

Church Street Regeneration Community Group minutes

Date: 20 November 2025

Location: 35/37 Church Street

Attendees:

- Safira Afzal (SA) Co-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) Chair of Tara
- Louise Hall (LH)
- Janutal Fardousi (JF) Moasic Community Trust
- Carolyn Keen (CK) WAES
- Dave Wybrow (DW) Director of Cockpit Theater/United College Group/City of Westminster Group

- Pamela Kovachich (PK) Resident Engagement Consultant – PPCR
- Paul Hutchinson Simpson (PHS) Comms & Engagement Manager
- Trisha Husbands (TH) Comms & Engagement Coordinator
- Diana Grisales (DG) Comms & Engagement Coordinator
- Dev Zarif (DZ) Regeneration Lead – Church Street
- Effie Robinson (ER) Housing Manger
- Cllr Aicha Less (AL) Church Street Ward Cllr (online)
- Cllr Aziz Toki (AT) Church Street Ward Councilor (online)

Apologies:

- Clare Dowding (CD) Chair of CSRCG
- Lena Chowdry-Salter (LCS) CEO Moasic Community Trust
- Luka Zumach (LZ) Church Street Ward resident
- Sean Gainsford (SG) Church Street Ward resident
- Barbara Grahame (BG) Friends of Church Street Library
- Linda Hardman (LH) Friends of Church Street Library
- Cllr Matt Noble (MN) Church Street Ward Councilor

Item no:	Notes:
1.	<p data-bbox="260 181 679 215"><u>Welcome and Introductions</u></p> <p data-bbox="260 253 1302 286">1.1 SA welcomes everyone to the meeting. Everyone introduces themselves.</p>
2.	<p data-bbox="260 378 1425 450"><u>Minutes and matters arising from previous meeting not covered elsewhere in the agenda.</u></p> <p data-bbox="260 488 1289 555">2.1 SA Does anyone have any comments to make about the minutes for the meeting that we had on 23 October</p> <p data-bbox="260 593 783 627">2.2 No comments from the members</p>
3.	<p data-bbox="260 636 679 669"><u>Site A Construction Update</u></p> <p data-bbox="260 707 759 741">3.1 SE & AE introduce themselves</p> <p data-bbox="260 779 927 813">3.2 SE & AE give update on Site A construction</p> <p data-bbox="260 851 1481 949">3.3 GA on behalf of The Friends of the Library we were given plans on the library in Nov 2024, not had any contact since, still concerns about the library and entrance/walkway to library, it will become a public walkway which is still to be discussed.</p> <p data-bbox="260 987 1158 1021">3.4 SE apologies for the delay, we will get back to you in January</p> <p data-bbox="260 1059 1339 1093">3.5 GA there has been no discussion about things we still have concerns about</p> <p data-bbox="260 1131 1011 1164">3.6 CS we have had very little communication from you</p> <p data-bbox="260 1202 1075 1236">3.7 SE we will look to meet again with you in the New Year</p> <p data-bbox="260 1274 1027 1308">3.8 CS could we have a meeting before the New Year?</p> <p data-bbox="260 1346 1011 1379">3.9 DW can we have a date within the next two weeks</p> <p data-bbox="260 1417 984 1451">3.10 CS yes can we get a date in the next two weeks</p> <p data-bbox="260 1489 1270 1523">3.11 ES we will get back to you, we are not trying to hide or not include you</p> <p data-bbox="260 1561 1485 1659">3.12 CK can I raise about communication. What about the other side of Edgware Road and those who live there. Are we not engaging with those residents as they are close to the regeneration</p> <p data-bbox="260 1697 1358 1796">3.13 CS we did ask those residents but at the time, they were not interested in the regeneration, so they didn't want to be engaged</p> <p data-bbox="260 1834 1007 1868">3.14 SE we will look to revisit that side for engagement</p>

4.

