

Church Street Regeneration Community Group Meeting
24 July 2025
Held at 35 Church Street

| <u>Attendees</u> | <u>Apologies</u> |
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| <ul style="list-style-type: none"> • Safira Afzal (SA) Co-chair of CSRCG • Glenys Arthur (GA) (Friends of Church Street Library) • Barbara Grahame (BG) Friends of Church Street Library) • Carole Spedding (CS) Neighborhood Forum & Four Rivers • Alan Stirling (AS) Chair, Neighborhood Forum • Louise Hall (LH) (Community Engagement Lead, Mosaic • Achim Von Maloki (AVK) TARA • Carolyn Keen (CK) WAES • Dave Wybrow (DW) (Director of Cockpit Theater/United College Group/City of Westminster Group • Sean Gainsford (SG) Church Street Ward resident • Pamela Kovachich (PK) Resident Engagement Consultant – PPCR | <ul style="list-style-type: none"> • Clare Dowding (CD) Chair of CSRCG • Diana Grisales (DG) Comms & Engagement Coordinator • Lena Chowdry-Salter (LCS) CEO Moasic Community Trust` • Luka Zumach (LZ) Church Street Ward resident • Linda Hardman (LH) Friends of Church Street Library • Effie Robinson (ER) Housing Manger |
| <p><u>Westminster City Council Officers</u></p> <ul style="list-style-type: none"> • Paul Hutchinson Simpson (PHS) Comms & Engagement Manager • Trisha Husbands (TH) Comms & Engagement Coordinator • Dev Zarif (DZ) Regeneration Lead – Church Street • Amanda Scott (AS) Relationship Manager, Parks & Green Spaces • Cllr Aziz Toki (AT) Church Street Ward Cllr | <p><u>Mount Anvil</u></p> <ul style="list-style-type: none"> • Tom Beardmore (TB) SV & Communications Director <p><u>Keltbray</u></p> <ul style="list-style-type: none"> • Caroline Hudson (CH) Sustainability Manger <p><u>Hunters/Imagine Places</u></p> <ul style="list-style-type: none"> • Eddie Chen (EC) Architect • Angela Koch (AK) |

| Item | Notes | Action |
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| 1. | <p><u>Welcome and Introductions</u></p> <p>1.1 SA welcomes everyone to the meeting. Everyone introduces themselves</p> | |
| 2. | <p><u>Minutes from the previous meeting</u></p> <p>2.1 SA Does anyone have any comments to make about the minutes for the meeting that we had on 5 June?</p> <p>2.2 No comments about last meetings minutes</p> <p>2.3 SA thanks everyone</p> | |
| 3. | <p><u>Actions and matters arising from the previous meeting</u></p> <p>3.1 PS updates the group on the Action Tracker</p> <p>3.2 GA Site A Library, can Friends of the Library have another meeting to discuss</p> <p>3.3 PHS we are still looking at fit out and want to continue talking to the library team to get them involved</p> <p>3.4 GA can that meeting happen in August, there are 3 of us in this meeting</p> <p>3.5 TB We are on track for the timeline on fit out</p> <p>3.6 PHS so you are aware, nothing has been done since the last meeting and we will organize more meeting, will speak to Carole about who else needs to be in that meeting</p> | |

Demolition Update

4.

4.1 CH gives update on Site A demolition

4.2 CS The lights are out again on the hoarding on Church Street

4.3 CK If a lot of people log a complaint, it will get picked up

4.4 We currently have seagulls hatching so we have halted work

4.5 The pavement on Broadley Street is uneven and is retaining water

4.6 CK Cllr Toki can speak to highways and perhaps do a walk of the road to see the problem

Church Street Partnership Update

5.

5.1 TB waiting for birds to fly before Keltbray can continue the remaining

5.2 Update on Site A block naming. List will be shared with group and online

5.3 PHS There were 68 votes online, with a total of 100

5.4 SA people may have been confused about what they were voting for, I was

5.5 AZ who will decide and make the final decision?

5.6 CK it's usually a team of people who decide

5.6 CS Can we keep an eye on who is making the decision

5.7 LH it can't be decided by someone who has no connection

5.8 TB we in previous schemes had an issue with naming blocks but have Learned lessons and to proceed. The list will be taken to all the various authorities such as post office, fire brigade

5.9 AZ who is the contact that will be part of the decision making

5.10 TB for the next meeting, I will update on all the community work we have been doing

6.

