

Ebury Bridge Community Futures Group – Meeting 51

5th October 2021, 6.30pm – 8.30pm

via Microsoft Teams

Members Attendance:

- Tom McGregor [TMc] – Chairperson
- Charlotte Pragnell [CPr]
- Tammy Dowdall [TD]
- George Panayioudou [GP]
- Joanne Winterbottom [JW]
- Cristina Pasantes [CPa]

Apologies:

- Mohammed Eisa [ME]

Absences:

WCC Officers and Consultants:

1. Gelina Menville [GM] – Programme Director
2. Millie Morrissey [MM] – Project Support Officer (Meeting notes)
3. Martin Crank [MC] – Communications & Engagement Manager
4. Louis Blair [LB] – Communities First (ITLA)
5. Stephen Stretton [SS] – Programme Manager
6. Emily Myers [EM] – Development Manager
7. John Ndukuba [JN] – Development Manager

Joined for item 4 only

8. Tom Redhouse [TR] – Partner, G&T
9. Mitchell Hart [MHa] – Director, G&T
10. Maggie Hoang [MHo] – Senior Project Manager, G&T
11. Peter Doherty [PD] – Project Director BYUK
12. Jeff Joseph [JJ] – Head of Corporate Social Responsibility BYUK
13. Robert Matthews [RM] – Senior Project Manager BYUK
14. Lauren Kennett [LK] – Resident Liaison Officer BYUK

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.

2. CFG Standing Items

• **Action List Review:**

GM updated that 3 items on the action list will be covered as agenda items in this meeting.

(Item 3 & 5) GM explained these actions have been completed. GP flat cleaning process has been confirmed and MC has contacted the ex CFG member, but he is unable to re-join at this time.

(Item 4) GM asked for any volunteers to join the Social Value sub-group.

(Item 6) GM is waiting for final confirmation of an exact figure of money from the former Residents Association. This figure will be communicated to the group once confirmed.

- **Matters Arising:**

- **Branding Update**

TD was part of the procurement of the branding agent. TD updated the group on the different participants and what they brought to the sessions. The successful branding agent will be disclosed at a later date. Once confirmed they will be invited to meet the CFG.

- **Playground Update**

SS updated the MUGA has now divided into two sections, the pitch end remains open and operational. The play equipment has now been removed from the childrens playground and is due to be installed as part of the new temporary park which is due for completion during the first week of November.

- **Rumour Buster:** Nothing raised.

3. Project Update

- **Viability & Planning Update**

EM informed the group that although planning approval was agreed at committee on 20th April 2021, work on the Unilateral Undertaking is due to be finalised and a decision notice issued imminently, allowing Phase 1 to commence. EM informed the group WCC aim to submit the Reserved Matters Application (RMA) for Phase 2a in April 2022, with a decision notice expected in Summer 2022. The RMA for Phase 2b is expected to be submitted in January 2023 with a decision notice expected in Spring 2023. EM added exhibitions will be taking place in the Studio prior to any RMA submission.

LB asked if the exhibitions will be for wider Ebury residents as well as on site residents. EM confirmed once the materials have been set up in the Studio, all those who are on the mailing list will be invited to participate in the exhibition. MC added the team are hoping to have some building materials available for people to see, such as the stone proposed to be used on the footpaths of the new estate.

EM gave a recap on viability. There has been a slight adjustment between market and affordable units, due to some private homes being changed to discounted market rent, however there will still be 781 homes on the new estate. EM added 19% of the new flats will be family sized homes 3 bedrooms or more. The tenure arrangement has also been slight tweaked to give a more defined horizontal distribution. EM added the team have looked at Phase 2 arrangements as the Council must aim to get the best values from the private sale to support the overall scheme. The market homes at the top of some blocks are to get best value and this arrangement hasn't changed. TMC asked how the lifts will work with a horizontal tenure arrangement. GM confirmed the lifts will be shared by all tenures in the block, as will the entrance and lobby.

JW asked if there will be choice for social homes on top floors. MC explained the position on this has not changed prior to planning, which options for social tenants at the top of block 8. TD asked if the distribution as presented were final. EM explained blocks 7 & 8 are but the rest are not yet final. EM added social homes on the higher floors are in Phase 1 in block 8.

