

Community Partnership Group Meeting 7th May 2024

Held at BYUK Ebury On Site Offices

ATTENDEES	APOLOGISES
CPG Members Tom McGregor (TMc) – Chair Cristina Pasantes (CP) Charlotte Pragnell (CP) Claire Chin Sue (CCS) Tammy Dowdall (TD)	George Panayioudou (GP) Joanne Winterbottom (JW) Ida Moore (IM) Martin Crank (MC)
CPG Members – Online Amelia Alves (AA) Ayssar Hassan (AH)	
GUESTS Shaista Miah (SM) Agamemnon Otero (AO)	
WCC Lukas Holden (LH) Emilia Ievolella (EI) Natalie Evans (NE)	
Communities First Louis Blair (LB)	
BYUK Peter Doherty (PD) Katherine Ridyard (KR)	

1. Introductions

Introductions to CPG including Energy Garden, Bangladeshi Welfare Trust, and Procurement colleagues.

2. Outstanding Items

2.1 CPG members visited the benchmarking flat in B8 before the meeting commenced.

2.2 A report has been prepared on the outcome of S105 Future Estate Management consultation. Procurement of the Future Estate Management service started in mid-April and the appointed candidate will be introduced in the coming months.

2.3 Two submissions of bids for the Community Chest Fund. Their applications have been reviewed and were presented at this (May) CPG meeting. The bids are from Energy Garden and Bangladeshi Welfare Trust.

3. Phase 2 Procurement Process CPG involvement

3.1 NE outlined to CPG members what the Responsible Procurement process is and how it works. NE described how it worked for the Church Street JV partnership. The procurement process is for the main contractor to build phase 2 of the new Ebury development.

3.2 At Ebury, a residents panel is proposed to evaluate bidder presentations on their social value and community engagement aspects of their proposal. Further details include:

- The Ebury Resident Panel will require a minimum of 4 panel members. 1 x training session will be planned to support residents during the process with the council's procurement team. Also, x2 sessions which the bidders present to the residents is proposed to take place on two consecutive days. The training will take place from late May, with the bidder presentations to the panel expected in mid-June.
- Residents will be assessing Social Value from the bidders, which reflects community needs and long-term partnership working with the council and residents over phase 2 of the development.
- The ITLA Independent Advisor, Communities First, is to be present as well.
- Sessions proposed to take place at Ebury Edge, alternatively at City Hall. According to members' availability.
- Timetable – NE will be sharing the exact timetable with WCC colleagues and will be sharing with the CPG members.

4. Community Chest Fund Application

Energy Garden and Bangladeshi Welfare Trust presentations for final approval.

4.1 Energy Garden

AO explained about Resilience in cities and bringing skills to the community, empowered food growing, and how Energy Garden can bring this to Ebury.

- What has been built already by Energy Garden at Ebury Edge – Greenhouse, flowerboxes, educational sessions for the community.
- What the two community chest applications will provide – Sessions about growing and building and making and share with the community. Sessions over Summer 2024. There will be x 10 growing and x 10 building sessions for residents and the local community to take part in.

TD asked about herbs and how it works for the indoor plants and balconies. AO replied that this will be part of the building sessions. Around 10 to 15 people per session will be invited. Sessions can be done on Saturdays too.

The Energy Garden community chest applications were approved by the CPG.

Upcoming events at Ebury Edge Community Courtyard by Energy Garden include:

- 22 May – evening event
- 15 June – day event

4.2 Bangladeshi Welfare Trust

SM provided the CPG with background to the Welfare Bangladeshi Trust. Established in 2000, it aims at serving disadvantaged members/families of the South of Westminster.

The community chest proposal included:

Families' trips – The average cost for the trips and projects do vary on tickets' prices. They would like to organize trips and youth programmes, for example: after school, educational activities and sports activities.

- A trip to Legoland will be this year's summer trip and activities will also take place

during summer 2024.

- Spaces will be prioritised for Ebury residents.
- Trips to Legoland are expected to be extended to children and parents/families.
- Detailed information will be shared with residents once closer to the events. A deposit of £5 will be asked to reserve residents' places, these will be refunded on the day.
- X40 young people sessions will support disadvantaged members/families of South Westminster, with particular focus with Ebury residents and in the nearby community.
- The Bangladeshi Welfare Trust community chest application was approved by the CPG.

