

## **Community Partnership Group Meeting 1 October 2024**

**Held at BYUK Ebury On Site Offices**

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

### **1. Introductions**

**1.1** LH welcomed the whole CPG members and other attendees.

### **1.2 Action Tracker review**

#### **Doneraile and Bucknill House – Complaints**

- AH raised a complaint about the Doneraile House lightning.

- AH raised the complaint about the Doneraile House back gate. It keeps remaining open at night.
- GP raised a complaint about the lift at Bucknill House.
- Playground lights, next to bin area.
- Hoarding lights will be installed.

LH replied that the team has contacted the estate repairs team, and that estate matters are being looked at.

**Action** – The Team is expected to give an update this week, on progress from Estate management team.

### **Cheylesmore House**

- Window cleaning will be done at the end of the final Ground Works
- Local Lettings Plan Update is expected before next meeting 5 November

## **2. BYUK Update**

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

### **Building 7 – Externals**

- The façade works are nearing completion with sealant to the balconies, cladding/glazing to the ground/first floor levels
- The below ground services installation is nearing completion
- The hard landscaping works are ongoing

### **Building 7 – Internals**

- The hoist apartments have been completed ready for inspection up to level 14
- The last of the mechanical and electrical works are being undertaken in the corridors in preparation for the ceiling installation and decorations
- Approximately 90 apartments (Block 7) have been inspected by the client monitoring team to date
- The HUB fitout is due to completion on 31<sup>st</sup> October

### **Building 8 – Externals**

- Roof works are complete
- Roof terrace areas are complete
- Below ground services are nearing completion
- Hard landscaping has commenced and is well underway

### **Building 8 – Internals**

- The hoist apartments are progressing well with Client inspection completed
- The last of the mechanical and electrical works are now complete in the corridors with ceiling service tiles installation ongoing
- Apartments in Block 8 being inspected by the Client Monitoring Team

### **October and November- Completion**

- Mastic works to external façade
- Façade completion
- Landscaping & Groundworks
- Internal fitout completion
- Hub completion
- Basement plant room completion
- Hoarding Construction
- Client inspections
- Commissioning
- Cause and Effect
- Handover

### **3.2 Vehicular and pedestrian management**

- Dedicated traffic marshals stationed outside site entrance
- No vehicles idling or stacking outside site, scheduled just in time deliveries
- Use of delivery management system for booking of deliveries on site
- Access/Egress vehicle gates set back from highway
- WCC - Code of Construction Practice
- Construction Logistics & Community Safety (CLOCS) & Fleet Operations Recognition Scheme (FORS) registered haulage
- Wheel wash facilities on site

### **3.3 Community feedback**

- PD said there was no complaints from residents, or calls registered lately.
- PD said there is no current dispensation in place currently.
- PD the on-site team keeps monitoring noise.

### **3.4 Social Value BYUK**

PD gave an update about the Social Value activities that have been carried out.

- Career in Construction workshop
- Delivered second Careers in Construction presentation to young people not in education, employment or training (NEETs) under the Westminster Employment Service.
- 15 hours of volunteering with Westminster Memory Service.
- Supported Carly's Angels Summer Programme.
- Assisted with play equipment construction for Carly's Angels.

### **3.5 Community Chest Update**

- **Voices of Ebury and Views from Ebury**

WCC working with photographer to capture content for an e-book.

- **Carly's Angels**  
Summer programme successfully completed. Carly continues with her Forest School training and development to the outdoor area.
- **The Westminster Bangladeshi Welfare Trust**  
Application approved. Payment this week.
- **Energy Garden**  
Application approved. Payment this week.
- **Pimlico Toy Library**  
Application approved. Payment this week.
- **St Vincent's Family Project**  
Application approved. Payment this week.

**Action** – JW and CP asked whether usage of hall can be shared at CPG meetings

### **3.6 Summary from BYUK Update**

BA gave a summary of the timeline from PC (expected on 29<sup>th</sup> of November)

- Hoping to still get some residents in before Christmas
- Depending on commissioning, building control, handover process.
- Endo of October beginning of November.
- The hoarding line will be dressed up with new graphics.
- Update CPG again in the next month (Nov), and potential site walk

GP asked how long until the chemist's unit in Bucknill House is demolished. LH responded giving information about the consultation that was carried out with Greens and Glastonbury residents. In the process of getting this signed and are happy with the proposed move.

In one- or two-months' time the move is expected to start, Bucknill House demolition is set to start in January 2025.

### **3.7 Time Capsule Update**

LH gave an update about the Time Capsule project. LH described the work that the kids at St. Barnabas school have been asked to work on and get creative about.