Green Spine & Broadley Street Update

6.1 AS presents slides and gives update on Green Spine & Broadley Street Garden

6.2 CS it was a good comprehensive meeting with the head groundman from Crinkles on the discussion of plants and suggestions on what we should use

6.3 SG what is happening with the concrete seating?

6.4 DZ It will become 50% greening and 50% new paving

6.5 LH there is too much litter in the park, people need education about it

6.6 TH Baker Street Quarter have been doing litter picks with us around Church Street during spring/summer

6.7 LH we shouldn't be relying on volunteers, residents and their children should be throwing their litter away

6.8 CK can we get the headaches from the local schools to get the pupils involved?

6.9 SG Can we add to the tracker who can enforce fines

6.10 AS Waste and environment teams are the ones to contact

6.11 CK can community police come to this meeting?

6.12 DZ We already have the Safer Neighborhood meetings where issues like that can be raised

6.13 SG with regards to the slide in the park, what problem are you trying to solve?

6.14 To look to open the slide so that people can't hide and do illegal things in there. It's not for my team to confront people in the park, that's not their job and I won't put them at risk

6.15 LH has anyone asked the parents how they feel about the slide?

6.16 AK it would be good to create a synergy with security patrolling both Site A and the park

6.17 AVM the crime is shocking but why does Green Spine still need so much work to be done. It wasn't designed the area and place in mind. You are doing as much as you can, but we told the council that this was a bad idea, but no one listened

6.18 GA the lack of police in the area is a concern

6.19 SG could we get a neighborhood watch going? There is no deterrent

6.20 LH the park is a no go area for parents, I won't take my kids there anymore

6.21 CK Policing comes under the Mayor of London, he is the one who controls police numbers

6.22 AZ Can you send me the slides

6.23 TH I can send the slides

6.24 AZ Aicha Less is the CM for Children and Public Protection

Daventry House Update

7.

7.1 DZ gives a presentation update in Daventry House works

7.2 AS the area where the proposed parking bays will be is at a slope and wouldn't fit a car

7.3 DZ this is what the team has said they will deliver. I believe it would
Been done with everything be able to be delivered

7.4 CK is their irrigation to be able to water these plants?

7.5 AVM urban design needs to consider drainage when designing greening

7.6 AVM has the leak been resolved?

7.7 DZ I believe it has

7.8 GA The marks in the brick work, does this happen to all

7.9 DZ it happens to a lot of brick work, it is common

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| <p>8.</p> | <p><u>Hunters & Imagine Places Intro for Site B & C Co-design</u></p> <p>8.1 EC talks about next steps for B & C co-design</p> <p>8.2 AK talks about the impact how impactful co-design will be</p> <p>8.3 AVM part of the preplanning was to engage with stakeholders and the idea that I have was that Site C and Venables Street would be included, why have you not?</p> <p>8.4 GA now that Achim wants to include Edgware Road buildings, you need to speak to Cllr Hornsby</p> <p>8.5 AK we want to make sure that we work with everyone to get their ideas first and as much information from the whole community before we go to the next phase</p> <p>8.6 CK Edgware Road is a very busy area with lots of traffic and deliveries that needs to considered</p> <p>8.7 BG discussion about fiancés and cost is always important</p> <p>8.8 EC we are looking at how we can address that</p> <p>8.9 AVM you need to contact the traders and businesses</p> <p>8.10 LH our markets need love</p> | |
| <p>9.</p> | <p><u>AOB</u></p> <p>9.1 LH can we make sure LG is on the agenda for the next meeting</p> <p>9.2 PHS we will add to the next agenda and send the next two meetings agendas to the group for comment</p> <p>9.3 CK What is happening about a waste site on Rossmore Road?</p> <p>9.4 AS Church Street Ward doesn't cover Rossmore Road and Feathers Marylebone</p> <p>9.5 PHS Let's see if we can coordinate around this project</p> <p>9.6 AS can we have a look the numbers of homes that are required from LG</p> | |

