

Ebury Bridge Community Futures Group – Meeting 32

3rd March 2020, 6.30pm – 8.30pm

Ebury Regeneration Base, Ebury Bridge Road, Ebury Bridge Estate

Members Attendance:

- Tom McGregor [TMc] - Chairperson
- Charlotte Pragnell [CPr] (via Dial-in)
- Cristina Pasantes [CPa]
- Fiona Quick [FQ]
- Mohammed Eisa [ME]
- Tammy Dowdall [TD]

Apologies:

- George Panayioudou [GP]
- Sheila Martin [SM]
- Joanna Winterbottom [JW]

WCC Officers and Consultants:

1. David Thompson [DT] – Project Director Ebury Bridge
2. Gelina Menville [GM] – Ebury Bridge Community Engagement Team
3. Martin Crank [MC] – Communications & Engagement Manager
4. Louis Blair [LB] – Communities First (ITLA)
5. Millie Morrissey [MM] – Project Support Officer (Meeting notes)
6. Richard Hyams [RH] – Astudio
7. Ashton Dean [AD] – Development Delivery Manager WCC
8. Martin Lee [ML] – Gardiner & Theobald
9. Mike Weller [MW] – JF Hunt
10. Glen Clark [GC] – JF Hunt

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 gave apologies from absent CFG members JW, GP and SM.

2. CFG Standing Items:

b. Matters Arising

Concierge

GM explained that the concierge service has been reinstated as of the end of February. GM added that the concierge is there as a deterrent and have been instructed to not intervene should they see any criminal incidents taking place and instead to immediately call the police. TMc asked is the WCC ASB team involved in this matter. GM explained that the local ASB officer is working very closely with the Police and Regen teams. DT informed the group that the hoarding line CCTV will help to decrease ASB activity on the estate once it is installed.

SharePoint

MM presented a 'how to' guide explaining how to accept the invitation to the new CFG SharePoint page and how to navigate through the site. MM gave a brief overview of what the site contains and how to access content. LB explained that he had already received an email invitation and joined the group without any issues and asked why documents cannot be printed and downloaded. MM explained the content control feature is enabled. The group can view and read the contents of the site but without it being shared with people not a member of the site. GM added the security feature has been enabled on the site to allow for residents to read and refer to documents from past meetings but to also enable sensitive working documents to remain private until they are uploaded to the Ebury Bridge Website once agreed and signed off. MM asked the group to contact her directly should they have any problems accessing the SharePoint at any stage.

Action: FQ to contact MM regarding access from a mobile [FQ].

c. Rumour Buster

TD a WCC contractor has been informing residents that a developer has been appointed. GM assured TD that she will look into the matter.

Action: To investigate further into this rumour and ensure all staff and contractors are appropriately briefed [GM]

3. GI Works & Hoarding Update

Hoarding: JF Hunt presented where site up and hoarding lines will be for the demolition of Phase 1. MW gave the group an overview explaining the site office will be open to residents who have any questions and concerns.

TD questioned how the hoarding may affect the gardening club. AD assured the group that the foodbank and gardening club will still be able to operate from the lodge. DT added that the Community Gardens rep needs to assess what needs to be relocated from the gardens. AD reassured during the demolition WCC will work closely with the gardening club.

MW informed the group that CCTV will be installed along the hoarding line and that environmental monitoring will be in operation for noise and dust levels to be closely recorded and published monthly.

GC explained that the scaffolding will be wrapped in monoflex which helps to contain dust, reducing the amount that may escape. MW added Wainwright House is due to be demolished first as the space is needed to facilitate the rest of the work. Hillersdon will then be fully wrapped in scaffolding and will be ready for demolition to commence. MW explained that chimneys are demolished by hand, each chimney will be individually wrapped in scaffold to reduce noise and dust when they are demolished. The block itself will be demolished with machinery. With Wainwright expected to be finished around the August.

DT asked how the environmental equipment will monitor and record the levels of noise and dust referring to the traffic light system previously used in the demolition of Edgson House. MW explained that a system will be used to monitor and collect data. DT suggested that the equipment output should be revealed. MW explained that it is minute by minute monitoring. If a certain level is met, it will trigger the monitoring device and text alerts will

be sent to the appropriate people informing a breach of agreed levels. MW added that monthly readings can be published, in a newsletter or to CFG.