Lisson Grove Update:

- 4.1 DG gives update on LGP hub and homes workshop
- 4.2 AVM we have asked questions. It may be beneficial to have 2 GP's in the hub, but what is the benefit to residents? We need answers
- 4.3 DG I think ww need to hear from them also to get an idea of what they need
- 4.4 AVM we need answers not feedback
- 4.5 CK have the GP's been invited to these meetings so residents can have their questions answered and what about young people who will be using these services too
- 4.6 DG they have been invited to attend launch event
- 4.7 PHS the GP's have been invited to attend our sessions and talk about what space they need what they might need
- 4.8 CK you should talk to the Cllrs, can Cllr Less take this away
- 4.9 AL yes I can
- 4.10 DG we do go to coffee mornings at the local schools
- 4.11 AL Westminster Youth Council and Shofa could help facilitate to get a more diverse group of young people. They have meetings every Monday at CH. They could take them to Church Street. Not all the children live in Church Street, but many go to the schools in the area
- 4.12 DG yes, that would be good
- 4.13 PHS we are also looking to engage with VCSO and engage with wider community groups around wellbeing and work with community team colleagues and how that space is used
- 4.14 AVM I have a request, could we have something like a document or drawings?
- 4.15 DG we will collate all the feedback and send it to you. It will also be on the website and in the newsletter
- 4.16 GA 4 Lilestone Street don't advertise their events due to not being able to print
- 4.17 LH I have spoken to residents on Frampton Street, and they don't know anything about what's happening with LGP
- 4.18 PHS We will look to do more engagement in the wider area; we are aware that we need to do that
- 4.19 PHS gives update on Site B & C co-design

<p>5.</p>	<p><u>Action & Engagement Tracker</u></p> <p>5.1 DZ gives update on actions from last meeting</p> <p>5.2 LH are the cash machines the ones that charge, link charged people, people won't like that</p> <p>5.3 DZ Santander are holding drop in banking in the library. Post office is not agreeable to have a second ATM as the one they currently have is not fully utilized.</p> <p>5.4 JF there is no job center in the area, people want a job center</p> <p>5.5 DZ We will speak to our employment colleagues to see what can be done</p> <p>5.6 SA we have lost 4 atm's as a result of Santander leaving, won't Tesco add more ATM's?</p> <p>5.7 DZ Attempts have been made to discuss with Tesco but we've had no response</p> <p>5.8 LH there is good news on CCTV</p> <p>5.9 AL yes, 4 new CCTV's to be installed</p> <p>5.10 GA can CCTV be attached to balconies</p> <p>5.11 DZ they can only be attached to lamp posts</p> <p>5.12 AL Mayfair are installing some on homes as lamp posts are getting cracked trying to install them. Eden House could possibly have one installed</p> <p>5.13 GA we should have 5 Police Officers in Church Street</p> <p>5.14 DZ gives an update on Broadley Street Gardens, Green Spine & Daventry House</p> <p>5.15 CS not the best time of year to be planting</p> <p>5.16 DZ with regards to the slide do you want it removed?</p> <p>5.17 LH if removing the slide will be a hazard and require fencing off of the area, then do not remove it and leave it where it is</p> <p>5.18 TH gives update on November community engagement</p>
<p>6.</p>	<p><u>Regen Round up</u></p> <p>6.1 TH gives update on Site A demolition remaining timeline before finishing on site</p> <p>6.2 TH gives update on next CSR CG meeting and what's coming up for January</p>

AOB

- 7.1 LH is The Cockpit moving to Site B?
- 7.2 DW there is a conversation about it. There are pro's and con's to it. The current site possibly needs refurbishment; a new Theatre could be located on Site B. Would be more like a cultural hub with a café and more community space
- 7.3 CS there used to be more than one community theater on Church Street
- 7.4 DW where the library was, Charle Chaplin performed there
- 7.5 DW I don't want to lose the essence of The Cockpit
- 7.6 CK could we have on the agenda, culture and arts and a discussion around this?
- 7.7 CS what's happening with the Triangle café?
- 7.8 DZ We have interviewed potential operators; we will update more on that in due course
- 7.9 CS on the agenda for January