

**Community Partnership Group Meeting 4<sup>th</sup> June 2024**

**Held at BYUK Ebury On Site Offices**

<b>ATTENDEES</b>	<b>APOLOGISES</b>
<b>CPG Members</b> Claire Chin Sue (CCS) Joanna Winterbottom (JW) Amelia Alves (AA) Ayssar Hassan (AH)	Martin Crank (MC) Tom McGregor (TMc) – Chair Charlotte Pragnell (CP) Peter Doherty (PD) Katherine Ridyard (KR)
<b>CPG Members – Online</b> Cristina Pasantes (CP) Ida Moore (IM) Tammy Dowdall (TD) George Panayioudou (GP)	
<b>GUESTS</b> Maggie Harper (MH) Andrew Varley (AV)	
<b>WCC</b> Lukas Holden (LH) Emilia Ievolella (EI) Adnan Rahim (AR) Celene Escorce (CE)	
<b>Communities First</b> Louis Blair (LB)	
<b>BYUK</b> Gary Rooney (GR)	

**1. Introductions**

1.1 Introductions to CPG including MH from Pimlico Toy Library, and AV from St. Vincent's Family Project, and Regeneration/re-housing colleagues.

**2. Outstanding items from Action Tracker**

**Item 1** - Timetable for the procurement and Estate Management contract to be in place.

2.1 LH updated about the Managing Agent contract. CPG members asked about how many tenderers were considered and on which basis they were selected.

2.2 LH replied that colleagues in Development led on this task in the procurement of the Managing Agent evaluation. The team consulted residents throughout the months of January and February with the S105 consultation booklet designed for distribution and feedback. This feedback was used to make a recommendation of the formal decision for the selected Managing Agent. Webinars and in-person

workshops were also part of the engagement plan. The Managing Agent is currently in the process of being formally appointed.

**Item 2** – Local lettings proposals presented to CPG.

2.3 LH updated the members about the LLP timetable and that we are preparing to commence the LLP proposals w/c 24 June. LH mentioned that residents will be invited to a series of consultation dates to ask questions and raise queries on the Local Lettings Plan. All residents will receive a consultation booklet, translation support and ways to feedback.

### **3. Tenders' update – incl. Phase 2 procurement**

3.1 LH gave an update about the contracts and stages. All contracts are proposed to be signed by late July.

#### **Managing Agent**

- AH asked about the Service Charges and when the details will be disclosed.
- LH replied that Service Charges figures will be shared in more detail by the end of July once the managing agent is formally appointed. The managing agent contract is for one year.

#### **Energy Management**

- LH explained the role of the energy management company and that we intend the selected energy management to look after the GSHP infrastructure. This will be a 7-year contract and tenders have recently been returned from bidders.

#### **Customer Care**

LH explained that there will be a contract in place for two years.

- For B7 this contract will provide defects Management for buyers and provide a customer care service for these residents.
- Alternatively, for B8 the Housing team will be provide the equivalent support once moved in– and will provide a hand holding service and guide on how to use equipment.

### **4. Phase 2 Procurement Process CPG involvement**

4.1 LH provided an update on the training session that was held on 28 May, and the upcoming bidders' presentations on 17 June and 27 June. A panel of 4 residents from Ebury are involved in a residents panel in scoring bidder presentations on their social value and community engagement proposals for phase 2 of Ebury. This process will go towards the final evaluation of the phase 2 bidders' submissions.

### **5. Community Chest Fund Application**

5.1 Pimlico Toy Library and St. Vincent's Family Project had the opportunity to present their proposals for the Community Chest Fund projects.

### **Pimlico Toy Library**

5.2 MH explained about Pimlico Toy Library, what they do and where they are based. She explained that they know the community and intend to deliver:

- For Beneficiaries + 100 children plus their adult
- Vene June – September
- 30 Music sessions June 19 – September 30
- On-site activities 29.7-21.8 including Animal Conservation, Gardening @ Ebury Edge, Art with Chelsea College of Art, Messy play and to be confirmed: Royal Philharmonic Orchestra, Movement, Mindfulness, Dance sessions.

5.3 MH mentioned that there are no specific criteria to be considered for the activities, but it's advisable for children to be under 11 years old to fully enjoy the proposed activities.

5.4 MH mentioned that she's already working with an 85% of South Westminster families – Local in Ebury

5.5 JW asked about the venue costs – MH responded that this amount will be outsourced and not applied for CCF for this expenditure.

### **St. Vincent's Family Project**

5.6 AV explained about St. Vincent's Family Project what they do and where they are based.

- Supports families in Westminster, sensory sessions, preventative support, and advice for low-income families. Therapy sessions, advice etc. Aim is to make residents more resilient.
- Already working with 250 families per year. Ebury Bridge Community – worked before with families.
- Healthy living program, refer and being referred – it's free and it's for two hours. Rolling program around healthy cooking and child eating.
- Early intervention when signs of autism/spectrum/neurodivergence.
- The way of working with Ebury – Focusing the outreach with EBE community residents. Part of South of WCC statutory and want to target EBE residents, also to provide satellite projects.