LH reiterated that CPG members have been contacted about the Time Capsule project and encouraged to write a letter to their future self, describing their life at Ebury and their hopes for the future at Ebury.

CP has given photos and is currently writing a letter.

LH asked, please share anything that you would be happy to put in the time capsule and share. We are planning to have around 50 people from the community attending the event.

Formal invites will be sent to all CPG members.

## **4.Phase 2 Update**

IM asked why Phase 2 has been given to another contractor.

BA responded that for public contractors' procurement you must tender. Therefore, all is open and understood from all tenderers prior to the tender process. BA added that the scoring is done by experts in the field and it's a transparent process with all contractors.

BA said we want this step to be as seamless as possible for CPG, and that CPG members will be involved in maintaining good communication and engagement with new contractor too.

AH asked

1. Why not all the CPG members haven't been involved in the valuation for the main contractor
2. How does WCC measure KPIs and performance standards for its contractors

LH said that there was a callout for residents interested in being part of the panel which assisted in evaluating the bids. Contractors supply KPIs (social value delivery plan) as part of their bids.

BA added

BYUK will still be present on site, considering the following:

1. Defects liability period, if anything becomes defective in two years
2. CPG to use these meeting to download what has worked what hasn't works during this time with the contractor

LH added

1. A schedule of what every Quarter of then next year will look like will be produced together
2. McLaren will meet with CPG and will talk about the SV commitment they have during their PCSA contract. They will want o to know what CPG role and requirements are, as well as what SV elements the community wants to keep seeing.
3. How CPG will be represented and how cohesion will build between existing and new residents.
4. What do we to be included into the revised Community Charter.
5. As the residents' voice, who do we want to include in the group.

**Action:** Separate meeting for CPG members will be setup to discuss the above matters.

CP asked about JF Hunt

- BA responded that the demolition would start at the end of January. After demolition McLaren will come on site around end of next year. However, the contractor has started working with WCC already.
- BA added that Phase 2 design won't change significantly, because we had the RMA approval for all of the conditions in the planning permission.
- BA said that it might be possible each block in Phase 2 will be handed over in phases, throughout the envisaged 3 years of construction. This could allow social renting residents to move into their new homes in phases.

## **5.Phase 2 Update for CPG**

LH gave a timeline for the new CPG and discuss timeframe as well.

At the next CPG meeting, or at the designated CPG workshop, it will be helpful to discuss the following:

- Community Charter
- Community budget, event, wider community
- Any feedback is welcome prior to the next sessions

## **6. AOB**

**6.1** The date for next meeting will need to be changed most likely, as it falls on 5 November

- AH suggested that next one should be a Workshop style session.
- LH said that we will get some options through
- JW asked if R&R can be part of the session, LH said that it will be done, and suggestions will be taken.

**6.2** LH and mentioned about the email that AH sent about:

**Evaluation of the flats** – Why the value of the leasehold properties in B8 were the same values as the private?

- BA said that we are waiting for the evaluations which will be ready this week, from Barry Gold.
- The evaluations are also different since provided to each and every returning leaseholder in a private and direct manner.
- BA added that JLL will send out the valuation process and bring clarity to the matter. On how that valuation is done.
- AH asked for an idea for those 40 pages to be viewed, obviously omitting the private information. To be able to understand how the valuations were done, and since the methodology should be generic and equal for all.
- AH added that she would like to have a look at both Leaseholders and Tenants valuations and how these are done.
- AH enquired on – Why are we doing this only with JLL as one company only and haven't considered other companies.
- JW added: "When we sold our flats, we got the values from the suggested company from WCC. How will they be able to see the difference.
- AH added that JLL shouldn't be the same who does valuations and sells new flats.
- BA added that Barry will be presenting at the next month CPG around this.
- Process is clear to all leaseholders, that they can get their own evaluation and that the Redbook evaluation is at market rate, within the market comparable.

**Key question is the comparison between B7 and B8.**

- AH, JW, CP said – This is public money. Will they be able to afford it until we have phase 3, is anyone going to be able to afford it?
- BA asked how the sales process can be better - because each process is very personal and unique.

### **6.3. Service Charge**

- AH said - Would like more clarity on the service charge and the breakdown, or at least estimates, estate SC and block SC.
- How the council approach major works?  
LH responded that the council has a major works charge booklet, with detail, assistance and ways this is paid. Initial information was provided in the 'Ebury: Your Service Charge' booklet.
  - In future, residents should be involved at looking at service level, i.e., monitoring more cleaning, more litter picking. Have a voice about their service performance.

**Action** – AH asked to see further breakdown of service charge figures, and what kind of criteria this covers.

**Next Meeting: TBC in touch for next meeting.**