

Community Partnership Group Meeting 2nd of July 2024

Held at BYUK Ebury On Site Offices

ATTENDEES	APOLOGIES
CPG Members – In person	
Claire Chin Sue (CCS)	Martin Crank (MC)
Joanna Winterbottom (JW)	Charlotte Pragnell (CP)
Amelia Alves (AA)	Ayssar Hassan (AH)
Ida Moore (IM)	Cristina Pasantes (CP)
	George Panayioudou (GP)
Tom McGregor (TMc) – Chair	
CPG Members – Online	
Tammy Dowdall (TD)	
WCC (Westminster City Council)	
Brian Arscott (BA)	
Lukas Holden (LH)	
Emilia Ievolella (EI)	
Communities First	
Louis Blair (LB) online	
BYUK	
Peter Doherty (PD)	
Kathryn Ridyard (KR)	

1. Introductions

1.1 BA introduced himself to the CPG group.

2. Outstanding Items

2.1 No matters arising. No rumours arising.

2.2. JW asked whether there is much of an interest for her to be coming to a leaseholder meeting now, even though she may be moving to Phase3. LH said it is advisable if there is an interest in knowing how the process works.

2.3 JW said she is especially interested in knowing around Equity Share, Equity Loan.

3. Action Tracker review

3.1 No outstanding items. To delete complete tasks from list.

4. Local Lettings Plan Update

4.1 LH gave an update about the LLP Consultation.

4.2 The consultation has gone live, and a booklet has been distributed to all residents. It started on 27th of June and will end on 25th of July.

4.3 The LLP is a requirement for scheme of this size where existing residents are being rehoused. For Ebury four categories and priorities have been identified:

1. Council tenants who had to move away from the estate or whose home is being demolished in future phases and have opted to return.
2. Westminster tenants eligible for social housing living in the LLP area in line with the council's allocation scheme
3. Anyone else in the LLP area registered for social housing in line with the Allocation Policy. This includes temporary accommodation households who have lived on the Ebury Bridge Estate for a minimum of five years
4. Applicants on the council's waiting lists. Homes will be allocated in line with the Council's Allocations policy

4.4 To support the consultation, we are running 4 events at Ebury Edge Community Hall:

1st July - 19 attendees

8th July

13th July

16 July

There are also:

- Door knocking exercises are planned on 3rd of July and on 10th of July.
- No guarantee for TAs that they will be re-housed in Phase 1 as this will depend on how many residents will be re-housed in Phase 1 from the first priority.

5. Managing Agent Update

5.1 BA introduced himself – Development Delivery Manager for Ebury Bridge.

5.2 BA gave an update on the Tender for the Managing Agent, and that Rendall & Rittner has been appointed. Their role, now, is to get details on the pricing (electric supplies, etc.) testing in the market to finalise the Service Charges. Contract for one year and then WCC to decide if their service will continue. Other details include:

- They were appointed by open tender, criteria on experience (i.e., worked before with similar services, similar equipment, comparable size of estate)
- Fee per year is provided to WCC to manage the estate.
- Private block will pay an additional charge for private aftercare, concierge etc.
- Secured tenants will go through the Council aftercare (issue arising etc) 2 years defects period with BYUK.

6. Energy Management

6.1 BA gave an update about the Energy Management provider. They will be responsible for maintaining and managing the energy system of the estate.

6.2 S20 Notices will be issued in August prior to formally appoint the preferred contractor.

6.3 JW asked what a S20 is – BA replied that it is a requirement when there are proposed changes to management same as S105.

6.4 IM asked if WCC is including a ‘reserve’ into the Service Charge budget. BA replied that we can get back to this point at the next meeting following the finalising of service charge budget with the managing agent. Since it is a mixed tenure scheme, it is not as clear now. At the September meeting we will be able to give a more precise answer. **We can target an August update to CPG, so we can pencil in a date, if there is update to provide at this time.**

6.5 it is expected resident moves will take place by the end of the year. First all Housing Needs need to be done, and a de-s snag period before handover can take place. These make the target date fluctuate for when residents will start to be moving in but we will be keeping the CPG and residents updated through Keeping In Touch information sessions as well as newsletters and letters.

6.6 JW added that she would not like to be moving into Phase 1 without knowing what Service Charges are.

6.7 Each individual conversation with returning Leaseholders will take place soon.

7. Phase 2 contractor Appointed and PCSA Explained

7.1 BA explained that the appointed Phase 2 contractor will be finishing off the design and will be picking up the new building safety act for phase 2.

7.2IM asked if there is going to be more consultation on Phase 2

7.3 BA replied that panel was involved in the SV procurement for Phase2 contractor, and that CPG members will be engaging in the future about money being spent on Community Chest.

Activities due to take place over next years:

- VP Bucknill House once phase 1 is complete
- Early next year demolition of Bucknill House
- Expected 3 years for phase 2 construction beginning in late 2025

PCSA

7.4 An explanation was provided about the PCSA (Pre contract services agreement) Meaning it is the phase when no physical work has started yet. At the same time Bucknill House will be demolished. During the PCSA residents will be introduced to the contractor for the phase 2.

