

Ebury Bridge Community Futures Group – Meeting 24

7th May 2019, 6.30pm – 8.30pm

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

Members Attendance:

- Mohammed Eisa [ME]
- Mike Smith [MS]
- Yolande Gaston [YG]
- Fiona Quick [FQ]
- Stephen Rushbridge [SR]
- Tammy Dowdall [TD]

Apologies:

- Charlotte Pragnell [CPr]
- Sheila Martin [SM]
- Laura Buttigieg [LBu]
- George Panayioudou [GP]
- Christina Pasantes [CPa]

WCC Officers and Consultants:

- Tom McGregor [TMc] – Chairperson
- David Thompson [DT] – Ebury Bridge Renewal Project Director
- Gelina Menville [GM] – Ebury Bridge Community Engagement Team
- Louie Blair [LBl] – First Call Housing (Independent Resident Advisor)
- Martin Crank [MC] – Communications and Engagement Manager
- Millie Morrissey [MM] – Community Engagement Coordinator (Meeting notes)
- Nadia Luhr [NL] – Mott MacDonald – Equalities Impact Assessment (EqIA)
- Samuel Walker [SW] – Communications and Engagement Executive (Meeting notes)
- Sarah Marshall [SMa] – Mott MacDonald – Equalities Impact Assessment (EqIA)

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 present.

2. Action List Review

Item 1: MC provided bios to all CFG members for approval. It was requested that no pictures are included in the bios, just first name. Amends welcome from all members by Friday 10th May [In progress]

Item 2: GM explained why meter boxes have been covered by Perspex glass and added blank sheets are to cover vacant properties [In progress]

Concierge/guards identified, and costs quoted, awaiting availability for two staff, providing two hourly patrols. YG questioned who they would be employed by? GM explained that they would work for Pinnacle.

FQ questioned how this would be funded? GM explained that there would be no charge for a 28-day trial, this is to understand issues affect the estate at particular times. YG asked would residents be informed and if so how, GM explained that all residents will be written

to. YG then enquired as to what powers the concierge would have, if any. GM explained they would have no official powers but will be working closely with police and Community Support Officers and an escalation process is to be put in place [In progress]

Item 3: MC to arrange a Project Stakeholder Lunch. Individual meetings to take place in June [In progress]

Item 5: DT explained that this matter may need to be escalated in order to get the base that PC John Donaldson and the local community requires. DT added, awaiting a courtesy email from JD before taking further [In progress]

Item 6: GM explained that Mike was provided space in Wainwright House as a short-term measure. A medium-term measure needs to take into consideration of both the Phase 1 hoarding boundary and complement the meanwhile use. GM explained the provision is likely to be an accessible toilet block (location tbc) [In progress]

Item 8: GM explained that from the request of lighting and mirror, the mirror has been installed and the lighting has been ordered [In progress]

3. Matters Arising/Future Topics for discussion

GM explained that it has been noted that the Service charges needs to be explored as a topic at a future meeting(s).

4. Rumour Buster

Rumour: A request for tenders to undertake the renewal work has been issued.

Clarification: MC clarified that it was a PIN (Prior Information Notice) that was issued by the Council but no invitation to tenders. The PIN is to indicate that we will be going out to market but have not already gone out. Some stories in the press (mainly construction media) include errors, so a clarifying press release issued. There are still a number of council processes to go through before the Council can go to market.

5. Project Team Update

New team members

MC introduced Millie Morrissey and Kashif Taher who have recently joined the project team.

Progress of Edgson House

GM gave an Edgson House update, stating that the monoflex wrap has been completed, all assets removed, floors have been propped up to ensure structural integrity and roof level taken off. Remains on track for completion by August 2019.

Hoarding of phase 1

GM explained hoarding location for phase 1 blocks is being considered to ensure that we can maximise safe pedestrian routes within the estate, whilst ensuring that the blocks can be removed in the most effective ways possible. Further updates to be provided by Ashton Dean at future meetings.

Ladder of Opportunity

DT gave a short presentation on the ladder of opportunity and how affordability options for renters could be extended throughout the estate. Some intervention at the upper levels of the market to maximise inclusivity. GLA interventions provides options for renters with an income between £30k - £60k to rent and £60k - £90k to buy, usually part of the planning approval process.

WCC has a more flexible household income limit for renters; discounted rent is available on incomes between £60k-90k. DT explained about the GLA grants for households below £60k and the option that intermediate rent products could be provided by a housing association.

DT explained that in reality there are few households requiring support with incomes above £60k in Westminster, census data indicates most incomes of £40k-50k. Currently the intermediate rent market makes up just 1.7% of Westminster's total stock.

The ladder of opportunity offers options for a range of households with different economic incomes to truly make the Ebury Bridge Estate accessible for all, in line with the City for All vision.

6. Task and finish group/workshop updates:

Independent Tenant Leasehold Advisor Specification

GM explained that the specification has now been issued inviting prospective companies to submit tenders by 10th May. The evaluation process will start on 13th May, with a bidder's presentation taking place on 28th and 29th May. A final moderation day is then planned for 31st May which allows all of the evaluators included residents, to come together, compare scores and select a tender. All meetings to be held at Ebury Bridge Regeneration Base.

Meanwhile Whilst Programme

MC gave a brief update - revised designs have been drawn up with the revised proposals being shared at the next CFG design meeting. The meanwhile task and finish group is due to meet on 15th May to review these proposals ahead of the CFG review.

