

# Church Street Regeneration Community Group minutes

Date: 26 March 2026

Location: 35/37 Church Street

## Attendees:

- Hamza Taouzale (CD) Co-chair CSWNF
- Safira Afzal - late (SA) Co-chair of CSRCG
- Glenys Arthur (GA) (Friends of Church Street Library)
- Carole Spedding (CS) Neighborhood Forum & Four Rivers
- Achim Von Maloki (AVK) Chair TARA
- Louise Hall (LH) KSA School Governor
- Natasha May (NM) Co-chair CSWNF Neighborhood Forum
- Alan Stirling (AS) Lisson Grove resident
- Noir Naher Nuri (NNN) Moasic health and wellbeing advocate
- Marilyn Courtney (MC) Salsbury Street stakeholder
- Pamela Kovachich (PK) Resident Engagement Consultant – PPCR
- Paul Hutchinson Simpson (PHS) Comms & Engagement Manager
- Trisha Husbands (TH) Comms and Engagement Co-Ordinator

## Apologies:

- Lena Chowdry-Salter (LCS) CEO Moasic Community Trust`
- Barbara Graham (BG) Friends of Church Street Library
- Linda Hardman (LH) Friends of Church Street Library
- Carolun Keen (CK) WAES
- Sean Gainsford (SG) Church Street Ward resident
- Dave Wybrow (DW) Director of Cockpit Theater/United College Group/City of Westminster Group
- Luka Zumbach (LZ) Church Street Ward resident
- Effie Robinson (ER) Housing Manager
- Cllr Aicha Less (AL) Church Street Ward
- Cllr Aziz Toki (AT) Church Street Ward
- Devrim Zarif (DZ) Regeneration Manager
- Diana Grisales (DG) Comms & Engagement Co-Ordinator

Item no:	Notes:
1.	<p data-bbox="264 174 679 208"><b><u>Welcome and Introductions</u></b></p> <p data-bbox="264 248 1082 282">1.1 HT welcomes everyone to the meeting and introductions</p>
2.	<p data-bbox="264 369 1414 443"><b><u>Minutes and matters arising from previous meeting not covered elsewhere in the agenda.</u></b></p> <p data-bbox="264 483 842 517">2.1 NM the minutes need to be amended</p> <p data-bbox="264 557 1485 618">2.2 NM is there an update on co-design? PHS apologies, I have not got an update as yet. PHS had believed a previous update given to CSCRG had addressed this request.</p>
3.	<p data-bbox="264 710 475 743"><b><u>Site A Update</u></b></p> <p data-bbox="264 784 874 817">3.1 SK gives update on construction works</p> <p data-bbox="264 857 746 891">3.2 PHS is timeline still on track?</p> <p data-bbox="264 931 635 965">3.3 SK yes, still on track</p> <p data-bbox="264 1005 1007 1039">3.4 PHS Can you explain to the group what piling is?</p> <p data-bbox="264 1079 699 1113">3.5 SK explains what piling is</p> <p data-bbox="264 1153 1401 1214">3.6 LH the gates open at KSA at 8am, trucks are coming down the street, sometimes dangerously. There are kids and additional traffic during that time. It's dangerous</p> <p data-bbox="264 1254 783 1288">3.7 SK is that down Penfold Street?</p> <p data-bbox="264 1328 459 1361">3.8 LH yes</p> <p data-bbox="264 1402 1241 1435">3.9 SK I will speak to the contractors to find out who and speak to them</p> <p data-bbox="264 1476 1401 1536">3.10 NM have you been affected by the flyover being closed? Do you have a plan to counter that?</p> <p data-bbox="264 1576 1401 1637">3.11 SK We haven't been affected, I think that might be more on Edgware Road and their site at Trillium</p> <p data-bbox="264 1677 938 1711">3.12 NM we are getting more traffic because of it</p> <p data-bbox="264 1751 1337 1812">3.13 SK I have spoken to the contractors at Trillium to check the impact and will continue to monitor</p> <p data-bbox="264 1852 954 1886">3.14 HT will there be further parking suspensions.</p> <p data-bbox="264 1926 1241 1960">3.15 SK we are talking with WCC to reduce the number of parking bays</p> <p data-bbox="264 2000 986 2033">3.16 PHS MA will come back with an update on that</p>

4.

