

Ebury Bridge Community Futures Group – Meeting 47

1st June 2021, 6.30pm – 8.30pm

via Microsoft Teams

Members Attendance:

- Charlotte Pragnell [CPr]
- George Panayioudou [GP]
- Tammy Dowdall [TD]

Apologies:

- Mohammed Eisa [ME]
- Tom McGregor [TMc] – Chairperson
- Joanna Winterbottom [JW]
- Tom Elwood [TE]

Absences:

- Sheila Martin [SM]
- Cristina Pasantes [CPa]

WCC Officers and Consultants:

1. Gelina Menville [GM] – Ebury Bridge Programme Director (Chairperson)
2. Millie Morrissey [MM] – Project Support Officer (Meeting notes)
3. Martin Crank [MC] – Communications & Engagement Manager
4. Stephen Stretton [SS] – Programme Manager
5. Judy Flight [JF]- Programme Manager Non-Residential
6. Ashton Dean [AD] – Senior Development Delivery Manager
7. 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

GM welcomed all members and officers.

2. CFG Standing Items

• **Action List Review:**

GM updated the group that since the last meeting, 3 actions have been completed. One action is pending, due to be completed in August.

- **Matters Arising:** Nothing raised.

• **Rumour Buster:**

LB raised the issue of clarity around timescales. LB has spoken to tenants and feedback has suggested that a number of tenants moving in Phase 2a are not entirely clear of what their options are in regard to timescales and making decisions. GM explained the relocations team have started re-engaging with Phase 2a tenants and last week the surgery sessions held in the Studio started up

again. MC is also putting together some comms material to ensure all options are clear each resident.

GP asked who head of service for relocations is? GM confirmed Dermot Maloney is the head of the service and Adnan Rahim is the manager of the service. GP suggested a directory specifically for the relocations team is assembled and distributed to tenants for information and ease of contact.

Action: Ensure names and contact details for the relocations team are included in the letter that will go out to tenants [GM/MC]

3. Project Update

Estate Occupancy Update

SS presented the current estate occupancy levels to the meeting. SS gave a detailed update on the number of tenants and leaseholders in each of the remaining blocks. SS confirmed that some of the current occupants are under offer or just about to complete a move. Overall, making good progress.

TD asked if residents will be able to move in to the first blocks of the new estate. GM confirmed all returning tenants and leaseholders currently living away from the estate, will have an option to move back into Phase 1 of the new estate.

LB noted Phase 2a is now expected to complete in 2027 and asked what the delay is from getting VP to beginning demolition and completing construction. GM explained the slight delay takes the anticipated completion of Phase 2a from the end of 2026 to the first half of 2027; this is a result of the delay in receiving a planning determination. GM reiterated that residents currently living in a block facing Ebury Bridge Road, who would prefer to return to a new block facing Ebury Bridge Road would need to move temporarily offsite to facilitate this..

Current Estate Works Update

AD updated the group on the current works happening on the estate and the progress of demolition. All Phase 1 blocks have now been demolished, including the removal of the foundation, with upcoming works by JF hunt to removal of the canal wall and start with pile probing over the next months or so. AD added the high voltage cable (EHV) that previously ran underneath the estate has now been disconnected a a new cable installed under the main road, outside of the estate.

AD informed the group the “Meet the Contractor” event is coming up, where the CFG will formally meet BYUK. AD asked the group how they would like to carry out the meeting. GP suggested face to face if possible. TD agreed and added finding a suitable time and date may be difficult for those out of London, working or with families. AD confirmed a team’s session could be arranged for those who cannot attend the drop-in. AD will review these suggestions and come back to the group with an update.

LB asked what the timescale is for BYUK getting started on site. AD explained September 2021 is currently targeted for start of site, subject to key diversion work being completed and any obstructions being identified and removed.

Traffic Management Update

SS confirmed the Traffic Management Order (TMO) is now in place. This allows traffic wardens to patrol the estate and ticket all vehicles (cars, scooters, and motor bikes) parking without permission. All Parking Contravention Notices (PCN) issued during the first two weeks (from 1st June) will be nil

value tickets and issued as a first warning. After that full PCN's will be issued at £120. This has been communicated with signs across the estate, notices and also will be mentioned in the latest newsletter.