5. BYUK Update

5.1 A construction presentation was provided by BYUK.

- Tower cranes have been removed from the site.
- Drainage currently being installed on ground floor levels
- Hyper optics, UKPN, Highways works currently taking place
- Permanent Lights Installation

Building 7

- Superstructure is complete
- Upper terraced areas are complete, with trees and planters. Scaffold will come down in the next weeks
- Podium level has currently limited access, ongoing
- Façade works are progressing well, with 4 levels complete
- Internal fit out is ongoing
- Roof works are progressing, including landing plant
- BMU are both installed and are currently being commissioned

Internal fit-out

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

Building 8

- Superstructure is complete
- Internal fitout ongoing
- Benchmark flat complete
- Roof level – screen in, BMU unit installed

Internal fit-out

- Same as Building 7

- Apartments, corridors – working from top floors down

Terraces L12

- Planters, gazebos, planters being installed

S278 works

- Highway works to the entrance to the site due to commence on 10th May to the 30th May. FM Conway will undertake the works which will be carried out between 8:00am to 5:00pm. A letter by FM Conway on behalf of Westminster Council was distributed to local residents. FM Conway can be contacted on 01732 600 700 regarding the works.

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 commence
- Handover

5.2 Community Feedback

Complaints: One complaint was received from a cyclist. This was related to the tower crane removal, and the additional traffic caused by lorries entering/exiting the site.

5.3 Social Value Update

- Bouygues were awarded a Considerate Constructors Award
- Donations in April were made to the Pimlico Toy Library and a clothes donation to Shelter Homeless Charity
- Monthly Hot Meals volunteering – Wednesday Abbey Centre x 2 team members Volunteering at Carly's Angels

5.4 Community Chest Fund

- Expressions of interest for applications in June include Pimlico Toy Library, Abbey Centre, St Vincent Family Project. Any future applications will be brought to the CPG in June.

6. Local Lettings Consultation

6.1 LH explained about a Local Lettings Consultation/Plan is, including the residents re-housing process and how the prioritisation works. Local Lettings Plans set out who will be prioritised for the new social rented homes in line with the council's housing allocation policy. Existing commitments to Ebury Bridge residents with a right to return remain and have priority to the new social rent homes at the new estate.

6.2 The council's Allocation Scheme makes provision for some properties to be allocated based on a Local Lettings Plan (LLP). A local lettings plan determines who has priority for available new homes within a specified area.

6.3 As part of the local lettings process, the council will consult with residents on the phase 1 Local Lettings Plan. The council will be sending out a Local Lettings Plan consultation booklet for Ebury Bridge Estate Residents, through which residents can give feedback through a feedback form provided and in person events. The consultation is expected to last one month, and residents will be written to with further information expected in the next month.

6.4 LB asked if a level of priority be applied to Cheylesmore House and Gatliff House and that they might be considered in the consultation.

6.5 A Local Lettings Plan area will be proposed as part of the consultation process.

7. Example schedule of the re-housing process

7.1 As part of the rehousing process residents will be contacted on a 1-to-1 basis through their dedicated housing officer in order to carry out a housing need assessment. In summary, the rehousing process was explained as a series of steps:

- Flat viewings will be assigned based on the updated housing needs assessment. Preferences selected by residents will help inform the viewing process.
- All residents will need to have completed their viewings and sign a formal tenancy agreement before the moves can take place. Adaptations will be required for those residents in need.
- Arranging viewings can be flexible and subject to availability. Viewings will be done potentially in small groups.
- Relocation officers will support residents during the whole process from organising viewings to supporting the move itself.

7.2 Over the coming months there will be further information and events to support residents during the rehousing process, including more keeping in touch sessions for tenants and leaseholders. LH said that a relocation officer(s) will be present at the next meeting.

8. AOB

Ebury Edge

2 existing shops from Ebury Bridge Road have expressed interest into moving into Ebury Edge: Mauro (hairdressers), Laura (party shop) and ongoing support is being provided. Potential relocation options for Greens Pharmacy are being explored. A potential relocation option could be the Ground Floor of Glastonbury House which is being explored.

Next Meeting: 4 June 2024