Action: JF Hunt to publish to the CFG the environmental equipment readings monthly and note any breach of pre-agreed limits with details of remedies taken. [AD/JFH]

Ground Investigations: ML explained the investigations works cause minimal disruption, adding the rig/borehole locations will be secured at all times. CPa asked how big the boreholes will be. ML informed the group that the holes will be anywhere between 200-300ml. TMc asked if there is anything in particular that is being looked for. AD explained that these works would help identify the canal wall. RH added that it also helps with knowing clay depth amongst other things from an architectural point of view.

ML explained well testing will be taking place across the estate with one location in the north and one location in the south. ML explained that this will be used to test ground source heat pumps. AD added that there is only one rig and one borehole will be completed before it moves on to the second borehole. RH added that the energy which will be used on the new estate will be the heat taken from the water which is found underground. AD assured the group that a silent generator will be in operation throughout the exercise and drilling will last for around 6 weeks.

DT explained WCC are looking at the viability of ground source water and if that doesn't work, air source will be an option that is explored. FQ asked if there is a possibility that you could run out of water during these investigations? RH explained that the amount of water, which is being extracted is being replaced at the same pace and the environmental agency are fully aware of the volumes of water which will be extracted and returned. TMc added that should this work well; it could be a huge carbon reduction and will reduce costs.

4. Round 2 Consultation Presentation

DT ran through the timeline of events which spanned from the 2nd Exhibition up to when the planning application is due to be submitted in June 2020. DT gave an overview of Phase 1, 2 and 3 completion dates, informing the group that Phase 1 is expected to complete in 2023, Phase 2 in 2025 and Phase 3 in 2027.

DT explained in July 2020 the final business case will be confirmed, meaning all elements will be in place for the project to be taken forward within the expected timescales.. DT gave a high-level overview of the Stage 1 consultation and informed the group that there were 227 visits to the exhibition and 485 different representatives overall. DT added that 78% of overall comments were positive.

RH presented the design response to the stage 1 consultation feedback, including improvements to massing, day light and bedroom mix. CPr asked who set out the number of 3 beds needed. RH explained that there are 2 strands to this configuration. The Council's Policy along with housing needs assessments of returning residents. RH informed the group that 738 homes are now proposed and are able to demonstrate the changes that have made as a result of the 1st consultation with residents and neighbouring communities.

RH confirmed disabled parking spaces will be underneath a raised podium, which will help minimise noise to the new estate. RH added that car club spaces will also be provided.

LB questioned whether residents can still apply for WCC permits. DT explained Council policy currently allows for residents to apply for permits as they have done previously.

TD asked whether the ground floor flats have anything in place to prevent pedestrians from walking up to their windows. RH explained that there will be cordoned off space which is called defensible space, for each ground floor property.

TMC commented on the balcony designs proposed, which offer generous outdoor space and could almost act as an additional room. RH explained that they have been designed to feel more integrated into the home as feedback suggested that people didn't want balconies to feel detached from the home. TD asked how easy will the balconies be to maintain for the council? RH confirmed the materials being selected to build the balconies offer long-term use and won't crack, discolour or damage easily.

TD asked if the bricks used in the public square spaces will be different colours, for children's paths, etc. RH confirmed that is an idea the designers are already working on.

5. Membership & Governance Review

GM explained that there are vacancies within the group, and that as we are approaching planning in June, it would be a good time to consider expanding the membership. GM asked the group how they would feel about the membership being extended to neighbouring blocks, which would help explore community cohesion and wider neighbourhood issues. FQ asked would this affect the terms of reference? GM explained that this needs to be explored and maybe the terms of reference need to evolve which is something that will be presented at the next meeting.

Action: Add Membership & Governance to next meeting agenda for discussion [GM/MC]

Action: Review terms of reference and make suggested changes to CFG [GM/MC]

6. Any Other Business

LB asked whether there is any update on accelerated vacant possession. GM explained that a letter would be issued this week with the meetings to take place within a fortnight following date of issue. GM reiterated that the letter will be despatched to the four affected blocks in the northern end of the estate only at this stage.

7. Preview of the Exhibition Boards in the Studio

GM invited the group to preview the exhibition boards which are in the Ebury Studio prior to the exhibition opening. TMC added that ten minutes had been factored into the agenda to allow for members to view the boards should they wish to.

8. Date of next CFG meeting:

Tuesday 7th April 2020

