

Community Partnership Group Meeting 3 September 2024

Held at BYUK Ebury On Site Offices

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

1. Introductions

1.1 TMc welcomed the whole CPG members and other attendees. TD and AH introduced each other.

Doneraile House

AH raised a complaint about the gate at Doneraile House. It keeps remaining open at night.

AH asked about why works at the flats are still ongoing. MC said that he raised this internally and that these flats will be allocated to families in needs of a home.

AH have seen people around the Doneraile House and sometimes she's not sure whether they are the contractor/sub-contractors working on the flats' renovation.

Bucknill House

GP raised about the front door issue, and intercom still ongoing.

MC said that it was raised, and that the intercom has been replaced. GP confirmed that the panel has changed, but that the front door is being left wide open. MC clarified that's it temporarily due to Emergency Care to be able to access the units easily and quickly*

*The front door to Bucknill House has now been fixed.

2. Action Tracker review

-
2.1 No outstanding items.

LB asked to MC if there is a timeline on LLP Consultation – MC said it is with the Director of Housing for final approval.

3. BYUK Update

3.1 Site eye was not embedded. KR gave an update about the works and how they are progressing. To take any construction enquiries away.

Building 7 – Externals

- The façade works are on-going 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 have commenced

Building 7 – Internals

- The hoist apartments have been completed ready for inspection up to level 4
- The last of the mechanical and electrical works are being undertaken in the corridors in preparation for the ceiling installation and decorations
- Approximately 70 apartments (Block 7) have been inspected by the client monitoring team to date
- The HUB mechanical and electrical 1st fix is nearing completion, and the ceiling is currently being installed

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 up to level 4
- The last of the mechanical and electrical works are being undertaken in the corridors with ceiling service tiles installed up to level 9
- Approximately 23 apartments in Block 8 remaining to be inspected by the Client Monitoring Team

September- Completion

- Mastic works to external façade
- Façade completion
- Landscaping & Groundworks
- Internal fitout completion
- Hub completion
- Basement plant room completion
- 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

CP asked if there is any optimisation or adaptation that can be done for the bathrooms. Or if the bathrooms do only come as standardised.

MC said that that bathrooms can be adapted after Housing approval. MC said for later phases might be possible.

MC said that for tenants with special needs have gone through checks and viewings to adapt

3.3 Community feedback

KR said there was no complaints from residents.

AH raised that the Doneraile House's lightning hasn't been fixed/improved yet.

KR replied that it will be looked at.

3.4 Social Value BYUK

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

- 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.
- **The Westminster Bangladeshi Welfare Trust**
Application is progressing through BYUK compliance procedures.
- **Energy Garden**
Application is progressing through BYUK compliance procedures.
- **Pimlico Toy Library**
Application is progressing through BYUK compliance procedures.
- **St Vincent's Family Project**
Application is progressing through BYUK compliance procedures.

3.6 Time Capsule Update

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

EI 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.

An invite will be sent to all CPG members.

4. Service Charge

MC took CPG through the content of the Service Charge. Letters and a service charge booklet have been sent to residents both tenants and leaseholders. returning to Phase 1

CP asked about the difference between Leaseholders and Tenants' Service Charge towards the sinking fund and major works fund. Major works service charges are explained in the Leaseholder Service Charge booklet with the range of support options available to support with major work service charges that the council provides in the booklet.

MC and EI reminded CPG that the 1 to 1 appointment for leaseholders and tenants will be available to book, on 6th and 10th of September from 12pm to 8pm at Ebury Edge. Advisors will also be there to support with the residents' queries.

5.Phase 2 Update

BA updated the CPG members about Phase 2 and the new contractor (McLaren Construction) have joined the council to enter a PCSA (pre-contract services agreement) ahead of Phase 2. McLaren will work as the main contractor for the project over the next 12 months. Following this, the contract will be reviewed to consider McLaren for full delivery of phase two.

CPG members asked whether the reasoning behind the council's decision to change contractor for phase 2 is linked to anything specific.

BA replied that it's common for different main contractors to carry out the construction works within the same regeneration and development scheme. The appointment followed a competitive tender process and demonstration of technical and commercial excellence, as well as resident involvement in the process in evaluating social value as part of the tender.

7. AOB

Next Meeting: 1 October 2024