

Church Street Regeneration Community Group minutes Date: 26
February 2026
Location: 35/37 Church Street

Attendees:

- Clare Dowding (CD) Chair CSRCG
- Hamza Taouzzale (HT) Co chair Neighborhood Forum
- Glenys Arthur (GA) (Friends of Church Street Library)
- Carole Spedding (CS) Neighborhood Forum & Four Rivers
- Achim Von Maloki (AVK) Chair TARA
- Louise Hall (LH)
- Barbara Grahame (BG) Friends of Church Street Library)
- Linda Hardman (LH) Friends of Church Street Library
- Janutal Fardousi (JF) Moasic Community Trust
- Carolyn Keen (CK) WAES
- Natasha May (NM) Co-chair Neighborhood Forum
- Pamela Kovachich (PK) Resident Engagement Consultant – PPCR
- Paul Hutchinson Simpson (PHS) Comms & Engagement Manager
- Diana Grisales (DG) Comms & Engagement Co-Ordinator
- Ivana Slivkova (IS)
- Holy Rosevear (HR) Regeneration Officer
- Effie Robinson (ER) Housing Manger
- Kate Oboussier (KO) Communities Programme Manager
- Ben Monteagle (BM) Levitt Berstein
- Peggy Shen (PS)Farrer Huxley Lanscapre Architects
- James Wallace (JW) Hunters Architects

Apologies:

- Safira Afzal (SA) Co-chair of CSRCG
- Lena Chowdry-Salter (LCS) CEO Moasic Community Trust
- Sean Gainsford (SG) Church Street Ward resident
- Dave Wybrow (DW) Director of Cockpit Theater/United College Group/City of Westminster Group
- Cllr Matt Noble (MN) Church Street Ward
- Luka Zumbach (LZ) Church Street Ward resident
- Cllr Aicha Less (AL) Church Street Ward
- Cllr Aziz Toki (AT) Church Street Ward
- Trisha Husbands (TH) Comms & Engagement Co-Ordinator
- Devrim Zarif (DZ) Regeneration Manager

Item no:	Notes:
1.	<p data-bbox="261 174 679 210"><u>Welcome and Introductions</u></p> <p data-bbox="261 248 858 284">1.1 CD welcomes everyone to the meeting</p>
2.	<p data-bbox="261 369 1418 443"><u>Minutes and matters arising from previous meeting not covered elsewhere in the agenda.</u></p> <p data-bbox="261 481 1283 548">2.1 CD Does anyone have any comments to make about the minutes for the meeting that we had on 22 January</p> <p data-bbox="261 586 991 622">2.2 TH to add follow up information about co-design</p> <p data-bbox="261 660 1270 728">2.3 Police Consultation, when did it happen? The community didn't know about it</p> <p data-bbox="261 766 1275 801">2.4 TARA received an update of current designs by full project team LGP.</p>
3.	<p data-bbox="261 828 815 864"><u>Community Development Team Intro</u></p> <p data-bbox="261 902 1469 1070">3.1 KO Introduced the new Community Development team for the North, which she will lead with the support of Rashid Ahmed. Their priority wards are Little Venice, Church Street, Hyde Park and Lancaster Gate. Rashid Ahmed will be a Senior Community Development Officer. Their objectives are to support demand management, Enable early intervention, Promote prevention.</p> <p data-bbox="261 1108 1027 1144">3.2 NM Can you provide examples of current projects?</p> <p data-bbox="261 1182 1477 1279">3.3 KO Improving relationship with residents and WCC college, as the residents only experience the negative impact of the college ASB but not the benefits it brings to the local community.</p> <p data-bbox="261 1317 1369 1384">3.4 GA The wording on the presentation is strange and not clear about what their objectives and priorities are and what they are trying to achieve</p> <p data-bbox="261 1422 1099 1458">3.5 AVM What collaboration is envisioned with VCSE sector?</p> <p data-bbox="261 1496 1238 1532">3.6 KO We are in the early stages and we will start to contact VCSE soon</p> <p data-bbox="261 1570 1430 1720">3.7 LH Is important to focus on unifying the community, in the past when the Communities Team organized celebrations for specific groups e.g. Kurdish celebrations, some members of community excluded. These types of celebrations are not helpful. We need to ensure we get different groups of people together. Focusing on isolated groups deepens the division</p> <p data-bbox="261 1758 1453 1886">3.8 NM If you still need to define priorities, it sounds like there is still an early mapping exercise to be carried out. How can you ensure you don't stretch VCSE resources, as they are already quite stretched. How to prevent duplication with what others are doing? There does not seem to be a clear focus at the moment.</p>

4.

