

Community Partnership Group Meeting 2nd April 2024

Held at BYUK Ebury On Site Offices

ATTENDEES	APOLOGISES
CPG Members Tom McGregor (TMc) – Chair Christina Pasantes (CP) Joanne Winterbottom (JW) Ida Moore (IM) Amelia Alves (AA) George Panayioudou (GP) Charlotte Pragnall (CP) Claire Chin Sue (CCS)	
WCC Lukas Holden (LH) Martin Crank (MC)	
Communities First Louis Blair (LB)	
BYUK Peter Doherty (PD) Katherine Ridyard (KR)	

1. Introductions

Introductions including new member to the CPG (CCS) and LH from WCC who joins the Ebury Team as Communications and Engagement Manager.

2. Outstanding Items

2.1 CPG members would like to visit the benchmarking flat when completed. The benchmarking flat in both building 7(private specification and building 8 (affordable specification) are now complete. A visit will be arranged for around the time of next CPG in May.

2.2 A report is being prepared on the outcome of S105 Future Estate Management consultation. Procurement of the Future Estate Management service will take place from mid April.

2.3 There are two submissions of bids for the Community Chest programme. Their applications are being reviewed and will presented at the next CPG in May. The bids are from Energy Garden and Bangladeshi Welfare Trust.

3. BYUK Update

3.1 Current Programme

A presentation was provided by BYUK.

- Last panels expected to be fixed to building 7 in the forthcoming week.
- The building management unit for cleaning the building is installed
- Both building 7 & 8 superstructure completed, with internal fit out ongoing with 11 levels completed
- Tower cranes are being removed away from site over the next week
- Drainage currently being installed on ground floor level
- Hard landscaping and paving and also soft landscaping expected completion mid/end July
- Facade to buildings signed off, water tests carried out and fire inspections also complete.
- Currently carrying out air testing on apartments.
- Landscaping of areas at terrace levels and benchmark affordable flat pictures shown
- Building 8 benchmark flat is now complete.
- PD confirmed carpets installed in bedrooms and wooden floors elsewhere in each flat.
- PD updated that there is a requirement to carry out beacon changes so that the fire alarm can be heard if a balcony door is closed as it is triple glazed and soundproof. Options are currently being considered with WCC building control to increasing the sound of the alarm over 5db or install a beacon on the balcony area.
- Washer and kitchen white goods supplied. A dishwasher is not provided but there is space to install if wished.
- Sprinkler system to each flat and fire protective measures to control fires so isolated to each flat/floor
- Works over the next 6 months will include forming the entrance of the highway into the site for Phase 1. Part of this work will be done by WCC adjoining Ebury Bridge Road, and BYUK will be carrying out works to hard landscaping leading into the phase 1 public realm.

3.2 A flooded lift in Bucknill House has been resolved, this was due to a drain issue in taking away excess water on site.

3.3. It was confirmed that payment to the Flowers of Ebury for the woodland school has been made. There is final allocation of Community Chest money that is still to be applied for and a review of outstanding applications for the next CPG meeting.

3.4 JW raised that due to the buildings it felt like a wind tunnel affect was occurring around Warwick Way. PD explained a wind survey was carried out as part of the planning application which shows the extent of any wind tunnel impacts. On site there may be a higher wind impact now due to being mid construction and that once the scheme completes there will be further shielding.

4. Section 105 Consultation Feedback

4.1 MC explained the background context to the consultation, which was familiar to the CPG from previous presentations on the S105 consultation. This including how residents were engaged through booklets, 1-1s, events , webinars and translation services.

4.2 The council is currently out to tender from prospective management service companies. The council is looking to offer a contract for one year initially.

4.3 Further details on service charges will be presented to residents once a tender from the management service have been appointed. A recommendation will be required with the

Cabinet Member before appointment is made and on the value on the contract. Once this is known WCC will be able to determine future service charge costs. For residents on low income or receiving benefits service charge will be covered through Universal Credit.

5. Phase 2 design consultation feedback and submitted plans

5.1 Two recent sessions on consultation feedback and submitted plans were held on 12th March 2024 (Drop-in session at the regeneration office at Ebury Edge) and 21st March 2024. (Final reserved matters drop-in held at the regeneration office at Ebury Edge).

5.2 From this most recent consultation the most significant change has been to the boundary treatment of the northern gateway staircase and its relationship with 1 Ebury Bridge.

5.3 The change increased the distance between 1 Ebury Bridge and the entrance staircase into the development. This change has meant further planting and greenery being provided as a buffer between users of the northern gateway and 1 Ebury Bridge residents. An additional planting buffer to the south of 1 Ebury Bridge has also been incorporated between 1 Ebury Bridge and the northernmost public square. The northern gateway stairwell was also adjusted in its layout, curving in design, to help prevent those on bikes using it and to break up their speed as much as possible.

5.4 The changes were incorporated following feedback from 1 Ebury residents to maximise privacy and security.

5.5 The submitted phase 2 reserved matters application has been submitted and residents can view the application on the Council's planning portal and were notified in the March Ebury newsletter

6.AOB

6.1 IM raised the potential for follow up window cleaning to Cheylsmore House following the recent construction work. A proposal will be discussed with the project team and contractor to carry out window cleaning in the Summer, following groundworks taking place over the next few months.

Next Meeting: 7 May 2024