

An architectural rendering of the British Library extension. The building features a prominent green glass facade with a red structural frame. A red vertical element on the left side houses a glass-enclosed staircase. The ground floor has large glass windows and a red canopy. People are shown walking on the sidewalk, and a red double-decker bus is visible in the background. The sky is blue with a few birds.

BRITISH LIBRARY EXTENSION

CONSTRUCTION WORKING GROUP MEETING

14 SEPTEMBER 2026

CONSTRUCTION WORKING GROUP - AGENDA

Introductions

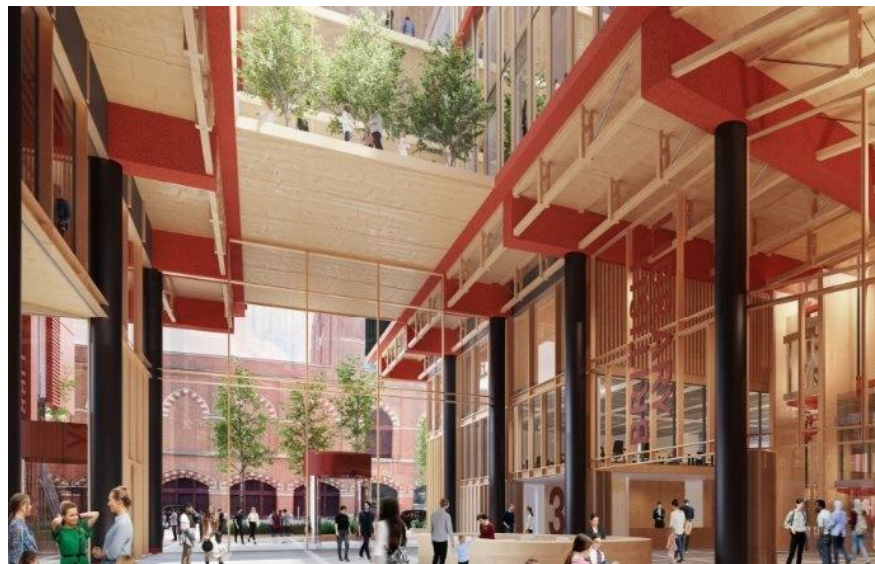
Minutes of the last meeting

Social Value update

Works update

- Complaints, enquiries, activations
- Weekend working

AOB



INTRODUCTIONS

- Welcome
- Introductions
- Apologies
 - Jim Allen, Graham Barter, Sam Lane, David Redfern, Ann Stannard
- Housekeeping



MINUTES OF THE LAST MEETING

CHAIR

MINUTES

- To APPROVE the minutes of the July 2026 meeting
- Matters arising
 - To consider any matters arising from the minutes not covered by the agenda.

SOCIAL VALUE UPDATE

SARAH WRIGHT
SALIMA ABDALLAH

EMPLOYMENT AND SKILLS

- Keltbray's have two local groundwork apprentices on site.
 - One has already completed their Level 2 NVQ course in Plant Operations.
- Sarah is meeting with trade contractors to identify roles coming up.
 - This includes logistics roles such as general operatives and traffic marshals with Alandale.
 - These opportunities will be shared on Camden Good Work's website when available - [Opportunities - Good Work Camden](#)

Social Value at the British Library Extension

Putting Somers Town's voice into the framework

A briefing for residents on how local voices have shaped — and will keep shaping — social value at BLE

Your neighbourhood voice so far

The Social Value Framework wasn't written behind closed doors — it grew out of years of listening in Somers Town.

1

Wide local engagement since 2019

Consultation and Soundings events, Commissioning Groups, and one-to-one meetings with schools, faith groups, tenants' and residents' associations and youth organisations.

2

78 local organisations mapped and engaged

From Somers Town Local initiatives like Global Generation and Somers Town Community Association to local schools, faith groups and businesses — building an ongoing, living stakeholder map.

3

Framework themes rooted in Camden's own priorities

The 4 themes and 20 outcomes are directly aligned to Camden 2025 and the borough's Social Value Procurement Framework, not invented separately for this site.

