

## Ebury Bridge Community Futures Group – Meeting 46

4<sup>th</sup> May 2021, 6.30pm – 8.30pm

via Microsoft Teams

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### Members Attendance:

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

### Apologies:

- Mohammed Eisa [ME]
- Stephen Stretton [SS]
- Martin Crank [MC]

### Absences:

- Sheila Martin [SM]
- Tammy Dowdall [TD]

### WCC Officers and Consultants:

1. Gelina Menville [GM] – Ebury Bridge Programme Director
2. Millie Morrissey [MM] – Project Support Officer (Meeting notes)
3. Tom Elwood [TE] – Programme Manager
4. 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.

### 2. CFG Standing Items

#### • **Action List Review:**

*Item 1 Update:* A formal 'Thank you' letter has been drafted to FQ for her input and contribution to the CFG. The letter will be sent to the Chair for sign off and subsequently sent to FQ.

*Item 5 Update:* A virtual event is being considered to launch the Resident Leaseholder document as well as face-to-face sessions/consultations once it has been approved.

#### • **Matters Arising:**

LB asked for an update on the Local Lettings Plan (LLP). GM explained nothing could advance until planning approval was granted, but now this has happened, the LLP will be brought back to the CFG in early draft form before we begin wider consultation. Expect on July agenda.

GP asked for an update on BYUK. GM explained we expect this to be brought back to the CFG in July or August as an agenda item. A more detailed update will be given in the coming months as price negotiations are still ongoing.

**Action:** BYUK to be given to the CFG [AD]

- **Rumour Buster:** No issues raised.

### **3. Project Update**

#### Planning Application

GM informed the CFG that on 20<sup>th</sup> April, the planning application detailed for Phase 1 and the outline for Phase 2 was approved. GM added that a design code was submitted as part of the application, which identifies the height, massing, and appearance of blocks in future phases and each phase would require a reserve matters application being submitted.

**Action:** Circulate the link to the recording of the planning committee to the CFG [MM]

GM noted that during the planning committee, the Community Futures Group were spoken highly of and they were thanked for all their valuable contribution and input.

### **4. Viability Update**

GM informed the meeting that an updated valuation has now been received from CBRE across all blocks. There is now work happening to put that information back in to the viability model, with an aim for July/August. This piece of work will determine the route to Phase 2 delivery and support the Phase 2 Outline Business Case (OBC). GM added using Westminster Builds will be our recommendation taking Phase 2 forward. The Final Business Case (FBC) for Phase 1 will finalise the build cost for construction of the new homes in Phase 1 and allows the Council to commit the money and sign contract with BYUK.

GM informed the group that Red Book Valuations need to be done for each flat in Phase 1 to support the FBC and will be provided by Savills. JW asked if all surveyors use the same method. GM explained they all work to the same guidelines and will be carried out by Royal Institute of Chartered Surveyors.

LB observed that there is an advantage to using a commercial valuer such as Savills. TMC added the Council has a judiciary duty to public funds. GM explained that Savills Redbook valuation is purely for the purpose of the Final Business Case. GM informed the meeting that sales colleagues will be invited to attend the CFG at the appropriate time meeting to speak about this item in more detail.

### **5. Ebury Future Manager**

TE noted that the future Ebury manager was spoken about at the planning committee. DT has previously spoken about the approach for a single manager for all tenures, most recently at the January CFG meeting.

TE explained going forward, WCC are hoping to engage (likely to be in the second half of the year). This will be a soft market test (SMT) for the industry's appetite to work with WCC in this way to

procure the management provider. TE added a future manager will need to be in place around October 2022 in order to mobilise and hire staff.

TE invited the CFG be involved in the soft market testing of the future manager. The process will consist of around 8 meetings over a number of weeks to meet and discuss the Ebury approach with potential providers.

**Action:** Circulate an email to the CFG allowing members to register their interest to participate in the Soft Market Testing [TE]

TE informed the group that a specification for Ebury requirements has been drafted and will be brought to the CFG at a future meeting.

GP asked if the manager would look after Block 9 and if so, will Council tenants pay the cost of that. TE confirmed the manager will look after all of the blocks, but residents would only pay for their own block and estate communal areas.

GM explained that the CFG would play a key role in governance and performance management of the new manager. The ultimate ownership will stay with WCC. TMC suggested getting a statement from WCC to reassure members and wider residents that the ultimate control will remain with WCC.

## **6. Easter Update & Feedback**

GM gave an update around the Easter event that took place at Fat Macy's on Easter weekend. Residents were invited residents to come and collect free hot food as a community celebration at Easter. GM asked the group for ideas and suggestions of what they would like to see taking place at Ebury Edge. The team can begin to explore and programme in suggestions.

GP suggested something open air when the weather gets better, with music and a BBQ. CPa agreed this would be a fantastic idea and would really utilise the space.

CPr commented that the beach event in 2019 was a brilliant event and very well attended. GM explained this idea could certainly be looked in to if people felt comfortable having a bigger presence of people on the estate, given the lockdown restrictions over the past year, however, options could be explored. CPa suggested planning it to take place a few months after Covid restrictions are lifted and the weather improves.

## **7. AOB**

TMC noted that regular attendance of CFG members has reduced recently. GM added people are encouraged to join if they show willing or a keen interest in the project. CPr suggested sending an email to residents to gauge what their experience has been so far and if they would like to join the CFG. GM suggested making calls and following up with emails to see how people are feeling. GM added as most activity happens online now; this makes it more accessible for people to join.

LB asked for an update on confirming rents for returning tenants and what the timescale is for this piece of work. GM explained this is a strand of the Final Business Case, therefore when that is complete, there will be an update.

LB asked for an update on the CPO. GM explained the team have started to look at timescales to decipher when the process would need to begin. GM added the process will be lengthy, but no

process will begin until formal procedures are finalised following planning. S106 (unilateral undertaking) and the conditions need to be signed off, followed by a judicial review period. Following that WCC can look to begin work around the making of the CPO. This will be brought back to the CFG at a future meeting.

JW commented that fellow residents have begun to ask about the price of flats and service charge details. GM explained there is piece of work being produced by MC in the form of an offer document. GM explained now we have the updated valuations, they will be brought to the CFG. Once brought back to CFG, we can look at fact sheets and documents to promote that wider. GM explained this information is currently being updated and will come back to CFG before being publicised wider.

8. Date of next CFG meeting  
**Tuesday 1<sup>st</sup> June 2021**