MC added the reason Phase 1 is as it will be is to allow returning residents to come back as quickly as possible unless they wish to wait for a street facing block. GM added Phase 1 is fixed and the rest are not yet final. WCC have consolidated the intermediate horizontally, whereas before it was distributed more vertically across the blocks.

LB commented it would be useful to have papers in advance to allow time to review and compare to previous presentations. EM will facilitate both current and previous diagrams being made available to the group.

Action: Circulate the previous and updated diagrams for the group to compare [EM/MM]

MC addressed a point raised at a previous meeting regarding any surplus the Council will make from this project and shared a presentation to explain the high level viability position. This detailed the high level build costs for phase 1 and the rest of the scheme, and also the anticipated income that will be received to offset the cost to the council. The Council remain in a deficit position even after accounting for the private sales and other income streams.

Approach for Phase 2a Consultation

MC presented the consultation strategy timeline for the coming months.

We are now in the second stage of Design Development for Phase 2a and this will carry on until March 2022. The CFG, Ebury Bridge residents and neighbouring residents will be consulted during this time and an exhibition will be held ahead of submitting the RMA for Phase 2a. This will be held in the Ebury Studio and the Ebury Edge Community Centre. Invitation will be issued to all local stakeholders prior to the pre-planning exhibition taking place in March 2022.

4. Bouygues UK Introduction & Update

Peter Doherty introduced himself and colleagues Jeff Joseph, Lauren Kennett, and Robert Matthews from BYUK. PD updated the team have been working on the PCSA with WCC and this milestone has now been reached. Contracts were signed in September and the demolition by JF Hunts has progressed well and nearing completion.

RM explained that going forward there is a big push to get through a number of large milestones, including consulting with architects and engineers to bring together the design for the new estate. BYUK will officially start on site on November 8th, and will prepare the ground for construction by installing the piling maps, which will take a number of weeks. RM also outlined the activities that will take place on the site over the coming months. October to December.

PD presented an animation to show members how construction will start to take place on the Phase 1 site over the coming months and years. CPr asked for animation to be shared with the group or added to SharePoint to allow members to watch it in more detail. JW asked when would people be able to see a finished flat with a kitchen installed. PD explained that the first fit outs are expected around February 2023, meaning access to homes to be viewed is anticipated in April/May 2023.

BYUK are taking site possession on 8th November. The ground breaking ceremony is expected to take place in March/April 2022.

Action: Circulate BYUK slides and video to the group [MM]

JJ introduced the types of Social Value BYUK will bring to the estate. This includes apprenticeships, careers fairs and a high level of social engagement for community benefit.

Lauren Kennett Resident Liaison Officer (RLO) for Ebury Bridge introduced herself and explained her role. LK will be available three days a week, to meet with residents and pick up any concerns or queries.

JJ explained BYUK will feed in to the monthly Ebury Bridge newsletter, plus will have an BYUK newsletter/bulletin in between newsletters to update on more imminent information that residents will need to be aware of.

JJ informed the group of the meet the contractor event which is due to take place around a month after the site compound is set up. There will be two events: one for the CFG and Ebury residents, and one for wider residents and stakeholders.

JW asked will the construction on site affect emergency vehicle access to the estate. PD confirmed emergency vehicle access will remain as it currently is at Chelsymore and Doneraile. At the other end of the site, the access road between Bucknill and Victoria will remain operational for around 90% of the build process, the other 10% will be compromised when BYUK are building in close proximity of the block and an alternative access route will be made available.

5. AOB

LB asked when service charges will be brought back for further discussion. GM explained the team are doing some work internally and should be able to come back with an update at November's meeting.

LB also asked for an update on the construction dates for each phase. GM confirmed that following receipt of the decision notice (expected this week), the construction programme will be updated.

Action: Circulate all of the materials from this evening's meeting for the group to review [MM]

Action: Set up a catch-up session for GP as he was unable to view slides during meeting [MM]

JW asked for an update following the one-to-one sessions with the CFG and GM regarding the group membership and the direction the CFG is heading in. GM is still to meet with the remaining CFG member separately, an update will be provided following these sessions taking place.

6. Date of Next Meeting

Tuesday 2nd November 2021