

Ebury Bridge Community Futures Group – Meeting 30

3rd December 2019, 6.00pm – 7.15pm

Regeneration Base, 15 – 19 Ebury Bridge Road, Ebury Bridge Estate

Members Attendance:

- Tom McGregor [TMc] - Chairperson
- Charlotte Pragnell [CPr]
- Cristina Pasantes [CPa]
- Fiona Quick [FQ]
- Sheila Martin [SM]

Apologies:

- Mohammed Eisa [ME]
- George Panayioudou [GP]
- Tammy Dowdall [TD]
- Joanna Winterbottom [JW]

WCC Officers and Consultants:

1. David Thompson [DT] – Project Director
2. Gelina Menville [GM] – Ebury Bridge Community Engagement Team
3. Martin Crank [MC] – Communications & Engagement Manager
4. Louis Blair [LB] – Communities First (ITLA)
5. Millie Morrissey [MM] – Community Engagement Coordinator (Meeting notes)

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.

2. Action List Review

Nothing to raise.

3. Matters Arising

Nothing to raise.

4. Rumour Buster

TMc welcomed the group to bring up any rumours/issues.

SM raised the number of four and five bed properties. GM explained that this will be discussed later in the meeting as the Project Team Update, item 5, covers that particular query.

SM raised the issue of whether the Ebury Lights event is free for residents as well as others from the local area. MC explained that the event will be free entry for all. The activities, food and drink will be free for all Ebury residents whether they are currently on or off site. MC added that elements of the event will be free for residents in the surrounding areas and explained that some things are

chargeable. TMc added that there must be absolute clarity in explaining what people get to ensure the smooth running and operating of the event.

5. Project Team Update

Delivering your new homes faster/Estate Occupancy Level: DT explained that there is an emerging proposal to move quicker than previously planned with Phase 2. GM elaborated on the number of empty homes within some blocks. GM added that in November's newsletter, there was an article informing residents that they can move earlier should they wish to. DT explained that the Project Team are currently exploring ways to accelerate the programme assisted by leaseholders interested in selling, and the number of low occupancy blocks, all which would ultimately enable new homes to be built quicker.

DT emphasised the Council's commitment that everyone can be rehoused. DT added that although the new blocks are a few years away, blocks are emptying faster enabling proposals to accelerate.

SM asked if the people who have already moved offsite are counted for in the new Phase 1 builds. GM assured SM that they are all accounted for. SM asked how many larger homes the new block will have? DT explained that there will be one, 5 bed and six, 4 beds in the first phase. SM questioned whether there will be more 5 bed flats than is just needed for Ebury or will the whole borough be taken in to consideration? DT explained they will be building the proportion of 5 bed flats that reflect the demand, meaning a percentage of the 750 new homes will be 4 or 5-bedroom flats.

LB questioned if Mercer House will be brought forward. GM explained that the residents were being talked with, as there were only a handful left. GM added that in order to take down Dalton, Mercer will need to happen simultaneously, otherwise a temporary power supply would need to be installed. There are 4 occupants currently in Pimlico, so this is also being considered.

CP raised that if Phase 1 will not be ready until 2023, in order to gain vacant possession of some blocks, would some people have to move out to move back in. DT explained that some flats will be refurbished to facilitate inter-estate moves. The need to rehouse people is in the low 30's. The accelerated programme brings benefits, such as many new homes quicker.

DT explained Mercer and Pimlico could happen within 5 years. TMc added that this brings momentum to the scheme, with tangible change and improvements, hitting delivery targets, and providing new homes quicker, to existing residents. LB added that it's positive to make use of the voids on the estate. SM added that it moves the scheme forward and people won't be living on a building site for as long. FQ expressed that some blocks will feel surrounded as everything will be happening around their blocks. DT explained that similar feedback was received from Chelsmore residents regarding Grosvenor Waterside and Chelsea Barracks. CP added that it will be a shock to people and this needs to be communicated as soon as possible if this is to be the case. FQ added that 5 years could be someone's mortgage product, the hassle and impact factors need to be considered. GM explained that some new blocks will be sped up by 59 months, VP is brought 1 year earlier.

CPa asked what the Compulsory Purchase Order is. DT explained that CPO happens with every scheme and will be applied for as soon as there is planning permission. Publicity will be cranked up regarding this. DT added that lessons have been learned from other estates, Ebury are benefitting hugely from this. FQ questioned if this is the result of a specific phase how it relates to the whole estate. DT explained that it would apply to everything beyond the VP 2022. Once a CPO has been made it can be phased whilst being open with residents.

6. Concierge/Security Update

GM informed the group that a Concierge service had been in place since the last meeting, patrolling over a 12-hour period, operating from Wainwright House. They will be in place until the end of January, funded by the Council.

7. Pre-planning Consultation – Second Round

MC informed the group that the next phase of consultation will happen in February. MC added that the feedback received has been relayed to the designers. MC added that the comparison of new and existing homes is almost complete. CPa asked whether the presentation of heating cooling and ventilation can be shared for those who missed it.

Action: Circulate the slides from Arup from the last meeting to the group via email [GM]

Action: Set-up a SharePoint specifically for the CFG, for presentations, minutes etc [GM]

8. CFG Key Considerations for 2020

- Procurement of management for the estate: *Extremely unlikely that the existing provider will bid to manage the 750 new homes. Market tests will be conducted in the spring, looking for managers of multi-tenure estates, integrated for the whole estate. Level of services, one contract for all.*
- Planning Application Final Design: *Detailed Phase 1 submission in June 2020, outline for the rest of the estate.*
- Accelerated Construction: *More detail about Vacant Possession and accelerated delivery.*
- Retail Strategy: *Work to be done and support to be offered to existing businesses about whether they would like to stay and how this could be accommodated.*
- Community Chest: *Money from contractors over the next few years to be used for community initiatives and events, etc. Bids received for the money will need to meet a criterion.*

9. Any Other Business

FQ asked if everything is on course for Ebury Lights (opening on Thursday 5th). GM explained that the build has begun, and all is to plan for the big launch.

TMc reflected on all of the good work and feedback that has come from the CFG in the past year. TMc thanked the group for their contributions and insisted the group keep the same momentum going in to the new year.

10. Date of next CFG meeting:

Tuesday 14th January 2020 – Returning to first Tuesday of each month from February onwards