

Ebury Bridge Community Futures Group

7th June 2022, 6.30pm – 8.30pm

via Microsoft Teams

Members Attendance:

- Tom McGregor [TMc] – Chairperson
- Charlotte Pragnell [CPr]
- George Panayioudou [GP]
- Joanne Winterbottom [JW]
- Cristina Pasantes [CP]

WCC Officers

1. Gelina Menville [GM] – Programme Director
2. Rachel Hookway- Programme Manager
3. Emilia Ievolella [EI] – Engagement Co Ordinator
4. James Staton [JS] – Engagement Co Ordinator (Meeting notes)

ITLA Officers

5. Louis Blair [LB] – Communities First (ITLA)

BYUK Officers

1. Peter Doherty (PD) - Regional Director
2. Gary Rooney (GR) - Project Manager
3. Kathryn Ridyard (KR)- RLO

1. Introduction

The Chair invited JS (WCC) RH (WCC) and KR (BYUK) to introduce themselves as new officers to assist with the running of the CFG. It was explained to Members what their roles are and what their role in the reformed CFG would be going forward.

2. BYUK update

BYUK presented a presentation to all members to give them a update about what has been going on at the BYUK site.

BYUK updated on the following points:

- Gr is in contact with Gilbert Ash who are building a care home on the site opposite.
- The basement excavation of Building 7 is ongoing.

- The building 8 excavation work are due to start next week.
- Blenheim House have now begun recladding works to their building.
- Work has begun to complete the 4 boreholes needed for Phase 1.
- Recently had a CCS site visit where BYUK scored 45/45
- An Action is for WCC to work with BYUK to get Mike to sign off the logistics plan for the GSHP (Ground Source Heat Pump) works,
- GP asked about air pollution on the BYUK site. The response from BYUK was that they have a dust monitoring system which will monitor how much dust the site is producing.
- LB asked about how long the playground will be out of operation. BYUK responded that only one piece of equipment is currently out of use, and this will only be for a few weeks.
- KR (RLO (Residents Liaison Officer) presented a chart where there was complaint that BYUK had received. The complaint was to do with BYUK overrunning on works one evening.

3. Update following previous meeting

The Team went through the actions from the previous meeting and an update was provided in the live Action Tracker.

It was discussed in previous CFG meetings that there would be a site walk around of the BYUK Construction Site. Residents have been made aware to send James Staton an email with preferred dates and times.

4. Project Update

GM noted that it has been some time since the CFG met and apologised for this. The main reason for this is due to staff shortage and Westminster's change in administration from Conservative to Labour.

The Regeneration and Development team have been working on the Soft Market Testing ideas which went through how future of Ebury could be managed.

There was also a Case Management meeting that took place which goes through the process of how the court case will look on the 9th of August in regard to the CPO order that was filed in December 2021. In the meeting it was explained how WCC will need to submit case file evidence for why the project is happening and why current blocks will have to be demolished. This evidence is to be submitted by the 7th of July.

5. Steps Going Forward

These are the steps that WCC are taking going forward in terms of upcoming work:

Teams are going to work on what the offer is going to be for returning residents. Due to the change in political party at WCC we are looking at maybe being able to have more affordable housing around housing schemes. However, the Design of the Ebury Regeneration will not change as the design allows the tenure to be flexible.

6. Terms of Reference

The Ebury Terms of reference regarding to how the reformed CFG will be run.

The Terms of Reference were signed off pending some minor alterations, once these are completed, we will circulate to the existing members to sign the new terms of reference. The membership will be 2-years and will start from the next meeting and the launch of the Community Partnership Group.

George asked a question around the process for how new members are elected. It was noted that there will be interviews held for new members who want to join the Community Partnership Group.

Membership (Terms of Reference)

As part of the CFG being reformed into the Community Partnership group the following types of members are wanted as part of the Community Partnership Group:

- Ebury Bridge secure tenants and leaseholders.
- Offsite residents and returning leaseholder's
- Residents from 1 Ebury and Cheylesmore house (1 member each)
- Representative of St Barnaba's school (1)
- Ebury Bridge Road business's/ Ebury Edge (2 max)
- Other Community Stakeholder's (max 2)
- Representative from main contractor (1)
- WCC Staff

It was noted that everyone who is a member of the Community Partnership Group should have the overall interest in the project.

Membership and Meetings (Ebury Terms of Reference)

It was discussed that meetings will still be held on the first Tuesday of every month. Every member is expected to attend the meeting. There may be additional meetings required for the Community Partnership Group.

It was also discussed that the meetings will now be held in person so members are encouraged to attend in person however members are still able to join on teams if they can't make it to the in-person meeting.

A point was made regarding any members who are a resident in Ebury or a previous resident of Ebury could be invited for a pre meeting to discuss policy or proposal's related to existing and returning residents.

7. Matters still to come

These are the areas of works WCC are going to continue to work on:

Service charge

Soft market testing

Local Lettings Plan

BYUK SV

SV Fund for when residents return

8. Ebury Edge Update

There have been some major updates in terms of getting a new provider for the café. Farmhouse Café are now the new Café tenant in Ebury Edge. They were one of 4 shortlisted cafes. The process took some time as WCC wanted to make sure that they picked a café that would be a good fit for the community. As part of there being a new café tenant at Ebury Edge WCC have decided to have a relaunch event which is basically a community event for the Farmhouse café. Ebury Edge Community space is still in use with different courses and workshops upcoming.

9. Date of the Next Meeting

The next CFG will be held on Tuesday the 5th of July at The Community Hall.