

Ebury Bridge Community Partnership Group

14/01/2025

Held at Ebury Edge Community Hall

Attendees	Apologies
CPG Members – In person: Cristina Pasantes (CP) Ida Moore (IM) Amelia Alves (AA) Claire Chin-Sue (CCS) George Panayiodou (GP) Tom McGregor (TMc) – Chair	CPG Members: Ayssar Hassan (AH) Charlotte Pragnell (CP) Joanna Winterbottom (JW) Tammy Dowdall (TD)
Westminster City Council: Brian Arscott (BA) Lukas Holden (LH) Emilia Ievotella (EI)	
Communities First: Louis Blair (LB)	
Rendall & Rittner: Anna Toreschi (AT)	
McLaren: Zak Carroll (ZC) Amanda Winder (AW) Maisie Newman (MN)	

Item	Commentary	Action
1.	<u>Welcome and Introductions</u> 1.1 TMc welcomed CPG members and other attendees. A round of introductions took place to welcome Anna Toreschi. The meeting is an opportunity to recap on the completion of phase one in December and next steps for phase two. 1.2 Anna Toreschi introduced herself and mentioned briefly about her role as Estate Manager at Rendall & Rittner. She will provide more details to the group later during the meeting. 1.3 Apologies 1.4 TM suggested that we keep ‘Rumour Buster’, it can be reintroduced and keep it going forward.	Action: Rumour Buster to be reintrod uced as

		item if any rumours for clarification raised
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Item	Commentary	Action
2.	<p><u>CPG Standing Items</u></p> <p>2.1 LH went through the actions from last week, that are done and in progress. LH mentioned that McLaren will provide a presentation later, as well as it will be a chance to identify future workshops' dates:</p> <ul style="list-style-type: none"> a) Vital Energy tariff – Provided to CPG. Its standard rates are part of the heating and cooling and it's charged as well on individual basis. b) Council Tax – Establishing it, but compared to other schemes it will range between E and G, and confirm at the next meeting c) BYUK bulletin about foundation works noise and vibrations – Done d) EI to invite Anna Toreschi to an upcoming CPG meeting – Done e) LH to confirm with McLaren next CPG date to include workshop activity – In progress f) EI to share details of Ebury Resident interested in apprenticeship – Done g) EI to share contact details of McLaren with TD – Done h) EI to provide Roles and Responsibilities of key team for next CPG – Done i) AW and MN to provide draft proposals for next CPG feedback – In progress, 14 Jan Meeting j) AW, MN, LH, EI to agree next CPG date – Done k) BA to share Vital Energy tariff at next CPG – Done l) BA/LH to share confirmation of Council Tax banding for next CPG – In progress m) The next meeting date will be shared with the minutes – Done 	<p>Action: Council Tax Band to be confirmed</p>

Item	Commentary	Action
3.	<p><u>WCC Phase One Update and Resident Move-Ins</u></p> <p>3.1 BA gave an overview about the progress with the residents' moves.</p> <ul style="list-style-type: none"> • 7 before Christmas, (6 of these from Bucknill House and 1 from Doneraile House) 	

- We would have all the Bucknill House's residents moved in by the end of w/c 20th Jan. This means it will be completely vacant, and VP is achieved.
- Demolition will start from the 3rd of February
- 4 households, at present, are still yet to be moved
- The feedback in general has been good, there are some minor issues that are quite common at the start of people moving in. Dedicated regeneration officers continue to support each resident on their move and once moved in
- BYUK site team is still very engaged and on hand for support
- Snagging and De-snagging will finish by the end of January. Flats gets prioritised according to the order of the moves, BYUK does the snagging accordingly.
- 13 households moved in total and all Bucknill house residents moved by end of w/c 24th

3.2 IM asked about flats allocation. LH replied that the majority have been assigned. There are also people who have decided to come back to a later phase. This process will take us to around early March.

3.3 IM asked about the flats that haven't been assigned yet. LH said we are going to provide residents an update by the end of the month, so that we can update TAs especially.

3.4 Returning Leaseholders

- 14 returning leaseholders in total
- B8 - 6 confirmed, 2 undecided
- B7 - 2 confirmed
- A decision will be made on any remaining allocations.

3.5 LB asked about the allocations, and viewings for offsite residents, if they are completed or not? LH replied they are almost fully finished. First round was before Christmas and the second round is starting next week w/c 20 January.

3.6 LB asked about the ones that won't be allocated and added there is a lot of affordable flats across the 3 phases.

LB asked about the start for the Doneraile moves, LH and BA replied that the moves have started. One before Christmas and the some this week.

3.7 GP asked about the occupancy. LH and BA replied that there are 13 households now in Mandeville Apartments, and around 80 have been allocated. 10 new households a week.

3.8 BA and TMc added that the community will be the leverage for more and more residents to come back and make their decision. Sense of community and cohesion.

