

Ebury Bridge Community Futures Group – Meeting 38

1st September 2020, 6.30pm – 8.30pm

via Microsoft Teams

Members Attendance:

- Tom McGregor [TMc] – Chairperson
- George Panayioudou [GP]
- Tammy Dowdall [TD]
- Joanna Winterbottom [JW]
- Cristina Pasantes [CPa]

Apologies:

- Fiona Quick [FQ]
- Sheila Martin [SM]
- Mohammed Eisa [ME]
- Charlotte Pragnell [CPr]

WCC Officers and Consultants:

1. David Thompson [DT] – Project Director Ebury Bridge
2. Gelina Menville [GM] – Ebury Bridge Regeneration Manager
3. Martin Crank [MC] – Communications & Engagement Manager
4. Richard Hyams [RH] - astudio
5. Stephen Stretton [SS] – Programme Manager
6. Louis Blair [LB] – Communities First (ITLA)
7. Millie Morrissey [MM] – Project Support Officer (Meeting notes)

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 for FQ and ME.

2. CFG Standing Items

Action List Review:

Item 5 (Interest in a Resident's Association): SS informed the group that several conversations have been had with CPa and former RA members. CPa explained that due to a lack of interest, the RA to most likely be dissolved. CPa added that the old chair has been away and therefore non-contactable, but upon their return another sense temperature check will happen but the overall feeling from the estate and old members is that there isn't a desire for a resident's association to be reformed. TMc asked if the group are happy to discuss issues at the CFG meeting as there is no RA to discuss. The group confirmed they are happy to discuss major, pressing issues. SS explained that any estate issues can be taken to him or the Housing Team directly to ensure they are recorded and dealt with appropriately. SS offered for anyone interested in forming an RA to contact him and be put in touch with David Larkin, Westminster Housing Services (resident engagement).

Matters Arising:

TMC informed the group of FQ decision to take a sabbatical from the group to focus on other issues. The CFG agreed on a sabbatical on the basis of a review in 3 months' time. GM will write to FQ on behalf of the group thank her for contributions to date and look forward to welcoming her back.

Rumour Buster:

Nothing to raise.

3. Project Update

Demolition

DT explained JF Hunt are continuing at pace with the demolition programme. They are moving on to additional works to make the site ready for construction beyond demolition, this includes ground works of various types. DT added there will be work happening to the slab imminently. DT explained the slab is the concrete platform where the buildings that have been demolished originally stood. DT reiterated the team's commitment to inform residents in advance of any work that will happen, particularly any exceptional works taking place outside of the hoarding line. DT added that residents will be told very soon about the slab work which will happen on the site where Wellesley and Wainwright formerly stood. MC added that the key message to get across is a promise to do better with communications. A suite of communications is ready to be approved and distributed to neighbouring residents particularly around the slab work, where Bucknill and Victoria will be the most affected as they are in the immediate vicinity. MC added this will be more disruptive than the demolition work that has happened previously. CPa asked what type of disruption this will be, noise, accessibility etc. MC explained there will be additional equipment in place to measure dust, noise and vibration, enabling disruption levels to be monitored closely. DT agreed with CPa, the duration and level of noise need to be clarified and it needs to be communicated what mitigations will be put in place. TD asked if any trees will be chopped down, as a tree that should've been saved was chopped down. MC explained that the 2 trees which were cut down did not have a tree protection order on them. MC explained to enable the work to be carried out at a quicker pace, the trees were chopped down. The rest of the trees, including the palm trees are all being preserved and in addition 266 new trees are being planted to make amends for the 2 that were removed. JW suggested that the contractors get residents engaged and let them know exactly what work will be done. JW recalled in the contractor's social value commitments, they had promised to offer some sort of work experience to local young people. DT added that Sir Simon Milton technical college have been working with all contractors. JFH have taken an apprentice from the estate on board, keeping to their social value promise. GP explained he was experiencing issues due to dust coming into his home and he cannot open several windows. GP added he is confused about who is responsible for liaising between the contractors and residents. MC explained that Tom Seath is the resident liaison officer and his details have been in the newsletters. TD suggested monitors could be put inside of flats to monitor disturbance and dust levels from a different perspective. DT agreed to take that idea and look at how it can be put in to practice.

Action: Visit GP home and any more necessary to look at the levels of noise and dust [SS]

GP asked if the office is open/occupied. GM explained that the office reopened to the public today (1st September). GM added an intercom system has been installed to help people book appointments easily.