4

A dedicated community engagement role

A Community Engagement Manager acts as a day-to-day point of contact between residents, the British Library and the developer.

SINCE 2019, IN NUMBERS

78

local organisations mapped and engaged

4 / 20

themes and outcomes, aligned to Camden 2026

£27.2m

estimated social value forecast over 8 years

75

commitment to apprenticeships targeted through construction

Social value goes beyond the construction site

Construction is one visible strand. The framework also covers what the Library already does, and what's created jointly — before, during and long after the build.

LED BY THE BRITISH LIBRARY

Ongoing — independent of the building works

- Participation & Learning
- Community Engagement at The Last Word, Adult learning and family programme. Local schools engagement
- FSt Pancras Transformed stakeholder engagement
- Business & IP Centre (BIPC) support for business and local start-ups

DELIVERED THROUGH CONSTRUCTION

Mace-led, secured via the Section 106 agreement

- Apprenticeships & school work-experience placements
- Local hiring, paid at the London Living Wage and local procurement contracts
- Spending with Camden-based suppliers

CREATED TOGETHER

Before, during and long after the build

- Community Learning Garden, co-designed with residents
- Somers Town Compact — linking future tenant businesses to local projects
- Expanded Learning Centre & foyer once open, reaching more schools and residents

A SIXTY-YEAR VIEW, NOT JUST A FIVE-YEAR ONE

Construction
~5 years

Operation & the SMBL–British Library partnership — 160 years, and counting

Introducing the Residents' Voice Steering Group

A new, ongoing group so residents have a direct and regular say in how social value is delivered — not a one-off consultation.

What's already agreed

- **The areas for direction of the themes**
Strong Growth & Jobs, Clean & Sustainable Places, Safe & Open Communities', Healthy Independent Lives — are already set, aligned to Camden's own strategy.
- They're deliberately broad, so almost any local priority you raise will already have a home within them.
- Commitments already secured through planning, including the Section 106 agreement and Employment, Skills & Supply Plan.

What you can genuinely shape

- Which activities and priorities get focus within each theme, and in what order, as local needs change.
- How progress gets reported back to Somers Town, and how honest that reporting is about what's working and what isn't.
- Who else should be at the table — helping us reach communities that don't usually make it into these rooms.

The road to January 2027

How we get from today's conversation to a regularly-meeting Residents' Voice Steering Group.

Sept-Oct
2026

Oct-Nov
2026

Nov
2026

Dec
2026

Jan
2027

Confirm purpose & remit

Agreed jointly by the British Library, SMBL, Stanhope, Mace and Arup, with the CEM leading.

Identify & invite members

Reaching schools, faith groups, TRAs, youth and older residents — prioritising voices not usually in the room.

Introductory session

Prospective members meet to shape how the group works, together.

Confirm membership & format

Membership, meeting rhythm and support (time, translation, access) confirmed.