5.7 JW asked about the venue costs – AV said there is no surplus made over that.

5.8 GP asked how many staff/volunteers and number of children per staff 1:2 ration and DBS checked all in place.

5.9 LH asked if these are project that CPG think should be funded and supported. CPG responded that they would like to endorse both projects. Due to the remaining balance in the Community Chest, it was agreed to split the remaining funding between the two projects.

## **6. BYUK Update**

Before GR started with the general construction update. CPG asked:

6.1 AA mentioned the green tiles and how it feels generally to have this colour next to Cheylesmore House, not particularly excited with colour palette.

6.2 AH asked about kitchen colours and whether they can be chosen. She added that residents were not given the opportunity to choose the kitchens' colours and if for later phases they will be given the chance to.

6.3 LH and GR replied that kitchens' colour preferences were not asked to residents, due to the number of units, and the difficulty around accommodating each resident preference. GR ensured that both types of kitchens (Private and Public) are good design and quality.

6.4 JW asked if CPG could visit the terraces – LH replied that the team will arrange another day for the benchmark flat in B8 for those whose couldn't come to it last time, plus a visit to the terraces too.

6.5 AH mentioned that in her opinion, the team did not mention the fixtures and fittings differences between the private and the public blocks, apart from leaseholders' units.

6.6 JW asked about the tenure change NMA and the Change of Administration. She added that she did not remember an update about this change nor a consultation. LH and AR replied that consultations were held as soon as the change in administration occurred. Additionally, the Ballot was specifically delivered to increase the number of social units, using the GLA funding made available after the positive Ballot result.

6.7 GP asked about the additional funding and council homes units. Whether they were converted from private to social or whether they were going to be built additionally. LH and AR replied that they were converted.

6.8 AH and CCS asked if some lights could be added near Doneraile House. As it is now, it's too dark at night. GR said the hoarding will be changed but that they will be providing better lighting in the meantime.

**6.9** A construction presentation was provided by GR, BYUK.

### **Building 7**

- Superstructure is completed
- Façade ongoing with 4 levels completed
- Internal fit out is ongoing

### **Internal fit-out**

- Kitchens are being installed on level 2
- Drylining is nearing completion
- Timber floors are being installed on level 2

### **Roof**

- Roof works are progressing including landing plant
- BMU are both installed and are currently being commissioned

### **Building 8**

- Superstructure is complete
- Internal fitout ongoing

#### **Internal fit-out**

- Same as Building 7
- Apartments, corridors – working from top floors down

#### **Roof**

- BMU installed and commissioning ongoing

#### **December to March Completed Progress**

- Continue internal fit out
- Complete precast façade
- UKPN substation energisation
- BMU commissioning
- Mastic works to external façade
- Façade completion
- Landscaping & Groundworks

#### **March to July Completed and Upcoming Progress**

- Internal fit out completion
- Hub completion
- Basement plant room completion
- Landscaping & Groundworks complete
- Internal inspection commences
- Handover

#### **7 BYUK – Community’s Feedback**

Complaints: No complaint was received.

#### **8 BYUK – Social Value Update**

- £300.00 (estimated value) of toys donated to Pimlico Toy Library.
- Parental First Aid course held for local parents.
- Over 15 hours of volunteering- hot meals service.
- Continuing our support of Westminster secondary school's careers provision in our roles as Enterprise Advisors.

#### **9 Re-housing process**

CE gave an overview of the re-housing process for tenants.

1. WCC team of 4 will be supporting residents through the move

2. Letter will be issued to residents
3. Home Visits
4. Assess any change and bed size need
5. Priority order based on length of time at EBE
6. Select flats to view based on residents' preferences, able to view multiple flats
7. Allocate one flat
8. Confirmation letter
9. Adaptations can be applied, after liaising with occupational therapist after assessment
10. Schedule for everybody's move
11. Liaise with moving companies
12. One week before they move is when residents sign the tenancy

9.1 CE also mentioned that there are a lot of variables. Families will be moving over 3 months. WCC will arrange for moves, and package, WCC will oversee the move each time, and will support for three months after the move.

9.2 If there are more families for one flat, priority will be given to the household who lived/has been living in Ebury the longest.

9.3 AR and CE said that there are enough 2, 3 and 4 bed flats for the number of residents returning. But the number of one bed flats into Phase 1, is not enough for all who need a one-bed property if all choose to return to phase 1.

9.4 Re-housing sessions are proposed to be held in early July at Ebury Edge between 5.30pm and 7.30pm. These will be information events where residents will be given a general update. The date will be confirmed and advertised.

9.5 JW asked about leaseholders re-housing - AR mentioned that Barry Gold (BG) will be leasing with each of them, working alongside Anton and MC. AH would like to know further who she will be liaising with regarding her circumstances.

9.6 AR and LH said that BG will be attending the next CPG meeting, to introduce himself/negotiator role.

## **10. AOB**

**Next Meeting: 2 July 2024**