

Ebury Bridge Community Futures Group – Meeting 52

16th November 2021, 6.30pm – 8.30pm

via Microsoft Teams

Members Attendance:

- Tom McGregor [TMc] – Chairperson
- George Panayioudou [GP]
- Cristina Pasantes [CPa]

Apologies:

- Joanne Winterbottom [JW]
- Stephen Stretton [SS]

Absences:

- Tammy Dowdall [TD]
- Mohammed Eisa [ME]
- Charlotte Pragnell [CPr]

WCC Officers and Consultants:

1. Gelina Menville [GM] – Programme Director
2. Millie Morrissey [MM] – Project Support Officer (Meeting notes)
3. Martin Crank [MC] – Communications & Engagement Manager
4. Tom Elwood [TE] – Programme Manager
5. Roshna Al-ajeeli [RA] – WCC Smart City Project Officer
6. Louis Blair [LB] – ITLA Communities First
7. Hannah Noble [HN] – Senior Development Manager
8. Natasha Anslow [NA] – Philosophy Project Director
9. Katherine Spencer [KS] – Philosophy
10. Steve Westcott [SW] – A-Studio Associate Director
11. Rory Newson [RN] – A-Studio Landscape Architect

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 received from JW and SS.

2. Branding & Marketing Introduction

HN introduced herself and thanked TD for being part of the panel and process of procuring Philosophy Design. NA introduced herself and informed the group Philosophy will be working with CFG and the wider community throughout the branding process. NA and Sara (not in attendance) will work collaboratively to create a brand that reflects the identity of the community. NA gave examples of hoarding on previous projects which was designed with residents .

HN explained next steps are to finalise the programme and series of meetings to work with community and CFG, in order to confirm the branding and move forward.

Action: Share presentation with the group for review and comment [MM]

HN invited questions from the group. GP asked if there is already a plan for the Ebury development. HN confirmed the team will be formulating a plan and working with the group in meetings to move

forward. MC added the team will be working to find a range of methods to allow people to give their opinions and ideas. LB asked if the branding would be for comms such as newsletters or outward facing for sales. NA explained the idea is to pull it altogether, meaning a website as well as the wider branding, this will be consulted upon. TMC added looking forward to working together in the future.

3. Innovation Challenge

RA introduced herself, currently working on this challenge as part of the smart cities theme of City for All. The challenge was created to give the public a chance to tell WCC what they think would better the city. Open to residents, businesses, and visitors, entries can be submitted through the online portal by 5th December. There will be winners for each theme of the SMART cities. RA will share contact details with the group and do wider promotion to get the community engaged.

Action: Share presentation with the group and provide contact details for RA [MM]

4. Meanwhile Ideas

SW and RN introduced themselves to the group. RN explained the team would like to take the opportunity to look at the vacant areas within the estate that do not form part of the current construction areas and how they could be improved with seating, green areas, hoarding etc.

The design approach in principle is engagement, nature, socialising and play. Thinkfound who take on a lot of young apprentices will be designing furniture. RN presented different options and ideas including play space, colour, and garden equipment. GP added blocks used to have seating outside but that was taken away. RN suggested the possibility of seating that can be packed away in the evening and avoids people congregating.

LB commented the proposed ideas look brilliant and will animate the space to feel safer and more comfortable for residents. CPa asked what is the estimated timeline. RN explained if there is an appetite for the planting green space there could be a quick turnaround. TE added the pitch lines have been painted and play equipment is installed, just waiting for the fencing to be put up.

5. Exhibition Boards (Draft)

SW presented on the exhibition boards currently in draft. SW is working with MC and wider team to create boards for the next public consultation, these will be ready before Christmas. The consultation will be focussed on the three northern buildings.

The boards will include a graphic timeline from starting point looking to the future and detailing where we are now. SW added the team hope to have an interactive 3D model, to appeal to all ages. The boards will also include landscaping. They will be accompanied with graphics and visuals and appreciate the emerging thoughts on the spaces.

Will have sample materials with that. Something to touch, feel and see. Info on Phase 1 and how we are starting to reuse demolished building on the construction in Phase 1.

LB – looks really good. When will the dates for these sessions be communicated. SW – Open invite to the studio. Plan is to be ready to open the door by the end of this month. MC – looking at 29th and 6th in person events. Monday evenings. 6-8pm. There will be open sessions and come to the regen base and ask for an officer to show you around.

6. CFG Standing Items

Action List Review

GM updated since the last meeting 3 actions have been completed. The Social Value sub-group will be established, and the group will make decisions of where money (such as the RA funds), can be spent in the Ebury community.

Matters Arising

Soft Market Testing Volunteer

TE explained the team are looking to test the market appetite after Christmas for a management provider for the new estate. TE added it is desired for a member of the CFG to be part of the panel for this, in keeping with the core community commitments made historically. One presentation will be made to explain the scheme and what WCC needs are and will be shown to companies who express an interest.

Rumour Buster

Meet the Contractor event (BYUK) covered in later item.

7. Project Update

Meet the Contractor Feedback

MC updated on the 'Meet the Contractor' event which took place on Tuesday 9th November. MC added this was a chance to debunk any myths or rumours surrounding the building, tenancies etc. MC added there will be another event in the new year inviting off site residents to attend. MC added construction of the site welfare will take place this weekend, as per the letter circulated last week. LB commented the event was very well attended and was a positive meeting with good information shared. LB asked if BYUK will be attending CFG meetings in the future. MC confirmed it is likely BYUK will have a segment on the agenda at each meeting for a quick update and questions in the future.

Construction Timeline

GM updated on the timeline first presented in Feb 21, now revised for Nov 21. Phase 1 is currently facing a 3-month delay. GP asked what a Compulsory Purchase Order (CPO) is. GM explained this is used to gain vacant possession of leaseholder properties and will be covered in more detail in the next item. LB commented it is difficult to tie existing buildings to new buildings. GM explained the team are working on sequencing diagrams which will be presented when they are finalised.

Occupancy Levels/CPO Update

GM updated on occupancy levels on the estate. GM explained in July 2020 WCC were given approval in principle to begin formal proceedings to make a CPO. The team would have to actively demonstrate 5 criteria and justify to the cabinet the reasoning behind the CPO being made. WCC have met the criteria including planning being achieved, WCC are funding the scheme, there has been extensive public consultation and EQIA reports.

GM updated we are in good stead in terms of tenants but leaseholders proving a bit more challenging, the team will be taking a paper to Cabinet to ask for approval to make the CPO in December but now work will begin until the new year. There will be 21-day objection period for those named in the schedule.

8. Any Other Business

CFG Christmas Meal

MM presented 3 options to the group for the Christmas Meal after the next meeting.

Action: MM to send out options for group to decide.

Award Nominations

MC updated Ebury Edge has been nominated for the Civic Trust Award. Ebury Edge has also been shortlisted in the Meanwhile Category and for the Community prize in the New London Architecture awards.

9. Date of Next Meeting

Tuesday 7th December 2021