First regular meeting

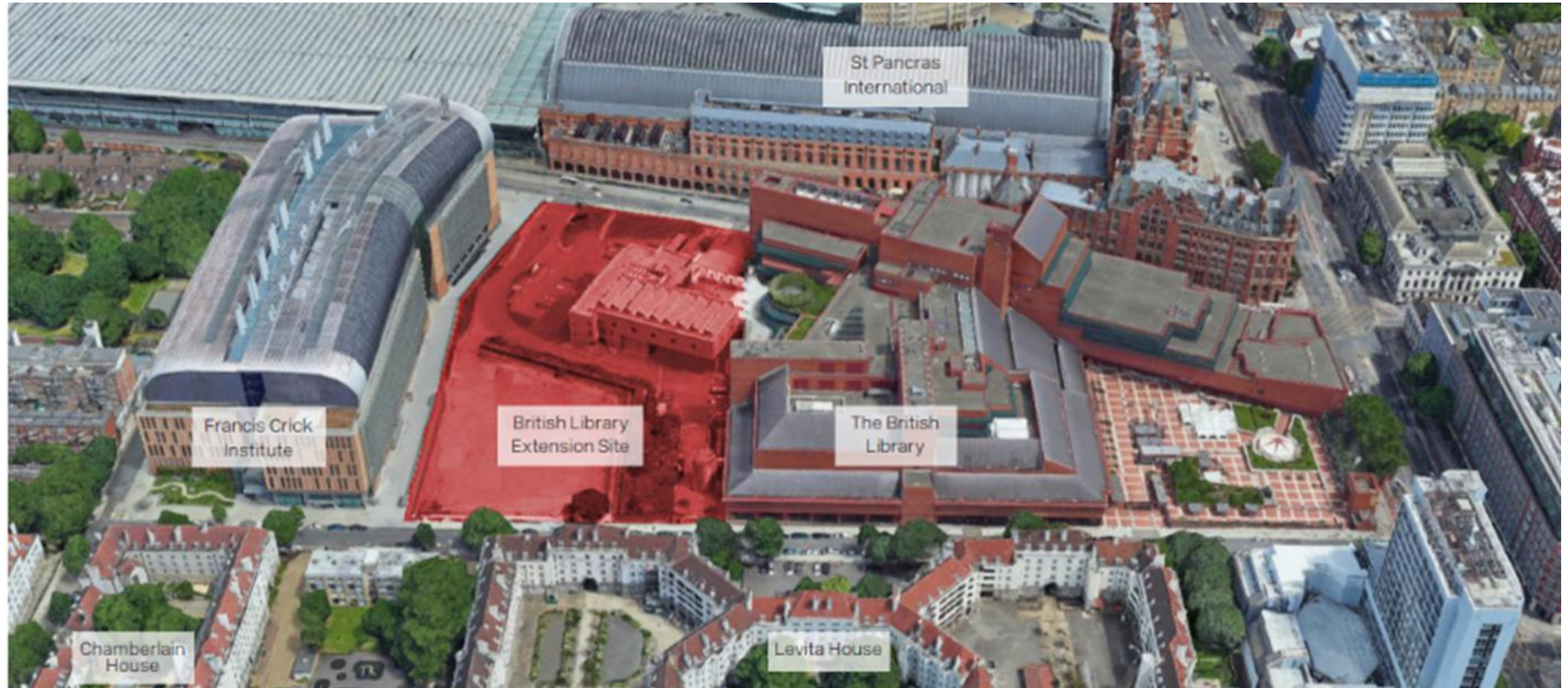
The Residents' Voice Steering Group goes live and starts meeting regularly.