3.9 IM raised the issue about the lights in the access road between Ebury Edge and Cheylesmore House.

	IM raised that someone from Doneraile House, parks in front of Cheylsemore house back gate, and double parks.	Action: Parking issue and lights issue
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Item	Commentary	Action
4.	<p><u>PC Event</u></p> <p>4.1 LH gave an overview about the event which was an opportunity to celebrate the completion of phase one. This took place on the 11th of December. Some residents were able to attend, Cllrs and the Leader of the Council. Articles and newsletters, and quotes from Cllrs have been shared. Viviane represented the residents and gave a speech at the event.</p>	

Item	Commentary	Action
5.	<p><u>Estate Management – Rendall & Rittner</u></p> <p>5.1 AT gave an overview of her Role and Responsibilities. She explained that as an Estate Manager her role will be making sure that the communal areas work well, security, waste management, cycle stores and residents are looked after, B7 and B8 in the same way.</p> <p>5.2 BA added more details around the process. For example, if an issue comes through, the WCC aftercare number is the primary contact for residents. However, if there is an urgent issue Anna is based on site.</p> <p>5.3 Security details – 7am to 7pm shifts Concierge – 24/7 Night security – 2 x nightshifts Cleaners Anna is present on site from Monday to Friday and to make sure everybody feels safe, is looked after and the estate functions well.</p> <p>5.4 LB said that he saw Anna’s details in the Welcome Booklet that was given to residents. Is the expectation that if council residents have any issue with any communal parts of the building and or estate they go firstly to the council and then through the estate manager?</p> <p>5.5 BA responded that is the procedure, but that in case of an emergency, Anna is on site to support and assist. Every call that goes to the WCC Aftercare team gets logged and pushed through BYUK and captured all in one system.</p> <p>5.6 GP asked about the Housing Office, and how it will be managing from Ebury repairs from Westbourne Park which he heard? LH responded that</p>	Action – Check

	<p>the Housing office is in Lupus Street. But that we'll pick that up to confirm with GP</p> <p>5.7 BA suggested that invitations for next CPG are extended to Housing colleagues – Stephen and Albana.</p>	<p>about WCC Westbourne Park Office</p> <p>Action: Housing Colleagues to be invited to next CPG</p>
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Item	Commentary	Action
<p>6.</p>	<p><u>McLaren Social Value and Next Steps</u></p> <p>6.1 ZC gave an overview/re-cap of the proposed activities with the residents and project updates during PCSA.</p> <p>6.2 McLaren is currently doing PCSA, which is before the development of the design of Phase two. We are closely working with WCC on the programme to get the logistics correct so that we can start on-site at the end of this year (2025). We want to produce a project and Community charter and achieve PCSA objectives. Starting by mapping out some workshops with the residents.</p> <p>6.3 MN gave an overview of the proposed engagement plan & methods for PCSA</p> <ol style="list-style-type: none"> 1) Meet the Team event – Spring 2025 for most residents meet the team for the first time, offsite, onsite, just moved and for residents to meet each other again. Date to be agreed with CPG <p>6.4 LH added that there will be also neighbouring stakeholders to invite to this event.</p> <p>6.5 LH and BA added that there will be some communications planned to be going out re – Bucknill demo comms, Hoarding going up in March and Cadent doing gas mains works on Ebury Bridge Road, (they already communicated but more communications on the demolition programme will take place.</p> <ol style="list-style-type: none"> 2) Dedicated email address that residents can use – EburyResidents@McLarenGroup.com 3) Monthly newsletter – What McLaren have done over the past month & planned work for the following month. February being 	<p>Action: Proposed date for the meet the team event expected to be end of March/Early April</p>

