

Ebury Bridge Community Futures Group – Meeting 26

9th July 2019, 6.30pm – 8.30pm

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

Members Attendance:

- Tom McGregor [TMc] - Chairperson
- Charlotte Pragnell (via skype) [CPr]
- Sheila Martin [SM]
- Yolande Gaston [YG]
- Fiona Quick [FQ]
- Tammy Dowdall [TD]
- Christina Pasantos [CPa]
- Joanne Winterbottom [JW]

Apologies:

- David Thompson [DT]
- Mohammed Eisa [ME]

WCC Officers and Consultants:

- Gelina Menville [GM] – Regeneration Engagement Team
- Louis Blair [LB] – Communities First (Independent Tenant and Leaseholder Advisor)
- Martin Crank [MC] – Communications and Engagement Manager
- 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 new member JW to the CFG. JW gave a short introduction about herself to the group. GM informed the group that Mike Smith (MS) has resigned from the CFG. TMc asked that we recognise his contribution.

Action: Write a letter thanking MS for his contribution to the group [GM].

GM introduced Angela Ohen (not present) as a new member of the project team Development Manager.

TMc explained that there are now two vacancies the CFG, preferably for two Council secure tenants. GM added that the members are still imbalanced, however there is one secure tenant keen to join but cannot commit fully until September. MC added that there are ‘new members’ of WCC project team in GM, Suzanne Ste-Croix (SS) and Dwight Scott (DS) who have TUPE’d (employment transferred) from Pinnacle to WCC.

2. Action List Review

Item 2a: Meter box covers are in progress – work has begun however there was a design issue with them so will be corrected and completed a little later

Item 2b: GM explained that we have been waiting for the two officers selected, who demonstrated a good balance between security and concierge. However, they were on another project for WCC and we were waiting for that to finish. Unfortunately, that project has now been extended. GM will be presented with alternative employees. The purpose of the concierge trial is to get an idea of

activities that take place on the estate and at which times. The service will run from 4pm-12am with patrols staggered. YG questioned if the patrols could be at different times and if possible, they could stagger the times of the shifts as people will become aware of when they are present on the estate. GM explained that as it is only a trial, this won't be able to happen. However, if there are findings from the trial, we will have to factor that in to our longer-term plan. GM added that we need a starting point and the trial will 7 days a week for 28 days.

Item 3: MC explained that there has been a number of different stakeholder meetings in relation to design. MC added that now the City Plan is final, that sets the policy and rules allowing the architects to begin work. The design planning consultation will now officially begin in September after the holidays. MC added that any new planning application must be in accordance with the city plan and tall buildings policy. TMc requested if there could be a copy of both the policy and plan at the Regeneration Base.

Action: Make City Plan copies available for residents at the Regen Base [GM].

3. Matters Arising

Split Households: LB explained that this issue was raised following the last meeting. The issue has been mentioned by some tenants who have requested this. LB elaborated that a meeting was had with Dermot Maloney (DM) and GM. LB added that split households are always at the council's discretion to approve, the Council will only offer it to residents deemed overcrowded in line with the council's allocation policy. added that WCC doesn't want to create any additional one bed needs.

MC said anyone who feels they fall in to this category need to have a chat with WCC and/or LB. GM added that there is already a one-bedroom overprovision for Ebury and the council need to manage expectations. The council prioritised people who have moved away and waiting to return to a one bedroom flat. MC added only 5% of any new development should be one beds, Ebury is at 20%.

ITLA: TMc confirmed Communities First have been offered a new contract after a long and detailed procurement process, with thanks to the two tenants that took part.

Tenant in Renewal Areas Policy: The policy has not yet been signed off. TMc asked that this is added to action list to be discussed at the next meeting.

Action: CH to be invited to the next CFG [MC].

4. Rumour Buster

CPa explained that with Edgson House being demolished, dust and the children's playground is a concern for residents. MC explained that the demolition contractors have continued to maintain the accepted levels of dust and noise. TD questioned whether they have been spraying with water and MC confirmed that they had been. MC added that the dust and noise levels are monitored by sensors and if they go off they have to stop work. SM added that the traffic lights which are linked to the sensors are visible for all to see and she can see that the monitors have not been set off. TMc suggested that comms go out to inform all residents of this.

Action: Circulate comms informing residents of the sensors and traffic lights, possibility of doing a hose and brush off over the play area [MC].

5. Project Team Update

Phase 1: GM explained that there has been work with households to provide alternative accommodation on either a temporary or permanent basis. Two ground 10 notices have been

issued at court on properties in phase 1. WCC are continuing to work with these residents to reach an agreement with them and are holding offers open to them. GM added, the court date isn't to evict them but to ask them to move to a suitable, alternative held property.

Design and Build Process (D+B): MC explained that a press release went out on Friday 5th July, explaining the OJEU notice is out.

OJEU notice has to be offered to every potential contractor in Europe. WCC follow a competitive procedure and anyone who bids will have to make a social value contribution and submit a community engagement plan. MC explained that resident involvement in this process will begin in September and continue onwards. TMC asked that a detailed job description showing the time and requirements from residents is created and explained at the next meeting.

Action: Job description for resident involvement in D+B created and shared with the group ahead of the next meeting. [MC]

6. Meanwhile use & Design Recap – Interim Report

MC informed the group that the meanwhile use planning application was submitted during the week commencing 1st July. Members can access the document through the website.

Action: The link to the planning application will be circulated [MC].

There will be 8 new retail units, a community café and a youth club/community centre. MC added that there will also be a Christmas Meanwhile, that will include a market and illumination amongst other things.

MC informed the group that the Edgson House demolition programme is 2 weeks behind schedule and will now be completely down in early September.

TD questioned whether there might be possibility for a dog/pet drinking fountain in the meanwhile facility. MC confirmed he will look in to it and could definitely be a possibility but not something that has been discussed as of yet.

Action: Share dog fountain idea with design team [MC].

MC added that anyone who wanted to look at the planning application on the portal and provide feedback would be more than welcome. There is a meanwhile steering group that residents can be part of. (Some CFG members already are). The Management committee will be established and work with the operator to decide who goes in.

MC added that the Christmas Meanwhile use is different, and the providers are not decided yet. The invite to tender has gone out as it is above a certain threshold. GM added that we are in consultation with local business owners.

Action: Meanwhile as a future agenda item to go through in detail, being lead by Lukas Holden (LH) and MC [GM].

7. Ebury Bridge Website

MC will give all members a login to access the test site. The login can be used as the website is not yet live and will allow testing users to give feedback. MC confirmed that this site will eventually replace the other website, there will not be 2 separate websites.

8. Community Charter Update

MC explained that he has started to share content with the cabinet member. The cabinet member has requested that it is gone through in some detail due to the implications it may have on the rest of the project. After that, it will be brought back to the CFG. FQ asked if the group could see the

draft which is going to councillor Robathan. MC confirmed that the draft will be circulated to the group. **Action:** Circulate the draft of the charter to the CFG [MC].

9. A.O.B

Community Day: GM explained that as part of the South West Fest, Ebury will host a community fun day on Sunday 14th July. The event will run from 2-5pm and included different events, activities and afternoon tea. Volunteers required.

Pop-up Beach: GM explained that on the 20th & 21st August, a temporary beach with deck chairs will be set-up in the football pitch. There will be activities as well as the Westminster on Wheels bus. Volunteers are needed on the day and to get involved with the planning of the event, anyone who would like to get involved should contact GM.

10. Date of next CFG meeting:

There will be no meeting in August, the next CFG meeting will take place on Tuesday 3rd September.