8. Greens Pharmacy relocation

8.1 LH gave an update on the chemist’s relocation to Glastonbury House.

- The family business is valuable for the community and has been on the estate for more than 45 years.
- Two meetings with Abbots Manor residents’ voice at Glastonbury House have taken place about the relocation. Greens pharmacy has also met the residents.
- The Pharmacy will be moving into the old United Living’s office. Fitout, signage, and storage works will be needed.

- Engagement will be taking place with residents during July. It is expected the pharmacy could move by October 2024. Existing residents of Glastonbury and the nearby community including Ebury continue to use the pharmacy.

8.2 JW asked if they will be having the same type of lease. LH said they will not have the same sort of lease/rent payment but this is being currently proposed in a heads of terms. They are happy with the proposal for relocation.

9. BYUK Update

Site eye viewed. PD gave an update about the works and how they are progressing.

B7 externals

- Facade works are ongoing with sealant to the balconies.
- Glazing the ground first floor level.
- The below ground services installation is nearing completion.
- The hard landscaping works have commenced and will take around 10 weeks.

B8 externals

- Roof works are completed.
- Roof terrace areas are completed.
- Below ground services are nearing completion.
- Hard landscaping due to commence.
- Soft landscaping in podium.

B7 Internal

- The hoist apartments (the ones that gave access from the hoist to the block) have been 1st fixed up to level 11 with walls and ceilings being closed.
- Mechanical and electrical will be up and running in preparation for the ceiling installation and decoration.
- Approximately 43 apartments (B7) have been inspected by WCC monitoring team to date.
- HUB mechanical and electrical 1st fix is nearing completion in preparation for ceilings to be closed.

B8 Internal

- The hoist apartments (the ones that gave access from the hoist to the block) have been 1st fixed, up to level 12, with walls and ceilings now closed.
- Mechanical and electrical will be up and running in preparation for the ceiling installation and decoration.
- Approximately 45 apartments (B8) have been inspected by WCC monitoring team to date.

9.1 Work until completion

- Mastic work to external façade.
- Façade completion.
- Landscaping and groundworks.

- Internal fitout completion.
- Hub completion.
- Basement plant room completion.

Client inspection comprises of:

1. Commissioning.
2. Cause and effect.
3. Handover.

9.2 Vehicular and pedestrian management.

Day to day delivery – Same as usual.

9.3 Community feedback

- KR gave an update on the community's feedback and complaints.
- KR received a call from a Doneraile House resident that reported people using the MUGA are since the gate is not closed and given that the fence was ripped and used to walk in and out of the MUGA.
- KR said that the resident requested that the gate is closed at night.
- EI replied that Stefano, the Housing Officer has been notified and that an update will be given.
- PD spoke about the changes that will be applied as part of SV for Cheylesmore House, to the paving slabs and that BYUK will be redecorating the façade.
- Cheylesmore House and Doneraile House lightning enhancement will take place within the month – Groundworks will start in this month to get these works up to speed.

10. Community Chest Events

LH gave an update on the sponsored/funded community projects.

- Carly's Summer Fest, 6 weeks programme – list
Encouraging Ebury kids and young people to get involved.
- WBTW – Mr Miah, 13 August
Trip to Legoland, already some Ebury residents signed up.
More will and priority is given to people from Ebury.
- **Energy garden**
- **Pimlico Toy Library**
- **St. Vincent's Family Project**

Satisfactory progress, and more dates in next newsletter.

11. Re-housing process event

11.1 LH gave an overview of what to expect at the 'Keeping in touch' event that will take place on 8th July.

- This is to give all other residents the same updates as CPG.

- Re-housing colleagues will be there, to provide an up-to-date step by step process on the move to the new home.
- Guide to move in and responding to FAQs will be provided.

11.2 LB asked if it can be shared ahead of the event. LH said yes.

12. Social Value Update

12.1 KR gave an update about the Social Value Programme for BUYUK and current activities.

- Time capsule presentation year 6 pupils St. Barnabas school – until end of term to see what they produced and then to identify an area to plant the capsule within Phase 1 landscape.
- Careers in construction presentation delivered to young people not in education, employment to training (NEETs) under WES (Westminster Employment Service).
- Works experience for y10 student at BUYUK head office
- Continuing our support of EC secondary school careers
- Meal service at the Abbey center, One Westminster to identify new opportunities.

13. Community Chest Fund Sponsorships/Donations

PD gave an update on the donations' process.

- **Carly's Angels** – Taster session was on the 5th of June.
- **WBTW**
- **Energy Garden** – In the interim the process of funding/sponsoring has changed, so it went to Paris for background checks. EG presented 2 applications 10k each as a one single application.
- **Pimlico Toy Library**
- **St Vincent's Family Project**

14. AOB

- a) Attendance for CPG members. CPG members reminded to keep WCC updated on attendance or if they are regularly missing attendance to keep the Chair and WCC informed.
- b) Doneraile House – Units are being refurbished? WCC to get further clarity on timeframes of refurbishment work taking place.
- c) Potential site visit and Benchmark flat visit on 6 August.

Next Meeting: 6 August or 3 September 2024 (CPG will be informed in next 2-3 weeks)