

# Ebury Bridge Community Partnership Group

03/12/2024

Held at Ebury Edge Community Hall

<u>Attendees</u>	<u>Apologies</u>
<b>CPG Members – In person:</b> Cristina Pasantes (CP) Ida Moore (IM) Amelia Alves (AA) Claire Chin-Sue (CCS) Tammy Dowdall (TD) Tom McGregor (TMc) – Chair	<b>CPG Members:</b> George Panayiodou (GP) Ayssar Hassan (AH) Charlotte Pragnell (CP) Joanna Winterbottom (JW)
<b>Westminster City Council:</b> Brian Arscott (BA) Lukas Holden (LH) Emilia Ievolella (EI)	
<b>Communities First:</b> Louis Blair (LB)	
<b>Bouygues UK:</b> Peter Doherty (PD) Kathryn Ridyard (KR)	
<b>McLaren:</b> Zak Carroll (ZC) Amanda Winder (AW) Maisie Newman (MN)	

Item	Commentary	Action
1.	<p><b><u>Welcome and Introductions</u></b></p> <p>1.1 TMc welcomed CPG members and other attendees. A round of introductions took place to welcome the McLaren group. The meeting is an opportunity to provide a handover between Bouygues and McLaren as the first phase of Ebury is now concluding.</p> <p>1.2 Action Tracker standing items – This item has been pushed back in the agenda, prioritising the contractors' presentations first.</p>	

Item	Commentary	Action
2	<p><b><u>Bouygues Progress Update &amp; Presentation</u></b></p> <p>2.1 PD gave an overview of the last progress from the site which sees all building external and internal nearing completion subject to Building Control signing off the building this week.</p>	

	<p>2.2 BA explained what Building Control do, providing background to their role and responsibilities in ensuring the building is ready to complete. BA mentioned that during their visit, they have been mimicking emergencies to test safety procedures. For example: Lifts, escape routes and stairs. Testing has now happened in both buildings.</p> <p>2.3 NHBC (National House Building Council) the independent warranter for the building, are witnessing over the commissioning process. Rendall &amp; Rittner are also part of the commissioning process.</p> <p>2.4 There are no changes to vehicular pedestrian movement and no recent resident complaints.</p> <p>2.5 Upcoming foundation works  <b>PD – Mentioned that Bucknill House residents will be notified for upcoming foundation works causing noise and vibrations via the Bouygues resident bulletin.</b></p>	<p><b>Action: KR to include on BYUK bulletin.</b></p>
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3	<p><b><u>State of Readiness for Resident Move-Ins</u></b></p> <p>3.1 LH mentioned the whole team effort regarding Rendall &amp; Rittner and the key handover, which, depending on Building Control will take place between this week and next one, (3/12 or 9/12).</p> <p>3.2 The Estate management is on board and the new Estate Manager is Anna Toreschi, and she'll be meeting with the CPG members and the other residents early next year.</p> <p>3.3 LH said that between December and February – A phased period of moves will take place, into Phase 1. But a small number of residents from Bucknill House, will be moving in before Christmas.</p> <p>3.4 IM asked about what's the current position with the sales – BA replied that at this stage we are at 65% sold, and hoping to be selling the rest over the next half of the year.</p> <p>3.5 IM asked about the criteria and prioritisation for residents occupying the flats. LH replied that this will follow the Local Lettings Plan, with priority for returning residents of Ebury Bridge Estate first.</p> <p>3.6 IM asked about the flats that have been built in B8, with the leaseholders' specifications, but that no leaseholders are returning to. BA replied that this decision will require Cabinet Members steering and that the team will follow up with any relevant update to the CPG about these flats.</p> <p>3.7 IM asked about the Temporary Accommodation residents, who are currently living at Cheylesmore House, and how that would work in their case. LH said that many Ebury families are coming back and that there may be a possibility for temporary accommodation residents as they part of the local lettings plan. LH added that we have been in contact with TAs and had multiple</p>	<p><b>Action: EI to invite Anna Toreschi to an upcoming CPG</b></p>

