

Church Street Regeneration Community Group minutes

Date: 30 April 2026

Location: 35/37 Church Street

Attendees:

- Achim Von Maloki (AVK) Chair TARA
- Alan Stirling (AS) Lisson Grove resident
- Natasha May (NM) Co-chair CSWNF Neighborhood Forum & today's Chair
- Louise Hall (LH) KSA School Governor
- Antricia John (AJ) Project Support Officer
- Marilyn Courtney (MC) Salsbury Street stakeholder
- Carolun Keen (CK) Chair of Board of Governors WAES
- Steven Potter (SP) Browns Construction Thames Water
- Ian McPherson (IM) Brown Construction Thames Water
- Martin Crank (MCK) Senior Communications and Engagement Manager
- Sean Kelly (SK) Mount Anvil
- Amy Evans (AE) Mount Anvil
- Holly Rosevear (HR) Development Manager
- Romaana Jonga (RJ) Regeneration Officer
- Effie Robinson (ER) Housing Manager
- Devrim Zarif (DZ) Regeneration Manager
- Detoun Akindeinda (DA) – Triangle Café
- Dami Akindeinda (DA)

Apologies:

- Glenys Arthur (GA) Friends of Church Street Library
- Carole Spedding (CS) Neighborhood Forum & Four Rivers
- Pamela Kovachich (PK) Resident Engagement Consultant PPCR
- Hamza Taouzzale (HT) Co-chair CSWNF
- Diana Grisales (DG) Comms & Engagement Co-Ordinator
- Trisha Husbands (TH) Comms and Engagement Co-Ordinator
- Paul Hutchinson Simpson (PHS) Comms & Engagement Manager

Item no:	Notes:
1.	<p data-bbox="264 170 679 208"><u>Welcome and Introductions</u></p> <p data-bbox="264 241 1086 275">1.1 NM welcomes everyone to the meeting and introductions</p>
2.	<p data-bbox="264 282 1409 356"><u>Minutes and matters arising from previous meeting not covered elsewhere in the agenda.</u></p> <p data-bbox="264 360 1347 396">AS – raised the issue about the Right of light and no response on the matter.</p>
3.	<p data-bbox="264 441 657 479"><u>Lisson Grove Programme</u></p> <p data-bbox="264 515 1018 551">3.1 HR provided update on the LGP and Ballot update</p> <p data-bbox="264 584 1018 620">3.2 CK asked if Businesses can vote in the LGP ballot</p> <p data-bbox="264 654 1347 752">3.3 HR & MC no, just residents, who can vote in the ballot is not decided locally but by the GLA – the rules cover groups such as “council tenants”, “Resident leaseholders” and some other specific households.</p> <p data-bbox="264 786 1299 860">3.4 AVM raised the issues heard from the TV about WCC deciding that new projects would only have 10% affordable housing and not 25%?</p> <p data-bbox="264 893 1099 929">3.5 MC no, Westminster will always deliver 50% on our own.</p> <p data-bbox="264 963 1347 1093">3.6 HR explained that if residents vote yes, - 300 new homes, 50% of which will be affordable (intermediate and social tenures), permanent community hub (currently temporary at 4 Lilestone Street), new central community ark and public realm improvements.</p> <p data-bbox="264 1126 1366 1225">3.7 CK asked about holding the ballot over the summer holidays, whether people can proxy and whether there’s a certain amount of time in which they must cast their vote? And is the ballot postal or you can go to a booth</p> <p data-bbox="264 1258 1347 1357">3.8 MC, HR & RJ Residents have several accessible ways to take part/vote in the ballot, they can vote via post, text, email. We will also have ballot boxes available on certain days for people who want to do it physically.</p> <p data-bbox="264 1391 1099 1426">3.9 NM if there is a ‘No’ vote – is it BAU – it seems very final</p> <p data-bbox="264 1460 1366 1630">3.10 HR - In the event of no result, the regeneration proposal would stop, and the council would need to reconsider their options. The council would need to look at the plans completely fresh, and it could take a long time. (4-5 years to develop new plans). The council would continue to maintain and manage the homes and open spaces as they currently are. CIL</p> <p data-bbox="264 1664 1347 1738">3.11 MC without the funding then the quota of affordable home will drop because we cannot afford to build without the funding.</p> <p data-bbox="264 1771 1347 2033">3.12 AVM because it is a ballot on the Lisson Green Estate, the residents’ association TARA, will obviously cover it in their newsletter. Suggestion for the Regeneration team to write/ draft an article published in the TARA newsletter, it should explain the ballot factual and include the funding link: ‘Only if the outcome is yes, can the GLA funding be secured to achieve 50% of affordable homes’. If the team can’t write a full-blown article, then they could send TARA a few sentences of what they think should be in the newsletter.</p> <p data-bbox="264 2101 1490 2168">3.13 MC agreed to provide wording for the article and is more than happy to write the article for TARA</p>

