

# Church Street Regeneration Community Group minutes

Date: 23 October 2025

Location: 35/37 Church Street

## Attendees:

- 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
- Louise Hall (LH) (Community Engagement Lead, Mosaic)
- Janutal Fardousi (JF) Mosaic Community Trust
- Alex Kim (AK) WAES
- Linda Hardman (LH) Friends of Church Street Library
- 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
- Effie Robinson (ER) Housing Manger
- Angela Koch (AK) Urban Designer
- Cllr Aicha Less (AL) Church Street Ward Cllr (online)
- Cllr Ellie Ormsby (EO) CB member for Regeneration & Renters

## Apologies:

- Safira Afzal (SA) Co-chair of CSRCG
- Diana Grisales (DG) Comms & Engagement Coordinator
- Lena Chowdry-Salter (LCS) CEO Moasic Community Trust`
- Carolyn Keen (CK) WAES
- Luka Zumach (LZ) Church Street Ward resident
- Sean Gainsford (SG) Church Street Ward resident
- Barbara Grahame (BG) Friends of Church Street Library)
- Dave Wybrow (DW) (Director of Cockpit Theater/United College Group/City of Westminster Group
- Cllr Aziz Toki (AT) Church Street Ward Councilor
- Cllr Matt Noble (MN) Church Street Ward Councilor

| Item no: | Notes:   |
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| 1.       | <p data-bbox="260 185 678 219"><b><u>Welcome and Introductions</u></b></p> <p data-bbox="260 253 1396 286">1.1 CD welcomes everyone to the meeting. Everyone introduces themselves.</p> <p data-bbox="260 331 1343 365">1.2 CD Thanks Louise for her contribution to CSRCG as Mosaic member.</p> <p data-bbox="260 409 751 443">1.3 Introduces Janatul Fardousi</p>  |
| 2.       | <p data-bbox="260 483 1433 551"><b><u>Minutes and matters arising from previous meeting not covered elsewhere in the agenda.</u></b></p> <p data-bbox="260 595 1385 663">2.1 CD Does anyone have any comments to make about the minutes for the meeting that we had on 18 September?</p> <p data-bbox="260 663 560 696">2.2 No comments</p>  |
| 3.       | <p data-bbox="260 741 837 775"><b><u>Arbeit Lisson Grove Enterprise Space</u></b></p> <p data-bbox="260 808 1348 842">3.1 NV updates on Triangle Café submission and what is happening next.</p> <p data-bbox="260 887 1238 920">3.2 NV goes through the plans for Lisson Grove Enterprise Space</p> <p data-bbox="260 965 1150 999">3.3 AVK How do you advertise booking a slot for open day?</p> <p data-bbox="260 1032 895 1066">3.4 GA is there someone who manages it</p> <p data-bbox="260 1111 1348 1144">3.5 NV Yes, we are managing the space and will have an onsite manager</p> <p data-bbox="260 1189 1305 1223">3.6 LH You say it's not first come first serve, will residents have priority</p> <p data-bbox="260 1256 1286 1290">3.7 NV Yes, and we will only select the best businesses that we think</p> <p data-bbox="260 1335 887 1368">3.8 GA is it only open Monday to Friday?</p> <p data-bbox="260 1413 1029 1447">3.9 NV 24/7 but there will be no afterhours opening</p> <p data-bbox="260 1480 1238 1514">3.10 NV There won't be a hot café but we can serve tea and coffee</p> <p data-bbox="260 1559 919 1592">3.11 LH very grateful to have the opportunity</p> <p data-bbox="260 1637 1007 1671">3.12 AVK When will the business start to move in?</p> <p data-bbox="260 1704 608 1738">3.13 NV The new year</p> |

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| 4. | <p><b><u>Site B &amp; C Co-design:</u></b></p> <p>4.1 AK gives update on co-design workshops</p> <p>4.2 LH the young people at feathers were saying that they enjoyed the session and was talking about it</p> <p>4.3 PHS There will be further updates on upcoming engagement around co-design at the next CSCRG meeting</p>   |
| 5. | <p><b><u>Action Tracker</u></b></p> <p>5.1 DZ gives update on actions from last meeting</p> <p>5.2 LH Was there a letter about having a banking hub where you can do your banking</p> <p>5.3 It wouldn't be a place where you could do your banking, just a place where you can discuss your finances</p> <p>5.4 AS Can we have a banking hub in the Post Office?</p> <p>5.5 DZ I have spoken to the Post Office, and they don't think it is viable but Link are looking into this</p> <p>5.6 GA Will there be CCTV along the Green Spine</p> <p>5.7 DZ Cherelle and I are looking into this</p> <p>5.8 GA Two police officers are going elsewhere but we have been promised 2 officers by November</p> <p>5.9 AVM We need to have a bank on Edgware Road. This needs to be looked into, it's a heavy loss to the community</p> |
| 6. | <p><b><u>Site A demolition Update</u></b></p> <p>6.1 PHS updates on Site A demolition</p> <p>6.2 GA Is there hoarding on the west side?</p> <p>6.3 PHS Yes there is blue hoarding</p> <p>6.4 GA On Penfold Street and Broadley Street, is the entrance safe?</p> <p>6.5 PHS Mount Anvil can update what street site entrance they will be using during construction.</p> <p>6.6 CS the court opposite Kennet House has now been refurbished but it means the entrance is on a busy road. Not great for the children. Did anyone get consulted?</p>  |

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|           | <p>6.7 DZ Keith Cookson did the engagement, I will check what the outcome was.</p> <p>6.8 GA I went to the coffee morning yesterday and spoke to Fran from Mount Anvil. They haven't spoken to us since November 24. We need a meeting. The last date to comment is 7 November</p> <p>6.9 PHS That date is to comment on the CMP</p> <p>6.10 PHS gives brief update in the Library</p> <p>6.11 GA Essential that we resolve these points</p> <p>6.12 LH when is the date for the next CSRCG?</p> <p>6.13 PHS 20 November</p> <p>6.14 GA Can we have a meeting before then?</p> <p>6.15 PHS The size of the library won't change</p> <p>6.16 PHS We can see if we can get a meeting</p>  |
| <p>7.</p> | <p><b><u>Lisson Grove Programme</u></b></p> <p>7.1 CEO updates on what's next for LGP particularly around heights</p> <p>7.2 PHS November 13 is the date to have a session about residential and a separate session in the hub but that is to be confirmed</p> <p>7.3 AVM Please, when you correspond with us, can you be clear with us on how many homes and what was in the master plan</p> <p>7.4 CEO We are not exceeding the 20 story tower, and we are looking at that</p> <p>7.5 LH Where is the meeting being held?</p> <p>7.6 PHS 4 Lilestone Street, 5.30pm to 8pm</p> <p>7.7 JF Feedback from residents is that they don't want open plan kitchens. They do want deck access and dual access</p> <p>7.8 PHS We can add that to the meetings about co-design about having different types</p> <p>7.9 AK Yes, adaptability</p> <p>7.10 CS It is clear that people don't want open plan kitchens</p> <p>7.11 CD Is the LG programme meeting extended to others</p> <p>7.12 PHS Everyone has already engaged will be invited</p> |

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| 8. | <b><u>Agenda Review</u></b><br><br>8.1 TH gives update on next two CSRCG meetings for 2025  |
|    | <b><u>AOB</u></b><br><br>9.1 AS I'm still concerned that with the number of new homes will there be enough facilities such as gas, electricity etc for the amount of additional people<br><br>9.2 LH Has someone raised about the amount of more people but less GP's and how that will create extra pressure |