

SChurch Street Regeneration Community Group minutes

Date: 22 January 2026

Location: 35/37 Church Street

Attendees:

- Hamza Taouzzale (HT) Co chair Neighborhood Forum
- Glenys Arthur (GA) (Friends of Church Street Library)
- Carole Spedding (CS) Neighborhood Forum & Four Rivers
- Alan Stirling (AS)
- Achim Von Maloki (AVK) Chair 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
- Luka Zumbach (LZ) Church Street Ward resident
- Natasha May (NM) Co-chair Neighborhood Forum
- 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 & Ebury
- Romaana Jonga (RJ) Comms & Engagement
- Effie Robinson (ER) Housing Manger
- Laura Seymour (LS) Housing Area Manager
- Sean Kelly (SK) Project Director, Mount Anvil
- Amy Evans (AE) Community Engagement Executive

Apologies:

- Clare Dowding (CD) Chair of CSRCG
- Safira Afzal (SA) Co-chair of CSRCG
- Lena Chowdry-Salter (LCS) CEO Moasic Community Trust
- 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
- Cllr Aicha Less (AL) Church Street Ward
- Cllr Aziz Toki (AT) Church Street Ward

Item no:	Notes:
1.	<p data-bbox="261 174 679 210"><u>Welcome and Introductions</u></p> <p data-bbox="261 248 863 284">1.1 HT welcomes everyone to the meeting.</p>
2.	<p data-bbox="261 374 1422 445"><u>Minutes and matters arising from previous meeting not covered elsewhere in the agenda.</u></p> <p data-bbox="261 483 1281 548">2.1 HT Does anyone have any comments to make about the minutes for the meeting that we had on 20 November</p> <p data-bbox="261 586 786 618">2.2 No comments from the members</p>
3.	<p data-bbox="261 631 679 667"><u>Site A Construction Update</u></p> <p data-bbox="261 705 1118 741">3.1 AE gives update community engagement with Mount Anvil</p> <p data-bbox="261 779 868 815">3.2 SK gives update on Site A construction</p> <p data-bbox="261 853 1347 889">3.3 AVM What materials from the old building will be used? What happens to it?</p> <p data-bbox="261 927 1262 963">3.4 SK Materials are crushed/broken down, and the ground is turned over</p> <p data-bbox="261 1001 719 1037">3.5 AVM Was it asbestos free?</p> <p data-bbox="261 1075 810 1111">3.6 SK Yes, it was cleared by Keltbray</p> <p data-bbox="261 1149 1469 1211">3.7 GA There is increased traffic on Penfold Street. There is a gap in the hoarding, is that for traffic, will that be used for vehicles coming in and out of the site?</p> <p data-bbox="261 1249 1465 1312">3.8 SK We are currently using the Penfold Street entrance but will be going back to using the Broadley Street entrance</p> <p data-bbox="261 1350 1118 1386">3.9 HT Does this mean there will be suspended parking bays?</p> <p data-bbox="261 1424 778 1460">3.10 SK Yes, we have obtained them</p> <p data-bbox="261 1498 1129 1534">3.11 CK Will there be signage or sign posting to redirect people?</p> <p data-bbox="261 1572 1490 1635">3.12 SK All contractors will be briefed and told to avoid using Edgware Road, we are looking at changing the access route</p> <p data-bbox="261 1673 1477 1736">3.13 HT is the route from Penfold Street the only access, if it gets congested, road jams will occur</p> <p data-bbox="261 1774 1051 1809">3.14 SK We will have discussions with them to try and help</p> <p data-bbox="261 1848 1477 1910">3.15 LH Will they be told about school drop of pick up timings, 8am is start of drop off, it can be chaotic</p> <p data-bbox="261 1948 1161 1984">3.16 CS Penfold Street is used as a rat race, communication is key</p> <p data-bbox="261 2022 1222 2058">3.17 CK The cycle route needs to be factored in with highways and TFL</p> <p data-bbox="261 2096 775 2132">3.18 HT It's not part of the cycle lane</p> <p data-bbox="261 2170 1102 2206">3.19 ES we will get back to you, we are not trying to hide or no</p>

4.

Lisson Grove Update:

- 4.1 PS gives update on LGP
- 4.2 AVM 6 weeks ago in a personal capacity, I emailed around how the development implementing the council's policy and strategy. We discussed it with Tara. Can we get a response, can we get an answer around existing policy and how it fits in
- 4.3 PHS We have sent a holding reply to your email
- 4.4 NM How do people get answers if they want to know before 31st deadline?
- 4.5 PHS We want to use the 31st January deadline as a point where everyone can give their views and everyone has a chance to give their views, rather than replying to the individual
- 4.6 AVM Tara is a resident association, and we should be getting substantive and qualitative responses.
- 4.7 CK One of the sessions we discussed engaging with young people, has there been any progression on that?
- 4.8 PHS We did some engagement with WAES students. Daina is leading on that and has contacted our colleagues who lead on the youth council. We are awaiting a response. We have also contacted MBS and Feathers Marylebone
- 4.9 LH What about the library?
- 4.10 PHS We do have the Church Street newsletter there, but we can do more
- 4.11 NM Maybe target young people with appropriate age comms
- 4.12 HT On 5 February there is a scrutiny meeting at City Hall, come along as we will be scrutinizing Church Street and housing, from 6.30

<p>5.</p>	<p><u>Site B & C</u></p> <p>5.1 PHS gives update on Site B & C co-design</p> <p>5.2 LH Workshops have worked so much better and genuinely listened to residents</p> <p>5.3 NM do these follow the co-design principles?</p> <p>5.4 NW I would like more information on Co-design</p> <p>5.5 PHS I will look into that</p> <p>5.6 PHS Co-design was set out by Angela who has written co-design which has been used industry wide. They would have been done using co-design principles</p> <p>5.7 PHS We got feedback about using 35 as there were some concerns about sound and layout. We will look to try and make it better or potentially change locations</p> <p>5.8 CK What about using WAES?</p> <p>5.9 NM What about using the library?</p> <p>5.10 HT Or the community center at Greenside</p> <p>5.11 LH School hall at KSA?</p> <p>5.12 CK The Church at Rossmore Road</p>
<p>6.</p>	<p><u>Engagement & Action Tracker</u></p> <p>6.1 TH gives update of January Engagement</p> <p>6.2 DZ gives an update on actions from last meeting (20 November 2025)</p> <p>6.3 AVM Will the triangle café have anything to do with the toilets?</p> <p>6.4 DZ The café has no responsibility for the toilets other than displaying the passcode for access. The toilets are managed by Carlisle who look after all the public toilets in Westminster</p> <p>6.5 LH Is there something that's going to be done about the park, there isn't much for children aged from 8-12</p> <p>6.6 DZ We will get in touch with parks about the issue</p> <p>6.7 GS The railings not being there is still an issue</p> <p>6.8 DZ There was a consultation about that and the police were involved</p>

AOB

- 7.1 DW The time has come to suggest we make an agenda item on Church Street cultural infrastructure, what it would take for the area to thrive including the Cockpit Theatre. What does it want in terms of community function? How do we make the ward more visible? How do we make this more important. I could write up some points
- 7.2 LH It would be great to get a theater for school children; we don't have space in our schools and no teachers that teach drama
- 7.3 AVM Very disappointed there is no agreement with Sanctuary House, the team need to talk to them
- 7.4 CK The council was consulting about this, and I agree with Dave and should be included when building new homes
- 7.5 PHS We will liaise with you about this
- 7.6 CK Also invite the teams that would be involved in this
- 7.7 DW Can we add this as a discussion?
- 7.8 LZ It should be part of the strategy