- 3.14 AVM, instead of an article, could you write us a few lines of what you think should be in the article, and provide visual material which will be important and be good quality.
- 3.15 AVM the brick colour proposed for Lisson Green project is not necessarily welcomed by everyone, especially given that colour in the conservation area is not red brick.
- 3.16 HR the visuals are indicative, and we are taking on feedback and currently looking at the colorings of the images. But, just to make sure nothing's set at this stage.
- 3.17 CK, could I ask for clarification, I assume that the GLA have a pocket of money, a bucket of money, and therefore were bidding against or the council is bidding against other bids? Adult education service is part of the council, but its funding comes from a separate source. And if, and I think its highly unlikely, the ballot didn't say yes, that leaves the question of the future of the adult education service up in the air. And I have always thought that there was an option for adult education to look for sponsorship, funding donations, as many other authorities do.
- 3.18 HR for the first part of your question, there is a pot (CIL). The GLA have launched their new funding bid. They welcome funding bids from councils across London, and we've entered them for all our projects in R&D team and there is a likelihood that we will receive some funding. However, how much funding and how much we can push for is a question that will be negotiated. But there should be enough money to ensure everybody gets some money towards their affordable homes scheme. For the second point, on the Hub coming forward without homes has always been an interesting discussion, but it is one regeneration proposal. They are going to come forward together. There is no ambiguity. There is still funding attributed to the Hub as well as WAES, which is the Community Infrastructure levy. So that's all the developments that are going up in the local area like West End Gate, all contribute toward the Community Infrastructure levy based on square footage of their private units. And that goes to supporting local projects such as the new WAES.
- 3.19 AVM, may I add, since you mentioned CIL, even if it's not so much, it would be beneficial if you wrote something that reaches the outer limits of the estate, which won't be directly affected by the development.
- 3.20 HR, any more questions at all on LGP?
- 3.21 CK, at what stage do you all start talking about sustainability? The building materials, art and what role will these all play?
- 3.22 HR, I think there's a real opportunity there to bring the WAES skills lab and the development of sustainability ambitions for the scheme together and it can be a good case study for students moving forward. And always in its evolution and will go into more detail in the next stage.
- 3.23 CK, so in the planning stage?
- 3.24 HR, there is a level of sustainability ambitions that you write into a planning application
- 3.25 CK, There's a requirement of the local authority and central government
- 3.26 HR, So it will be developed from now up until stage 3, it will be the materiality and how that is delivered through the building and design in a more technical level of detail. Both are an opportunity for WAES students to get involved.
- 3.27 CK, I was thinking about the wider community and Westminster's responsibility to honoring its ambitions for net zero.

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| | <p>3.28 HR, we are looking at the option of retrofitting. There is something that is being worked through as part of a retrofit fare policy that'll be submitted with the planning application for proposal for that. We are keen to do as much as we can to reduce the carbon footprint.</p> <p>3.29 CK, but inevitably new homes do have a large carbon footprint while you're also going to do demolition which has an impact.</p> <p>3.30 HR, very much so. So, we look at it over what we call the Whole life carbon. There is the upfront expenditure of carbon but, what does that mean over the life cycle of the project? Hopefully it will reduce emissions compared to the building in its current state. That is a positive story in the long run.</p> |
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Site A Construction

- 4.1 SK and AE gave update on going works on sit A
- 4.2 SK, following off the back of last month, enabling work still ongoing on site
- 4.3 SK, the demolition of the existing basement is now complete. The area has since been made safe, and works have moved on to the preparatory ground investigation.
- 4.4 SK, Mount Anvil are carrying out a series of possible pile probing, which is essentially like investigation work, this is being done so that before any of the piles go in, they make sure that there's no obstructions in the ground
- 4.5 SK, the current programme depends on Building safety regulatory (BSR) approval at Gateway 2 before main substructure works can proceed.
- 4.6 MC, what is the anticipated deadline for the BSR approval
- 4.7 We are currently in Gateway 2. We are aiming for 26th May for BSR approval, but historically they could take 20,25, 30 sometimes up to 47 weeks.