Site B & C Update

- 4.1 JW Provided update on Site B and C and next steps
- 4.2 AVM Have you received feedback from the WCC panning team about design updates after co-design?
- 4.3 JS our pre-planning meetings have taken place to date, with further sessions scheduled to run alongside the ongoing design development and co-design process. Planning officers have been supportive in principle, provided that all statutory requirements are met.
- 4.4 GA There seems to be a lot of green space planned, but the playground space with a hard surface is now gone from the design. Trees and grass are great, but that space is also essential
- 4.5 JW this has been noted and there is some flexible space that is about to be developed in more detail where this type of space could be incorporated.
- 4.6 NM WCC Parks Team wasn't involved in the design of the green spine, how can we ensure any public space design consults them beforehand as they will be the ones having to take care of it.
- 4.7 JW Meetings have been scheduled to bring together the relevant council teams and ensure their input is integrated into ongoing design development.
- 4.8 NS: Will there be an increase in the Parks Team budget if they have to maintain and manage additional sites? Parks team didn't know that the Green spine was coming under their remit and their workload increased with no additional funds/resources
- 4.9 CK: Questioned why transport and public space considerations are not planned in parallel with new developments, noting the absence of a coordinated strategy involving TfL, Highways and other relevant partners
- 4.10 JW The team are already engaging the highway teams about this and the requirements in addition to the new development requirements
- 4.11 CS We were told that Venable Street was going to be closed, and therefore shops will take deliveries in Edgware Road. Pedestrian experience is already a challenge for people with buggies, shopping as it is already a struggle, is very busy and used, so it couldn't take any additional pressure if Venable Street is closed.
- 4.12 JW Point taken, Venable Street will still be already In use to service the shops.
- 4.13 CS To what extent? What is Tesco's plan?
- 4.14 IS Corporate property has already been talking to them, but we are not sure about the outcome:
- 4.15 CS: It would be good to know what the outcome of WCC corporate property team and Tesco.
- 4.16 CK: Will KO (Community Development Team) help with improving that communication with wider business sector?.
- 4.17 CK: When will the co-design report be available?

	<p>4.18 After the site visits</p> <p>4.19 NM: How often does door-knocking happen? There are different departments doing it, is this being coordinated to ensure that residents are not being harassed.</p> <p>4.20 PHS We will enquire with other departments operating in the area, so we can try to have WCC overview of how when and how we go to people's doors to prevent overloading them.</p> <p>4.21 CK: Can we include inserts in the Reporter publication?</p> <p>4.22 PHS We can look into thar</p>
<p>5.</p>	<p><u>Lisson Grove Project Update</u></p> <p>5.1 HR Provides project update</p> <p>5.2 GS, AVM supportive of opening Mallory Street if well-lit and made a safe environment</p> <p>5.3 AVM: Support to keep private homes for sale in the Orchardson site and social home within Lisson Green as private buyers don't tend to live in the area or connect with the community. They end up being short lets, Airrbnb's</p> <p>5.4 CK: asked whether restrictions could be introduced to prevent buyers from using their homes as short-term lets.</p> <p>5.5 HR: explained that such restrictions would be difficult to enforce and could make the flats are less competitive, as many other developments in the area do not have similar limitations, placing WCC at a disadvantage.</p> <p>5.6 AVM TARA supports small park in the new residential homes should be open to everyone, it was originally planned to be closed and only to open to residents of the blocks</p> <p>5.7 HR: students and staff have been consulted on the design of breakout spaces and learning facilities</p> <p>5.8 LH Can we ensure that people who live around the building are consulted on the façade</p> <p>5.8 Has the Cleansing depot unit been considered? Is it a lost opportunity</p> <p>5.9 HR The Cleansing depot on Harewood Avenue proposal is part of Corporate Property's overall Council Services Strategy</p>

- 5.10 CS: Can people access the park spaces from the street or just not from Health & Wellbeing
- 5.11 HR: Yes they can be accessed from the Community Hub and also from the street
- 5.12 AVM: Currently a third of the green spaces are not being maintained. So we don't want more space that won't be maintained.
- 5.13 HR: We are learning from green spine mistakes to ensure they are not repeated
- 5.14 NM: At the meeting with the Parks Team, we learnt that Broadley Street Gardens soil was in terrible condition, so it is impossible to maintain.
- 5.15 CS: There should be an area with diverse planting that reflects Church Street different cultures and environments
- 5.16 LH: Considerations needs to be given to maintenance as we don't want something that will look pretty for three months and then is just neglected
- 5.17 NM Public seating seems to be very low, so there are many people with disabilities that can't use them. All type of users should be considered when designing public facilities.
- 5.18 AVM: The open space needs to be open enough for events.
- 5.19 LH: in KSA nursery there are games and play walls inside the fence, if there is a fenced area this is a nice way to ensure is also the kids can enjoy.
- 5.20 HR: Mentioned that the new development will be car free and new residents won't be granted a parking permit, but existing residents will keep theirs.
- 5.21 CS: This has not been happening with Barclays development. The promise hasn't been kept, existing residents lost their permits.
- 5.22 LH: There are empty carpark spaces in Carrick Yard when there is so much need for carpark spaced. The whole system is not working. People share the disabled permits, this is not being policed with existing residents, how is it going to be policed with new residents?

6.

Site A

- 6.1 GA: Mentioned that she attended the Drop-in session about site A to enquire about the plans for the Library. But the person there didn't know anything about it.
- 6.2 PHS: This is early stages; this is something that still needs to be developed and we will ensure we inform and update the Friends of the Library of any development.

Engagement & Action Tracker

- 7.1 CS Groundbreaking event should also be for the community, so they should be in the Photo

ABO

7.

- 7.1 CS, LH: Has there been any movement on the conversation about Cockpit theatre?
- 7.2 NM Can we have a follow up meeting about green spine to have more notice, and also an evening one. We need one during the day with parents as they are usually available then. Parks team has made it clear that a lot of the issues are not responsibility, so