

Church Street Regeneration Community Group Meeting
Minutes - 18 September 2025
Held at 35 Church Street

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

Item	Notes	Action
1.	<p><u>Welcome and Introductions</u></p> <p>1.1 CD welcomes everyone to the meeting. Everyone introduces themselves</p>	
2.	<p><u>Minutes and matters arising from previous meeting not covered elsewhere in the agenda.</u></p> <p>2.1 CD Does anyone have any comments to make about the minutes for the meeting that we had on 28 July?</p> <p>2.2 CK, there is a typo on the Green Spine update.</p> <p>2.3 CK What is the process of the ward budget? Suggested that to assist with local projects such as improved security, litter collection local groups could apply for funding from the Ward budget currently approx £45,000 per year</p> <p>2.4 AZ Anyone can apply for ward budget, process via Council Website. www.westminster.gov.uk/apply-ward-budget</p>	
3.	<p><u>Meeting Operation</u></p> <p>3.1 PHS Presents slides and updates the group on the new meeting schedule.</p> <p>3.2 AZ Action trackers is important.</p> <p>3.3 Welcome to the meeting and suggestions approved.</p>	
4.	<p><u>Markets Team</u></p> <p>4.1 KA, JRL & JR from the markets team introduce themselves.</p> <p>4.2 JRL presents the slides.</p> <p>4.3 AVM Church Street is more competitive, cheaper so you can sell more, the market runs on cash. Talk to the traders and talk to the to the Regeneration team.</p> <p>4.4 GA Wil Esther still be working on the market?</p> <p>4.5 JR Yes, Esther and I will work together on the market</p>	

	<p>and based at 35 Church Street</p> <p>4.6 Stall holders are not displaying prices, they should have to</p> <p>4.7 DZ It is not part of their condition to display prices, the market team can review policy. Maybe the Cllr can look at that.</p> <p>4.8 GA The condition of the market is also important. Cleaning and ongoing Issues with the toilet</p> <p>4.9 KA We can talk to trading standards</p> <p>4.10 GA the market team should be on the noticeboard outside Tesco</p> <p>4.11 SG Have you had noise complaints, the market traders are setting up very early, from around 7am</p> <p>4.12 EG I have slipped on cooking oil that has been left by the traders, its Dangerous</p> <p>4.13 CK Better toilets for traders and visitors. More people would visit If the toilets were better and more of them. Builders are not meant to Start work until 8. Traders start earlier. The metal frames for their stalls can be noisy. Were there not alternative structures that could be required?</p> <p>4.14 JRL We are looking at the use of gazebo, but that can't be enforced.</p> <p>4.15 AS Could you list and share your targets and goals?</p> <p>4.16 JRL We can share enforcement actions' and our KPI's for the market.</p>	
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Lisson Grove Programme

5.1 HR updates on LGP

5.2 GA at Ashbridge Street, there is disable-access homes, will they have have the same?

5.3 HR Designated wheelchair access to both the hub and homes.

There will be 3 lifts that are accessible to wheelchairs.

5.4 AVM I fundamentally disagree with a 20-storey building, you can't change the height without consultation. You have not proved a justification for this planning application. You will have no support for this.

5.5 HR We have been very transparent and informed people that it would be a 20-stoery building. It's just one of many plans being put forward. We have said it at all our engagement events.

5.6 AKV You are taking away from this community.

5.7 CK asked if there was any coordination between the Lilestone Development and that proposed on the Council site opposite on Rossmore Road/Harewood Avenue known as the Meals on Wheels Building.

5.8 SG There is no critical oversight on the height of these buildings. How and why are they being allowed.

5.9 EG Why are we allowing more buildings in a densely populated area. Who has approved this?

5.10 CK Maybe this is a question for the Cllrs to explain and the reason. behind this decision.

5.11 EG Who can we contact to complain about this?

5.12 CD Can we raise this? Maybe as not part of this meeting

5.13 AVM YOU will meet significant resistance from residents. It has not been presented correctly.

5.14 HR we have made it clear at our resident meetings.

5.15 PHS Cllr Ormsby will be informed about these points and will attend future meetings

5.16 This is just one option.

5.17 AS How tall is the hub?

5.18 HR 9 Stories

5.19 AS I don't like this and would move away if this goes ahead. You will push people away from the area.

5.20 PHS information about this was in the Lisson Grove newsletter.

5.21 AS I don't trust you.

5.22 EG I have not received any marketing about this.

5.23 PHS We are always looking at how much both the council and us as a Regeneration team send out and we tailor our comms accordingly. We have also done market stalls talking about this. We have held several workshops where all residents are welcome to come and engage

6. **Site B & C Co-design**

6.1 JW and AK present slides and give update on co-design

6.2 SG what you showed at co-design, can that be changed?

6.3 JW Yes. We can use the outline plan as a consideration

6.4 AK Co-design is about ideas, and we want to have the best outcome

6.5 GS It's very sudden to have these propositions sent to us, people have lived here for a long time

6.6 CD As PHS said this is why we are having more regular meetings

6.7 AVM I like your approach having a look at different ways and moving in the right direction. Please make as many changes as you please

6.8 SG it had great energy, great turn out

6.9 JW much better we do it together so when we hit a snag, we can overcome them together.

6.10 AS we can't do this without including Venebles Street.

6.11 JW we will be covering that in a future session.

6.12 PHS we will also be going out to our community partners to broaden our scope of people who we engage with.

7. **Action & Engagement Tracker**

7.1 PHS Internal Library team meeting has been scheduled for 24 September

7.2 CS Lee Davis who works in housing is the person you could get in touch with for the hopscotch outside PDT

7.3 In response to the Police Hub closing. GA should go to the mayor of London to look at policing around Church Street, it's disgraceful

8. **Regeneration Round up - Site A & Daventry House**

8.1 TB gives update on Site A Block naming and Social Value with Church Street community

8.2 CS whose great idea was it to use dark coloured hoarding

8.3 CK pointed out need for clear signpost for general traffic in the surrounding areas around the building site redirecting as necessary.

Highways and TFL should provide this. This was separate from management of site vehicles which is operated by the site team