	<p>and direct conversations over the past months. Once all Ebury residents have returned to phase one the council will then know how many remaining flats there are.</p> <p>3.8 PD added details on the windows cleaning and façade decoration at the front of Cheylesmore House. Works have commenced and need to be finalised, whereas the window cleaning will take place just before leaving the site.</p>	
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4	<p><b><u>Social Value Update Bouygues.</u></b></p> <p>4.1 KR went through the Career and Support programme they offered during the contract.</p> <p>4.2 KR gave an overview of what was accomplished via the Community Chest Fund, i.e., the Summer, Autumn and Winter activities/events that have been funded by BYUK, helping local organizations to deliver activities for the residents. From playgroups, educational activities, gardening and building sessions, and summer family trips.</p> <p>4.3 The CPG was involved with the decision about which organisations were going to be funded.</p> <p>4.4 There are outstanding activities in early 2025 including Gardening and Building sessions to be provided by Energy Garden, a health and wellbeing programme from St Vincents and the Ebury Regeneration Team will be carrying out resident portraits once residents move in.</p>	

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5	<p><b><u>Bouygues and CPG thank you</u></b></p> <p>5.1 PD and KR thanked the CPG for their contribution and time for meeting with the BYUK team so consistently.</p> <p>5.2 CPG members thanked the BYUK team for their work, and continued commitment in meeting with the residents and keeping them informed.</p> <p>5.3 BA thanked the BYUK for their professionalism and for their work, which in many instances has gone above and beyond to meet residents' needs and expectations.</p>	

Item	Commentary	Action
6	<p><b><u>McLaren Introductions and PCSA Overview</u></b></p> <p>6.1 ZC introduced himself and the team. He is the project director. He gave an overview of their roles and responsibilities and that the team is looking</p>	

	<p>forward to starting onsite as well as to start working/collaborating with the CPG members.</p> <p>6.2 MN – introduced herself. She is the Social Value Manager.</p> <p>6.3 AW – introduced herself. She is the Communications and Engagement Manager.</p> <p>6.4 BA explained what a PCSA is, Pre-Construction Service Agreement (defining the services that will inform future construction works). McLaren is expected to be starting on site (commencing actual construction works) by the end of next year if the PCSA is successful.</p> <p>6.5 ZC added that the team, the consultants and designers have all been appointed and on board for the PCSA process and there will be design workshops and on-site surveys that will take place as part of the PCSA.</p> <p>6.6 IM mentioned another non-Westminster scheme, which while under construction, added more flats to it. She asked if there will be significant changes to future stages on Ebury.</p> <p>6.7 BA mentioned the NMA (Non-material Amendment) is already in place. And that adding elements to the already approved plan is not what we are looking to do. Nor adding nor changing the design to include more flats. A reserve matters application and consultation earlier this year took place which saw an increase in distance between Ebury Building One and the private residential block, One Ebury.</p>	
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7	<p><b><u>McLaren Social Value and Next Steps</u></b></p> <p>7.1 AW provided background regarding her role and expertise.</p> <p>7.2 AW said that they would like to have a workshop and to develop their social value plan with the residents going forward.</p> <p>7.3 AW gave some examples of Social Value activities and programmes that they delivered on other schemes such as works for a winter clothes drive for The Passage – a Local charity and work with apprentices.</p> <p>7.4 AW said they will intend to engage with schools in the area and nearby Pimlico charities.</p> <p>7.5 The BYUK team mentioned that it has been challenging in terms of finding people interested in signing up for construction-related apprenticeships.</p> <p>7.6 LH and EI added that there is already an Ebury resident who enquired about up-and-coming opportunities offered by McLaren.</p>	<p><b>Action: LH to confirm with McLaren next CPG date to include workshop activity.</b></p> <p><b>Action: EI to share details of Ebury Resident</b></p>

