

Ebury Bridge Community Futures Group – Meeting 47

6th July 2021, 6pm – 7.30pm

via Microsoft Teams

Members Attendance:

- Tom McGregor [TMC] – Chairperson
- Charlotte Pragnell [CPr]
- George Panayioudou [GP]
- Tammy Dowdall [TD]
- Joanna Winterbottom [JW]
- Cristina Pasantes [CPa]

Apologies:

- Mohammed Eisa [ME]

Absences:

- Sheila Martin [SM]

WCC Officers and Consultants:

1. Gelina Menville [GM] – Ebury Bridge Programme Director
2. Millie Morrissey [MM] – Project Support Officer (Meeting notes)
3. Martin Crank [MC] – Communications & Engagement Manager
4. Stephen Stretton [SS] – Programme Manager
5. Tom Elwood [TE] – Programme Manager
6. 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:**

GM updated the group that since the last meeting one action has been completed, 3 remain as pending and will be brought back to a future meeting.

- **Matters Arising:** Nothing raised.
- **Rumour Buster:** Nothing raised.

3. Project Update

GM updated the team are continuing to work towards finalising the Full Business Case (FBC) for Phase 1. This will enable documentation to be signed to allow BYUK to start on site. The Unliteral undertaking, a legally binding contract with local planning authority, is being finalised, following the planning determination. We expect Cabinet Member approval by the end of July with BYUK anticipated to begin on site in September 2021.

Action: GM informed the group that the service charges position should be brought back to the CFG next month subject to work concluding on the FBC.

This will allow for the next steps of this workstream to be undertaken including wider residents and Soft Market Test with the wider market. GM updated JF Hunt are almost complete doing works to the ground.

GP asked for the build costs for the new homes. GM confirmed that there is a confirmed construction price and subject to entering into contract with BYUK, we should be able to share this cost for Phase 1.

Action: Provide GP with construction costs for Phase 1 [GM]

LB asked if there was an update from the GLA on stage 2 approval. GM explained unilateral undertaking went to the GLA last week, WCC are waiting to hear back. GM added once planning and FBC matters are concluded, the programme will be updated to understand the revised dates, which will be shared with the CFG.

4. Design Development Update

Position Statement (Reserved Matters and Conditions)

SW gave an update on the development refresh work currently being undertaken for the Phase 2 design. A reserved matters application for Phase 2a will need to be submitted and will include the detailed design of the access, landscape, appearance etc of the Phase 2a buildings and connecting public spaces.

Public Realm and Boundaries

SW presented slides showing CGI images of the new estate from different access points to the northern end of the estate and explaining the concept of the new gateway

CPr commented on the disabled accessibility of the stairs from the bridge into the public square. SW confirmed that this had been condition, however due to the gradient from the bridge into the estate, any ramp provided would exceed the distance of entering the estate at ground level, from Ebury Bridge Road. This was further supported by planning in the hybrid planning application. There is no further distance when travelling past 1 Ebury Bridge Road by foot.

TMC asked if the impact of wind has been explored. SW explained thorough wind tunnel testing was carried out prior to planning, using a scale model, with the output from the testing being very good, with no negative readings within the public realm.

Retail and Non-Residential

SW explained the thoughts of the non-resident spaces at the bottom of block 5, including the community space as well as the proposed retail at the ground floor level of Block 1 and the proposed introduction of incubator spaces - A space someone could pick up and run with without the liability of a large up-front investment into it. GM added that in consultation with the existing long standing businesses units that are smaller but are ready to let. This was deemed popular over larger units, let on a 'shell and core' which is the more traditional approach to commercial letting.

Meanwhile Play

SW explained to make the most use of temporary spaces that become available at various times whilst the new homes are being built. Temporary planting and seating area are being considered to make a nicer environment for the residents whilst the estate is in transition. SW added modular components would be used, which can be taken down and reassembled, and have currently been grouped into 4 main themes : nature, play, engaging and socialising.

JW commented that the outdoor areas have no shelter and are open to the elements. SW noted the comment and will incorporate that feedback.

5. Local Lettings Plan

MC presented on the LLP.

MC explained if two households bid on the same home the LLP would help decide who will be given the home and establish the priority parameters. There are various criteria that can be introduced using a LLP that works in addition to the Council allocations policy. Examples could be length of tenure at Ebury Bridge originally or the length of time the tenants has been living away .

LB commented with regards to choosing a new home at a higher floor level People may have a preference of how high up they would like to be. MC explained that this is something that could be developed as part of the work of LLP for example if a family would prefer to be rehoused at a lower level instead. MC added there are various household preferences across the board that will come out through consulting on an LLP .

MC outlined how priority for new intermediate rent homes could be incorporated into the LLP as well as returning leaseholders choosing a new home. MC added the LLP would only be used if there were two households requesting/bidding on the same property.

LB asked when the consultation would take place. MC explained after the FBC and the sequencing of the scheme is fixed we can begin consultation on the LLP. A draft will be produced and circulated for comment. MC added that we would anticipate taking the Ebury LLP to get Cabinet Member approval in the late autumn, ready for implementation early in the new year.

6. Fat Macy's/Ebury Edge Review

MC asked the group who has visited and used Ebury Edge – either the shops, café, hall or courtyard. MC asked the question of the CFG: What would encourage more people from the estate to visit?. A childcare business has been setup in the community space by an Ebury resident and we would like to see others using the hall to provide activity or testing a business idea in the incubator space. In terms of Fat Macy's is the food offer meeting the needs of the community. Do residents use the café?

CFG Feedback:

JW commented she has been to FM, has not been to any of the shops, not her thing and quite expensive but would use the courtyard to read a book on a nice day.

CPa commented if FM utilised the outdoor space more it could become much busier in the courtyard etc. Opening times need some clarity.

JW added somewhere with greenery to sit would be desirable and welcoming, would definitely use it more if that was available.

MC asked if we were to get an Ebury Edge discount card for residents, would that encourage more local use. CPa commented not sure if it would help with the shops but would be nice for Fat Macy's. MC will take feedback to operators.

7. Edge Fest

MC gave details of the resident's day event/pop up beach which will take place on the 13th and 14th of August. There will be entertainment, live music and fish and chips. It is an opportunity for predominantly Ebury Bridge residents to make use of the space and how an official local launch to encourage residents living on the estate and waiting to come to utilise this space in the future.

MC added it may be an ideal opportunity to launch the Ebury Edge discount (should this be agreed). TD enquired about using the EE courtyard space for juggling. MC agreed and will pick it up offline.

8. AOB

GM gave a reminder for any leaseholders who are willing to fill out their EqIA form and return it to the Ebury Bridge office.

Action: GM to provide JW with a new EqIA form.

LB asked for an update on the play area. MC explained the play equipment is being moved to the MUGA. A letter will be going out to let people know timeframes of work going on. WCC are trying to protect green space as much as possible for the majority of the summer. Because of the programme, it is worth progressing with relocating the playground equipment. The playground will be moved in the next few weeks.

MC asked for a volunteer from the CFG to participate in scoring the presentations of the Branding agents. MC added every member of CFG will be able to view the presentations. The scoring will take place in early September. TD volunteered. MC will contact TD with the dates.

9. Date of Next Meeting

Tuesday 3rd August 2021