

Ebury Bridge Community Futures Group – Meeting 55

1st February 2022, 6.30pm – 8.30pm

via Microsoft Teams

Members Attendance:

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

Apologies:

None received.

Absences:

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

WCC Officers and Consultants:

1. Gelina Menville [GM] – Programme Director
2. Millie Morrissey [MM] – Senior Engagement Co-Ordinator (Meeting notes)
3. Martin Crank [MC] – Communications & Engagement Manager
4. Louis Blair [LB] – Independent Tenant & Leaseholder Advisor

Bouygues UK:

5. Peter Doherty [PD] – Project Director
6. Gary Rooney [GR] – Project Manager
7. Niya Borissova [NB] – Site Manager
8. Jeff Joseph [JJ] – Head of Social Value
9. Lisa Ashworth [LA] – Social Value/Resident Liaison Officer

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, officers, and guests. Members of the BYUK project team joined until the end of Item 3. TMc welcomed Councillor Begum, Churchill ward Councillor

2. CFG Standing Items

Action List

MM updated on the in-progress items which will be completed at the appropriate time. Items 3, 4 and 8 have been completed.

Matters Arising

LB asked for an update regarding the leaseholder journey document. MC updated it has been approved, printed, and issued to residents who are going through the selling process.

Action: MC to share Leaseholder journey document with Cllr Begum

LB asked for an update on Phase 1 and service charges. MC explained this was scheduled to be part of this meeting's agenda however there is more work to be done to refine and solidify before bringing back to the group. MC added indicative values of the new homes can be provided and WCC will always cover the difference with an interest free equity loan . GM added when the group met before Christmas, soft market testing was discussed, and officers wanted to do a dedicated session with the group to have that conversation in more detail. GM updated Soft Market Testing will not begin until after the dedicated session in March.

Rumour Buster

Nothing raised.

3. Project Update

Bouygues UK Update

GR updated what has happened on site since the last visit to the CFG. Demolition of several blocks has completed and there has been new installation to the utilities network. BYUK have taken possession of the site and site welfare blocks have been installed.

PD gave an insight of what to expect over the next 12 months. February and March will see Bouygues commence with main contract works on site including installation of the new pile foundation. April to June will see the excavation of the basement area, the tower crane erection, and the ground source heat pump well installation. July to September will see the central core and podium installed and the installation of the ground floor slab and column.

GP commented 3 developments are in progress locally and asked if Bouygues are in conversation with those schemes. GR confirmed BYUK are in communication with them on a constant basis to ensure disruption is kept to a minimum and as more details emerge the group will be informed. NB explained how noise, dust and vibration monitoring is carried out and how values are calculated to ensure the agreed thresholds are not exceeded. If they are, triggers will be set off and work will have to stop until the disruption is mitigated.

LA updated the group on Social Value commitments that BYUK have made. LA updated on what has been achieved so far and the work that has been done within the community. This includes work with Simon Milton UTC as well as Pimlico Academy. Bouyuges have also attended the Westminster careers fair. JJ updated once the site cabins have their signage up, BYUK will be holding a coffee morning, which will be advertised in the Ebury newsletter and around the estate.

4. Councillor Liza Begum Introduction

Cllr Liza Begum introduced herself to the group. Cllr Begum is currently a Churchill Ward Councillor. Cllr Begum commented she had been contacted by residents regarding the CPO and suggested a dedicated meeting or drop-in surgery for leaseholders to discuss their options.

MC confirmed there are only 13 resident leaseholders remaining on the estate. A meeting with the remaining leaseholders will be held to talk through the process, the Compulsory Purchase Order, and the Leaseholder journey document. LB echoed that other residents have indicated they would appreciate a leaseholder meeting dedicated to information being shared and questions being answered. GM added that the CFG had been discussing holding a meeting for the remaining resident leaseholders, to ensure that that had the information they need to make an informed decision. This meeting is pending following the covid restrictions and the collation of the service charge information.

Decision: Meeting(s) to be set-up for resident leaseholders to attend to talk through options and the leaseholder journey document [MC/GM]

GP commented that he was having trouble with some personal tenancy matters which were shared with the group. GM asked for this to be taken offline and the Regen Team will pick this up. GP confirmed that the issue was now resolved, however he would like a copy of his housing needs letter.

Action: GM to print, post and email letter to GP. GP to confirm that he has received correspondence.

5. Belbin Exercise Roles Update

MC explained the results each group member and staff got in the Belbin exercise carried out in January's meeting. MC elaborated on how these traits and qualities benefit the group, and which qualities are desired to be added to the group.

MC discussed expanding the group and inviting new members from neighbouring blocks such as Cheylesmore and 1 Ebury Bridge. The group would still have Ebury focused conversations, however the reformed group would have a new terms of reference. MC explained people's past experiences of housing would be valuable. When the full group are together we can facilitate a vote.

MC proposed, working up some options and bringing new objectives to the group to expand membership. GM added two areas of thought have been discussed at the CFG 1-2-1's:

- Splitting the 2 hours in to one hour for construction and one hour for regeneration issues or
- Having alternate meetings each month, so one month regeneration and resident issues, next month construction focused on so.

This will be added to the March agenda for further discussion and consultation.

6. Any Other Business

CPa requested some clarity regarding the Compulsory purchase order. Some confusion on the deadline to raise an enquiry or objection. GM confirmed leaseholders have up to and including the 7th of February to raise objections.

Action: GM will clarify and send an email to confirm

LB asked if any feedback had been received on the Phase 2 design consultation. MC confirmed the team had some feedback. There are some concerns from 1 Ebury Bridge, hence why we are holding a separate session with them. MC added there is an interim statement of community involvement and there will be another detailed round of consultation before going to planning.

7. Date of Next Meeting Tuesday 1st March 2022