	<p>AW replied that they want to push on this, and that now is the right time to do so.</p> <p>7.6 TD said that, from what she has heard lately from the Job Centre, people are generally interested in construction – And that she’d like to give these peoples’ contacts to AW.</p> <p>7.7 AW gave a brief overview of the upcoming support to the Ebury and local residents. Such as:</p> <ol style="list-style-type: none"> <li>1. December 2024 – Supporting and attending the Glastonbury House residents Christmas event</li> <li>2. Spring 2025 – Meet your neighbors and the team.</li> </ol> <p>7.8 TD suggested that it would be good to have a Community Association – Meeting with the residents and led by the residents.</p> <p>7.9 LH added that this point was briefly mentioned at the CPG workshop that took place on 29<sup>th</sup> October 2024, where the points discussed were: The community, the CPG strategic role and how all these will work together. Other points discussed were: Events, Estate Management, Rendall &amp; Rittner meetings with the residents.</p> <p>7.10 The CPG members added this is the time to understand and redefine better the community and the WCC and Partners Roles &amp; Responsibilities ahead of Phase 2. As well as to identify and retain a more strategic role for the CPG.</p> <p>7.11 AW and MN said that they would like to build a community charter that will also help them to understand and plan how they will engage and listen to the community’s needs. As well as to identify what the McLaren team is set to achieve.</p> <p>7.12 MN added that the Communications and Engagement plan is also key to be able to communicate and keep residents informed regularly and effectively. MN said that this will also be shaped together with the CPG and residents, since there may be preferences in terms of communication’s tools and/or channels.</p> <p>7.13 AW and MN said that potential dates for the CPG workshops could be Tuesday 14<sup>th</sup> January or Tuesday 21<sup>st</sup> January. These will be agreed with residents and details and meeting invites will be sent out asap.</p>	<p><b>interested in apprenticeship.</b></p> <p><b>Action: EI to share contact details of McLaren with TD</b></p> <p><b>Action: EI to provide Roles and Responsibilities of key team for next CPG.</b></p> <p><b>Action: AW and MN to provide draft proposals for next CPG feedback</b></p> <p><b>Action: AW, MN, LH, EI to agree next CPG date</b></p>
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8	<p><b><u>Action Tracker</u></b></p> <p>TMc went through the action tracker items:</p>	

	<p>8.1: Bucknill House and Doneraile House building related issues – LH said that these were reported and completed. Only in some cases such as the Bucknill House lift, there have been an ongoing issue. The lift is being repaired every time it stops operating.</p> <p>8.2 Details regarding the tariffs – BA said that these figures will be disclosed once we will receive them from Vital Energy.</p> <p>8.3 Breakdown of Service Charge of block and estate – LH replied that the break down will be shared</p> <p>8.4 LB asked about the Council Tax band – BA replied that it will be shared for next CPG</p>	<p><b>Action: BA to share at next CPG</b></p> <p><b>Action: LH to share Service Charge breakdown</b></p> <p><b>Action: BA/LH to share confirmation of Council Tax banding for next CPG</b></p>
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9	<p><b><u>AOB</u></b></p> <p>9.1 LH reminded about the Phase 1 Practical Completion Event – 11 December, 10am 12</p> <p>9.2 LH asked CPG members to RSVP if possible, and that other residents were going to be attending the event.</p> <p>9.3 LB asked about the residents’ viewings for Bucknill House and Doneraile House.</p> <p>9.4 BA and LH responded that we want all viewings to be carried out before Christmas dates are: (5th, 6th, 12th, 13th) December for viewings.</p> <p>9.5 Next meeting is likely to be put back one week due to staff leave over the Christmas period to be Tuesday the 14th of January at Ebury Edge from 6pm-8pm</p>	<p><b>Action: The next meeting date will be shared with the minutes</b></p>

