

## Ebury Bridge Community Futures Group – Meeting 56

1<sup>st</sup> March 2022, 6pm – 8pm

via Microsoft Teams

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### Members Attendance:

- Tom McGregor [TMC] – Chairperson
- George Panayioudou [GP]
- Cristina Pasantes [CPa]
- Charlotte Pragnell [CPr]

### Apologies:

- Joanne Winterbottom [JW]
- Martin Crank [MC]

### Absences:

- Mohammed Eisa [ME]
- Tammy Dowdall [TD]

### WCC Officers and Consultants:

1. Gelina Menville [GM] – Programme Director
2. Millie Morrissey [MM] – Senior Engagement Co-Ordinator (Meeting notes)
3. Stephen Stretton [SS] – Programme Manager
4. Tom Elwood [TE] – Programme Manager
5. Louis Blair [LB] – Independent Tenant & Leaseholder Advisor

### Bouygues UK:

6. Peter Doherty [PD] – Project Director
7. Gary Rooney [GR] – Project Manager
8. 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.

### 2. CFG Standing Items

Action List: MM updated on the in-progress items which will be completed at the appropriate time. Item 6: GP confirmed receipt of the letter requested. This action is now completed.

### Matters Arising

Nothing Raised.

### Rumour Buster

Nothing raised.

### 3. Bouygues Update

#### Site Matters

GR updated the group that ground source heat pumps will be installed in the coming months. The ground-breaking ceremony will take place on 17<sup>th</sup> March.

BYUK have met with the site across the road dementia friendly block to have conversations in order to mitigate any issues with traffic management on Ebury Bridge Road. GP explained there have been some issues with residents receiving deliveries and people visiting on the estate. PD welcomed the group to pass on any feedback from couriers or drivers and BYUK will endeavour to address it. GR updated on environmental monitoring. BYUK have stayed within the agreed limits and thresholds in the past month and haven't had any resident. GR added a report is produced each month on monitoring and sent to the Westminster Noise Team. GR explained the team will continue to monitor these levels throughout the build for the next year. BYUK will then need to reapply for section 61 in a year's time as the building type would have changed. GP requested to see the monitoring report from GR.

**Action:** GR to send February's monitoring report to GP

#### SV Update

LA updated on Social Value activities that have happened over the past month or so. Bouygues have attended careers fairs and engaged with Westminster students about joining BYUK graduate programme. LA is following up with 5 interested students. BYUK have run workshops on CV writing, cover letter writing and job-hunting, LA updated Paula will look after social value from Bouygues.

#### RLO

LA updated the RLO cabin is currently being furnished. Catherine will be onboarded, following this, leaflets will be put through doors, the RLO will be introduced to the estate and residents. A coffee morning run by the RLO will happen shortly after Catherine coming onsite.

#### **4. CFG Format Proposal**

GM informed the group that following one to one conversations had with members, a proposal has been put together for the new format of the CFG. The idea is to keep the CFG 2 hours in duration but split it in to two parts. The first part is CFG specific with standing items and the second half is opened up to wider residents from surrounding buildings or blocks. If agreed the proposed format would be effective from April onwards.

GM proposed we extend membership to get additional representation from 1 Ebury bridge and Cheylesmore house, as well as a local retail representative and potentially someone from a local community organisation. GP commented it is a good idea to bring in people directly affected by the development. CPa agreed and is in favour of the changes. CPr asked if it would be worth including people from the cottages on Ebury Bridge Road. All present CFG members stated they are happy with the extended membership to the group.

All CFG members in attendance and agreed for the CFG chair to chair the whole meeting (both halves). GM asked if the group would like to remain non-political or would they like more ward Cllr representation. CPa suggested it would be okay to invite them every 6 months or so. TMc agreed and added they can be invited to certain meetings should the group wish.

GM explained the next steps circulate current terms of reference and make suggestions on how we amend that. The team will then arrange to meet with the interested parties to discuss the updated terms of reference to agree and sign. Will aim to get this done before the next meeting 5<sup>th</sup> April.

## **5. Project Update**

### CPO Update

SS updated on the CPO; 14 objections were received. WCC will continue to work with those who objected, some from site A some from site B. A meeting is being held next week to discuss a way forward and next steps. Expecting the CPO to go to the inspector determining body and therefore push the programme back to May 2023. SS explained the leaseholder negotiator is in conversation with those leaseholders and they have been informed and will receive continued supported with their options.

## **6. Service Charge Update**

TE updated of work has been done around the costs and how they are split across tenures. The team have been working with housing and understand that some tenants are not able to claim the cost of concierge from universal credit. Work has been done with advisors on this. TE presented a table showing the change to the annual service charge for social rent tenants at Ebury. GM added those on full housing benefit would have their service charge covered by housing benefit. LB asked if the difference in cost is around the concierge. TE explained the majority of work has been on changing the staffing levels, concierge etc. GM added once we soft market test this, we will start consulting on it with returning leaseholders before we take it forward. GP asked once this has been approved and agreed, how long will it be fixed for. TE explained the service charge budget would be reviewed every year. The exact costs would be changed yearly depending on the exact cost of running the estate. LB added it would be good to see a breakdown of services for tenants and leaseholders. LB requested having an agenda item about heating and hot water estimates as well as standing charges at some point in the future.

## **7. Soft Market Testing Update**

TE updated WCC are hosting a panel event to soft market test registered providers, housing associations etc and assess their interest. This will help to get a real idea of how the market would look to manage Ebury. The SMT event is on 4<sup>th</sup> April and a CFG member attending is desired. Any members interested should contact Tom. GM added if we cannot get a rep from the CFG, inviting the CFG Chair as a representative of the group could be an option. TMC confirmed he would be happy to do that. CPa added if she is not on holiday, she can take part in the SMT.

## **8. Any Other Business**

LB asked for an update on the request for a leaseholder meeting. GM explained there is some work to be done before this takes place, but the meeting is likely to be early May.

## **9. Date of Next Meeting**

**Tuesday 7<sup>th</sup> June 2022**