

Ebury Bridge Community Futures Group – Meeting 50

7th September 2021, 6.30pm – 8pm

via Microsoft Teams

Members Attendance:

- Tom McGregor [TMc] – Chairperson
- Charlotte Pragnell [CPr]
- George Panayioudou [GP]

Apologies:

- Joanne Winterbottom [JW]
- Cristina Pasantes [CPa]

Absences:

- Sheila Martin [SM]
- Tammy Dowdall [TD]
- Mohammed Eisa [ME]

WCC Officers and Consultants:

1. Gelina Menville [GM] – Project Director
2. Millie Morrissey [MM] – Project Support Officer (Meeting notes)
3. Martin Crank [MC] – Communications & Engagement Manager
4. Louis Blair [LB] – Communities First (ITLA)
5. Tom Elwood [TE] – Programme Manager
6. Judy Flight [JF] – Project Manager

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. Apologies from JW, CPa might join later in the meeting.

2. CFG Standing Items

• **Action List Review:**

JF updated on Social Value related actions. There is an opportunity for residents to join a Social Value sub-group. Since the last meeting WCC are planning a consultation, which will range from 1:1's to drop ins. Findings of the consultation will be reported back to the CFG.

GM updated that item 53 has been complete. Thank you letter was posted to wrong/old address. The team will make contact by phone to apologise and ensure replacement letter is sent to the correct address.

• **Matters Arising:**

TMc raised an email received from JW outlining issues such as BYUK's failure to attend the last meeting.

TMc noted the groups numbers have dropped over the last year and a recruitment drive is needed. GM explained last year prior to planning, discussions were had about expanding the group to include neighbouring residents. As we go in to the construction phase, it may be an option to invite

Chelsymore and 1 Ebury Bridge residents to strengthen the group. MC added an ex-member has shown interest in re-joining the group.

Action: MC to contact ex-member to discuss re-joining. (Local resident, decanted with a view to move back)

MC continued on Monday 13th September TD will participate in the branding presentations on behalf of the CFG.

- **Rumour Buster:** Nothing raised.

3. Project Update

GM explained since the last update there has been a further unforeseen delay in the planning process. Meaning planning and BYUK contracts are now critical urgent for the project team to resolve. Following this the programme will be updated and the team will report back to the CFG with an update on VP dates and timescales. GM added Development colleagues will join us at October's meeting to give a fuller update. The GLA stage 2 report has now been signed off and allows the determination notice to be issued by the Local Planning Authority (LPA). LB asked if there is there any particular feedback in the GLA Stage 2 report. GM explained once we get the determination notice, we can circulate both that and the GLA report (both public documents) to the group for information, but the GLA were content with it being determined by the LPA. GM updated key milestones and programme dates are expected to be shared next month. WCC are anticipating BYUK to start on site in November.

LB asked if the team can update on the future design consultation next month. GM explained WCC have started the consultation with CFG, 1 Ebury, Consort Rise having initial consultation session. An update on consultation can be given at the next meeting.

4. Services Charges & Soft Market Testing: Future Manager

TE updated the team are working closely with consultants to accurately project what the likely cost will be. The overall service charge budget has been reduced by £300k since it was last presented to the CFG in February. TE outlined the changes that have been made in order to decrease the overall budget for SC. TE outlined SC costs for leaseholders and by bedroom size. TE confirmed service charges are covered by Universal Credit, where applicable as described last time.

TE would like member of CFG to join the panel to SMT for managing agent to assist with:

- Finalising our management requirements for Ebury
- Reviewing our service charge costs assumptions
- Understanding the market appetite to manage Ebury

LB commented that residents will welcome the wider consultation around these figures, and it is paramount that affordability is a key driver. Fixed incomes will have a significant impact on the number of residents who choose to return to the new estate. GM explained it is important to get the CFG comfortable with where we have got so far before taking it out for wider discussion. It will be good to hear from residents about the service specification. GM added there is still work to be done, this update is just showing improvements since February. There is still work to be done with wider consultation.

GP asked if people on housing benefit will have their service charges covered. GM confirmed if you are on full housing benefit, service charges will be covered by universal credit. GM added as part of the consultation, we need to understand the residents this will be applicable to. LB asked when the wider body of residents would be consulted on this. GM explained we are expecting to do wider consultation this side of Christmas. Packs will be provided, supported by workshops, in order to enable the team to deal with people's questions and concerns in full.

5. Rents Update

GM presented on existing Ebury target rent vs new Ebury target rent. GM explained due to the work that has been confirmed through the FBC, the existing Ebury tenants coming back will pay a lesser amount than new tenants coming to Ebury. These figures go in to the unilateral undertaking and therefore be secured for tenants returning to Ebury. GP asked how long this will apply. GM explained rent will go up subject to CPI +1% each year. TMC commented he was around very early on in the scheme, and this was one of the original commitments so brilliant to see that promise kept.

6. AOB

GM informed the group that David Larkin visited to inform the team that the Resident's Association has formally disbanded and therefore their account has been closed. The Regen team will hold the money, but it is for the CFG to decide what it is spent on, (whether that be something at Christmas or some temporary furniture).

Action: GM email with exact amount and details and GM will update the CFG once received.

LB asked when the CFG will be discussing the delivery vehicle and future phases. GM explained timescales will be discussed at October's meeting. The team should be in a position to update on the delivery vehicle later on in the year.

LB asked for an update on the playground. GM informed the group the playground is now closed; the removal of the equipment was completed today. The park is expected to be re-opened late October/early November. The team are meeting on Thursday to explore the possibility of installing some temporary play equipment.

Action: SS to update the CFG on the outcome of that meeting [SS]

7. Date of Next Meeting

Tuesday 5th October 2021