Vispute (SV)	British Library Construction Interface Manager
Tania Jacobs (TJ)	Levita House (joined end of item 4)

## Apologies:

Ann Stannard (AS)	Ossulston Street TRA
Darren Warrington (DW)	Francis Crick Institute
Jim Allen (JiA)	St Pancras Hotel
Paul Stelmaszczyk (PS)	Redwood
Shah Miah (SM)	LB Camden Councillor
Tuwahid Uddin (TU)	LB Camden CMP Enforcement Officer

## Circulation (above plus):

British Library Extension website	<a href="http://www.blextension.co.uk">www.blextension.co.uk</a>
Edmund Frondigoun (EF)	LB Camden Councillor
Ema Howling (EH)	Somers Town Neighbourhood Forum
Jay Newton (JN)	HS1
John Wood (JW)	Walker House TRA
Pelham Walker (PW)	HS1
Samata Khatoun (SK)	LB Camden Councillor

## Apologies for absence

1.1	The group noted the apologies for absence. In future, Jim Allen would attend quarterly or when the agenda dictated.
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<b>Introductions</b>	
2.1	SL introduced herself as chair of the group. She welcomed new members and asked attendees to introduce themselves.
<b>Minutes of the last meeting</b>	
3.2	The minutes of the March meeting were APPROVED. It was noted that the minutes, presentation slides and other papers from the meeting had been uploaded to the British Library extension website <a href="http://www.blextension.co.uk">www.blextension.co.uk</a> .
<b>Social Value</b>	
4.1	DD reported that an update on the Social Value framework would be provided at the next meeting.
4.2	<b>Appointment of Community Engagement Manager (CEM)</b> CW introduced SA as the new CEM. Many in the room knew SA and she explained that she had worked as Opportunities Manager for the British Library for two and a half years. That role had been to help local people with careers as well as innovation opportunities. She lives locally and has had lots of involvement with local initiatives and held a number of roles locally. She was very much looking forward to her new focus on the British Library extension.
4.3	<b>Key benefits</b> CW thanked SA for her update and presented the previously circulated slide on benefits of the project for the local community. He highlighted that some were tied to the completion of the works but many would be realised during the works. For example, SA would be leading the Compact, bringing together the community SML, the British Library, Mace and future tenants to create social impact. This would include co-design of the community gardens. He also explained that £20m of the funding for housing was being released to LB Camden. They had increased the number of housing units being provided and these would be available for social rent. SA added that it takes time to develop trust but she looks forward to working with local people to develop the benefits throughout the project.
4.4	<b>Jobs and skills</b> SW presented the slide on jobs and upskilling. These were targets agreed with LB Camden under the section 106 legal agreement entered into following grant of Town Planning consent. Jobs would initially be advertised through the Euston Skills Centre and then more widely. The target was to have 20% of the workforce from LB Camden and the project would ensure the London Living Wage was paid as a minimum. Following a discussion, it was agreed that SW would contact JoA to look to see how the Jobs Hub could be utilised to help recruit local people. SW explained that opportunities for work experience would also be offered to local people. <b>Action 39:</b> SW to contact DF regarding the work experience plans to see if it is possible to include opportunities at the People's Museum Somers Town. <b>Action 40:</b> SW to liaise with JoA about the Job Hub nearer to project start.