### **Engagement Tracker**

- 4.1 PHS gives update on March engagement activities
- 4.2 LH it was a great attendance at the KSA coffee morning but the ones who were there did learn a lot

### **Action Tracker**

- 4.3 TH gives update on action from last meeting.

### **Regeneration Round up**

- 5.1 TH gives update on Triangle Cafe
- 5.2. TH new operator will be invited to the net CSRCG meeting
- 5.3 PHS gives brief update on Site B & C upcoming workshops and LG ballot
- 5.4LH There was someone who was at one of the LG workshops who didn't know about the plans but once I got them up to speed, they did engage
- 5.4 NM I couldn't hear some of the presentation, you had one person here, another over there and I have mobility issues so I can't turn my neck, so I had to move, nobody asked
- 5.5 CS It was set up badly and not managed well
- 5.6 NM We had break away groups but we didn't get a chance to hear what over people thought
- 5.7 LH there wasn't enough time
- 5.8 HT Are you going to ballot?
- 5.9 PHS The ballot will take place in the summer which will help secure GLA funding. This is set by the Mayor and part of GLA rules, all residents will be balloted
- 5.10 NM do you need a certain percentage of the vote?
- 5.11 PHS yes as per the rules, we just need a majority
- 5.12 NM the date to register and the local elections are close together, I think its confusing
- 5.13 HT can TA vote
- 5.14 PHS yes under a different criterion from social tenants. Civica will send out comms to the residents, and we will deliver the landlord offer
- 5.15 NM What are you doing so people don't get all the info about ballot and elections?
- 5.16 PHS we won't be doing any engagement during pre-election
- 5.17 MC could this all change after the election?
- 5.18 PHS yes,
- 5.19 NM I still think the dates are still too close together and will cause confusion. People will register to vote and think that is for the ballot. If English not your first language, that will be an issue

	<p>5.20 LH who sets the dates?</p> <p>5.21 PHS we as comms team follow the timeline set out, its in the LG newsletter</p> <p>5.22 NM I'm not confident and feel the timeline is not long enough, I'm sure it wouldn't have delayed the programme</p> <p>5.23 LH They have leafleted and held events, what more can we do</p> <p>5.24 NM we need to get more people involved. Baywater and Marble Arch have big signs informing what is going on. Why can't we have these in Church Street?</p> <p>5.25 PHS we do try different events and go to where people are</p> <p>5.26 CS We are swamped with leaflets</p> <p>5.27 LH the team are out talking to people, but people are mistrustful or they don't care</p> <p>5.28 AVM if the ballot does go ahead, the housing team should find out and give clarity on how much water and gas will cost residents</p>
6.	<p><b><u>AOB</u></b></p> <p>6.1 AS I am upset that I am not included in the ballot. I would like a copy of the rules as to why I am not. Is Daventry House included?</p> <p>6.2 PHS yes as it is within the boundary</p> <p>6.3 HT could the council extend the boundary?</p> <p>6.4 PHS it's important to understand what a ballot is. It's to get funding from the GLA for new housing</p> <p>6.5 AS this new image in the newsletter shows buildings have moved right in front of my home. I have lived here for 34 and I don't get a vote</p> <p>6.6 AS have you heard of right to light? I will be contacting my solicitor to speak to WCC</p> <p>6.7 AS does everyone know that there are listed buildings?</p> <p>6.8 HT once voted in, can plans change?</p> <p>6.9 AVM I think everyone is delighted when Arbeit opened LG enterprise space with local businesses. They need to be able to advertise their business. I have spoken to one business, and they need to be seen. I think there needs to be a billboard</p> <p>6.19 TH Arbeit manages the space. I am sure there are conversations going on about ways to promote. Some of these businesses are not retail shops but workspaces so there is a different requirement</p> <p>6.20 SA is there an update on the roundabout that was proposed</p> <p>6.21 HT I will speak to highways and find out</p> <p>6.22 MC the lights on the underpass on Lisson Street have been out for 2 years. I have reported</p> <p>6.23 HT I will look into that</p>

