

Ebury Bridge Community Futures Group – Meeting 33

7th April 2020, 6.30pm – 7.30pm

via Microsoft Teams

Members Attendance:

- Tom McGregor [TMc] - Chairperson
- Charlotte Pragnell [CPr]
- Cristina Pasantes [CPa]
- Fiona Quick [FQ]
- Tammy Dowdall [TD]
- Joanna Winterbottom [JW]

Apologies:

- George Panayioudou [GP]
- Sheila Martin [SM]
- Mohammed Eisa [ME]

WCC Officers and Consultants:

1. David Thompson [DT] – Project Director Ebury Bridge
2. Gelina Menville [GM] – Ebury Bridge Regeneration Manager
3. Martin Crank [MC] – Communications & Engagement Manager
4. Louis Blair [LB] – Communities First (ITLA)
5. Millie Morrissey [MM] – Project Support Officer (Meeting notes)

Notes: *This document provides a summary of the discussions which took place during the meeting including questions and respective responses that were raised during the session, action points and key decisions.*

1. Welcome

TMc welcomed group and thanked all for joining the meeting using Microsoft Teams. TMc gave apologies from ME, SM and GP.

2. CFG Standing Items

a. **Action List Review**

Item 2: FQ and MM to catch-up to resolve any SharePoint access issues.

b. **Matters Arising**

No matters arising.

c. **Rumour Buster**

TMc welcomed the group to discuss any rumours.

TD asked if the ASB issues had worsened since the last meeting.

GM explained that the level of ASB has not risen and the security service employed on the estate has been serving purpose.

3. Project Update

- **Phase 2 Rehousing**

DT confirmed that rehousing residents from the Phase 1 blocks was completed as of 1st April. In excess of 80 households have been re-housed in total across phase 1.

TMc explained it is a huge milestone and achievement.

DT added that concentration will now be mainly on Phase 2a households who are to be rehoused by August 2022.

DT confirmed affected households will receive a letter informing them that we would like to talk to them about re-housing options using a variety of rehousing channels.

JW asked how will this work given the current situation with Corona Virus and will there be a delay? DT explained that there won't be any advanced activity for several months as long as the Government guidelines are in place, and the letter is to start the conversation.

LB asked if the letter will explain the options for tenants and leaseholders in terms of temporary and permanent moves? DT explained that it will outline them and LB and the CFG will see the letter for comment as a draft before distribution.

CPa asked if it will be just LB previewing the letter? GM explained that after LB has made comments it can be viewed by the CFG before mailout.

JW asked given the lockdown situation at hand, could the August 2022 deadline be amended or pushed back? DT explained that isn't the plan currently as there are approximately 30 very good quality households (voids) to offer for rehousing options but added that there was some potential for the timeline to be amended if required to accommodate Covid 19.

Action: Phase 2 rehousing letter to be previewed by the CFG [All]

- **Current Estate Based Works**

DT explained that there are currently 5 contractors onsite: Project de-watering, Concept, JF Hunt, HA Marks and Morgan Sindall.

DT explained that HA Marks have had trouble sourcing good quality timber, so have asked to delay the start of their work slightly to allow them to source the right materials.

MC explained that a document is being collated to state how each contractor is meeting their agreed commitments and safe working practices that will be shared with residents.

FQ suggested that the Ebury Bridge Newsletter could feature a piece about contractors and safety of the contractors working on the estate whilst adhering to Government guidelines. MC added that production of an article is in progress and will land on doorsteps in the next few days.

TMc asked what the plans are if the Government impose harsher restrictions? DT explained that Ebury have sought clarification regarding the construction industry from the

Government and as a result of this, the work has been deemed important and can be delivered safely and therefore allowed to continue.

- **Securing the Estate**

GM explained security had been provided by Kendal - overnight security patrols for the past few months. On 20th April that will be taken over by JF Hunt (demolition contractor) as they have their own security company employed to secure their site and have agreed to extend it across the entire estate.

GM confirmed the service continuing service 7 days a week, from 7pm-5am each day. GM added that JF Hunt security patrollers will also have access to the CCTV system which is installed around the hoarding line, helping to keep the site and the estate safe and secure.

GM added that a number will be provided to alert the security of any incidents, after calling the relevant authorities first, the number will be circulated once confirmed.

FQ added that she had a call with the Community Police officer, following an incident she witnessed, and was advised in the first instance for people to contact him as opposed to calling 111, unless it is a 999 situation.

4. Planning Application and Stage 2 Consultation

MC updated the group on the progress of pre-planning consultation.

MC explained that the second phase consultation was almost complete and there were only a couple of weeks left of the exhibition at the point of the Government's advice to close. MC added that 3000 people were invited to participate. In order to give everyone an opportunity to feedback on the designs.

MC outlined plans to deliver the consultation remotely via a plethora of different channels extending the consultation period throughout April.

MC added that over the next few days, tailored communication will arrive on doorsteps and from 9th April consultation material will be distributed, which will outline a host of different channels to view the exhibition and give any comment or feedback.

MC emphasised that this is a proactive targeted consultation, the data will be compiled and form the basis of the statement of community involvement – detailing how we have listened to consultees both on and off the estate.

TMc asked who exactly will be targeted? MC explained that there are 7 distinct audiences, everyone will have a different opinion or view of the previously provided plans.

TMc asked are businesses included? MC confirmed they are included, with lots of bespoke work going on the support existing retailers.

MC added over the next few weeks will be trying to get as much feedback as possible.

DT added that the WCC and GLA planning authority have said they want to be assured the consultation during this time is meaningful and effective.

MC presented a document produced specifically for Cheylesmore House as an example of one of the bespoke residents and neighbours' packs, which includes responses to the specific points raised by that stakeholder group.

MC urged the CFG to feedback on the designs, via any channel which is best suited.

LB asked if this is the final chance residents will have to comment before the planning application? MC explained it is the final chance for significant comment. DT added there will be a third consultation run by the planning department and who will ask all affected for comment.

5. Membership & Governance Review

GM explained that following on from discussion at the last meeting, there is the possibility of extending membership outside of the immediate resident group.

GM suggested it would be useful to have comments from each CFG member on the Terms of Reference document. GM will share a link to the document for review and comment, this will be done via the SharePoint the feedback will be collated, reviewed and added to the agenda for discussion at May's meeting.

Action: Terms of Reference to be uploaded to the SharePoint for review and comment by CFG members [All]

6. Any Other Business

TMc welcomed all group member individually to ask any question or comment. No questions were raised.

TMc thanked members and officers for participation.

7. Date of next CFG meeting:
Tuesday 5th May 2020