

MINUTES



Date: 14 September 2026

Time: 16.30 17.30

Attendees:

Alice Reid (AR)	Stanhope
Charles Walford (CW)	Stanhope
David Demolder (DD) (minutes)	Mace Stakeholder Management
David J Carter (DJC)	Mace Project Manager
Deepika Kanthavara Madhava (DKM)	Somers Town Living Centre
Diana Foster (DF)	A space for us People's Museum
Ema Howling (EH)	Somers Town Neighbourhood Forum
Herman Tribelnig (HT)	Resident
Javier Calderon (JC)	Somers Town Gallery
Mohammed Akmal (MA)	Somers Town Tenants Association
Nick Jarman (NJ)	Stanhope
Salima Abdallah (SA)	Community Engagement Manager
Sarah Wright (SW)	Mace Social Value Lead
Shah Miah (SM)	LB Camden Councillor
Slaney Devlin (SD)	Somers Town Neighbourhood Forum
Tania Jacobs (TJ)	Levita House

Apologies:

Ann Stannard (AS)	Ossulston Street TRA
Becky Elms (BE)	Redwood
Chandan Mahal (CM)	British Library Head of Community Participation
Darren Warrington (DW)	Francis Crick Institute
David Height (DH)	Mitsui Fudosan
David Redfern (DR)	Mace Construction Lead
Debbie Cracknell (DCr)	Redwood
Graham Barter (GB)	Mace Project Director
Helen Cadiou (HC)	Resident
Jim Allen (JiA)	St Pancras Hotel
Jodie Allen (JoA)	STCA/Living Centre
Paul Stelmaszczyk (PS)	Redwood
Samantha Lane (SL) (Chair)	St Pancras Chambers Apartments
Samata Khatoon (SK)	LB Camden Councillor
Shubham Vispute (SV)	British Library Construction Interface Manager

Circulation (above plus):

British Library Extension website	www.blextension.co.uk
Jay Newton (JN)	HS1
John Wood (JW)	Walker House TRA
Pelham Walker (PW)	HS1
Tuwahid Uddin (TU)	LB Camden CMP Enforcement Officer

Apologies for absence

1.1	The group noted the apologies for absence. As SL was away DD chaired the meeting.
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Introductions	
2.1	DD welcomed the members and asked them to introduce themselves and welcome AR, HT, EH and MA.
Minutes of the last meeting	
3.1	The minutes of the July meeting were APPROVED. It was noted that the minutes, presentation slides and other papers from the meeting will be uploaded to the British Library extension website www.blextension.co.uk .
3.2	Matters arising - HT had joined the meeting to hear the further discussion relating to the status of Dangoor Walk. However it was noted that DW may not be able to join the meeting, so this may need to be dealt with at another time. - HT also asked about viewing platforms as these could play an important part in generating curiosity in young people, who may become interested in engineering and construction. It was noted, as per the last meeting minutes, that portholes would be provided in the hoardings. The team was also exploring options to provide a viewing platform on the first-floor terrace, although this was yet to be agreed. Further options would be explored in the future.
Social Value update	
4.1	SW briefed the group on: - Two local groundwork apprentices were now working on site for Kelbray. It was noted that SM had put forward one of the candidates, following the circulation of details of the opportunities through the Construction Working Group. The members expressed thanks to SM for this and that it was good that local people were securing roles. SW explained that all roles would be advertised through the Opportunities - Good Work Camden website and would be brought to the attention of Construction Working Group members and the STCA jobs hub. - It was noted that SW was also meeting with new contractors to discuss their employment opportunities. An example of this was Alandale which was starting on site as logistics contractor.
4.2	SA gave a presentation (slides to be circulated after the meeting) summarising local engagement on the British Library extension since 2019, wider social value opportunities and an update on the Residents' Voice Steering Group: - The figures in the presentation, such as the forecast value of social value for the scheme, had been used to give a sense of the opportunities available. - The British Library had appointed one of its two engagement vacancies and launching the Residents' Voice Steering Group remained targeted for January 2027. - The Co Design Steering Group continued to be developed and further details would be provided in due course. - SA also highlighted the large public foyer and that access for local people to and through the British Library would be greatly enhanced in the completed scheme.

4.3	<i>Comments and questions:</i> - Q: EH asked if the financial figure quoted was money made available already or forecast value of future opportunities. A: CW clarified that the forecast monetary value related to the economic benefit expected and was not the same as the s106 funding for social housing. C: AR commented that the figures needed to be updated to take account of information now held and inflation, as the predications had been made some time ago. Although financial benefit was a useful measure it was the benefit received by people that was most important. - Q: SD asked about the reach of the social value project. Local people would be most affected by the extension development and therefore should have the loudest voice. A: SA responded that local residents in the four surrounding wards were considered to be hyperlocal. The British Library's remit was wider and therefore residents of LB Camden and residents more widely, also needed to be considered. C: JC commented that it was important to make information about opportunities available on local streets, explaining that there were local notice boards and that businesses would be happy to display leaflets and posters. C: DF commented that ensuring hyperlocal people had a voice was vital, citing noise disturbance that she has experienced as a very close neighbour to the works.
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Works update

5.1	DC briefed the group on forthcoming works using the previously circulated phasing drawings. He asked the group to note current works which included: - Preparing to commence piling in the next week - Completion of the demolition of the Pepper Pot staircase - Undertaking test piles to check the levels of vibration - Diversion of existing fire escape routes to avoid clashes with works - Moving into the new site accommodation block and removal of the temporary cabin units In October it was planned to - Trim the top of piles with pneumatic drills to make them capable of having a structure capping beam constructed on top of them. - Start installing columns and roof slab for a new basement to house services for the existing library building. This will allow the existing basement (known as the Tank Farm) to be demolished to make way for the extension building. DC highlighted also how noise monitoring worked, explaining that amber alerts prompted the team to review works and make adjustments and that work was stopped and replanned where a red alert was triggered. Alert levels are set to ensure action is taken prior to the agreed maximum levels being exceeded.
5.2	<i>Comments and questions</i> - Q: SD asked if the current utilities works on Ossulston Street were related to the site works. A: DC confirmed that they were not and were being undertaken by UK Power Networks - Q: HT asked about the removal of the tree on Ossulston Street and planting along Midland Road. A: DD explained these were necessary as

	part of the scheme. The removal of the tree was authorised under the Town Planning Consent. The trunk of the tree had been given to the LB Camden open spaces team and would be incorporated into a landscaping scheme at Princes Circus. A number of the Midland Road plants had been rescued by the site team and replanted in containers.
Any other business	
6.1	- Q: SL asked about the possibility of flooding in view of the predicted effects of the super El Nino. A: DC responded that flood prevention was key to the operation of the British Library. Three temporary pumps had replaced those previously installed and had various fail-safe features to ensure their operation. - ACTION: Mace to give a more detailed update on installation of the capping beam and measures to mitigate noise and vibration.