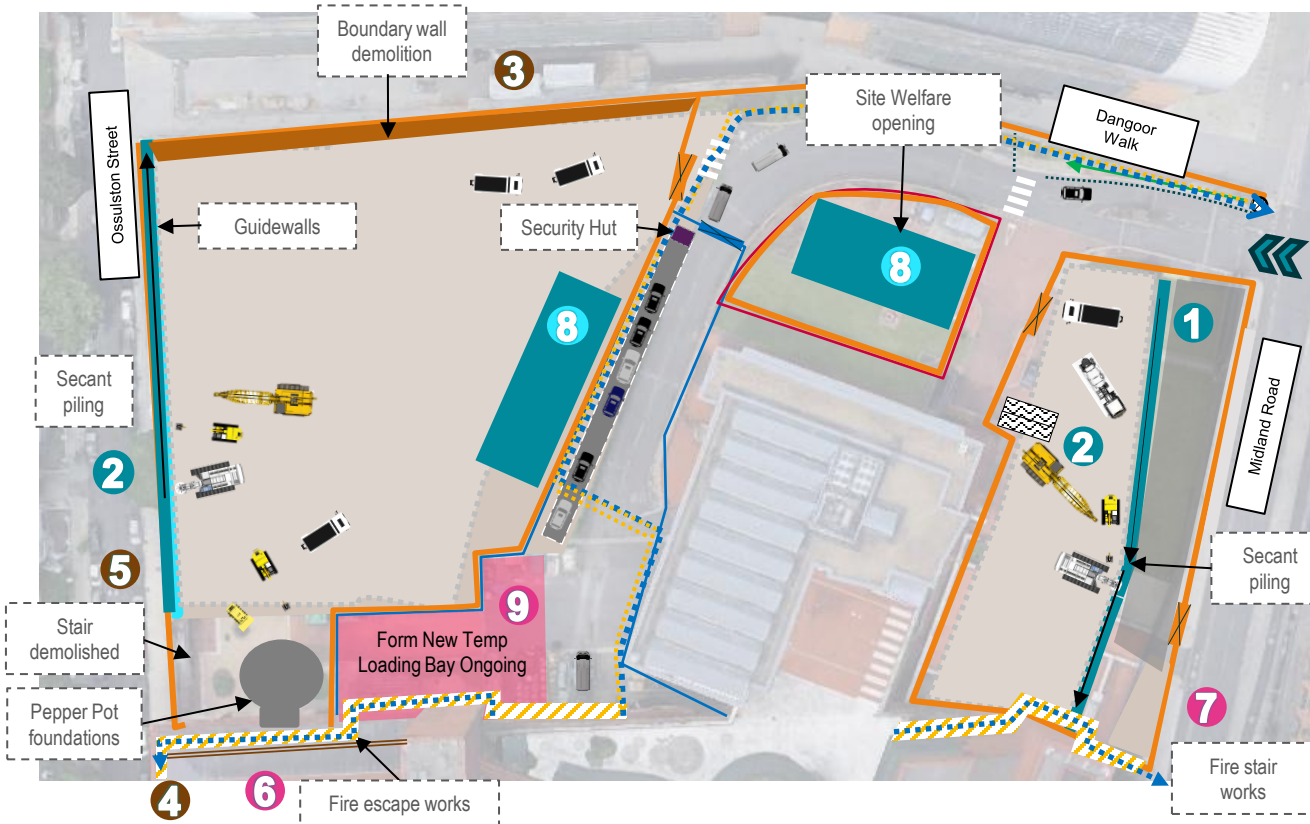
What we need from you today: put yourself forward, or tell us who else should be — and let us know who's missing from this conversation.