Proposal for meanwhile 'meanwhile' use programme, are also being drawn up, an Ebury Christmas Market with Ebury Lights for December. Our meanwhile consultants are advising us on this and have done something similar with the Blue House Yard project. A temporary events' licence maybe required. MC suggested that the CFG members who are part of the task and finish group, would be best placed to give these updates at the next and future CFG meeting.

ACTION: Task and finish group members to provide update at monthly CFG meetings.

CFG Design Workshop – 16/04

MC asked TD to provide feedback on the last CFG design meeting. TD explained the concept of a long ramp provided at the top of the estate (Bridge House end) to provide more accessibility into the estate, with a MUGA at the south end. Looking at various options for both, it was agreed that the MUGA should be a flexible space to accommodate all age groups and recreational activity types. All main gardens/public squares to have themes but also for use by everyone.

Wider Residents Design Launch – 24/04

MC gave an update regarding the wider resident design workshop. MC explained that there was some really good feedback with between 20-30 people attending allowing for a really good debate.

GM notified the group that the Worrington Green Estate Tour, has been rescheduled to take place on Saturday 1st June (replacing the 11th May date).

7. Community Charter – Final Draft Document for review

MC invited colleagues from Mott MacDonald into the meeting at this point. Sarah Marshall of Mott MacDonald (working on equality impact assessment) introduced herself and her colleague Nadia who will be making notes.

MC presented the third tabling of Community Charter. Hard copies were provided to all members present and it was explained that a SharePoint document link will be circulated to allow the group to make live changes, suggestions and comments on the document.

ACTION: Circulate SharePoint document link for Community Charter to all CFG members [MC]

MC explained the vision of the project is to set a new national example. WCC is taking this renewal forward as both the landlord and developer, as well as aspiring to produce a neighbourhood that helps with the route to zero carbon.

MC confirmed the five priorities of the project as agreed previously with the CFG:

- supply and quality of affordable homes
- improvement of the local environment
- to promote a high quality of life
- maximising economic opportunity
- creating a distinct sense of neighbourhood.

CFG is the first point on the charter, stressing importance of the group and impact this will have. LBI questioned how it could include, how partners are included/selected.

Endorsement/issues with proposals to be formally recorded. DT added it should include reflection of community it serves.

Rehousing section mentioned right of return, secure tenants includes full support etc. CFG to get local lettings plan and how it will be agreed.

Design section stated that residents will be key on design of new homes. Ensure tenure blind. Affordability mentioned that the CFG are to be involved in development of service provision (depending how much service people want). Should include affordability and choice.

DT added that Housing management and mixed-tenure management should be included, rather than under 'affordability'.

ACTION: Add Housing management/mixed-tenure management to charter [MC].

MC elaborated on the social value section. As there are smaller number of residents living here on the estate we could allow for wider support to the area. If all partners were asked to contribute to Ebury Community Chest, then the CFG can allocate funding across the Churchill ward.

In addition to this, ensuring contractors support local schools, offer equipment and maintenance in the local area (Cheylesmore House as an example). Contractors required to use Small Medium Enterprise (SME) businesses (any business with fewer than 250 employees) and source materials from local companies where possible. Contractors to provide training/instructions for the services they've provided.

Ebury to try to achieve a 'BREEAM' sustainability charter mark and meet its UN Sustainable Development Goals (e.g. tackling fuel poverty/increased recycling).

DT raised the question around affordable childcare and gave an example of training local mothers to become childcare practitioners, which helps to allow mothers back into work, by providing lower cost local childcare. FQ added that it should include elderly care also, as this model could work in the same way.

MC asked for all CFG members to read and consider the Community Charter document and provide comments back to him either via the SharePoint or by email if that was easier.

ACTION: Deadline for feedback on the Community Charter – 21st May [ALL]

8. Equalities Impact Assessment (EqIA) Update

The need for a EqIA results from the Public Sector Equality Duty (PSED) which requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities.

SMA gave out a list of the protected characteristics to the group and explained the EqIA considers the impact to these groups by gathering as much data about the residents and businesses on the estate and seeing what the impact is/likely to be of the renewal proposals.

SMA asked the CFG what perceived impacts could there be and how could they be improved? An example of women typically being more concerned than men about ASB or health benefits to children was given.

DT suggested age and acquisition of homes (Aylesbury judgement). Age/ethnicity of residents are factors. Older secure tenant vs leaseholder can have a different impact on them. MC explained that the publication of new leaseholder policy strengthened WCC's leasehold offer and provides support for leaseholders of all ages to have access to a variety of rehousing choices.

MC explained the requirement to ensure that the new 1bed flats were evenly spread out, to avoid a large concentration of one property type, in one part of the new estate. MC added that the impact of this, should be tested against the age of the returnees. LB requested that consideration be given to the immersing tenant policy around allocation of new properties, in terms of number of bedroom and of the age of the tenancy holder.

FQ asked the question around the focus on housing in the estate, targeted at families. TMC explained that this is based on housing need of the borough and is informed by the housing waiting list.

FQ asked if this only affects public sector? SMA explained an EQIA would be required of a private sector company (in addition to public sector body) where a private sector company is delivering a public service.

9. AOB

None

10. Date of next CFG meeting:

Tuesday 4th June 2019

- *YG offered her apologies for this meeting*