4.5	GB updated that there were currently around 30-40 staff on site and this would increase to 200-250 later in the year. Peak numbers would be around 1,100 in 2028. Some roles such as logistics staff would remain fairly constant throughout the project. Therefore, few roles were available at present, but this would increase as time goes on. SW explained that she will meet with all new contractors before their appointment and work with them to identify roles required and publicise these.
4.6	CM highlighted that there would also be the opportunity to promote jobs and training through the British Library's existing schemes and encourage people to use the Euston Skills Centre and Jobs Hub. <b>Action 41:</b> SW to share details of roles with CM.
4.7	<p>Comments and questions:</p> <ul style="list-style-type: none"> <li>- Q: JC asked if schemes such as apprenticeships could be widened to include other organisations related to the British Library. For example, the Alan Turing Institute? He felt that giving wider opportunities would improve the legacy of the project and also help prepare local people for future roles at the British Library. TJ supported JC's comments and explained that this was possible as she had previously managed to diversify apprenticeships beyond construction. A: SA was very happy to look at working with wider partners and SW agreed that diversifying was possible with the agreement of LB Camden. CW commented that the ideas discussed were great. The project was very much on board with this wider thinking as evidenced by the creation of the Compact.</li> <li>- C: DH highlighted that the past social value framework event had been very wide and the team was now looking to ensure the framework is up to date to ensure relevance now. This was expected to include engaging with future tenants of the British Library extension about post-opening opportunities. SL added that with SA's appointment social value will become a key focus of the meeting's agenda.</li> <li>- C: TJ offered to provide a briefing on social value locally if that would be useful.</li> <li>- C: DF made the point that social value should not be just top down (ie from the project) but should also come from and respond to ideas from the community.</li> </ul>
4.8	<p><b>Hoarding graphics</b></p> <p>DD highlighted the slide relating to graphics that was based on the post-meeting note added to last month's minutes. It was noted that the British Library would gather interest from the community for creative uses of phase two hoardings. This will be fair and open giving everyone a chance to express their interest in a co-creation project.</p>
<b>Works update</b>	
5.1	<p>GB gave a briefing on upcoming works using the previously circulated slides showing works in May, June and July. It was noted that during the period:</p> <ul style="list-style-type: none"> <li>- Boundary hoardings would be completed including works to the cycle superhighway on Midland Road</li> </ul>

	<ul style="list-style-type: none"> <li>- Internal hoardings would be erected to segregate site works from British Library operations.</li> <li>- On Ossulston Street, it was planned to relocate a British Library hydrant and to remove a fire stair.</li> <li>- Focus would also be on preparations to create a stable surface for foundation piling equipment to operate.</li> <li>- A new temporary loading bay would be created for the British Library to give the Mace team access to decommission the existing one</li> <li>- Works would prepare the current car park as the location for new site accommodation which would be installed in late June/mid-July. GB asked DR to give a more detailed update on this.</li> </ul>
5.2	<p><b>Advance notice – out of hours working</b></p> <p>DR reported that the 27 cabin units making up the accommodation are each abnormal loads due to their size. Therefore, they can only be delivered between 19.00 and 07.00. This is quite normal for construction sites due to traffic restrictions across London. The team had experienced this and the need to minimise disturbance many times before. It was planned that units would be erected using a crane over around five nights. Measures would be put in place to control and minimise noise to avoid disturbing neighbours. Examples included turning off reversing alarms, staff not raising their voices and task lighting being focussed only on the works. A detailed Construction Update letter would be circulated nearer the time to give full details of dates and the final arrangements.</p>
5.3	<p><b>Construction Updates</b></p> <p>DD commented that he was working on an update to be circulated to residents next week. Due to the breadth of work taking place this had been arranged by activity in an attempt to give a clearer understanding of the works planned. Construction Working Group members would be asked for their feedback on the letter at the next meeting and this would help develop the approach to future letters.</p>
5.4	<p><b>Complaints, enquiries and monitor activations</b></p> <p>DC confirmed that there had been none in the period.</p>
5.5	<p><b>Construction Management Plan</b></p> <p>DC asked the group to note that the comments received from the group and wider stakeholders had been incorporated into the plan. This had been submitted to LB Camden and stimulated a small number of questions relating to Midland Road traffic and these were being responded to.</p>
<b>Any other business</b>	
6.1	<ul style="list-style-type: none"> <li>- SL asked the group to note that the next meeting will be held on Monday 18 May at 16.30 until 17.30.</li> <li>- DF requested help to move some boxes following the recent mural painting. It was noted that any requests for volunteering help should be sent to <a href="mailto:david.demolder@macegroup.com">david.demolder@macegroup.com</a> in the first instance.</li> <li>- Mace to look to at reusing the trunk of the felled tree locally. TJ offered to make suggestions.</li> <li>- SL thanks the attendees for giving up their time to join the meeting and contribute to the discussion.</li> </ul>