	<p>the first newsletter advertising the event. For content McLaren are open to listening to what residents would like to see in the newsletters.</p> <p>4) Ad hoc letters & notices – To be shared if any new and/or different activities will be taking place</p> <p>5) Monthly drop-in sessions – for all residents at Ebury Edge Which are combined and will substitute the drop-ins that the WCC team was holding every first Tuesday of the month before CPG.</p> <p>6.6 The team would like to incentivise more people to come to the sessions for all/existing and new residents. Sessions will be organised in the courtyard space once the weather gets warmer.</p> <p>6.7 SV Delivery Plan AW gave an overview of the proposed Social Value plan & methods for PCSA.</p> <p>PCSA will be delivering:</p> <ol style="list-style-type: none"> 1) Working with local business and mentoring some WCC businesses (SMEs) <ul style="list-style-type: none"> - Meet the Buyer – two events - Mentoring – 10 hours 2) Employment & Training opportunities <ul style="list-style-type: none"> - Hire an Administration apprentice (Initially probably not working on site at Ebury due to PCSA phase, but on other McLaren sites and/or sub-contractors) - Construction Career awareness – 6 events 3) Work with local community groups <ul style="list-style-type: none"> - The Passage - The Abbey Centre - 2-3 Degrees - 100 hours of volunteering - £1,000 target for fundraising <p>6.8 IM asked how this will be advertised. AW replied that it will be through WCC Employment & Skills platform but also directly from the McLaren Group. Other tools are included – Newsletters, Job centers, social media</p> <p>6.9 IM asked about the residents that expressed an interest in job opportunities. EI replied that the residents’ details have been shared with McLaren.</p> <p>6.10 BA added that the Ebury catchment is a bit of a challenge regarding construction interest. But that we can support with this.</p>	<p>Action – When the opportunity becomes live, to share with Newsletter for Businesses to apply</p>
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<p>6.11 AW highlighted that opportunities are open to Colleges / Local schools / specific age group 16+ are all welcomed to apply</p> <p>6.12 CP raised an enquiry about a specific school, that's very close to the boundary but based within the Kensington and Chelsea borough – The St. Joseph's Catholic primary School if can be taken into consideration and included in the programme/get involved in activities etc.</p> <p>6.13 AW added that Mary Smith Pantry is most likely another local organisation to target with support. Other community groups that residents would like to get involved to/embed can be raised by the CPG</p> <p>6.14 LH added – Opportunities to be targeted as locally as possible and connection to this estate which has worked well previously.</p> <p>6.15 Community Charter MN gave an overview about the Community Charter, such as to identify the residents' priorities, what do residents want us to focus on, what to see more.</p> <ol style="list-style-type: none"> 1) What are we set to achieve? <ul style="list-style-type: none"> - To provide high-quality housing to the residents of Ebury Bridge - Foster a community feel for new, remaining and returning residents 2) How we will engage & listen to the community <ul style="list-style-type: none"> - Works will be planned with the residents in mind and disruption will be kept to a minimum - Residents and the local community will have access to clear communication channels to ask questions or share concern 3) McLaren Team <ul style="list-style-type: none"> - McLaren staff will be courteous, respectful, and aware that works are taking place in a live environment 4) Social Value <ul style="list-style-type: none"> - We will work with the local community to add value back to the community where possible. - Young People - Wellbeing - Volunteering - Local businesses - Jobs/Apprentices/Work experience <p>6.16 BA mentioned the workshop that is planned to be developed.</p> <p>6.17 LH and BA added that it's to develop more the community charter in February after residents review the slides /material and publish it in April and on the website once developed.</p>	<p>Action – AW and MN to look into this, and get contacts from CP</p> <p>Action: Slides to be shared ahead of next CPG for feedback</p>
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	6.18 BA added to go through the previous community charter and see what worked and what didn't work in phase one.	
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Item	Commentary	Action
7.	<p><u>CPG Next Steps</u></p> <p>7.1 LH gave an overview of the next steps about the CPG.</p> <p>LH said that a possible resident chair elected process could start from March, and that TMc will be leaving his chair role from March after doing a fantastic job. Engagement with the CPG and residents will take place on the chair process.</p> <p>New Scope, what is coming forward</p> <ul style="list-style-type: none"> - Rehousing existing and new residents - CPG welcoming new residents and outreach - Social Value t plus Community Chest Fund - Anna R&R - Refresh ToR - Memberships radius – 1 Ebury, other neighbours <p>7.2 IM added about residents' involvement, it will be important for updates and the community aspect.</p> <p>7.3 LH added the Terms of Reference will be re-looked to be refreshed for an Initial proposal to be shared – agreed and can be changed and amended</p> <p>7.4 CP asked about Building 7 (B7) occupancy 17 Jan first resident moving in. By the end of next week 10 residents will move in.</p> <p>7.5 Customer Service manager – Wendy, based in B7. Communicating through R&R channel of communication / social media and supporting private residents with getting to know their new flats.</p> <p>7.6 TMc mentioned the meet the team session – LH replied that it will be useful to hold it at the end of March early April max, when all residents have moved in.</p> <p>7.7 LH showed the Key Project and members of the team (which was requested by Jo), where all names, and roles are shown from the WCC and McLaren teams. This table can be shared afterwards.</p>	<p>Action: Chair CPG election process to be initiated and gather interest</p> <p>Action: Terms of Reference draft update to be shared</p> <p>Action: Key team members to be shared</p>

Item	Commentary	Action
8.	<p data-bbox="296 300 360 331"><u>AOB</u></p> <p data-bbox="296 371 1214 472">8.1 BA Mentioned about the entrance of B8 and do some signage and engagement 'Welcome sign'. Going around and capturing/engaging with the community is key.</p> <p data-bbox="296 512 1214 584">8.2 Energy Garden is organising gardening and building sessions through Feb and March for all residents to get involved.</p> <p data-bbox="296 656 1206 687">8.3 Next meeting, Tuesday 4th of February, at Ebury Edge from 6pm-8pm</p>	<p data-bbox="1259 371 1385 651">Action: Signage/ Noticeb oard on B8 required to be installed</p> <p data-bbox="1259 692 1385 972">Action: The next meeting date will be shared with the minutes</p>