Ground Source Heat Pumps

DT informed the group ground source water is the preferred and viable method which will heat the new 756 homes. DT explained it has been confirmed through the test well exercises, there is enough

water deep below us to warm and cool new homes. DT added at a future date, we will have a further 6 test well exercises. DT explained that the water comes out at 14 degrees, making it easier to heat homes and making cooling homes much cheaper. DT added that each home will have some kit inside which delivers the heating and cooling process. DT explained that more details of consumer costs will be brought to CFG in the near future. TMc added the chosen method is also more carbon neutral. GP asked is there a costings breakdown. DT explained the cost breakdown is being worked on currently, costs will be explained at a later meeting. GP asked what the life span is of the system. DT explained there is a 30-year life, which is renewable. LB suggested it would be helpful to see live examples of where these methods are working across the country. LB asked if the operator is known yet. DT explained the chosen operator will be brought to CFG. This topic will be revisited at a later meeting. TD asked if this is first-time technology or has this been used in other estates. DT explained both Engie and SSE have experience in local authorities using this method. It has been tried and tested. DT added that there are not many others but there are others, which we will learn from. GP asked if residents will be charged for this water separately from the other water supply. DT explained residents will be charged for the cost of heating output and not the water used.

Ebury Edge

GM updated on the meetings taking place with the 3 potential café operators. The 3 shortlisted operators are Fat Macy's, Caffe Latino and Hana Coffee. GM explained all operators are very different operationally and in terms of what they would offer the estate. CPa volunteered from the CFG to take part in menu tasting at the end of this week. GM explained in terms of time scales, MWU is expected to be completed by the end of September. DT added there have been over 20 applications for the community hall to open behind the café. DT added there have been many applicants for the workspace and retail space also.

Soft Market Testing

DT explained there is a huge interest in the overall financial viability of the new Ebury. Potential investors in the market rent provision have been invited to take part in soft market testing throughout September. DT added at least 8 investors out of 12 invited want to have a session with us to learn more about the offer and indicate whether they would be interested in funding the market rent element. JW has offered to be involved in the sounding sessions with investors from a CFG perspective. LB asked if the delivery model for future phases will materialise from this soft market testing. DT confirmed that is correct, through jigsaw funding. In the late autumn this will be brought back to the CFG with a decision and list of reasons of why and why not. GP asked how many flats will be up for market rent. DT explained for the market rent, approximately 180.

4. Design & Management

Tenure Blind Home Sizes

RH presented set of diagrams which show the different types of layout for 1, 2 and 3 bed homes. RH explained that the average new 1 bed is considerably than the existing 1 bed, around 20% if not more. RH explained for 2 bed homes, each home layout works in the same way for affordable and market rent home. These are fully adaptable homes. Tenure blind home sizes are as follows; 1 bed (51m²–54.5m²), 2 bed (72.5m²-76.3m²), 3 bed (88.2m²-89.7m²). RH explained these are larger homes across all tenures. LB asked if these slides could be shared this with the group. RH confirmed they will be uploaded to the SharePoint site after the meeting.

Action: Upload design presentation to the CFG SharePoint site [MM]

Post Covid-19

RH explained that from masterplan scale to home scale, change has been included in the scheme to benefit residents post Covid-19. RH explained there will be a wider pavement on Ebury bridge road which will be 4.5 metres wide. RH added there will be large open pedestrian focussed spaces

throughout the estate. RH added generous entrances have also been designed in, this will create a lobby area.

JW asked if there will be green on the communal terraces. RH confirmed there will be, lots of work has been done on this and it has been proven they are good spaces to have green, but it needs care and thought.

JW asked if she could email RH some questions about post Covid amendments separately to the meeting. RH confirmed that he is happy to take any questions offline will ensure that his email address is shared to the group.

LB asked if the 35 1 bedrooms are across blocks 7 and 8. RH explained they are mixed across both. LB asked if they are social rent homes. RH explained they will all be mixed tenure. LB asked where the management hub is. RH explained the management hub is on the ground floor.

Post Grenfell

RH explained that post Grenfell across all schemes and across the whole industry there have been many lessons learned and changes made as a result. RH added that 6 enhancements which are over and above the standard regulations have been made to this scheme. RH explained that there are two sets of regulations that must be met, these are Building Regulations 2010 and British Standards. In 2018 these were upgraded as a result of lessons learned from Grenfell. This resulted in the banning of all combustible materials, this was the most significant change. RH added that in addition to those standards, 6 more measures have been added to the buildings, which go above and beyond the minimum. Enhancement number 1 is the interlinking fire alarm with central alarm panel. Enhancement 2 is the standalone fire brigade evacuation system. Enhancement number 3 is the passenger evacuation lift. Enhancement number 4 is the emergency voice communication systems (EVC'S). Enhancement number 5 is the enhanced protection to escape routes in high rise. Enhancement number 6 is the extension of the sprinkler system.

5. AOB

LB asked if there has been any update on the Ebury Bridge planning application. MC explained that a decision won't be known until 16 weeks from 11th July when the application was submitted. DT added a statement of support from CFG members would be very beneficial. The official period for comments is over, any comments made will now be received by the local planning authority until November. TMc suggested the planning application letter of support is revisited as an agenda item. TMc added it will allow time to give it thought. TMc suggested it would be helpful to know what the objections are to provide food for thought.

Action: To group the objections and show the numbers in each, for the next meeting [MC]

6. Date of next CFG meeting

Tuesday 6th October 2020