

## Ebury Bridge Community Futures Group – Meeting 34

5<sup>th</sup> May 2020, 6.30pm – 7.30pm

via Microsoft Teams

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### Members Attendance:

- Tom McGregor [TMc] – Chairperson
- George Panayioudou [GP]
- Mohammed Eisa [ME]
- Fiona Quick [FQ]
- Joanna Winterbottom [JW]

### Apologies:

- Sheila Martin [SM]
- Charlotte Pragnell [CPr]
- Cristina Pasantes [CPa]
- Tammy Dowdall [TD]

### 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 all members and gave apologies for CPr.

### 2. Action List Review

**Item 2:** GM explained that JF Hunt had installed the monitors in mid-April and the first readings would be available on 15<sup>th</sup> May. GM added that the report will be brought to the next meeting.

**Item 2 (Pending List):** GM confirmed that the space standards had been shared and circulated as part of the Phase 2 Consultation materials.

**Action:** Circulate the Space Standards electronically to FQ and GP [GM/MM]

### **3. Matters Arising/Future Topics for Discussion**

No matters arising.

### **4. Estate Matters**

**Covid-19:** GM updated the group of the Council's response to Covid-19. GM added that Westminster communicates to its residents regularly and provides a daily bulletin to those who have signed up to that platform. In terms of the residents onsite the engagement team have been checking in, GM assured the group that known vulnerable people have been contacted and welcomed any knowledge or concerns about vulnerable or at-risk residents. JW asked if due to Covid-19 will the Meanwhile Use Space not go ahead as planned in the Summer resulting in a revised timeline? GM explained that The Meanwhile Use will be picked up in item 5.

JW informed the group that she had noticed more strangers on the estate as there was an incident where a vulnerable lady knocked on her door late at night. GM explained in terms of security, patrols are continuing to take place between 7pm-5am, 7 days a week. The security is provided by the demolition contractor, and the team continue to get incident reports and follow up on them. GM added that there has been issues with the vehicle access gate not being secure and assured the group that the team are working to get it fixed soonest. GM added that parking control is being explored as an option to manage parking on the estate.

JW asked if the children's playground on the estate is closed due to Covid-19 or for a different reason. GM explained that the playground was closed under the Covid-19 guidance, as it doesn't allow for social distancing. This decision has come direct from WCC Housing Department. GM added ideas are being explored to produce a green space with no play equipment, a pop-up temporary green space on the estate until the playground can be safely reopened. DT explained that the community food bank, coordinated by Mike Smith has been granted extended usership. This week an additional smaller container will be installed to the north of the estate to store dry foods for the food supply chain voluntary system. GM informed the group that a tribute will feature in the latest Ebury newsletter as a mark of respect after the passing of a resident of the estate.

**Rumour Buster:** GM clarified that the Ebury Regeneration Base is still operational in line with Covid-19 guidelines, operating on skeleton staff and closed to visitors and members of the public. This is to maintain an onsite presence to allow the contractors to continue working effectively.

**Housing/Estate Management:** FQ asked if the estate has been quieter since lockdown? GM explained there was an issue with a group of young men a few weeks ago. They were congregating and not observing social distancing regulations, this was flagged up with the local police officers.

### **5. Project Update**

**Timeline/ Estate Based Works:** DT updated the group and explained that there are people focused on maintaining the project despite the current circumstances. Astudio and ARUP are updating weekly and keeping a on track with the submission of the planning application. DT explained that the planning application will be detailed for first the 2 blocks and provide an outline for the rest. The application may now be submitted in the 1<sup>st</sup> week of July, only 2 weeks later than originally planned, still maintaining momentum.

DT gave an update of the contractors currently working onsite. JF Hunt are onsite and working, there has been minimal disruption to their workflow. The Meanwhile Use with HA Marks began work and attempted to continue but as it is a timber construction, they hadn't found a supply which was reliable enough. This has resulted in them currently being 9 weeks behind schedule. DT added that this means completion is expected in October. DT explained that the option to work ½ day Saturdays and an hour or two more each day to try to claw back some time will be explored. HA Marks will return to work on the 15<sup>th</sup> May.

MC added that there has been a lot of interest in use of the space so by the time of opening there will be people to occupy it. JW asked how this will work while following the Covid-19 guidelines safely and observing social distancing. MC explained there are safe ways for the workspaces to be moved in to and used. The spaces won't just be retail, there will be sole traders and small business manufacturing their products amongst other things. JW asked if the CFG could be updated closely? MC will ensure the group are updated regularly.

**Action:** The CFG to be given regular updates on the progress of The Meanwhile Use [MC]

DT explained that the contractor conducting ground investigation works, Concept, experienced some days of disruption but will resume full time operations from Monday 11<sup>th</sup> May. DT added that the 4 bore holes in the south of the estate have had the necessary investigations, and the results of these tests will be received shortly. DT added that this will be important to determine whether there will be ground source heat pumps or air source heat pumps, more information to come on that. TMc asked if there is a method of keeping people updated on all the contractors progress. DT assured that there is and today he'd only touched on 4 of the 12 workstreams. DT suggested that a simplified update on the work streams, giving an overview of key strands of work should be circulated and uploaded to SharePoint as an addition to the meeting notes.