Triangle Café Update

- 4.8 Dami and Detoun (son and mother) introduced themselves. They are residents that will be taking over the Church Street Triangle Café.
- 4.9 DA2, we live in the area, on the same estate and we've lived in the area for 20 years. I grew up here when it was just a toilet' and now it's transformed into something positive.
- 4.10 DA2, the café will be opening tomorrow (01/05/2026) and offering a variety of snacks and a variety of African and Caribbean cuisine, breakfast. We will be open from 9am to 5pm, offering breakfast deals from £6 and offering after-school meals from £6. Summer opening times will run late in the evenings due to the sun setting later. We have a license for to allow us to be open till 9pm. So, I think after 5pm during the summer we'll probably just stick to serving dessert and stuff like that.
- 4.11 DA, we have a variety of snacks, we have smoothies, ice cream, milkshake, popcorn and cookies. And like my son mentioned, we have a variety of Afro Caribbean food. Jollof rice, suya, rice and peas, jerk chicken, curry goat, dumplings and puff-puff.
- 4.12 AVM, how many tables do you plan on having outside?
- 4.13 DA2, this is still a going conversation because of the application process, they also require a reference. The biggest thing is that it doesn't obstruct the walkway.
- 4.14 AVM, there should be enough space
- 4.15 DA2, I think there is enough space for at least 3 tables.
- 4.16 DA2 will be giving out flyers to get the word out. But what we rom you guys is to help spread the word
- 4.17 LH, you've got this in the bag. We have been waiting for this. Waiting for different cuisine. We will help get the word out
- 4.18 AVM, they could put flyers at the Community Hub

- 4.19 DA2, we will be doing after school deals for the kids.
- 4.20 CK, there is a canteen at WAES in the building but not sure if the students will have enough time to come out and get lunch at the café.
- 4.21 DA2, plans to collaborate with the local schools
- 4.22 MC, we will action for the Café to go onto the front of the Church Street Newsletter
- 4.23 DA2, we are also working with Nimrod on proper launch for the café.
- 4.24 CK, speak to the construction workers too about lunch. There is also a business forum
- 4.25 DZ, there is a business forum, but it hasn't been active for a while, but we can have a discussion if you need anything. We can point you in the right direction
- 4.26 AVM, could you open on Sunday 10th May, that's the Church Street Market Fair.
- 4.27 NM, what about the Antiques fair, is it happening?
- 4.28 LH, it is not happening.
- 4.29 DA, gave the group a rundown of her catering background and history. Catering for over 30 years. Studied at WCC college and attended South Bank University for food safety and control. Has worked in Hackey, lords cricket ground, Restaurants in Westfield and catering for oxford and Cambridge universities.

Green Spine update- Brownes

- 5.1 SP and IM showed area overview of the Thames Water Mains replacement areas
- 5.2. SP, Thames Water is carrying out a major water mains replacement programme across the area, all the green lines on the map shown are water mains that need to be replaced in the area. It is all burst driven stuff to do with very old Victorian (mains), which meant that there is a huge burst history in the area.
- 5.3 SP, Works have already started on Mulready Street, with Salisbury Street expected next, the bottom end of Salisbury Street would be done first, and the traders will be relocated for 2 weeks while church street itself is expected to take longer, up to 5 months
- 5.4 CK, when is this due to start
- 5.5 DZ Salisbury Street is due to start in 2- 3 weeks
- 5.6 LH, they're turning off the water, aren't they?
- 5.7 SP, next week on Mulready Street
- 5.8 MC, Salisbury Street as well. I got a letter today; they are turning off the water on Tuesday.
- 5.9 BR, You might not have your water turned off. You might have water. It depends where the valves are located. You will receive letters when the water is being turned off in advance of a shut. It is a 3-hour window to turn off the water depending on the area.
- 5.10 BR you will receive letters when the water is due off. For the homes it will be during the day and for the business it will be during the night.

5.11 DZ the proposal is:

enable traffic to come down Stanford Street along Salisbury Street, because Salisbury Street being shut from Church Street Junction, cars can't turn left here, and you can't turn right because of the market.

The way to accommodate traffic flow through that section is to open the part of the market from Salisbury Street to Penfold Street.