WORKS UPDATE

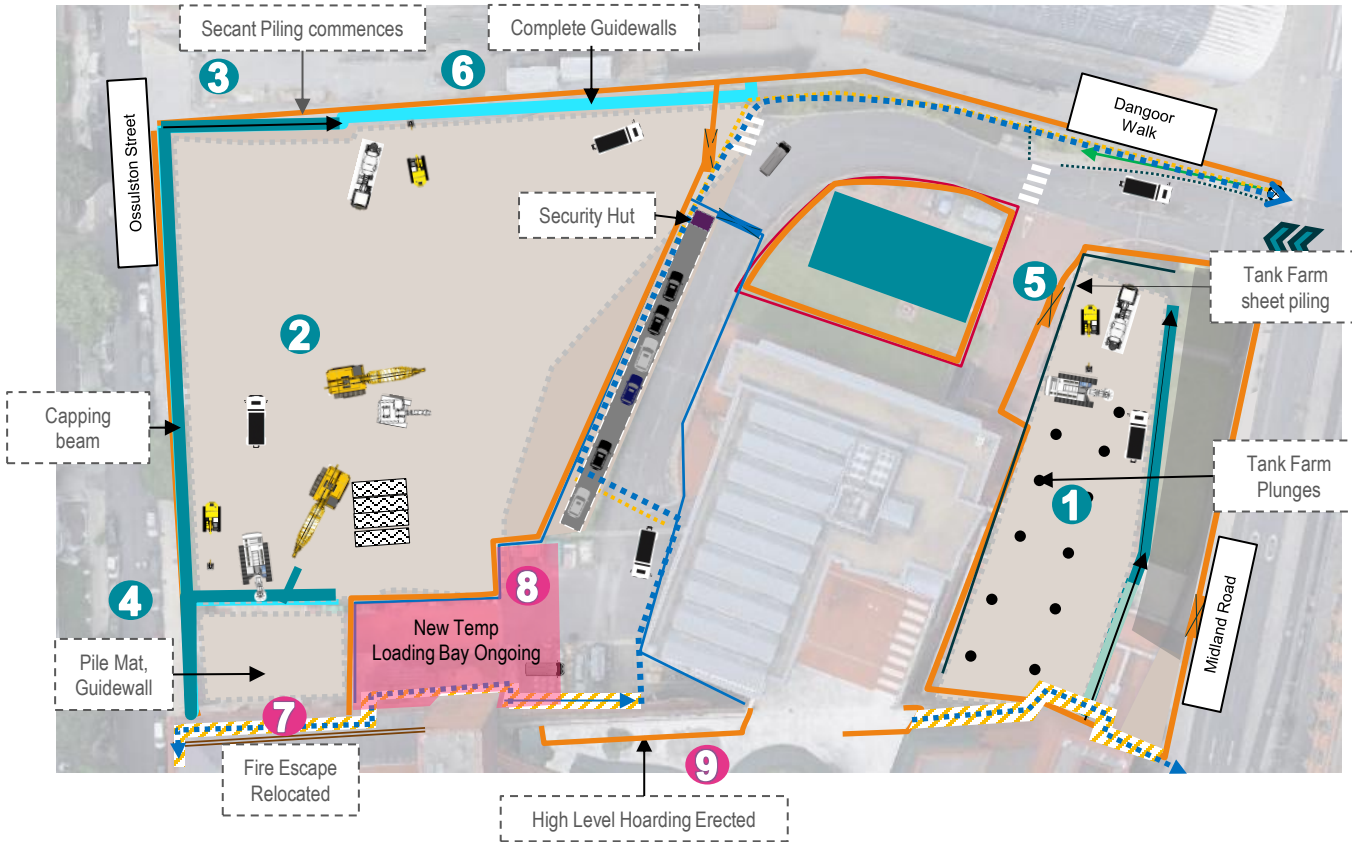
DAVD CARTER

SITE - CONTEXT





- 1 Midland Road piling surface and cycle lane crossover complete.
- 2 Piling commences to Midland Road and Ossulston Street from w/c 14th September.
- 3 Boundary wall demolition continues until end of October.
- 4 Pepper Pot stair base removal until early October.
- 5 Ossulston Street stair demolition in progress followed by local underpinning in early October.
- 6 Fire escape and 7 stair works continuing.
- 8 New Site Welfare building ready for occupation 28th September. Removal of temporary site cabins.
- 9 Temporary Loading Bay steelworks and timber roof carcass ongoing.



- 1 Midland Road piling works ongoing.
- 2 Ossulston Street piling works ongoing.
- 3 Dangoor Walk secant piling commences October.
- 4 Pepper Pot stair base removal until early October and installation of piling mat.
- 5 Tank Farm sheet piling.
- 6 Dangoor Walk guide wall installed.
- 7 Fire escape works
- 8 Temporary Loading Bay works ongoing.
- 9 Installation of terrace hoarding.

WORKS UPDATES

- Complaints, enquiries and monitor activations (David Carter)
 - We had an exceedance alert on 5 Aug at 09:45am. This came from the unit on the Ossulston Street steps which measured PM10 @ 220 $\mu\text{g}/\text{m}^3$ thereby exceeding the alarm threshold which is set at 190 $\mu\text{g}/\text{m}^3$. For context the Camden-recommended trigger levels is 250 $\mu\text{g}/\text{m}^3$. The exceedance is most likely to have come from three operatives working next to the monitor, salvaging bricks.
 - A complaint was received about dust on a car and a resident's windows. Water cannon and sprayers are deployed. Our contactor engaged with the resident and an active approach and regular reviews are being taken on dust suppression operations given the exceptional dry weather.
- Planned Weekend Working
 - Midland Road Library Fire Escapes : Saturday 8am – 6pm & Sunday 9am – 4pm until end Sept

ANY OTHER BUSINESS

- Any other business
- Next meeting date Monday 19 October 2026

MACE CONSTRUCT