**Action:** Produce for CFG a programme plan showing the work streams and dates. [DT]

DT explained that the planning application to build 758 new homes on the estate homes will be submitted in mid-July. The application will then stay with The Council for 20 weeks until a decision is made. DT added there will be a detailed application for Phase 1 and an outline application for the rest of the blocks. This will allow the opportunity for any investor to express interest in investing in the market rent/sale homes.

FQ asked if the Meanwhile Use space will be more skewed towards workspaces rather than a café and retail spaces. MC explained this will not necessarily be the case. FQ raised the possibility of the space being used for other purposes for a period before the retailers move in. FQ added it could be used for the social value aspect to avoid it sitting empty. MC agreed and emphasised that would contribute greatly to the estate and community.

**Action:** Explore the possibility of the Meanwhile Use being used as a community facility – in line with the social value aspect of the project [MC]

**Phase 2a & 2b:** GM explained at previous meeting the Phase 2a letters were issued to the CFG for review and comment. Those comments were taken on board and the letters will be issued week commencing 11<sup>th</sup> May. GM added that LB and his team continue to be available throughout this process.

GM added that Phase 2b will focus on Bucknill, Victoria and Doneraile house and the Vacant Possession date has not changed, it remains August 2023. This will be communicated by the newsletter once letters have been issued next week.

GP asked if 224 homes will be built. GM assured him that's correct. In Phase 1, The Council will deliver 224 units. This does not necessarily mean that phase 2 will be built by a private partner but that is an option that will be explored. GP asked if the design will be the design be the same as the first blocks. GM explained there will be a high level of detail for the remaining estate and whoever delivers those blocks will have to follow that guidance. This also includes sizing, which is set out by the Mayor's plan, this will be adhered to. GP asked if the rent will be calculated the same way? GM explained that the rent will be same way its calculated now. The social rent will be calculated using the same formula and the intermediate rent will be calculated the same way it is across The Council.

## **6. Consultation Update**

MC gave an update on the Phase 2 consultation that is currently happening. MC explained that all residents both on and offsite should have received a leaflet through the door inviting them to comment and feedback on the Phase 2 consultation. MC added that to date, 125 responses have been received and over 30 people have tuned in to a webinar with the architects. MC explained this feedback will be incorporated in the planning application submitted in July. Over 2500 people were invited to comment in the consultation, and to get close to 10% is an excellent response rate. LB mentioned that he has some points from the webinar which need clearing up. MC invited him to send them to him or Lukas Holden for clarity. MC explained consultation closes on Friday 8<sup>th</sup> May  
**Action:** Circulate the Commonplace link following the meeting [GM]

## **7. Terms of Reference Review**

MC explained at the last meeting we touched on refreshing the CFG Terms of Reference. As the CFG was established 3 years ago, it is appropriate to review, evolve and change as needed. MC presented slides to the group.

**Action:** Terms of Reference slides to be uploaded to the SharePoint site [MM]

FQ asked what is the difference between the community commitments and the ToR? MC explained the ToR need to outline the aim and focus of the group and what needs to be achieved. DT added that the ToR may just be tweaked to reflect the commitments, the adjustments would align the two documents. DT added that when the time is right, we will explore the number of members on the board. There has been interest from neighbouring communities who would like to be involved, using Chelsea Barracks CCG for example. GM added that the Community Commitments are the outputs and the ToR is the structure and the framework of the group. JW what are the group expected to do with the ToR? MC explained the TOR is out of date in terms of some elements. MC's presentation gave food for thought on what the present focus is and what the future focus should be. MC added that the ToR should outline core topics that the CFG look at, like standing items.

GM explained next steps, to re-read and digest the presentation and read the existing ToR. If there's anything else that the group would like to have control over to ensure it included in the refreshed ToR. GM added that any suggestions or comment, even if it is to reaffirm the group are happy with the ToR, now is the time to put those ideas forward. FQ asked if the refreshed ToR will then be signed by current group members and any new members will be asked to sign the new terms upon joining. GM confirmed that all new and existing members will be asked to sign the updated ToR. TMc asked will there be opportunity in the future to bring external people in? GM confirmed that will be looked at based on the feedback which will be received during this exercise. GM explained the exercise will not be done overnight – once the planning application is in, we need to be ready

with the updated terms of reference. Feedback will be received by the next meeting, touch base at next month's meeting and pick it up as a future workshop to solidify.

**Action:** TMc to review ToR separately with DT & GM [GM/TMc/DT]

**Action:** Community commitments to be uploaded to SharePoint [MM]

**8. AOB**

No other business.

**9. Date of next CFG meeting**

**Tuesday 2<sup>nd</sup> June 2020**