

Ebury Bridge Community Futures Group – Meeting 49

3rd August 2021, 6.30pm – 8pm

via Microsoft Teams

Members Attendance:

- Tom McGregor [TMc] – Chairperson
- Charlotte Pragnell [CPr]
- Joanna Winterbottom [JW]
- George Panayioudou [GP]

Apologies:

- Cristina Pasantes [CPa]
- Gelina Menville [GM]
- Tom Elwood [TE]

Absences:

- Sheila Martin [SM]
- Tammy Dowdall [TD]
- Mohammed Eisa [ME]

WCC Officers and Consultants:

1. Millie Morrissey [MM] – Project Support Officer (Meeting notes)
2. Martin Crank [MC] – Communications & Engagement Manager
3. Louis Blair [LB] – Communities First (ITLA)

Notes: *This document provides a summary of the discussions which took place during the meeting including questions and respective responses that were raised during the session, action points and key decisions.*

1. Welcome

TMc welcomed all members and officers. Apologies from GM, TE and CPa.

2. CFG Standing Items

• Action List Review:

(Item 1) The BYUK update will be given in September. The FBC is now completed and begins the process that enables WCC to enter in to contract with BYUK to deliver Phase 1 (pending the GLA Stage 2 and Unilateral Undertaking signing)

(Item 2) This item is now complete. The relocations team information has been included in a letter going out to tenants. MC added there are communications due to go out soon around phasing and re-housing information.

(Item 3) MC updated the Leaseholder Journey Document is in its final draft. MM will circulate final draft to CFG for group sign off. Item will then be completed.

(Item 4) MC updated the submission for a branding agent has been received. TD will be part of assessment representing the CFG. Item now complete.

(Item 5) MC updated Service Charges will return as an agenda item for the meeting in September. Soft market testing will happen in the near future.

Action: Agreed that there will be a stand-alone service charge meeting, or an agenda focussed on service charges at the next meeting (September)

(Item 6) GP will pick up construction costs with GM when she returns from leave.

- **Matters Arising:** Nothing raised.
- **Rumour Buster:** Nothing raised.

3. Project Update

Phase 1 Hoarding

MC explained the Phase 1 boundary will be amended to enable construction. Over the next few weeks, the play equipment will be moved in to the MUGA with the football pitch condensed. Semi-permanent hoarding is likely to be in place in September until the delivery of Phase 1 is complete.

MC updated the food bank will be moved on a semi-permanent basis over the course of the development. AD (construction manager) is likely to attend the CFG in either September or October to give a fuller update including BYUK update.

LB asked for an update on a start date for BYUK. MC explained BYUK are scheduled to start in September, looking likely to be towards the end of the month, with a view of them getting the piling done in the window before Christmas. MC added new homes in Phase 1 are anticipated to be ready January 2024.

4. Bouygues UK Social Value Team Introduction

MC explained a member of the BYUK team were due to attend this month's meeting but sends her apologies. She will however attend a later meeting to meeting the CFG. MC introduced the BYUK Social Value team by proxy. Jeff Joseph is leading the team. The team will focus on resident liaison, communications, community development, community investment and social value.

JW commented she was part of the Soft Market Testing to pick BYUK and was very impressed with them. MC echoed that and emphasised that they will be held to their Social Value promises.

GP mentioned an issue with his flat cleaning and some cab money that needs reimbursing. MC taking this matter offline.

MC added 'meet the contractor' will be organised as soon as the contract is agreed with BYUK.

Action: SS to confirm the process for deep cleaning of GP's flat with JF Hunt

5. Social Value Update

MC delivered this presentation on behalf of Just Flight who is leading on Social Value at Ebury.

MC asked the group what would help Ebury Residents going forward, such as projects that the Council can direct contractors' investment towards.

JW commented feedback cannot always be given on the spot, it is too generic and too rushed. JW added it may be helpful to be given questions and go away and prepare feedback.

JW emphasised the importance of having communal spaces which are key to living in an area and wanting to feel like you can hang around and converse with neighbours etc.

Action: MM to circulate these questions and give CFG time to prepare feedback for JF.

Action: To create a community activity survey that could be delivered at the beach or over the summer period [JF/MC}

CPr suggested having another online meeting with wider residents to gain more opinions and ideas on SV.

Action: Social Value sub-group to be established [MC]

6. Item may be revisited at a later meeting. Phase 2a Consultation Update

MC asked for the groups feedback following the presentation given by Steve from astudio at the last meeting.

MC asked the group what could the non-residential spaces be used for. Consort rise like the idea of a café bar, and the other area to be a convenience store such as Waitrose or M&S.

MC presented CGI images. JW fed back that this looks similar to near the museums in South Kensington, leading people to be confused about what is pavement and what is road – this needs to be fed back to the architects.

JW commented that having the play area near the delivery area may not be the best idea.

MC explained there is currently only planning permission granted for one public square.

JW commented the Mean While Space doesn't look very inviting, and this is feedback that should be considered strongly when designing the new public realm areas.

Action: MM to feed back to Steve Westcott the details from the CFG (particularly around road/pavement definition)

7. AOB

MC discussed Edge Fest and informed CFG they should expect a call from the team to take their food orders for the event in the next few days.

8. Date of Next Meeting

Tuesday 7th September 2021