Playground Relocation

SS reminded the group about the relocation of the playground which was discussed at the April meeting and explained that there has been a slight delay with this work, which is yet to start. SS explained the new temporary playground will provide more than the GLA space standards requires for play space given the current number of occupied homes on the estate.

4. Post-Planning Milestones

MC reminded the meeting that planning permission was granted on 20th April 2021 with 24 objections and 5 letters of support.

MC outlined the key programme milestones for the remainder of 2021:

- **June 2021** – Stage 2 approval expected from the Greater London Authority
- **June 2021** – CFG recruitment campaign
- **July 2021** – Confirmation of the sequencing of Phases 2a & 2b
- **August 2021** – Meet the contractor event with Bouygues UK
- **September 2021** – Bouygues UK commence mobilisation on the estate
- **September 2021** – Ground breaking ceremony (Start of Phase 1 build)
- **September 2021** – Start of detailed design development ahead of reserved matters pre-planning consultation/CPO implementation
- **October 2021** – Future Manager – Soft Market Testing
- **October-December 2021** – Selection of branding agent

LB commented residents will be looking for clarity over service charges and the future manager. MC explained there is still some work to be done before we reach a settled position. GM added estimated service charges will be tested through the Soft Market Testing of the potential managers in the autumn. This will then need to be benchmarked with all assumptions made to date sense checked before any formal announcements with the estimated figures. The CFG will received a full update on service charges and the next steps before anything is shared publicly.

5. Leaseholder Journey Update

MC explained after April's meeting, the Leaseholder Journey document draft was circulated for review and comment. JW and CPr have submitted their comments, and these are now being taken in to consideration and amendments will be made. MC added this document will be presented as a final draft to the CFG before being issued for print. It can then be printed and used as guidance material for leaseholders. Leaseholders remaining on Ebury will benefit from its use, as well as those living Church Street.

Action: Final draft of Leaseholder Journey to be shared with CFG prior to printing and publicly circulating [MC].

6. Ebury Edge Update

JF presented a tenancy diagram of all current Ebury Edge occupants. JF explained each of the tenants and what they do.

Action: Circulate the Ebury Edge diagram to the group for information [MM].

JF explained the team are working on a re-launch of Ebury Edge. The event could potentially have some classes/demonstrations/activities. The businesses and retailers could also join in.

JF added there is some interest and demand to have a beach pop-up event in the summer holidays, post lockdown.

JF explained Ebury residents could be supported if they wish to occupy an incubator space. There is an existing retail coach available. The idea is to hold an event in the community space, for anyone interested in starting up a business. JF added the length of a stay in the incubator is 8-12 week's, meaning there is a potential for Ebury Residents could trade out of Ebury Edge.

GP asked if it is possible to open up another food unit. JF confirmed this would not be possible due to the competition it would create for Fat Macy's. JF added a Fat Macy's review is due to be conducted in September.

CPr asked what is going to happen to the existing retail units on Ebury Bridge Road. GM explained WCC are working with the long-standing businesses. As Ebury Edge is very short term, it is likely that EE would go potentially before some of the shops. GM added WCC are in close contact with the businesses. WCC are putting together a relocation strategy for each business with Retail Revival working with all 5 of the long-standing businesses to iron out what their aspirations are for the future.

7. AOB

Branding Meeting Date

MC reminded the meeting of the process of recruiting a branding agent. MC emphasised the need for an agent who will come in and talk about the history, key messages, and virtues of what Ebury is.

MC wants to invite the whole of the CFG to meet the top 3 shortlisted branders so they can talk about how they will present Ebury. TD and CPr commented they are excited and keen to be involved.

The group will score each brander and then discuss the options afterwards. GM suggested the group should set a specific meeting and invite other non-CFG members to join and see what the CFG get up to. MC suggested to aim for the 10th of August or so. MC and GM will confirm dates and begin to talk to the procurement team. An update on this special meeting will be given to the CFG shortly.

Action: Branding session to be set up for CFG to meet potential branding agent.

8. Date of next CFG meeting

Tuesday 6th July 2021