We were speaking to licensing/ markets about relocation of traders to the section between Penfold Street and Edgware Road. The market traders will be disrupted but they will still be able to trade.

5.12 LH, they'll be relocated, what sort of time frame are we talking about? A day? Two days?

5.13 DZ, currently on this scheme, the relocation of the traders will be for two weeks

5.14 LH, concerns about the flow of traffic, especially during the school runs. What are the dates for Penfold street

5.15 DZ, the school run will still be along Penfold Street for those 2 weeks. Programme to be delivered in 2 phases: Phase 1 from the 18th of May to the 9th of June. Phase 2 from 9th June to 23rd June 2026

5.16 SP, it is a tricky programme to explain. But we are constantly liaising.

5.17 BR, the way we worded it is that Monday to Friday, there'll be disruptions on the market and there will be market stores displaced on Saturday.

5.18 NM, if there could be something in the newsletter that would be helpful due to various disruptions already happening in the area.

5.19 LH, these works will mean loss of the market.

5.20 NM, we just had the market survey as well.

5.21 SP, Church Street will be the hardest section because of its traffic and market impact

5.22 AVM, if you don't do the work on Church Street now, when else can you do it?

5.23 BR, it is a 2-year programme.

5.24 CK, raised question about the whole of the infrastructure needed for these major developments that are going to bring many more pole to the area, using water and sewage, gas and electricity, when are these types of works factored into the new regeneration plans?

5.25 SP, so at the design stage, every design is factored in a percentage of growth to a local area. Like Broadley Street, it is twice the size that it is now to transport water. So hopefully all that is covered.

5.26 AVM, do you not think there should be a site somewhere where you have an office board and put in physical printed information about the works happening over the next couple of weeks and the street closures?

5.27 SP, we put up signs two weeks in advance to say the streets are going to be closed

5.28 Could we have physical signs centralized so someone could go look?

5.29 ALL, maybe display something in the Regeneration office

5.30 NM Or at the library, they have digital boards

5.31 DZ, we can take that as an action. We'll see what we can do.

5.32 NM, where the recent works on Penfold street related to the Thames water works or separate?

5.33 DZ/ BR, no, I think that was disconnections

5.34 NM, will there be a contact person the Thames Water Works?

5.35 SP, yes there is a customer liaison officer or Thames water onsite. Not 24/7 but will be on the street 2 or 3 weeks before work begins or you could call Thames Water emergency line

5.36 NM, calling Thames Water is not a great experience, on the phone for about 3 hours when you call them or online, you never get an update.

5.37 BR, if it is urgent you speak to the team on site, they will speak to a supervisor or speak to an agent, and it will get back to us.

Engagement Tracker

6.1 RJ gave update on the LGP design workshops, exhibition and survey responses

Action Tracker

7.1 DZ gave update on Daventry house.

Regeneration Round up

DZ, update on Daventry house. Works to bring the car parking spaces into being have been completed. The groundworks and the hoarding removal will commence and once completed, a new crossing installation and resurfacing of the road will be completed at the end of June 2026.

DZ Broadley Street Gardens update - the old slide has been removed, and the new slide has come in.

MC, the parents are happy.

DZ, regarding the Cockpit theatre, action from previous meeting, a proposal for Dave to present an idea to the group around a benchmarking system, existing cultural provisions within the ward.

Group decided that a separate meeting would be more appropriate for Dave to present at, rather than the July CSRCG meeting

A.O.B

MC, we had a meeting a couple of months ago with the Parks team regarding railing, they were meant to get back to us. No one got back to us.

NM, the questions that were asked at the meeting, they couldn't answer

DZ, they were proposing that we would need a second meeting because a lot of questions were asked. But we will chase it with them

LH/DZ, Clare Dowding has recently been appointed as the new Chaplain to the Archbishop of Canterbury. This means she will be leaving her role at St Paul's church; she thanks everybody her, she has really enjoyed it. But this does raise the question of who will be the new chair.

NM, can we nominate people?

DZ, will speak to Paul about the process

NM, refer to the terms of reference

CK, needs to be someone who can attend and commit to the time, to turn up.

CK, the councilor's ward budget, can we make sure that everyone knows about it and make suggestions as to how that might be spent. What can it be used for? There are things that residents sometimes would like to suggest that the ward budget would be usefut for.

MC, a lot of the councilors ward budget goes on the Christmas events, they are big contract. But you can apply

DZ, we can look into it to find out what the process is.

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